



REQUEST FOR VACATION ORDINANCE

TO: Karen Walton, City Attorney's Office
FROM: Robert J. Duncanson, P.E.,
Manager 2, Development Engineering Services
ROW #: 2012-0486-05
DATE: April 7, 2014
SUBJECT: Request for an Ordinance to vacate five areas in the South Sloan's Lake redevelopment area, with 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 Laura Aldrete of Parsons Brinckerhoff, on behalf of EFG South Sloan's Lake LLC, for granting of the above requested vacation. This matter has been field inspected and has been coordinated with Asset Management; Colorado Department of Transportation [if State Highway]; Comcast Corporation; Commission for People with Disabilities; Community Planning & Development - Building Inspections, Planning and Zoning; 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, DES Survey, IPP Infrastructure Engineering and Street Maintenance; Qwest Corporation; Regional Transportation District; Denver Water Department; Xcel Energy, all of whom have returned our questionnaires indicating their agreement.

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

INSERT PARCEL DESCRIPTION ROW 2012-0486-05-001 HERE
INSERT PARCEL DESCRIPTION ROW 2012-0486-05-002 HERE
INSERT PARCEL DESCRIPTION ROW 2012-0486-05-003 HERE
INSERT PARCEL DESCRIPTION ROW 2012-0486-05-004 HERE
INSERT PARCEL DESCRIPTION ROW 2012-0486-05-005 HERE

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

1. The width of the areas varies – there are five locations.
2. Transportation connectivity is preserved so that there will be minimal impacts to the transportation system.
3. The area is open and is minimally being used.
4. **Seven** 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. **SEVEN** vacating notices **were** posted on March 13, 2014, and the 20-day period for protest has expired.
9. Adjoining Neighbor and Registered Neighborhood Organization notification **was** sent on March 13, 2014.
10. No protests have 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: Real Estate & Asset Management: Steve Wirth
City Councilperson: Susan Shepherd
City Council Staff: Jenn Hughes
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, Manager's Office: Nancy Kuhn
Public Works Solid Waste: Mike Lutz
Public Works Survey: Paul Rogalla
Public Works Street Maintenance: Brian Roecker

Property Owner:
EFG – South Sloan's Lake I
7200 S Alton Way, Suite B130
Centennial, CO 80112-2265

Agent:
Laura Aldrete, AICP
Parsons Brinckerhoff
555 17th Street, Suite 500
Denver, CO 80202

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.

Please mark one: **Bill Request** or **Resolution Request**

Date of Request: April 7, 2014

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.)

2012-0486-05: This is a request to vacate a portion of 16th Avenue, a portion of 17th Avenue, a portion of the northerly section of W Conejos, a portion of the southerly section of W Conejos, and Block 2 of Gavin alley.

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:**

****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:** Five locations in the South Sloan's Lake Development Area.
- d. **Affected Council District:** 1 – Susan Shepherd
- 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.**

There was one letter in support of this proposal. There were no other comments.

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: _____

Date Entered: _____



EXECUTIVE SUMMARY

DENVER
THE MILE HIGH CITY

Project Title: 2012-0486-05 South Sloan's Lake Vacation

Description of Proposed Project: This is a request for an Ordinance to vacate five areas in the South Sloan's Lake Redevelopment.

Explanation of why the public right-of-way must be utilized to accomplish the proposed project: This area is needed in order to accommodate the overall lot redevelopment.

Has a Temp MEP been issued, and if so, what work is underway:N/A

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:Yes, there will need to be a typical hard surface easement.

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

Additional information: There was one letter in support of this proposal.



Stuart St.

W. 17th Ave.

Perry St.

W. Conejos Pl.

Raleigh St.

Map generated 3/1/2014 - The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use. This is not a legal document.

Vacations proposed in areas highlighted in yellow.

W. Colfax Ave. Confrontment District & County of Denver GIS

2012-0486-05-001

ROW Project No. 2013-_____
Parcel Legal Description No. 2013-_____-_____-_____

LAND DESCRIPTION
W. 16TH AVE. RIGHT-OF-WAY VACATION

A PARCEL OF LAND BEING A PORTION OF W. 16TH AVE. LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

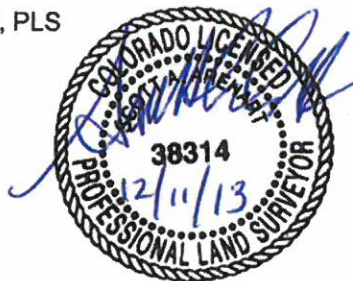
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 31, THENCE S36°45'02"W A DISTANCE OF 2257.16 FEET TO THE NORTHEAST CORNER OF BLOCK 2, GAVIN ADDITION AND THE POINT OF BEGINNING;
THENCE ALONG THE NORTHERLY LINE OF SAID BLOCK 2, S89°48'13"W A DISTANCE OF 141.66 FEET;
THENCE N00°18'27"W A DISTANCE OF 84.82 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF W. 16TH AVE.;
THENCE ALONG SAID NORTHERLY LINE N89°48'59"E A DISTANCE OF 135.51 FEET TO A POINT ON THE WESTERLY LINE OF PERRY ST.;
THENCE ALONG THE SAID WESTERLY LINE THE FOLLOWING THREE (3) CONSECUTIVE COURSES
1.) S00°13'32"E A DISTANCE OF 42.39 FEET;
2.) THENCE N89°48'36"E A DISTANCE OF 6.21 FEET;
3.) THENCE S00°18'32"E A DISTANCE OF 42.39 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.270 ACRES (11751 SQ. FT.), MORE OR LESS.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WESTERLY LINE OF BOULEVARD ADDITION TO THE CITY OF DENVER BEARING N00°18'49"W AND BEING MONUMENTED BY A FOUND #5 REBAR W/ CAP LS #20142 AT THE SOUTHWEST CORNER OF BLOCK 1, BOULEVARD ADDITION TO THE CITY OF DENVER AND A FOUND 10 FOOT OFFSET CHISELED CROSS AT THE NORTHWEST CORNER OF BLOCK 3, BOULEVARD ADDITION TO THE CITY OF DENVER.

