

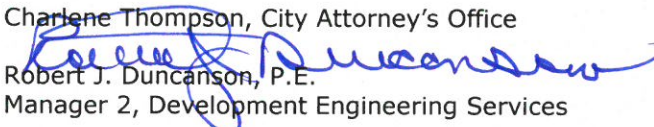


Denver Public Works
Right-of-Way Services

201 W Colfax Ave, Dept. 507
Denver, CO 80202
720.865.3001
Denver.ROW@denvergov.org
www.denvergov.org/survey

REQUEST FOR VACATION ORDINANCE

TO: Charlene Thompson, City Attorney's Office

FROM: 
Robert J. Duncanson, P.E.
Manager 2, Development Engineering Services

ROW #: 2016-VACA-0000004

DATE: May 27, 2016

SUBJECT: Request for an ordinance to vacate the cross alley, directly behind the property address of 3220 W. 20th Ave, bounded by Hooker St/Irving St and W. 20th Ave, without reservation.

It is requested that the above subject item be placed on the next available Mayor Council Agenda.

This office has investigated the request of Jesse Truman, on behalf of Jesse Truman c/o 1920, LLC for granting of the above requested vacation. This matter has been inspected and has been coordinated with Asset Management; Colorado Department of Transportation [if State Highway]; Comcast; Commission for People with Disabilities; Community Planning & Development – Building Inspections, Planning and Zoning; City Councilperson; Fire Department; Metro Wastewater Reclamation District; Office of Emergency Management; Parks & Recreation; Public Works – DES - Construction Engineering, DES Engineering – Transportation & Wastewater, Survey, Public Works – Policy and Planning; Public Works – Street Maintenance; CenturyLink; Regional Transportation District; Denver Water Department; Xcel Energy, all of whom have indicated their agreement.

As a result of these investigations, hereby approved and the described area is hereby vacated and declared vacated; PROVIDED, HOWEVER, said vacation shall be subject to the following reservations:

As a result of these investigations, it has been determined that there is no objection to vacating the said area(s).

Therefore, you are requested to initiate Council action to vacate the following area:

INSERT PARCEL DESCRIPTION ROW 2016-VACA-0000004 -001 HERE

RJD: cs

cc: City Councilperson & Aides – Rafael Espinoza, District 1
City Council Staff – Shelley Smith
Department of Law – Shaun Sullivan
Department of Law – Brent Eisen
Public Works, Manager's Office – Alba Castro
Public Works, Legislative Services – Angela Casias
Public Works, Solid Waste – Mike Lutz
Public Works, Survey – Paul Rogalla
Public Works, Street Maintenance – Brian Roecker

ORDINANCE/RESOLUTION REQUEST

Please email requests to Angela Casias
at angela.casias@DenverGov.org by 12:00 pm on Monday.

**All fields must be completed.*
Incomplete request forms will be returned to sender which may cause a delay in processing.*

Date of Request: May 27, 2016

Please mark one: Bill Request or Resolution Request

1. Has your agency submitted this request in the last 12 months?

Yes No

If yes, please explain:

2. **Title:** *(Include a concise, one sentence description – please include name of company or contractor and contract control number - that clearly indicates the type of request: grant acceptance, contract execution, contract amendment, municipal code change, supplemental request, etc.)*

Request for an ordinance to vacate the cross alley, directly behind the property address of 3220 W. 20th Ave, bounded by Hooker St/Irving St and W. 20th Ave, without reservation.

3. **Requesting Agency:** Public Works Engineering and Regulatory & Analytics

4. **Contact Person:** *(With actual knowledge of proposed ordinance/resolution.)*

- **Name:** Chaunda Sinn
- **Phone:** 720-865-3036
- **Email:** Chaunda.sinn@denvergov.org

5. **Contact Person:** *(With actual knowledge of proposed ordinance/resolution who will present the item at Mayor-Council and who will be available for first and second reading, if necessary.)*

- **Name:** Angela Casias
- **Phone:** 720-913-8529
- **Email:** Angela.Casias@denvergov.org

6. **General description/background of proposed ordinance including contract scope of work if applicable:**

The property owner of both lots in which the cross alley separates is requesting that the alley be vacated for the purpose of constructing 16 row homes at 3220 W. 20th Ave.

