

REQUEST FOR ORDINANCE TO RELINQUISH AN EASEMENT

TO: Katie Ehlers, City Attorney's Office *Matt R. Bryner*
FROM: Glen Blackburn, PE, Director, Right of Way Services Matt R. Bryner (May 19, 2025 05:49 MDT)
PROJECT NO: 2023-RELINQ-0000023
DATE: May 13, 2025
SUBJECT: Request for an Ordinance to relinquish portions of the easement established in the Vacation Ordinance No. 110, Series of 1997. Located at 2135 East Wesley Avenue.

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

This office has investigated the request of Rob Frankenberger, dated April 9, 2024 on behalf of Colorado Seminary University of Denver for the relinquishment of the subject easement.

This matter has been coordinated with Asset Management; City Forester; Comcast; Denver Water; DOTI ROWS Survey; Denver Fire Department; Historic Preservation/Landmark; Metro Water Recovery; Emergency Management; Parks & Recreation; DOTI ROWS Construction Engineering; DOTI Policy and Planning; DOTI Sign & Stripe; CenturyLink; Xcel Energy; City Councilperson Kashmann, District 6; CPD DS Project Coordinator; DOTI DES Transportation and Wastewater; and RTD, all of whom have indicated no objection to the proposed easement relinquishment.

As a result of these investigations, it has been determined that there is no objection to relinquishing the subject easement.

Therefore, you are requested to initiate Council action to relinquish the easement in the following described area:

INSERT PARCEL DESCRIPTION 2023-RELINQ-0000023-001 HERE

A vicinity map of the subject easement area and a copy of the document creating the easement are attached.

GB:je

cc: City Councilperson & Aides
City Council Staff – Luke Palmisano
Department of Law – Bradley Beck
Department of Law – Martin Plate
Department of Law – Katie Ehlers
DOTI, Manager's Office – Alba Castro
DOTI, Legislative Services – Alaina McWhorter
DOTI, Survey – Paul Rogalla

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: May 13, 2025

Please mark one: ☒ Bill Request or ☐ Resolution Request

Please mark one: The request directly impacts developments, projects, contracts, resolutions, or bills that involve property and impact within .5 miles of the South Platte River from Denver's northern to southern boundary? (Check map [HERE](#))

☐ Yes ☒ No

1. Type of Request:

☐ Contract/Grant Agreement ☐ Intergovernmental Agreement (IGA) ☐ Rezoning/Text Amendment

☐ Dedication/Vacation ☐ Appropriation/Supplemental ☐ DRMC Change

☒ Other: Easement Relinquishment

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.)

Approves the request for an Ordinance to relinquish portions of the easement established in the Vacation Ordinance No. 110, Series of 1997. Located at 2135 East Wesley Avenue.

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: Alaina McWhorter
Email: Jessica.Eusebio@denvergov.org	Email: Alaina.mcwhorter@denvergov.org

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

Request for an Ordinance to relinquish portions of the easement established in the Vacation Ordinance No. 110, Series of 1997. Located at 2135 East Wesley Avenue.

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

7. **City Council District:** Councilperson Kashmann, District 6

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> <i>(A)</i>	<i>Additional Funds</i> <i>(B)</i>	<i>Total Contract Amount</i> <i>(A+B)</i>
<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: _____

EASEMENT RELINQUISHMENT EXECUTIVE SUMMARY

Application Title: 2023-RELINQ-0000023 2135 E Wesley Ave DU STEM Horizons

Property Owner: Colorado Seminary University of Denver

Description of Proposed Easement Relinquishment: Request for an Ordinance to relinquish portions of the easement established in the Vacation Ordinance No. 110, Series of 1997. Located at 2135 East Wesley Avenue.

Project Background: The property owner is seeking to relinquish the subject easement to allow for redevelopment.

