



REQUEST FOR VACATION ORDINANCE

TO: Karen Walton, City Attorney's Office
FROM: Robert J. Duncanson, P.E.
Manager 2, Development Engineering Services
ROW #: 2012-0107-02
DATE: August 4, 2014
SUBJECT: Request for an Ordinance to vacate a portion of Cottonwood Street and W 14th Avenue, without reservations.

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

This office has investigated the request of Paul Garland of Davis Partnership Architects, on behalf of Metropolitan State College of Denver 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; Office of Telecommunications; 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; 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 2012-0107-02-001 HERE

INSERT PARCEL DESCRIPTION ROW 2012-0107-02-002 HERE

The following information, pertinent to this request action, is submitted:

1. The width of this area varies. W 14th Ave is 70 feet wide and Cottonwood Ave is 40 feet.
2. Transportation connectivity is preserved so that there will be minimal impacts to the transportation system.
3. The area is open and is not being used.
4. Zero buildings abut on said area.
5. The owner of the contiguous area would benefit by being able to make more effective use of their ground; the City would benefit by reduced maintenance responsibility.
6. Grades and drainage are not adversely affected by this action.
7. Replacement area will not be required.
8. The vacating notice was posted on July 2, 2014, and the 20-day period for protests has expired.
9. Adjoining Neighbor and Registered Neighborhood Organization notification was sent on July 2, 2014.
10. Protests, sustained by the Manager of Public Works have not been filed.
11. Ordinance action by the City Council is considered to be necessary because the Council is the only City body authorized by the Charter to dispose of City property.

RJD: aal

cc: Asset Management, Steve Wirth
City Councilperson & Aides
City Council Staff, Shelley Smith
Capital Projects Management, Mike Anderson
Department of Law, Shaun Sullivan
Department of Law, Karen Aviles
Department of Law, Karen Walton
Department of Law, Brent Eisen
Public Works, Manager's Office, Alba Castro
Public Works, Manager's Office, Nancy Kuhn
Public Works, Solid Waste, Mike Lutz
Public Works, Survey, Paul Rogalla
Public Works, Street Maintenance, Brian Roecker

Property Owner:

Metropolitan State College of Denver
Attn: Paul Garland, RLA
PO Box 173362
Denver, CO 80217-3362

ORDINANCE/RESOLUTION REQUEST

Please email requests to Nancy Kuhn at
Nancy.Kuhn@denvergov.org by **NOON 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: August 4, 2014

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, amendment, municipal code change, supplemental request, etc.)

2012-0107-02 Metro Sports Complex Vacation

3. **Requesting Agency:** Public Works Survey

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

- **Name:** Adrienne Lorantos, AICP
- **Phone:** 720-865-3119
- **Email:** Adrienne.Lorantos@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:** Nancy Kuhn
- **Phone:** 720-865-8720
- **Email:** nancy.kuhn@denvergov.org

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

This is a request to vacate a portion of Cottonwood Street and W 14th Avenue, south of W Colfax Ave and east of Shoshone St.

****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.)

- a. **Contract Control Number:** N/A
- b. **Duration:** Permanent
- c. **Location:** W 14th Ave and Cottonwood St
- d. **Affected Council District:** #9 – Judy Montero
- e. **Benefits:** N/A
- f. **Costs:** 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: _____



DENVER
THE MILE HIGH CITY

EXECUTIVE SUMMARY

Project Title: 2012-0107-02 Metro Sports Complex Vacation

Description of Proposed Project: This is a request to vacate a portion of Cottonwood Street and W 14th Avenue, south of W Colfax Ave and east of Shoshone St.

Explanation of why the public right-of-way must be utilized to accomplish the proposed project: For overall lot redevelopment.

Has a Temp MEP been issued, and if so, what work is underway: No.

What is the known duration of an MEP: N/A

Will land be dedicated to the City if the vacation goes through: Yes.