****Please complete the following fields:** *(Incomplete fields may result in a delay in processing. If a field is not applicable, please enter N/A for that field – please do not leave blank.)*

- a. **Contract Control Number:** N/A
- b. **Contract Term:** N/A
- c. **Location:** 3220 W. 20th Ave
- d. **Affected Council District:** Rafael Espinoza, District# 1
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):** N/A

7. **Is there any controversy surrounding this ordinance?** *(Groups or individuals who may have concerns about it?)*
Please explain.

None.

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: _____

Date Entered: _____

VACATION EXECUTIVE SUMMARY

Project Title: 2016-VACA-0000004 3320 W 20th Ave Rowhomes

Owner name: Jesse Truman c/o 1920, LLC

Description of Proposed Project: Request for an ordinance to vacate the cross alley, directly behind the property address of 3220 W. 20th Ave, bounded by Hooker St/Irving St and W. 20th Ave, without reservation.

Explanation of why the public right-of-way must be utilized to accomplish the proposed project: The property owner of both lots in which the cross alley separates is requesting that the alley be vacated for the purpose of constructing 16 row homes at 3220 W. 20th Ave.

Width of area in feet: 21'

Number of buildings abut said area: 1

The 20-day period for protests has expired, the vacating notice was posted on: April 14, 2016

Adjoining Neighbor and Registered Neighborhood Organization notification was sent on: April 14, 2016

Protests sustained by the manager of Public Works: Have not been filed

Will land be dedicated to the City if the vacation goes through: No

Will an easement be placed over a vacated area, and if so explain: No

Will an easement relinquishment be submitted at a later date: No

Background: Customer would like to develop 16 rowhomes on the two lots they own but is separated by this cross alley. The only way to allow this development to take place will be to vacate the cross alley.

Public Notification: The vacating notice was posted at the site on April 14, 2016. Adjacent property owners and Registered Neighborhood Organizations were notified on April 14, 2016. There were no objections.

Location Map:



Alley Vacation

2016-VACA-000004-001

Located in the Southwest $\frac{1}{4}$ of Section 32, Township 3 South,
Range 68 West of the 6th P.M.,
City and County of Denver, State of Colorado
Page 1 of 2

Land Description:

A parcel of land located in a Portion of the Southwest $\frac{1}{4}$ of Section 32, Township 3 South, Range 68 West of the 6th Principal Meridian, Rank's Resubdivision of Block 3 Cheltenham Heights, City and County of Denver, State of Colorado, more particularly described as follows:

Beginning at the Northwest corner of Lot 37, Block 3, Rank's Resubdivision of Cheltenham Heights;
Thence N89° 54' 37"E, a distance of 30.00 feet to a point along the north line of said Lot 37;
Thence S50° 51' 55"W, a distance of 14.18 feet;
Thence N00° 00' 00"E, a distance of 20.97 feet to a point along the south line of Lot 35;
Thence S89° 54' 39"W, a distance of 82.00 feet along the south line of Lots 35, 34, and 33;
Thence S00° 00' 00"W, a distance of 20.97 feet;
Thence N50° 45' 26"E, a distance of 14.21 feet to a point along the north line of Lot 36;
Thence N89° 54' 37"E, a distance of 30.00 feet to the POINT OF BEGINNING;
Containing 1083 SF (0.025 Acres) More or Less.

Basis of Bearing: 19' Range Line with Hooker Street as measured between
the found Chiseled Cross and the found Brass Tag.
Said line being assumed to bear N00° 00' 00"E.



