


**REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY**

**TO:** Katherine Ehlers, City Attorney's Office

**FROM:** Glen Blackburn, P.E., Director, Right-of-Way Services 

**DATE:** August 18, 2025

**ROW #:** 2025-DEDICATION-0000134 **SCHEDULE #:** 1) 0121100010000, and 2) 0121100011000

**TITLE:** This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) North Xenia Street, located at the intersection of North Xenia Street and East 46th Place, and 2) East 45th Avenue, located at the intersection of East 45th Avenue and North Willow Street.

**SUMMARY:** Request for a Resolution for laying out, opening and establishing certain real property as part of the system of thoroughfares of the municipality; i.e. as 1) North Xenia Street, and 2) East 45th Avenue. This parcel(s) of land is being dedicated by the City and County of Denver for Public Right-of-Way, as part of the development project, "Stapleton Filing No. 25."

It is requested that the above subject item be placed on the Mayor-Council Agenda for the next available date.

Therefore, you are requested to initiate Council action to dedicate a parcel of land for Public Right-of-Way purposes as 1) North Xenia Street, and 2) East 45th Avenue. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # ( 2025-DEDICATION-0000134-001, 002 ) HERE.**

A map of the area to be dedicated is attached.

GB/KS/LRA

cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto:RealEstate@denvergov.org)  
City Councilperson, Shontel M. Lewis District # 8  
Councilperson Aide, N/A  
Councilperson Aide, N/A  
City Council Staff, Luke Palmisano  
Environmental Services, Andrew Ross  
DOTI, Manager's Office, Alba Castro  
DOTI, Director, Right-of-Way Services, Glen Blackburn  
DOTI, Deputy Director, Right-of-Way Services, Darion Mayhorn  
Department of Law, Martin Plate  
Department of Law, Brad Beck  
Department of Law, Katherine Ehlers  
Department of Law, Mar'quasa Maes  
DOTI Survey, Kathy Svechovsky  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2025-DEDICATION-0000134

City and County of Denver Department of Transportation & Infrastructure  
Right-of-Way Services  
201 W. Colfax Ave. | Denver, CO 80215  
[www.denvergov.org/doti](http://www.denvergov.org/doti)  
Phone: 720-865-3002

## ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team  
at [MileHighOrdinance@DenverGov.org](mailto: MileHighOrdinance@DenverGov.org) by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Date of Request: August 18, 2025

Please mark one: ☐ Bill Request or ☒ Resolution Request

Please mark one: The request directly impacts developments, projects, contracts, resolutions, or bills that involve property and impact within .5 miles of the South Platte River from Denver's northern to southern boundary? (Check map [HERE](#))

☐ Yes ☒ No

### 1. Type of Request:

☐ Contract/Grant Agreement ☐ Intergovernmental Agreement (IGA) ☐ Rezoning/Text Amendment

☒ Dedication/Vacation ☐ Appropriation/Supplemental ☐ DRMC Change

☐ Other:

2. **Title:** Dedicate two City-owned parcels of land as Public Right-of-Way as 1) North Xenia Street, located at the intersection of North Xenia Street and East 46th Place, and 2) East 45th Avenue, located at the intersection of East 45th Avenue and North Willow Street.

3. **Requesting Agency:** DOTI, Right-of-Way Services  
**Agency Section:** Survey

### 4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution (e.g., subject matter expert)	Contact person for council members or mayor-council
Name: Lisa R. Ayala	Name: Alaina McWhorter
Email: <a href="mailto:Lisa.ayala@denvergov.org">Lisa.ayala@denvergov.org</a>	Email: <a href="mailto:Alaina.McWhorter@denvergov.org">Alaina.McWhorter@denvergov.org</a>

5. **General description or background of proposed request. Attach executive summary if more space needed:**  
Stapleton Filing No. 25 has recorded. The developer was asked to dedicate two parcels of land as 1) North Xenia Street, and 2) East 45th Avenue.