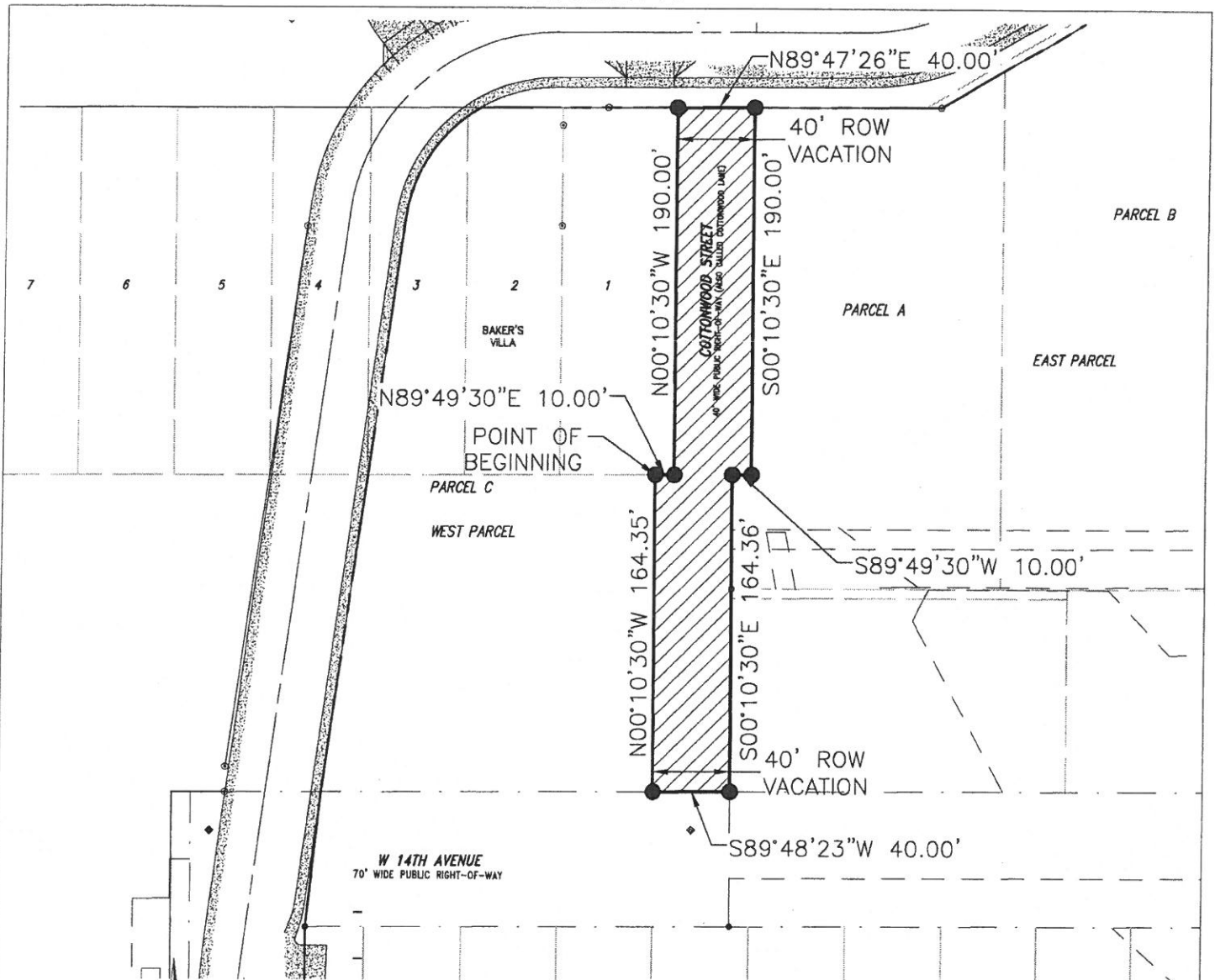
Will an easement be placed over a vacated area, and if so explain: No.

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

Additional information: None.



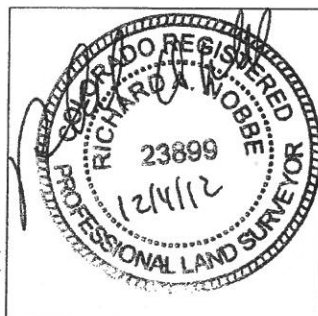
EXHIBIT A



0 40 80

SCALE: 1"=80'
ALL DIMENSIONS ARE
U.S. SURVEY FEET

THIS ILLUSTRATION DOES NOT
REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE
ATTACHED LEGAL DESCRIPTION.



