




REQUEST FOR ORDINANCE TO VACATE PUBLIC RIGHT-OF-WAY

TO: Ivone Avila-Ponce, City Attorney's Office

FROM: Glen Blackburn, PE, Director, Right-of-Way Services 

PROJECT NO.: 2024-VACA-0000003

DATE: June 10, 2024

SUBJECT: Request for an Ordinance to vacate 13 feet of street right-of-way at West Colfax Avenue and North Knox Court, 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 Craft Civil Design, dated February 7, 2024, on behalf of G A O Homes Partners RLLLP for the subject right-of-way vacation.

This matter has been coordinated with Asset Management; CPD: Building Department; CenturyLink/Lumen; CDOT; City Councilperson Torres, District 3; City Forester; Comcast; CPD DS Project Coordinator; AHRT; DOTI ROWS DES Transportation & Wastewater; DOTI ROWS ER Transportation & Wastewater; Office of Disability Rights; Denver Water; Denver Fire Department; Historic Preservation/Landmark; Metro Water Recovery; Office of Emergency Management; CPD Development and Planning Services; Parks and Recreation; DOTI ROWS ER Transportation & Wastewater; DOTI ROWS Construction Engineering; DOTI Policy and Planning; DOTI Street Maintenance; DOTI ROWS Survey; DOTI TES Sign and Stripe; DOTI CPM Wastewater Review; Regional Transportation District; DOTI Solid Waste; Xcel Energy; CPD Zoning Administration, all of whom have indicated no objection.

As a result of these investigations, it has been determined that there is no objection to vacating the subject right-of-way area.

Therefore, you are requested to initiate Council action to vacate the following right-of-way area:

INSERT PARCEL DESCRIPTION ROW 2024-VACA-0000003-001 HERE

GB: je

cc: City Councilperson & Aides
City Council Staff – Luke Palmisano
Department of Law – Bradley Beck
Department of Law – Deanne Durfee
Department of Law – Maureen McGuire
Department of Law – Martin Plate
DOTI, Manager's Office – Alba Castro
DOTI, Legislative Services – Nicholas Williams
DOTI, Solid Waste – Mike Lutz
DOTI, Survey – Paul Rogalla
DOTI, Street Maintenance – Brian Roecker

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services | Engineering & Regulatory
201 W Colfax Ave, Dept 507 | Denver, CO 80202
www.denvergov.org/rowplanreview
Phone: (720) 865-3003

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: June 10, 2024

Please mark one: Bill Request or Resolution Request

1. Type of Request:

- Contract/Grant Agreement Intergovernmental Agreement (IGA) Rezoning/Text Amendment
 Dedication/Vacation Appropriation/Supplemental DRMC Change
 Other:

2. Title: (Start with *approves*, *amends*, *dedicates*, etc., include name of company or contractor and indicate the type of request: grant acceptance, contract execution, contract amendment, municipal code change, supplemental request, etc.)

Request for an Ordinance to vacate 13 feet of street right-of-way at West Colfax Avenue and North Knox Court, without reservations.

3. Requesting Agency: Department of Transportation & Infrastructure, Right-of-Way Services, Engineering & Regulatory

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: Jessica Eusebio	Name: Nicholas Williams
Email: Jessica.Eusebio@denvergov.org	Email: Nicholas.Williams@denvergov.org

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

Request from Craft Civil Design, on behalf of G A O Homes Partners RLLLP to vacate 13 feet of street right-of-way at West Colfax Avenue and North Know Court.

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

7. City Council District: Councilperson 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: _____

RIGHT-OF-WAY VACATION EXECUTIVE SUMMARY

Application Title: 2024-VACA-0000003 - Vacation of W. Colfax Ave at Knox Ct

Applicant's Name: G A O Homes Partners RLLLP, c/o Henry Burgwyn

Description of Proposed Right-of-Way (ROW) Vacation: Request to vacate 13 feet of street right-of-way at West Colfax Avenue and North Knox Court.

