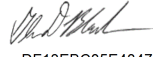




REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Katherine Ehlers, City Attorney's Office

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

Signed by:

DF13EBC85E48471...

DATE: October 24, 2025

ROW #: 2019-DEDICATION-0000003 **SCHEDULE #:** 1) 0505212054000, 2) 0505212054000, and 3) 0505212054000

TITLE: This request is to dedicate three City-owned parcels of land as Public Right-of-Way as 1) North Knox Court, located at the intersection of North Knox Court and West 13th Avenue, 2) West 13th Avenue, located at the intersection of West 13th Avenue and North Knox Court, and 3) Public Alley, bounded by North Knox Court, West 14th Avenue, North Julian Street, and West 13th Avenue.

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 Knox Court, 2) West 13th Avenue, and 3) Public Alley. 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, "Knox Court Row Homes."

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 Knox Court, 2) West 13th Avenue, and 3) Public Alley. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2019-DEDICATION-0000003-001, 002, 003) HERE.

A map of the area to be dedicated is attached.

GB/DS/LRA

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Jamie Torres District # 3
Councilperson Aide, Daisy Rocha Vasquez
Councilperson Aide, Angelina Gurule
Councilperson Aide, Ayn Tougaard Slavis
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, Dana Sperling
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2019-DEDICATION-0000003

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

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor’s Legislative Team
at MileHighOrdinance@DenverGov.org by 9 a.m. Friday. Contact the Mayor’s Legislative team with questions

Date of Request: October 24, 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 three City-owned parcels of land as Public Right-of-Way as 1) North Knox Court, located at the intersection of North Knox Court and West 13th Avenue, 2) West 13th Avenue, located at the intersection of West 13th Avenue and North Knox Court, and 3) Public Alley, bounded by North Knox Court, West 14th Avenue, North Julian Street, and West 13th Avenue.

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: Lisa.ayala@denvergov.org	Email: Alaina.McWhorter@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:
A five-unit townhome structure was built. The developer was asked to dedicate three parcels of land as 1) North Knox Court, 2) West 13th Avenue, and 3) Public Alley.

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

7. City Council District: Jamie Torres District # 3

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: _____



EXECUTIVE SUMMARY

Project Title: 2019-DEDICATION-0000003

Description of Proposed Project: A five-unit townhome structure was built. The developer was asked to dedicate three parcels of land as 1) North Knox Court, 2) West 13th Avenue, and 3) Public Alley.

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 Knox Court, 2) West 13th Avenue, and 3) Public Alley.

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 Knox Court, 2) West 13th Avenue, and 3) Public Alley, as part of the development project called, "Knox Court Row Homes."

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

CONNECT WITH US | 311 | DENVERGOV.ORG | DENVER 8 TV

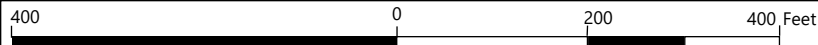


City and County of Denver



Legend

- Streets
- Alleys
- ▬ County Boundary
- ▭ Parcels
- Parks
 - All Other Parks; Linear
 - Mountain Parks



WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:3,120

Map Generated 10/24/2025

The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use.

THIS IS NOT A LEGAL DOCUMENT.

PARCEL DESCRIPTION ROW NO. 2019-DEDICATION-0000003-001:

LAND DESCRIPTION - STREET PARCEL #1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 18TH DAY OF FEBRUARY, 2020, AT RECEPTION NUMBER 2020023714 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 7.00' OF LOTS 24 AND 25, BLOCK 15, COLFAX AVENUE SUBDIVISION OF MAPLE GROVE SUBDIVISION, BOOK 2, PAGE 29, FEBRUARY 25, 1887

CONTAINING 349.95 SF (0.008 ACRES) MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2019-DEDICATION-0000003-002:

LAND DESCRIPTION - STREET PARCEL #2:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 18TH DAY OF FEBRUARY, 2020, AT RECEPTION NUMBER 2020023714 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 2.00' OF LOT 25, BLOCK 15, COLFAX AVENUE SUBDIVISION OF MAPLE GROVE SUBDIVISION, BOOK 2, PAGE 29, FEBRUARY 25, 1887