NOVEMBER 30, 2012

MARTIN / MARTIN
CONSULTING ENGINEERS

12499 WEST COLFAX AVE.
LAKEWOOD, CO 80215
303.431.6100
FAX 303.431.4028

COTTONWOOD STREET VACATION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 2, BAKERS VILLA ALSO BEING THE POINT OF BEGINNING THENCE N89°49'30"E A DISTANCE OF 10.00 FEET; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF COTTONWOOD STREET N00°10'30"W A DISTANCE OF 190.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF COLFAX AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY N89°47'26"E A DISTANCE OF 40.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF COTTONWOOD STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING (3) COURSES 1) S00°10'30"E A DISTANCE OF 190.00 FEET; 2) THENCE S89°49'30"W A DISTANCE OF 10.00 FEET; 3) THENCE S00°10'30"E A DISTANCE OF 164.36 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 14TH AVENUE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE S89°48'23"W A DISTANCE OF 40.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COTTONWOOD STREET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE N00°10'30"W A DISTANCE OF 164.35 FEET TO THE POINT OF BEGINNING.

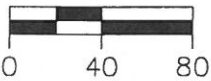
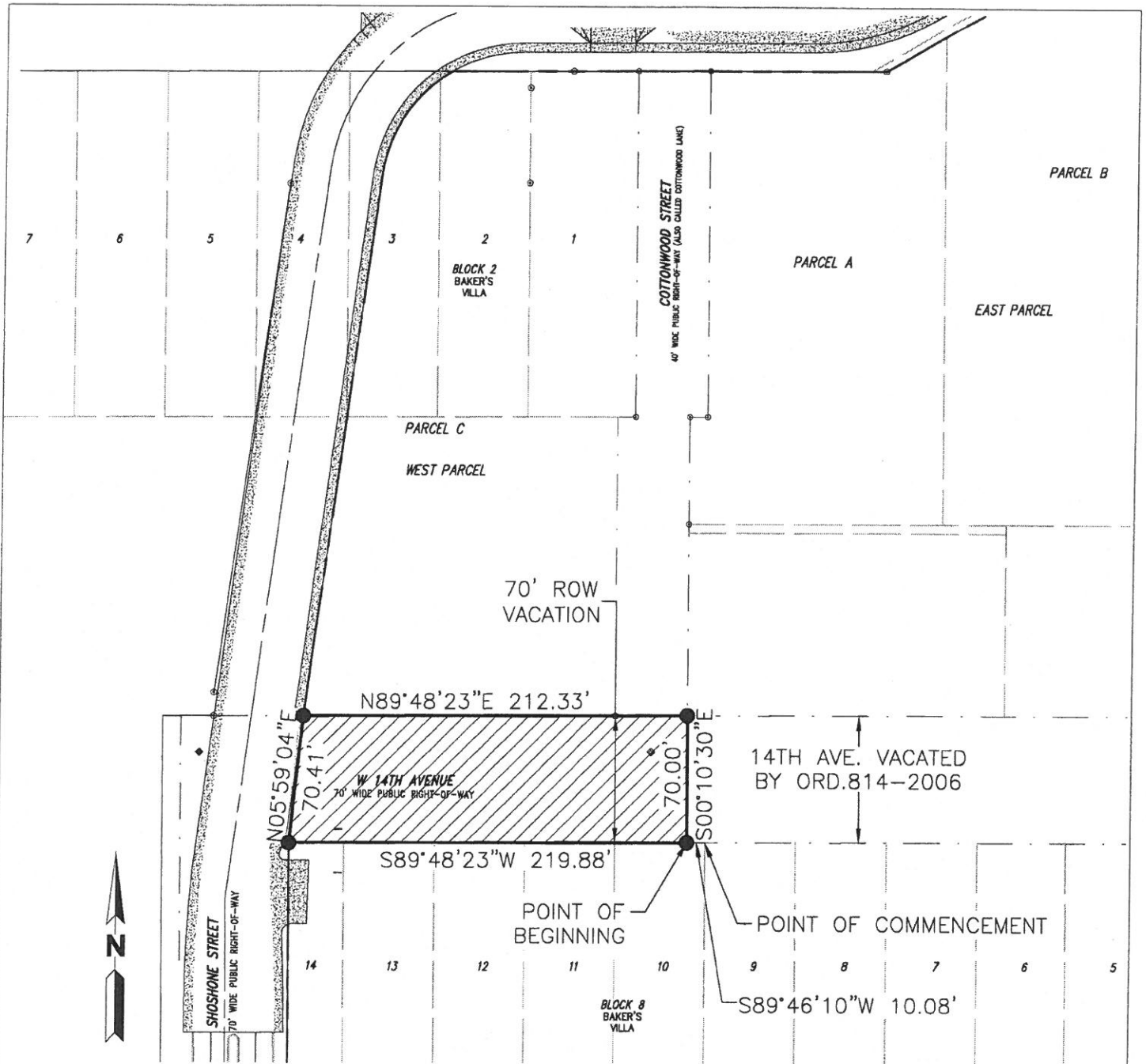
SAID PARCEL CONTAINS 0.325 ACRES (14,174 SQ. FT.), MORE OR LESS.