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

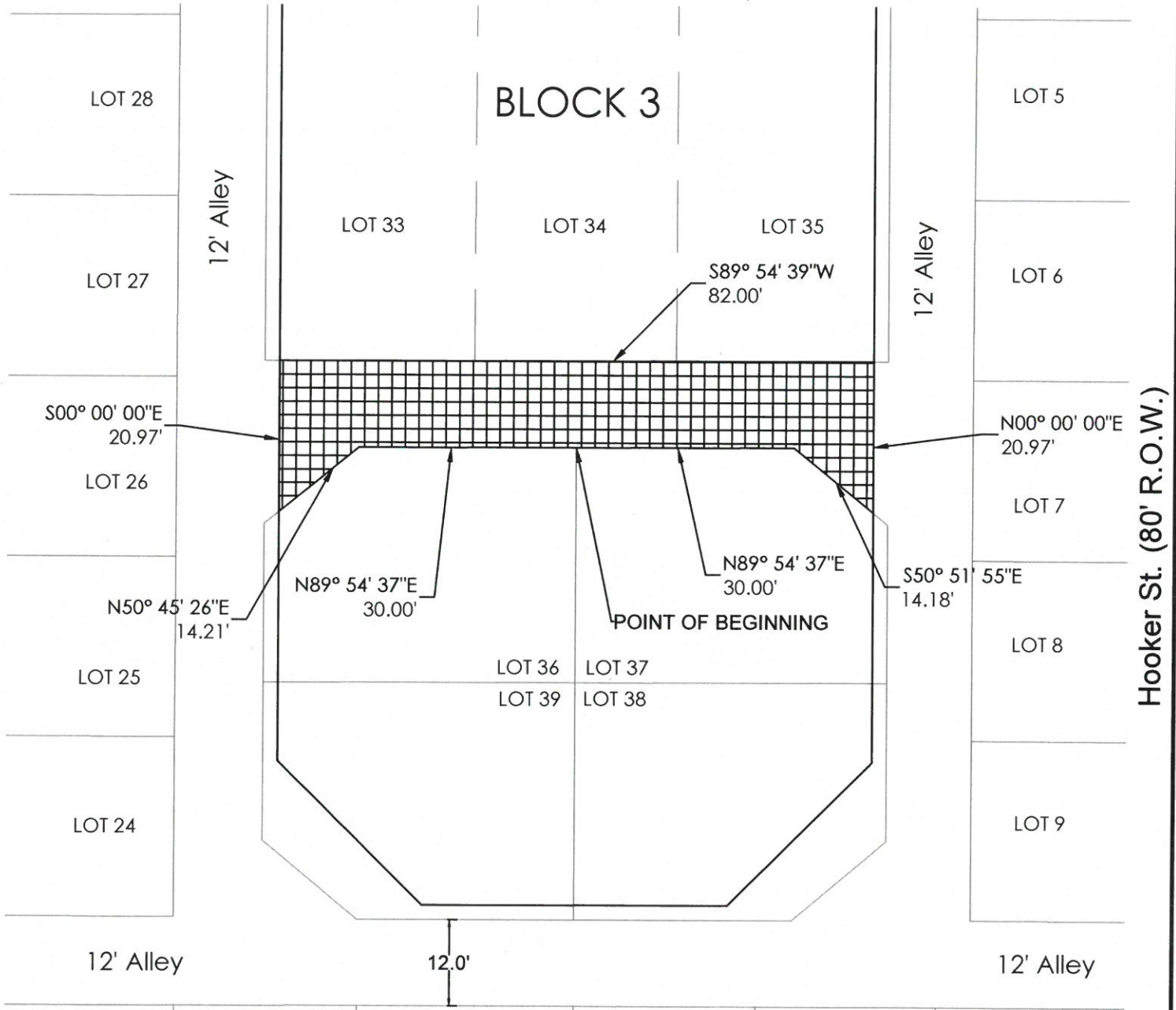
Date: 3/14/16
Job No. 15-138

Alley Vacation

2016-VACA-0000004-001

Located in the Southwest $\frac{1}{4}$ of Section 32, Township 3 South,
 Range 68 West of the 6th P.M.,
 City and County of Denver, State of Colorado
 Page 2 of 2


W. 20th Ave. (80' R.O.W.)



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT ONLY THE ATTACHED LEGAL DESCRIPTION.



Legend:

	Prop. Alley Vacation
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Date: 3/14/16
 Job No. 15-138