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
LEGAL DESCRIPTION
SHEET 1 OF 3

2023-RELINQ-0000023-001

PARCEL 1:

THAT PART OF THE ALLEY LYING BETWEEN THE SOUTHERLY LINE OF LOT 15 EXTENDED TO THE NORTHERLY RIGHT-OF-WAY LINE OF WESLEY AVENUE IN BLOCK 42, EVANSTON THIRD FILING, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., VACATED BY ORDINANCE 110 SERIES 1997 RECORDED AT RECEPTION NO. 9700018576, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

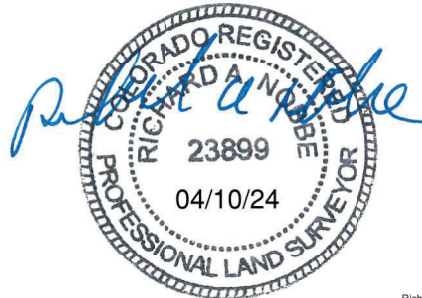
CONTAINING 3,000 SQUARE FEET, OR 0.0689 ACRES MORE OR LESS.

PARCEL 2:

THAT PART OF S GAYLORD ST BETWEEN THE NORTHERLY RIGHT-OF-WAY LINE OF E WESLEY AVE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF E ILIFF AVE, AS SHOWN ON THE PLAT OF EVANSTON THIRD FILING, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., EXCEPT THE NORTHERLY 400 FEET OF S GAYLORD ST AS DESCRIBED IN ORDINANCE NO. 0377, SERIES OF 2014, RECORDED AT RECEPTION NO. 2014078690, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 12,354 SQUARE FEET, OR 0.2835 ACRES MORE OR LESS.

PREPARED BY DENNIS PETER
REVIEWED BY RICHARD A. NOBBE, PLS
FOR AND ON BEHALF OF MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
JANUARY 5, 2024
JOB #22.1122

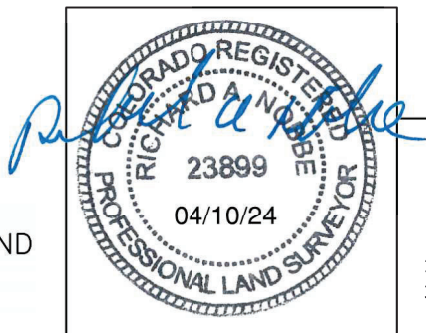
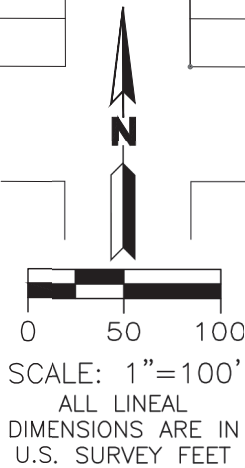
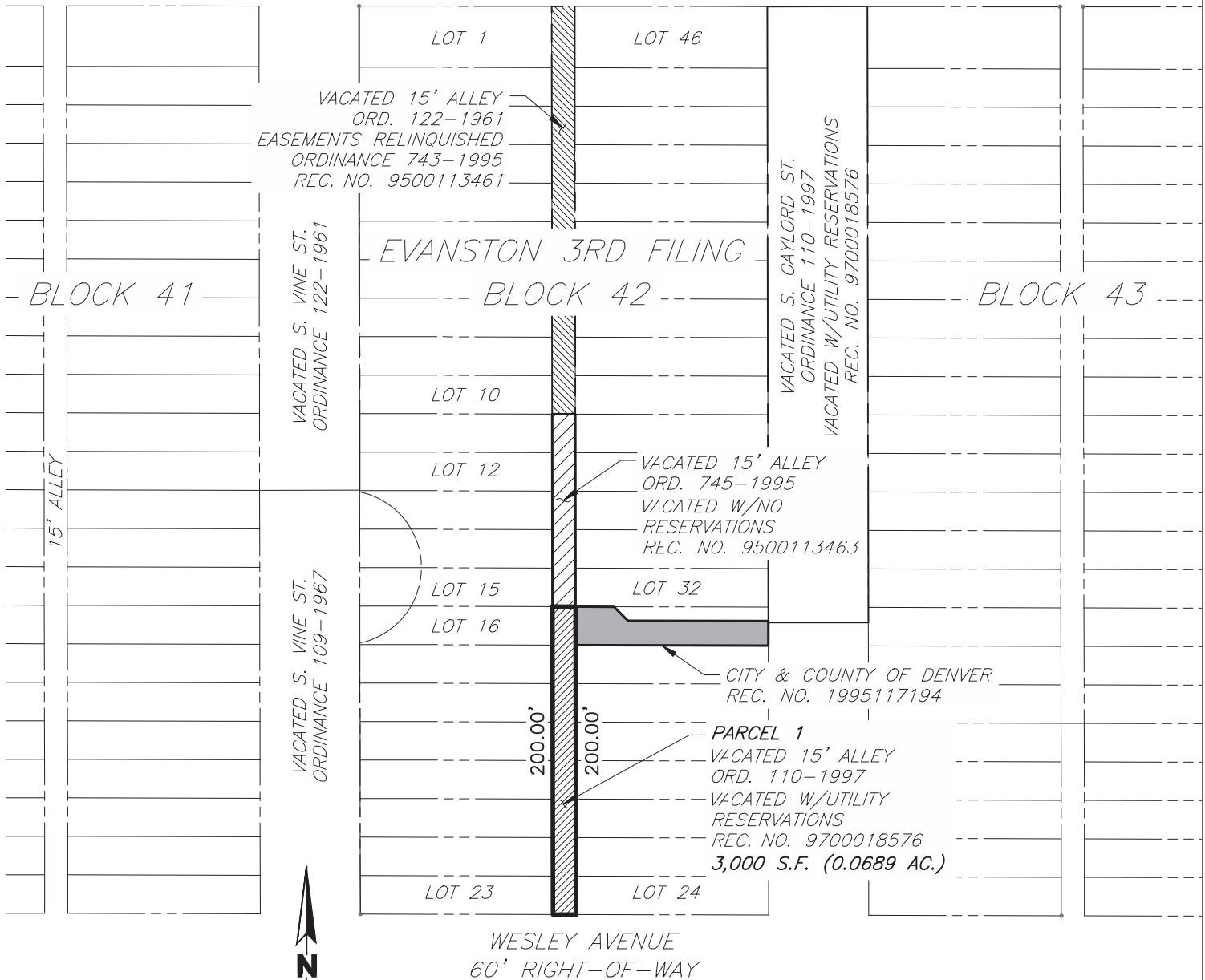