BASIS OF BEARING: BEARINGS ARE BASED UPON A DENVER 20 FOOT RANGE LINE LOCATED IN EAST COLFAX AVENUE BEARING N89°47'26"E BEING MONUMENTED BY A FOUND #6 REBAR WITH 2" ALUMINIM CAP 8" IN RANGE BOX STAMPED "RANGE POINT" AT THE INTERSECTION OF ZUNI STREET AND EAST COLFAX AVENUE AND A FOUND #6 REBAR WITH 2" ALUMINIM CAP 8" IN RANGE BOX STAMPED "RANGE POINT" AT THE INTERSECTION OF COTTONWOOD STREET AND EAST COLFAX AVENUE.

PREPARED BY DENNIS PETER
REVIEWED BY RICHARD NOBBE, PLS
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC
12499 WEST COLFAX AVENUE
LAKEWOOD, CO 80215
NOVEMBER 30, 2012

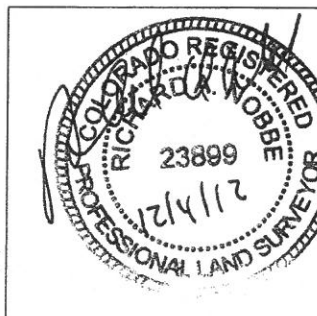


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LAKEWOOD, CO 80215
303.431.6100
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14TH AVENUE VACATION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 10, BLOCK 8, BAKERS VILLA AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 14TH AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY S89°48'23"W A DISTANCE OF 10.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE S89°48'23"W A DISTANCE OF 219.88 TO THE EASTERLY RIGHT-OF-WAY LINE OF SHOSHONE STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE N05°59'04"E A DISTANCE OF 70.41 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 14TH AVENUE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE N89°48'23"E A DISTANCE OF 212.33 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF COTTONWOOD STREET AND THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 14TH AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF COTTONWOOD STREET EXTENDED AND THE WESTERLY LINE OF ORDINANCE 814-2006, S00°10'30"E A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.466 ACRES (20,292 SQ. FT.) MORE OR LESS.

BASIS OF BEARING: BEARINGS ARE BASED UPON A DENVER 20 FOOT RANGE LINE LOCATED IN EAST COLFAX AVENUE BEARING N89°47'26"E BEING MONUMENTED BY A FOUND #6 REBAR WITH 2" ALUMINIM CAP 8" IN RANGE BOX STAMPED "RANGE POINT" AT THE INTERSECTION OF ZUNI STREET AND EAST COLFAX AVENUE AND A FOUND #6 REBAR WITH 2" ALUMINIM CAP 8" IN RANGE BOX STAMPED "RANGE POINT" AT THE INTERSECTION OF COTTONWOOD STREET AND EAST COLFAX AVENUE.

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11/30/2012

