




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: Caroline Martin, City Attorney's Office

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

ROW #: 2014-1117-02

DATE: May 11, 2015

SUBJECT: Request for an Ordinance to vacate a portion of the alley at 2329 N Eliot St, 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 Kevin Wulfekuhler of Adams Development, 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, it has been determined that there is no objection to vacating the said area.

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

INSERT PARCEL DESCRIPTION ROW 2014-1117-02-001 HERE

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

1. The width of this area is approximately 20 feet.
2. Transportation connectivity is preserved so that there will be minimal impacts to the transportation system.
3. The area is open and is being used.
4. Eight buildings abut 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 March 31, 2015, and the 20-day period for protests has expired.
9. Adjoining Neighbor and Registered Neighborhood Organization notification was sent on March 31, 2015.
10. Protests have been filed, but they were not sustained by the Manager of Public Works. They were not deemed to have technical merit.
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: 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 – 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.

Date of Request: May 11, 2015

Please mark one: Bill Request or Resolution Request

Is this request: A new contract* A contract amendment* or Neither

*If this request is a contract or an amendment, is it:

A revenue agreement or An expenditure agreement

Contract Control Number:

Contract Terms/Dates:

Costs (if this is a contract amendment please include the original cost, additional cost and new total. *Failure to provide this information may delay processing*):

1. **Bill Description for the City Council Agenda:** (please give a one sentence description of the ordinance request. Describe if the request is a contract, amendment, lease, grant, change to code, rezoning, etc. and any other information that Council needs to approve the request)

2014-1117-02: Alley vacation at 2329 N Eliot St.

2. **Requesting Agency:** Public Works - Survey

3. **Contact Person:** (Subject Matter Expert on the request)

- **Name:** Adrienne Lorantos, AICP
- **Phone:** 720-865-3119
- **Email:** Adrienne.Lorantos@denvergov.org

4. **Contact Person:** (Please list the person who will read this item at Mayor Council and attend first and second reading to answer questions)

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

5. **Background on the request:**

This is a request to vacate portions of the alley north, east, and south of the carriage lot with the address 2329 N Eliot St Rear.

6. **Please complete the following fields:**

- A. **Location:** 2329 N Eliot St – Rear.
- B. **Affected Council District:** #1 – Susan Shepherd
- C. **Benefits:** N/A

7. **Is there any controversy surrounding this ordinance? Please explain.**

There was one neighbor and one neighborhood group that expressed concern and received an extension of the public notification timeframe. It was determined by the Manager of Public Works that the objections did not have technical merit.

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: _____

Date Entered: _____



EXECUTIVE SUMMARY

DENVER
THE MILE HIGH CITY

Project Title: 2014-1117-02 - Vacation of a portion of the alley at 2329 N Eliot St

Description of Proposed Project: This is a request to vacate portions of the alley north, east, and south of the carriage lot with the address 2329 N Eliot St Rear.

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: 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.

Additional information: There were objections that were submitted, but they were not deemed to have technical merit.

Alley Vacation

ROW Project No. 2014-1117-02
Legal Description No. 2014-1117-02-001

Located in the Northeast 1/4 of Section 32, Township 3 South,
Range 68 West of the 6th P.M.,
City and County of Denver, State of Colorado

Land Description:

A parcel of land located in a Portion of the Northeast 1/4 of Section 32, Township 3 South, Range 68 West of the 6th Principal Meridian, C.H. Walker's Subdivision of Block 34 Town of Highlands, City and County of Denver, State of Colorado, more particularly described as follows:

Beginning at the Northeast corner of Lot 37, Block 34, C.H. Walker's Subdivision at a point on the East line of said Lot 37;

Thence to an angle left 270°02'00", a distance of 47.40 feet to a point on the North line of said Lot 37, also being the Northwest corner of said Lot 37;

Thence to an angle left 89°58'00", a distance of 3.00 feet;

Thence to an angle left 135°01'00", a distance of 19.80 feet;

Thence to an angle left 135°01'00", a distance of 55.40 feet to a point on the West line of Lot 27;

Thence to an angle left 89°57'56", a distance of 86.00 feet to a point on the West line of Lot 24;

Thence to an angle left 90°02'04", a distance of 55.40 feet;

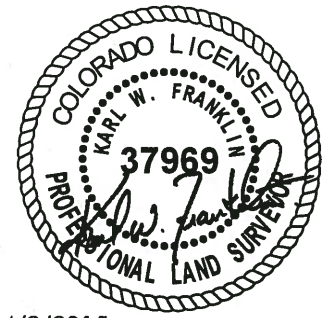
Thence to an angle left 134°59'00", a distance of 19.79 feet;

Thence to an angle left 134°59'00", a distance of 3.00 feet to a point on the South line of said Lot 37, also being the Southwest corner of said Lot 37;

Thence to an angle left 90°02'00", a distance of 47.40 feet to a point on the East line of said Lot 37, also being the Southeast corner of said Lot 37;

Thence to an angle left 269°58'00", a distance of 52.00 feet back to the Point of Beginning;

Containing 3,308 SF (0.076 Acres) More or Less.