CONTAINING 234.20 SF (0.0054 ACRES) MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2019-DEDICATION-0000003-003:

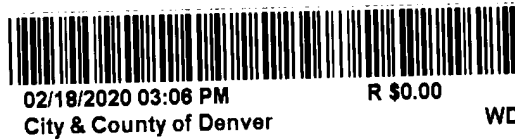
LAND DESCRIPTION - ALLEY PARCEL #3:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 18TH DAY OF FEBRUARY, 2020, AT RECEPTION NUMBER 2020023714 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 2.00' OF LOTS 24 AND 25, BLOCK 15, COLFAX AVENUE SUBDIVISION OF MAPLE GROVE SUBDIVISION, BOOK 2, PAGE 29, FEBRUARY 25, 1887

CONTAINING 96.05 SF (0.0022 ACRES) MORE OR LESS.



2020023714
Page: 1 of 4
D \$0.00

After recording, return to:
Division of Real Estate
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202

Project Description: 2019-Dedication-0000003
Asset Mgmt No.: 20-028

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 18 day of February, 2020, by **1300 KNOX COURT TRUST**, whose address is 90 w. 84TH Ave., Denver, CO 80260, United States ("Grantor") to the **CITY AND COUNTY OF DENVER**, a Colorado municipal corporation of the State of Colorado and home rule city, whose address is 1437 Bannock Street, Denver, Colorado 80202 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and by these presents does hereby grant, bargain, sell, convey and confirm, unto Grantee, and its successors and assigns forever, the real property described below, together with all improvements thereon, owned by Grantor situate, lying and being in the City and County of Denver, State of Colorado, and being more particularly described on the attached Exhibit(s) hereto and incorporated herein ("Property");

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all of the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in, and to the above-bargained Property, together with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the Property above bargained and described with the appurtenances, unto Grantee, and its successors and assigns forever. Grantor, for itself and its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained Property in the quiet and peaceable possession of Grantee, and its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through, or under Grantor.

No separate bill of sale with respect to improvements on the Property will be executed.

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

ATTEST:

1300 KNOX COURT TRUST

By: [Signature]

Name: Matthew Sanchez

Its: Member

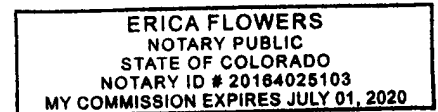
STATE OF Colorado)
) ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me this 18 day of February, 2020
by Matthew Sanchez, as Member of **1300 KNOX COURT TRUST**.

Witness my hand and official seal.

My commission expires: July 01, 2020

[Signature]
Notary Public



2017-projnmstr-0000595-ROW-001

EXHIBIT A
PAGE 1 OF 2

LAND DESCRIPTION

PARCELS OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 7.00' OF LOTS 24 AND 25, BLOCK 15, COLFAX AVENUE SUBDIVISION OF MAPLE GROVE SUBDIVISION, BOOK 2, PAGE 29, FEBRUARY 25, 1887

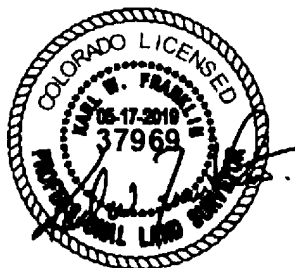
ALSO THE SOUTH 2.00' OF LOT 25, BLOCK 15, COLFAX AVENUE SUBDIVISION OF MAPLE GROVE SUBDIVISION, BOOK 2, PAGE 29, FEBRUARY 25, 1887

ALSO THE EAST 2.00' OF LOTS 24 AND 25, BLOCK 15, COLFAX AVENUE SUBDIVISION OF MAPLE GROVE SUBDIVISION, BOOK 2, PAGE 29, FEBRUARY 25, 1887

CONTAINING 680.20 SF (0.016 ACRES) MORE OR LESS.

Prepared By:
Altitude Land Consultants, Inc.
Karl W. Franklin, PE-PLS-EXW
Colorado PLS 37969

Date: May 17, 2019
Job No. 17-239



 **ALTITUDE**
LAND CONSULTANTS
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