Applicant's explanation of why the ROW is needed to accomplish their proposed project: Applicant is requesting to vacate this portion of right-of-way so that they can complete redevelopment of area with a tree lawn and new sidewalk.

Area of proposed ROW vacation in square feet (SF): Approximately 1,544 square feet

Number of buildings adjacent to proposed ROW vacation area: 1

Public Notice was posted at the proposed ROW vacation area on: May 8, 2024

Notification letters were sent to property owners and Registered Neighborhood Organizations (RNOs) within 200 feet of the proposed ROW vacation area on: May 8, 2024

The 20-day period for public comment expired on: May 28, 2024

Were public comments received and, if so, explain: None were received

Are all comments with technical merit resolved to the satisfaction of DOTI: N/A

Has land been dedicated to the city as a condition of the ROW vacation and, if so, explain: No

Will a utility easement be reserved over the vacated ROW area and, if so, explain: No

Is a request for an easement relinquishment expected later and, if so, explain: No

Additional Information: The current use of the right-of-way is an extension of the existing apartments front yard/landscape. After vacating 13 feet, there will be enough space to construct an 8-foot tree lawn and 8-foot sidewalk.

Location Map:



City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services | Engineering & Regulatory
201 W Colfax Ave, Dept 507 | Denver, CO 80202
www.denvergov.org/rowplanreview
Phone: (720) 865-3003

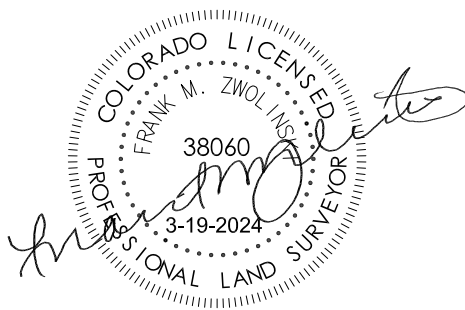
EXHIBIT A
Land Description
sheet 1 of 2

A PORTION OF PARCEL 9 AS DESCRIBED IN ORDINANCE 156, SERIES OF 1964, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 13.00 FEET OF THE NORTH 20.00 FEET OF LOT 48 OF BLOCK 3, COLFAX AVENUE SUBDIVISION OF MAPLE GROVE SUBDIVISION.

EXCEPTING THE EAST 3.00 FEET AND THE WEST 3.00 FEET THEREOF.

Containing 1,544 Square Feet or 0.035 Acres of land, more or less.



Frank M. Zwolinski, P.L.S.
Colorado License #38060
For and on behalf of Power Surveying Company,
Inc.
303-702-1617



