



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 

DATE: March 27, 2025

ROW #: 2024-DEDICATION-0000161 **SCHEDULE #:** Adjacent to 0503211008000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as North Yates Street, located near the intersection of North Yates 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 North Yates Street. 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, “Yates Quad Plex.”

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 North Yates Street. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2024-DEDICATION-0000161-001) HERE.

A map of the area to be dedicated is attached.

GB/DS/DG

- 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
- Councilperson Aide, Sayuri Toribio Rodarte
- City Council Staff, Luke Palmisano
- Environmental Services, Andrew Ross
- DOTI, Manager’s Office, Alba Castro
- DOTI, Director, Right-of-Way Services, Glen Blackburn
- Department of Law, Johna Varty
- Department of Law, Martin Plate
- Department of Law, Brad Beck
- Department of Law, Matthew Mulbarger
- 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 2024-DEDICATION-0000161

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

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: March 27, 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 a City-owned parcel of land as Public Right-of-Way as North Yates Street, located near the intersection of North Yates 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: Dalila Gutierrez	Name: Alaina McWhorter
Email: Dalila.Gutierrez@denvergov.org	Email: Alaina.McWhorter@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:

Proposing to demolish an existing single-family residence and build 4-plex structure. The developer was asked to dedicate a parcel as North Yates Street.

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: 2024-DEDICATION-0000161

Description of Proposed Project: Proposing to demolish an existing single-family residence and build 4-plex structure. The developer was asked to dedicate a parcel as North Yates Street.

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 North Yates Street.

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 North Yates Street as part of the development project called, "Yates Quad Plex."



Legend

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



PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000161-001:

LEGAL DESCRIPTION – STREET PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 18TH DAY OF MARCH, 2025, AT RECEPTION NUMBER 2025023187 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A 2' PARCEL LOCATED IN THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE WEST 2.00' FEET OF LOTS 32 AND 33, BLOCK 2, I.P. MCDOWELL'S SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

AREA = 100 Sq., Ft.



03/18/2025 03:17 PM
City & County of Denver
Electronically Recorded

R \$0.00

WD

D \$0.00

After signing, return to:
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Division of Real Estate
Denver, Colorado 80202
Project Description: 2024-DEDICATION-0000161
Asset Mgmt No.: 25-060

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 12th day of March, 2025, by **KINNICK HOLDINGS, LLC**, a Colorado limited liability company, whose address is 1550 Larimer Street, Suite 118, Denver, CO 80202, 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:

KINNICK HOLDINGS, LLC, a Colorado limited liability company

By: _____

Name: Brian C Burns

Its: MANAGER

STATE OF Colorado)
) ss.
COUNTY OF Denver)



The foregoing instrument was acknowledged before me this 17th day of March, 2025 by Brian Burns, as manager of KINNICK HOLDINGS, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: September 22 2026

[Signature]
Notary Public

EXHIBIT A
PAGE 1 OF 2

LEGAL DESCRIPTION

A 2' PARCEL LOCATED IN THE NORTHWEST
1/4 OF SECTION 6, TOWNSHIP 4 SOUTH,
RANGE 68 WEST OF THE 6th PRINCIPAL
MERIDIAN, CITY AND COUNTY OF DENVER,
STATE OF COLORADO, DESCRIBED AS
FOLLOWS:

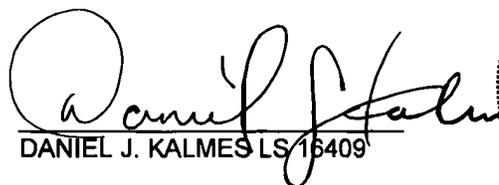
THE WEST 2.00' FEET OF LOTS 32 AND 33,
BLOCK 2, I.P. MCDOWELL'S SUBDIVISION,
CITY AND COUNTY OF DENVER, STATE OF
COLORADO.

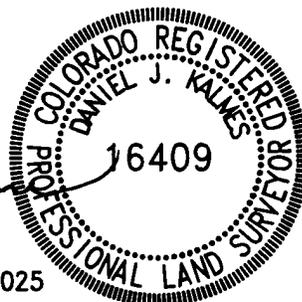
AREA =100 Sq., Ft.

PREPARED BY

THE LEGAL DESCRIPTION WAS PREPARED BY THE UNDERSIGNED A
REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF
COLORADO,

KMD INC.
4901 E. DRY CREEK RD. SUITE 170
CENTENNIAL CO. 80122


DANIEL J. KALMES LS 16409



DATE: JANUARY 28, 2025

EXHIBIT A
PAGE 2 OF 2

15.0' ALLEY

34

33

32

31

I.P. MCDOWELL'S
SUBDIVISION,
BLOCK 2



SCALE: 1" = 20'

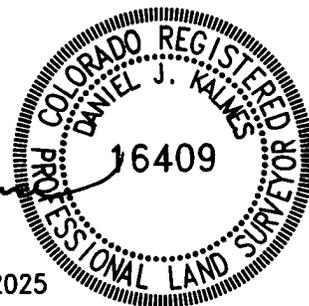
2.0

2.0

YATES STREET
52.28' R.O.W.

AREA OF 2' PARCEL
100 Sq., Ft.

Daniel J. Kalmes
DANIEL J. KALMES LS 16409



DATE: JANUARY 28, 2025