4/9/2015

Prepared By:
EVstudio Civil Engineering, LLC
Karl W. Franklin, PE-PLS-EXW
Colorado PLS 37969

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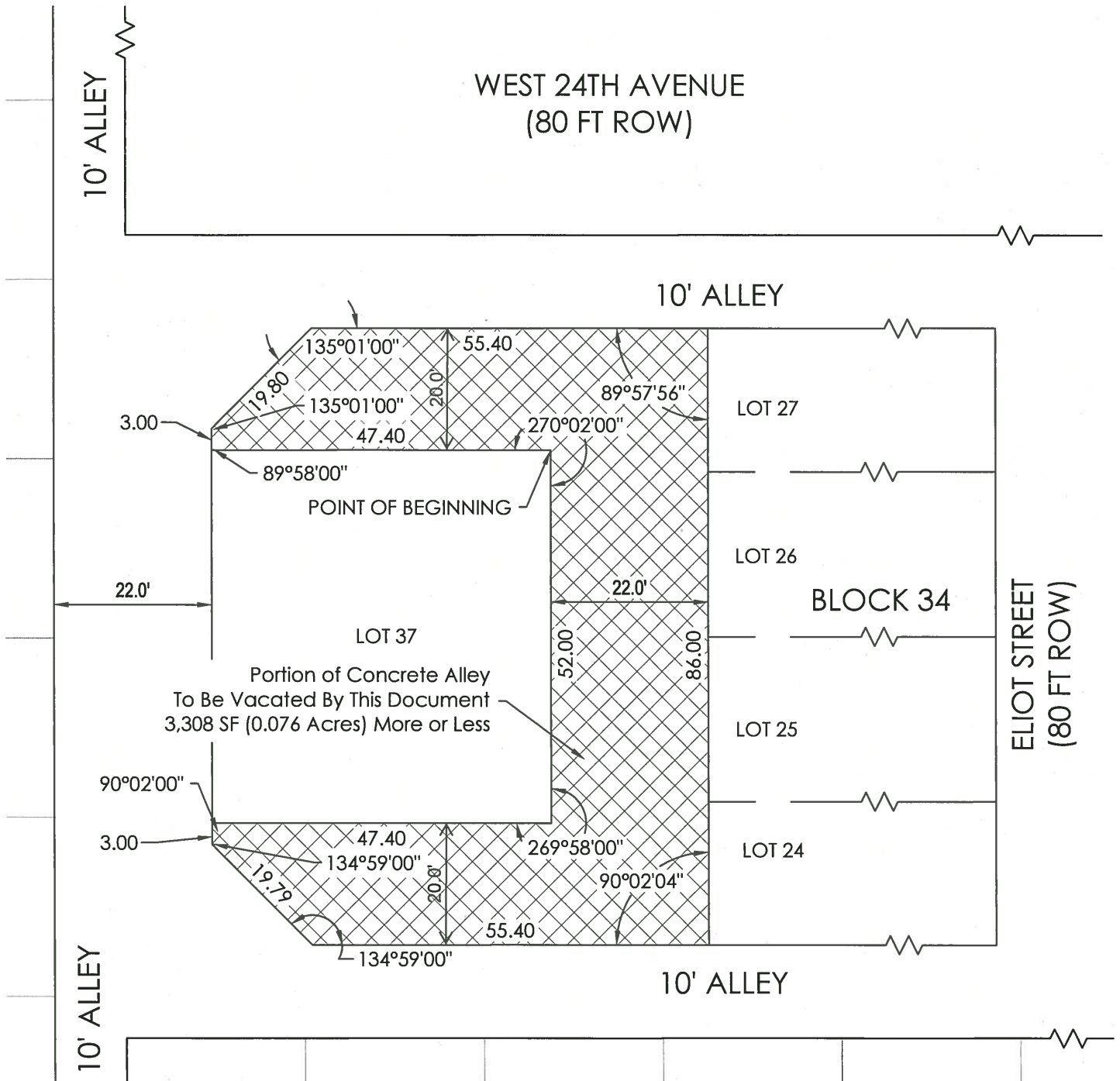
Date: 4/9/15
Job No. CE15-011

Alley Vacation

ROW Project No. 2014-1117-02
 Legal Description No. 2014-1117-02-001

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

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

Date: 4/9/15
 Job No. CE15-011



Legend:

 Prop. Alley Vacation

EVstudio
 civil engineering

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