DRAWING BY: FMZ DATE: 2-09-2024
PROJECT NO. 501-24-016

EXHIBIT A

Illustration of Land Description

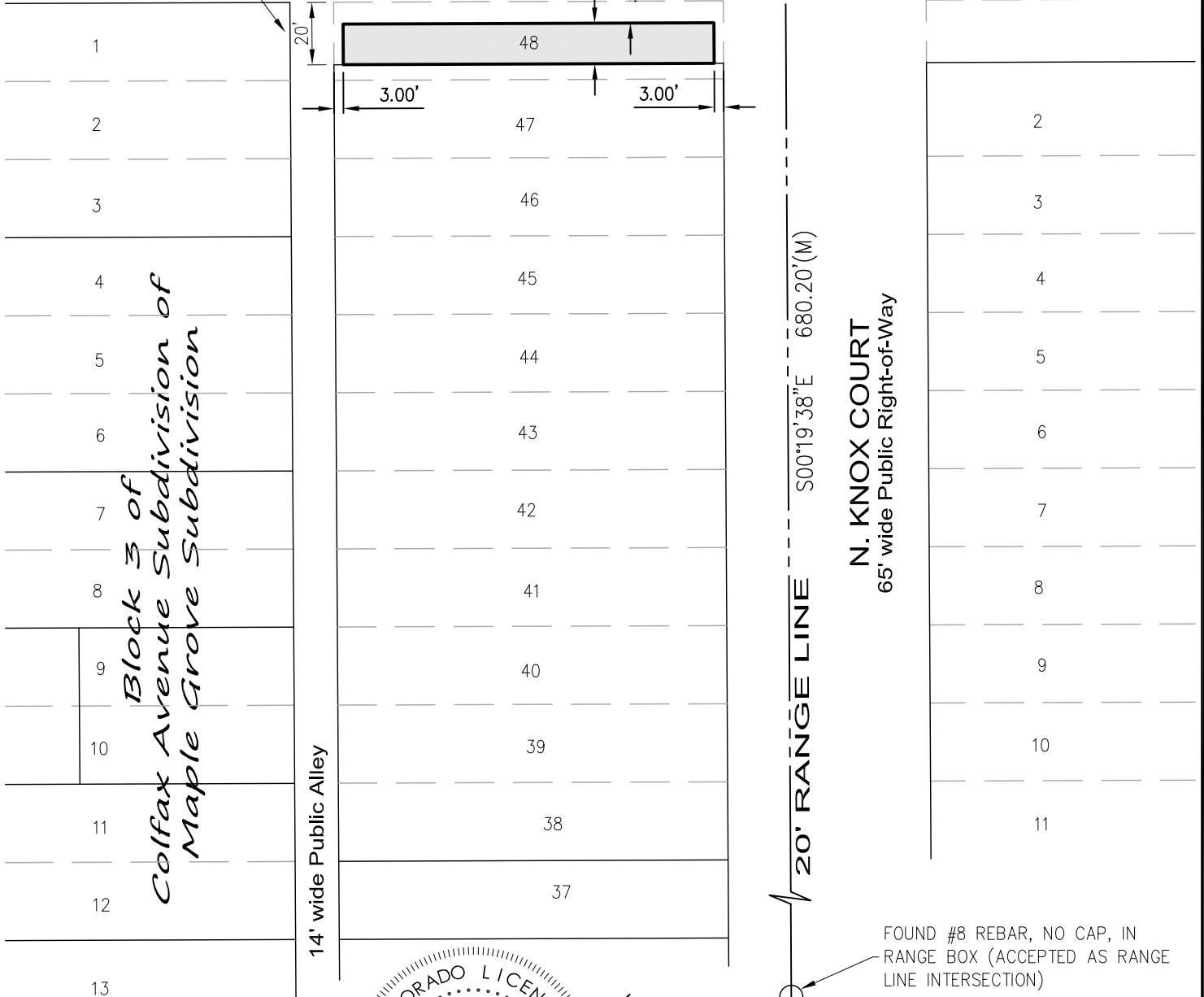
sheet 2 of 2

20' RANGE LINE

W. COLFAX AVENUE
Public Right-of-Way (width varies)

North 20' of Lot 48 per
Ord. 156, Series 1964

FOUND STONE IN RANGE BOX
(ACCEPTED AS RANGE LINE
INTERSECTION)



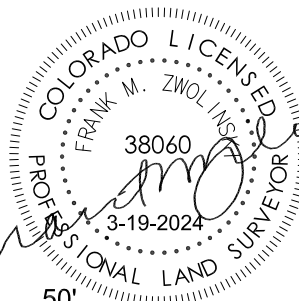
20' RANGE LINE S00°19'38"E 680.20'(M)

N. KNOX COURT
65' wide Public Right-of-Way

FOUND #8 REBAR, NO CAP, IN
RANGE BOX (ACCEPTED AS RANGE
LINE INTERSECTION)



SCALE: 1" = 50'



6911 BROADWAY
Denver, CO 80221

PH. 303-702-1617
FAX. 303-702-1488
www.powersurveying.com

DRAWING BY: FMZ
PROJECT NO.

DATE: 2-09-2024
501-24-016