



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: November 5, 2025

ROW #: 2017-DEDICATION-0000094 **SCHEDULE #:** 0228316113000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Kensing Court, located near the intersection of Boulder Street and Kensing Court.

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 Kensing 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, "Modera LoHi."

Signed by:

DF13EBC85E48471...

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 Kensing Court. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2017-DEDICATION-0000094-001) HERE.

A map of the area to be dedicated is attached.

GB/AG/BV

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Amanda Sandoval District # 1
Councilperson Aide, Gina Volpe
Councilperson Aide, Melissa Horn
Councilperson Aide, Alessandra Dominguez
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, Janet Valdez
DOTI Survey, Ali Gulaid
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2017-DEDICATION-0000094

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

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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: November 5, 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 Kensing Court, located near the intersection of Boulder Street and Kensing Court.

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: Barbara Valdez	Name: Alaina McWhorter
Email: Barbara.Valdez@denvergov.org	Email: Alaina.McWhorter@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:
This project demolished a commercial building and built a new 132-unit apartment complex. The developer was asked to dedicate a parcel of land as Kensing Court.

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

7. City Council District: Amanda Sandoval, District #1

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: 2017-DEDICATION-0000094

Description of Proposed Project: This project demolished a commercial building and built a new 132-unit apartment complex. The developer was asked to dedicate a parcel of land as Kensing 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 Kensing 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 Kensing Court, as part of the development project called, "Modera LoHi."

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
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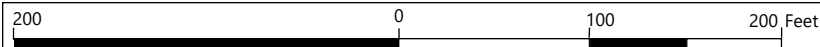


City and County of Denver



Legend

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



WGS_1984_Web_Mercator_Auxiliary_Sphere
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1:1,560

Map Generated 11/5/2025

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.

2016-PROJMSTR-0000656-ROW

PARCEL DESCRIPTION ROW NO. 2017-DEDICATION-0000094-001:

LEGAL DESCRIPTION – STREET PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 22ND DAY OF NOVEMBER, 2017, AT RECEPTION NUMBER 2017153748 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING A PORTION OF LOTS 10, 11, 12, AND 13, BLOCK 14, KASSERMAN'S ADDITION TO DENVER, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, PER PLAT RECORDED FEBRUARY 22, 1871 IN BOOK 1 OF PLATS, AT PAGE 21, RECORDS OF ARAPAHOE COUNTY, COLORADO, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN SAID CITY, COUNTY, AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 16, BLOCK 14, SAID KASSERMAN'S ADDITION TO DENVER;

THENCE ALONG THE SOUTHWESTERLY RIGHT-OF-WAY OF KENSING COURT, SOUTH 45°26'56" EAST, 81.00 FEET TO THE MOST EASTERLY CORNER OF THE PARCEL OF LAND DESCRIBED IN THE WARRANTY DEED TO THE CITY AND COUNTY OF DENVER RECORDED MARCH 3, 2015, AT RECEPTION NO. 2015026418, IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY AND THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY, SOUTH 45°26'56" EAST, 77.73 FEET TO THE MOST NORTHERLY CORNER OF THE PARCEL OF LAND DESCRIBED IN THE WARRANTY DEED RECORDED JULY 31, 2009, AT RECEPTION NO. 2009100267, IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID WARRANTY DEED RECORDED JULY 31, 2009 AT RECEPTION NO. 2009100267, SOUTH 44°32'03" WEST, 7.00 FEET;

THENCE DEPARTING SAID NORTHWESTERLY LINE, PARALLEL WITH SAID SOUTHWESTERLY RIGHT-OF-WAY OF KENSING COURT, NORTH 45°26'56" WEST, 77.72 FEET TO THE MOST SOUTHERLY CORNER OF SAID WARRANTY DEED TO THE CITY AND COUNTY OF DENVER RECORDED MARCH 3, 2015 AT RECEPTION NO. 2015026418;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID WARRANTY DEED, NORTH 44°31'54" EAST, 7.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 544 SQUARE FEET OR 0.012 ACRES, MORE OR LESS



11/22/2017 02:25 PM

R \$0.00

WD

City & County of Denver

2017153748

Page: 1 of 5

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

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 15 day of NOVEMBER, 2017, by MCREF LOHI LLC, a Delaware limited liability company, whose address is 1290 Broadway, #500, Denver, CO 80203 ("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 Exhibit A attached hereto and incorporated herein (the "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, except and subject to the matters set forth on Exhibit B attached hereto and incorporated herein.

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.

GRANTOR:

MCREF LOHI LLC,
a Delaware limited liability company

By: 
Name: Brian P. Wynne
Title: Managing Director


STATE OF COLORADO)
) ss.
COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 15 day of NOVEMBER, 2017
by Brian P. Wynne, as Managing Director of MCREF LOHI LLC, a Delaware limited liability
company.

Witness my hand and official seal.

My commission expires: 09/30/2019




Notary Public

**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

(Legal Description)

**EXHIBIT A
LAND DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF LOTS 10, 11, 12, AND 13, BLOCK 14, KASSERMAN'S ADDITION TO DENVER, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, PER PLAT RECORDED FEBRUARY 22, 1871 IN BOOK 1 OF PLATS, AT PAGE 21, RECORDS OF ARAPAHOE COUNTY, COLORADO, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN SAID CITY, COUNTY, AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY, SOUTH 45°28'56" EAST, 77.73 FEET TO THE MOST NORTHERLY CORNER OF THE PARCEL OF LAND DESCRIBED IN THE WARRANTY DEED RECORDED JULY 31, 2009 AT RECEPTION NO. 2009100267, IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY;

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CONTAINS 544 SQUARE FEET OR 0.012 ACRES, MORE OR LESS

AS SHOWN ON THE ATTACHED ILLUSTRATION TO ACCOMPANY LAND DESCRIPTION.



ROBERT D. SNODGRASS, PLS NO. 36580
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1, LITTLETON, CO 80122
303-713-1898

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SHEET 1 of 2

**EXHIBIT B
TO
SPECIAL WARRANTY DEED**

(Permitted Exceptions)

1. TAXES AND ASSESSMENTS FOR THE YEAR 2017 AND SUBSEQUENT YEARS A LIEN NOT YET DUE AND PAYABLE.
2. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN CRANE SWING LICENSE AND SHORING EASEMENT RECORDED MAY 31, 2016 AT RECEPTION NO. 2016070858.

FIRST AMENDMENT TO CRANE SWING LICENSE AND SHORING EASEMENT RECORDED JANUARY 24, 2017 UNDER RECEPTION NO. 2017009431.

ASSIGNMENT AND ASSUMPTION OF CRANE EASEMENT RECORDED JANUARY 24, 2017 AT RECEPTION NO. 2017009513.
3. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DENVER ASSESSOR'S PARCEL RECONFIGURATION FORM RECORDED OCTOBER 26, 2016 UNDER RECEPTION NO. 2016148922.
4. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA/NSPS LAND TITLE SURVEY DATED OCTOBER 21, 2016 AND LAST REVISED DECEMBER 27, 2016 PREPARED BY AZTEC CONSULTANTS, INC., JOB #48116-39
 - a. UNDERGROUND SANITARY SEWER LINE ENCROACHES ONTO SAID PROPERTY
5. A RIGHT OF WAY AS GRANTED IN INSTRUMENT RECORDED JUNE 26, 1942 IN BOOK 5645 AT PAGE 211.