


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 #: 2018-DEDICATION-0000110 **SCHEDULE #:** 1) 0505212061000, and 2) 0505212062000

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

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) Public Alley, and 2) North Knox Court. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2018-DEDICATION-0000110-001, 002) HERE.

A map of the area to be dedicated is attached.

GB/TB/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, Thomas Breitnauer
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2018-DEDICATION-0000110

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: 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) Public Alley, bounded by West 13th Avenue, North Knox Court, West 14th Avenue, and North Julian Street, and 2) North Knox Court, located near the intersection of North Knox Court 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:

Four-unit townhomes were built. The developer was asked to dedicate two parcels of land as 1) Public Alley, and 2) North Knox Court.

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: _____

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?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

EXECUTIVE SUMMARY

Project Title: 2018-DEDICATION-0000110

Description of Proposed Project: Four-unit townhomes were built. The developer was asked to dedicate two parcels of land as 1) Public Alley, and 2) North Knox Court.

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) Public Alley, and 2) North Knox Court.

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) Public Alley, and 2) North Knox Court, as part of the development project called, "Knox Court Rowhomes."



Legend

- Streets
- Alleys
-  County Boundary
-  Parcels
-  Lots/Blocks



289 0 144.5 289 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:2,257

Map Generated 8/14/2025

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THIS IS NOT A LEGAL DOCUMENT.

PARCEL DESCRIPTION ROW NO. 2018-DEDICATION-0000110-001:

LAND DESCRIPTION - ALLEY PARCEL #1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF JULY, 2020, AT RECEPTION NUMBER 2020099606 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:

THE EASTERLY 2.00 FEET OF LOTS 22 & 23, BLOCK 15, COLFAX AVENUE SUBDIVISION OF MAPLE GROVE SUBDIVISION BOOK 08 ON PAGE 071, FEBRUARY-25-1887.

CONTAINING 100 SQUARE FEET (0.003 ± ACRES) MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON 20' RANGE LINE IN KNOX COURT MONUMENTED BETWEEN A FOUND NO. 8 REBAR IN RANGE BOX IN THE INTERSECTION OF W. 14TH AVE. AND N. KNOX CT. AND A FOUND NO. 4 REBAR IN CONCRETE PAN IN THE INTERSECTION OF W. 13TH AVE. AND N. KNOX CT. ASSUMED TO BEAR N00°05'22"W.

PARCEL DESCRIPTION ROW NO. 2018-DEDICATION-0000110-002:

LAND DESCRIPTION - STREET PARCEL #2:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF JULY, 2020, AT RECEPTION NUMBER 2020099606 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:

THE WEST 5.00 FEET OF LOTS 22 & 23, BLOCK 15, COLFAX AVENUE SUBDIVISION OF MAPLE GROVE SUBDIVISION BOOK 08 ON PAGE 071, FEBRUARY-25-1887.

CONTAINING 250 SQUARE FEET (0.006 ± ACRES) MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON 20' RANGE LINE IN KNOX COURT MONUMENTED BETWEEN A FOUND NO. 8 REBAR IN RANGE BOX IN THE INTERSECTION OF W. 14TH AVE. AND N. KNOX CT. AND A FOUND NO. 4 REBAR IN CONCRETE PAN IN THE INTERSECTION OF W. 13TH AVE. AND N. KNOX CT. ASSUMED TO BEAR N00°05'22"W.

After recording, return to:
Division of Real Estate
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202
Project Description: 2018-Dedication-0000110
Asset Mgmt No.: 20-115



2020099606
Page: 1 of 5
D \$0.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 13th day of July, 2020, by **1310 KNOX CT, LLC**, a Colorado limited liability company, whose address is 44 Cook Street, Suite 255, Denver, CO 80206, 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:

1310 KNOX CT, LLC

By: *AK*

Name: Aaron Koski

Its: managing member

STATE OF Colorado)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 13 day of July, 2020
by Aaron Koski, as managing member of 1310 KNOX CT, LLC, a Colorado
Limited Liability Company.

Witness my hand and official seal.

My commission expires: 08/21/2023

Itzel A. Colmenero Gonzalez
Notary Public

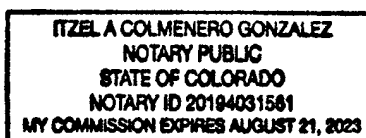


EXHIBIT A
PAGE 1 OF 3

2018-prejmsr-0000041-POW-001

PARCEL A LAND DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO:

THE EASTERLY 2.00 FEET OF LOTS 22 & 23, BLOCK 15, COLFAX AVENUE SUBDIVISION OF MAPLE GROVE SUBDIVISION BOOK 08 ON PAGE 071, FEBRUARY-25-1887.

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

Date: 09/05/18
Job No. 17-296



3461 Ringaby Court, Suite 125
Denver, CO 80216

2727 N. Cascade, #160 Colorado Springs,
CO 80907

720.594.9494
info@AltitudeLandCo.com
www.AltitudeLandCo.com

EXHIBIT B
PAGE 2 OF 3

2018-projustr-0000041-ROW-002

PARCEL B LAND DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO:

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