

1 **BY AUTHORITY**

2 RESOLUTION NO. CR25-1735
3 SERIES OF 2025

4 COMMITTEE OF REFERENCE:
Transportation and Infrastructure

5 **A RESOLUTION**

6 **Laying out, opening and establishing as part of the City street system parcels of
7 land as: 1) North Knox Court, located at the intersection of North Knox Court and
8 West 13th Avenue; 2) West 13th Avenue, located at the intersection of West 13th
9 Avenue and North Knox Court; and 3) Public Alley, bounded by North Knox
Court, West 14th Avenue, North Julian Street, and West 13th Avenue.**

10 **WHEREAS**, the Executive Director of the Department of Transportation and Infrastructure of
11 the City and County of Denver has found and determined that the public use, convenience and
12 necessity require the laying out, opening and establishing as public streets and a public alley
13 designated as part of the system of thoroughfares of the municipality those portions of real property
14 hereinafter more particularly described, and, subject to approval by resolution has laid out, opened
15 and established the same as public streets and a public alley;

16 **BE IT RESOLVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:**

17 **Section 1.** That the action of the Executive Director of the Department of Transportation
18 and Infrastructure in laying out, opening and establishing as part of the system of thoroughfares of
19 the municipality the following described portion of real property situate, lying and being in the City
20 and County of Denver, State of Colorado, to wit:

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

22 **LEGAL DESCRIPTION – STREET PARCEL # 1**
23 A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY
24 OF DENVER, RECORDED ON THE 18TH DAY OF FEBRUARY, 2020, AT RECEPTION NUMBER
25 2020023714 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,
26 STATE OF COLORADO, THEREIN AS:

27
28 A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 4 SOUTH,
29 RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE
30 OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

3

4 CONTAINING 349.95 SF (0.008 ACRES) MORE OR LESS

5 be and the same is hereby approved and said real property is hereby laid out and established and
6 declared laid out, opened and established as North Knox Court.

7 **Section 2.** That the real property described in Section 1 hereof shall henceforth be known
8 as North Knox Court.

9 **Section 3.** That the action of the Executive Director of the Department of Transportation
10 and Infrastructure in laying out, opening and establishing as part of the system of thoroughfares of
11 the municipality the following described portion of real property situate, lying and being in the City
12 and County of Denver, State of Colorado, to wit:

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

14 **LEGAL DESCRIPTION – STREET PARCEL # 2**

15 A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY
16 OF DENVER, RECORDED ON THE 18TH DAY OF FEBRUARY, 2020, AT RECEPTION NUMBER
17 2020023714 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,
18 STATE OF COLORADO, THEREIN AS:

19

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

23

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

26

27 CONTAINING 234.20 SF (0.0054 ACRES) MORE OR LESS

28 be and the same is hereby approved and said real property is hereby laid out and established and
29 declared laid out, opened and established as West 13th Avenue.

30 **Section 4.** That the real property described in Section 3 hereof shall henceforth be known
31 as West 13th Avenue.

1 **Section 5.** That the action of the Executive Director of the Department of Transportation
2 and Infrastructure in laying out, opening and establishing as part of the system of thoroughfares of
3 the municipality the following described portion of real property situate, lying and being in the City
4 and County of Denver, State of Colorado, to wit:

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

6 LEGAL DESCRIPTION – ALLEY PARCEL # 3

7 A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY
8 OF DENVER, RECORDED ON THE 18TH DAY OF FEBRUARY, 2020, AT RECEPTION NUMBER
9 2020023714 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,
10 STATE OF COLORADO, THEREIN AS:

11
12 A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 4 SOUTH,
13 RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE
14 OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

19 CONTAINING 96.05 SF (0.0022 ACRES) MORE OR LESS.

20 be and the same is hereby approved and said real property is hereby laid out and established and
21 declared laid out, opened and established as a public alley.

22 **Section 6.** That the real property described in Section 5 hereof shall henceforth be known
23 as a public alley.

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1 COMMITTEE APPROVAL DATE: November 12, 2025 by Consent
2 MAYOR-COUNCIL DATE: November 18, 2025

3 PASSED BY THE COUNCIL: _____

4 _____ - PRESIDENT

5 ATTEST: _____ - CLERK AND RECORDER,
6 EX-OFFICIO CLERK OF THE
7 CITY AND COUNTY OF DENVER

8 PREPARED BY: Bradley A. Beck, Assistant City Attorney DATE: November 20, 2025

9 Pursuant to section 13-9, D.R.M.C., this proposed resolution has been reviewed by the Office of the
10 City Attorney. We find no irregularity as to form and have no legal objection to the proposed
11 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to
12 § 3.2.6 of the Charter.

13
14 Katie J. McLoughlin, Interim City Attorney

15
16 BY: _____, Assistant City Attorney DATE: _____