Digitally signed by Richard A. Nobbe PLS
DN: cn=US, email=Ennobbe@martinmartin.com, o=Martin/Martin Inc., ou=Richard A. Nobbe PLS
Date: 2024.04.10 11:31:09-0500

EXHIBIT A
ILLUSTRATION
SHEET 2 OF 3

2023-RELINQ-0000023-001

ILIFF AVENUE
RIGHT-OF-WAY VARIES



JANUARY 5, 2024

MARTIN/MARTIN
CONSULTING ENGINEERS

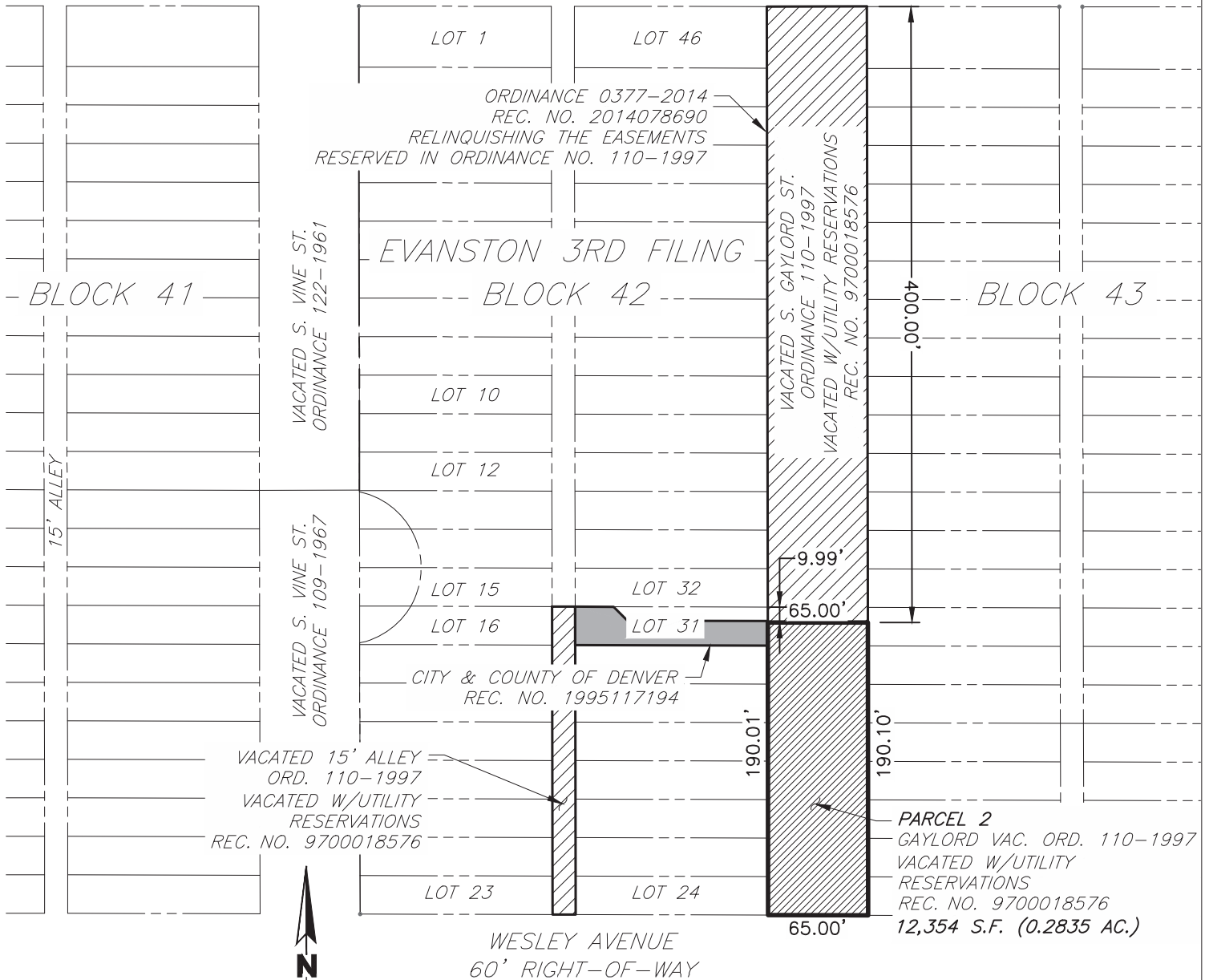
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

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

EXHIBIT A ILLUSTRATION SHEET 3 OF 3

2023-RELINQ-0000023-001

ILIFF AVENUE
RIGHT-OF-WAY VARIES



VACATED 15' ALLEY
ORD. 110-1997
VACATED W/UTILITY
RESERVATIONS
REC. NO. 9700018576

VACATED S. VINE ST.
ORDINANCE 109-1967

VACATED S. VINE ST.
ORDINANCE 122-1961

LOT 1

LOT 46

ORDINANCE 0377-2014
REC. NO. 2014078690
RELINQUISHING THE EASEMENTS
RESERVED IN ORDINANCE NO. 110-1997

EVANSTON 3RD FILING

BLOCK 41

BLOCK 42

BLOCK 43

LOT 10

LOT 12

LOT 15

LOT 16

LOT 32

LOT 31

CITY & COUNTY OF DENVER
REC. NO. 1995117194

LOT 23

LOT 24

WESLEY AVENUE
60' RIGHT-OF-WAY

PARCEL 2
GAYLORD VAC. ORD. 110-1997
VACATED W/UTILITY
RESERVATIONS
REC. NO. 9700018576
12,354 S.F. (0.2835 AC.)

400.00'

65.00'

9.99'

190.01'

101.061'

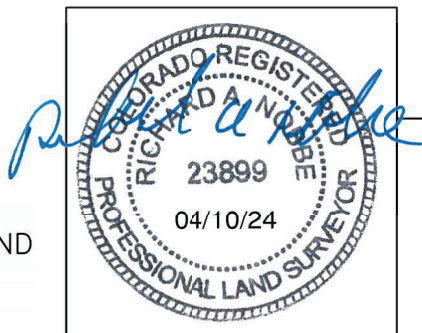
65.00'

15' ALLEY

0 50 100

SCALE: 1"=100'

ALL LINEAL
DIMENSIONS ARE IN
U.S. SURVEY FEET



JANUARY 5, 2024

MARTIN/MARTIN
CONSULTING ENGINEERS

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