6. **City Attorney assigned to this request (if applicable):**

7. **City Council District:** Shontel M. Lewis District # 8

8. **\*\*For all contracts, fill out and submit accompanying Key Contract Terms worksheet\*\***

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_

## Key Contract Terms

**Type of Contract:** (e.g. Professional Services > \$500K; IGA/Grant Agreement, Sale or Lease of Real Property):

**Vendor/Contractor Name** (including any dba's):

**Contract control number** (legacy and new):

**Location:**

**Is this a new contract?** ☐ Yes ☐ No **Is this an Amendment?** ☐ Yes ☐ No **If yes, how many?** \_\_\_\_\_

**Contract Term/Duration** (for amended contracts, include existing term dates and amended dates):

**Contract Amount** (indicate existing amount, amended amount and new contract total):

<i>Current Contract Amount</i> (A)	<i>Additional Funds</i> (B)	<i>Total Contract Amount</i> (A+B)
<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>

**Scope of work:**

**Was this contractor selected by competitive process?**

**If not, why not?**

**Has this contractor provided these services to the City before?** ☐ Yes ☐ No

**Source of funds:**

**Is this contract subject to:** ☐ W/MBE ☐ DBE ☐ SBE ☐ XO101 ☐ ACDBE ☐ N/A

**WBE/MBE/DBE commitments** (construction, design, Airport concession contracts):

**Who are the subcontractors to this contract?**

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*To be completed by Mayor's Legislative Team:*

**Resolution/Bill Number:** \_\_\_\_\_

**Date Entered:** \_\_\_\_\_



## EXECUTIVE SUMMARY

**Project Title:** 2025-DEDICATION-0000134

**Description of Proposed Project:** Stapleton Filing No. 25 has recorded. The developer was asked to dedicate two parcels of land as 1) North Xenia Street, and 2) East 45th Avenue.

**Explanation of why the public right-of-way must be utilized to accomplish the proposed project:** The City and County of Denver was deeded this land to be dedicated as 1) North Xenia Street, and 2) East 45th Avenue.

**Has a Temp MEP been issued, and if so, what work is underway:** N/A

**What is the known duration of a MEP:** N/A

**Will land be dedicated to the City if the vacation goes through:** N/A

**Will an easement be placed over a vacated area, and if so explain:** N/A

**Will an easement relinquishment be submitted at a later date:** N/A

**Additional information:** This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) North Xenia Street, and 2) East 45th Avenue, as part of the development project called, "Stapleton Filing No. 25."

City and County of Denver Department of Transportation & Infrastructure  
Right-of-Way Services  
201 W. Colfax Ave | Denver, CO 80215  
[www.denvergov.org/doti](http://www.denvergov.org/doti)  
Phone: 720-913-1311

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## Legend

- Streets
- Alleys
-  County Boundary
-  Parcels



400 0 200 400 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© City and County of Denver

1:3,120

Map Generated 8/13/2025

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THIS IS NOT A LEGAL DOCUMENT.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000134-001:**

LEGAL DESCRIPTION – STREET PARCEL 1: - N XENIA ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 15TH DAY OF JUNE 2012, AT RECEPTION NUMBER 2012078632 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT B, STAPLETON FILING NO. 25, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000134-002:**

LEGAL DESCRIPTION – STREET PARCEL 2: - E 45<sup>TH</sup> AVE

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 15TH DAY OF JUNE 2012, AT RECEPTION NUMBER 2012078632 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT C, STAPLETON FILING NO. 25, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

After Recording, Return to:

201 West Colfax Avenue  
Department 1207  
Denver, Colorado 80202  
Attention: Karen Aviles

HTC  
H0337513

**SPECIAL WARRANTY DEED**

**(Stapleton Filing No. 25 – Road Right-of-Way Tracts)**

THIS SPECIAL WARRANTY DEED (“Deed”) is made this 5<sup>th</sup> day of June, 2012, between PARK CREEK METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado, whose address is 7350 East 29<sup>th</sup> Avenue, Suite 300, Denver, Colorado 80238 (“Grantor”) and the CITY AND COUNTY OF DENVER, a municipal corporation of the State of Colorado (“Grantee”), whose address is 1437 Bannock Street, Denver, Colorado 80202.

WITNESSETH, that the Grantor, for and in consideration of less than Five Hundred Dollars (\$500.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does hereby grant, bargain, sell, convey and confirm unto the Grantee and its successors and assigns forever, all the real property, together with all improvements thereon owned by Grantor, if any, situate, lying and being in the City and County of Denver, State of Colorado, described as follows (the “Property”):

**Stapleton Filing No. 25**

Tracts A, B, and C, Stapleton Filing No. 25 as recorded November 17, 2008 at Reception Number 2008156086 in the Clerk and Recorder’s Office of the City and County of Denver, State of Colorado.

RESERVING, HOWEVER, unto Grantor, its successors and assigns any and all minerals, oil, gas, and other hydrocarbon substances on or under the property, to the extent owned by Grantor,

TOGETHER with all rights, privileges and easements appurtenant to the Property, if any, including without limitation, any and all development rights, air rights, ditches and ditch rights (including shares, if any, in any ditch company) appurtenant to the Property.

TO HAVE AND TO HOLD the said Property above bargained and described with the appurtenances, unto the Grantee and its successors and assigns forever. The Grantor, for itself and its successors and assigns, does hereby covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above bargained Property in the quiet

{00275372 DOC /}

No Documentary Fee  
CRS 39-13-104

and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor, except those Permitted Exceptions set forth on Exhibit A (consisting of two pages), as attached hereto and incorporated by this reference.

IN WITNESS WHEREOF, the Grantor has executed this Deed on the date set forth above.

PARK CREEK METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

By:

Cheryl Cohen-Vader, First Vice President

STATE OF COLORADO

)

**\$\$.**

CITY AND COUNTY OF DENVER

)

The foregoing Special Warranty Deed was acknowledged before me by Cheryl Cohen-Vader, as First Vice President of Park Creek Metropolitan District, this 5<sup>th</sup> day of June, 2012.

Witness my hand and official seal.

My commission expires:

5-21-15

Camilla B. Ross

Notary Public

**EXHIBIT A**

**PERMITTED EXCEPTIONS**

(Attached to and made a part of Special Warranty Deed Stapleton Filing No. 25 Road Right-of-Way Tracts between Park Creek Metropolitan District "Grantor" and City and County of Denver "Grantee" dated June 57, 2012)

6. Intentionally Deleted
7. Intentionally Deleted
8. Intentionally Deleted
9. Intentionally Deleted
10. Terms, conditions, provisions, burdens and obligations as set forth in Zoning Ordinances recorded March 14, 1995 under Reception No. 9500028637 and March 29, 1995 under Reception Nos. 9500035123, 9500035124 and 9500035125, and Ordinance No. 326, recorded June 23, 2004 under Reception No. 2004131454.
11. Terms, conditions and provisions, burdens and obligations as set forth in Stapleton Redevelopment, General Development Plan - North Area, recorded July 27, 2004 under Reception No. 2004157615.
12. Ordinance No. 205, Series of 2005, recorded April 8, 2005 under Reception No. 2005058645.
13. Recording of waivers of certain rights and/or reasonable conditions in accordance with Article IX of the Revised Municipal Code of the City and County of Denver (Zoning Chapter) recorded May 6, 2005 under reception No 2005074126.
14. Reservations as set forth in the Property Deed recorded August 22, 2008 at Reception No. 2008116606.

NOTE: Quit Claim Deed as to the minerals, oil, gas and other hydrocarbon substances in connection therewith recorded August 22, 2008 at Reception No. 200811661.

15. Intentionally Deleted

16. Notes, easements, covenants and provisions as shown on the recorded Plat of Stapleton Filing No. 25, recorded November 17, 2008 at Reception No. 2008156086.
17. Any lien, fee or assessment by reason the inclusion of the subject property in the Westerly Creek Metropolitan District, as evidenced by an Order of Inclusion recorded October 30, 2008 at Reception No. 2008148513.