PREPARED BY SCOTT A. AREHART, PLS
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC.
12499 W. COLFAX AVE.
LAKEWOOD, CO. 80215
(303) 431-6100
(303) 431-4028
December 11, 2013

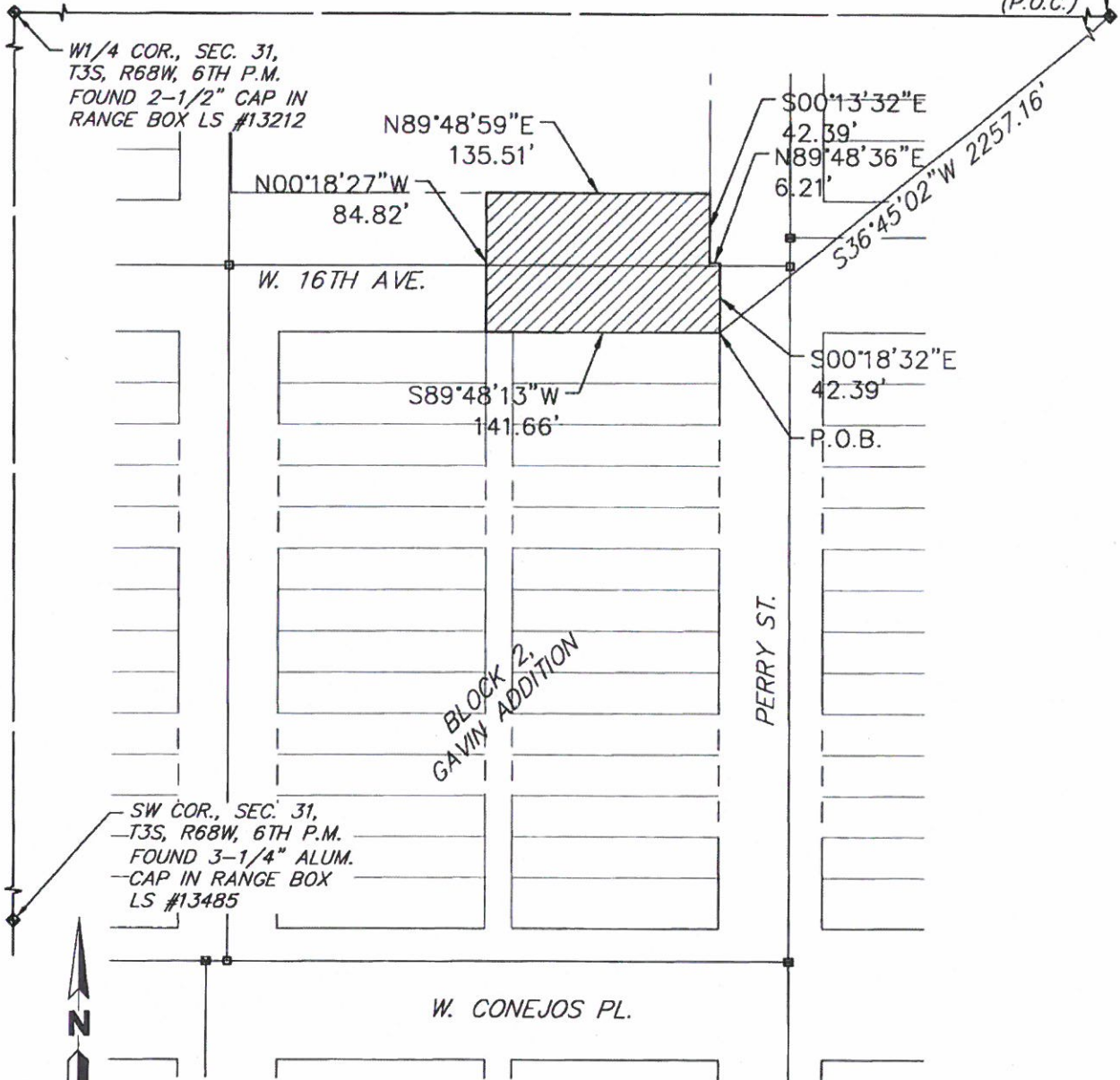


2012-0486-05-001

ROW PROJECT 2013-
PARCEL LEGAL DESCRIPTION No. 2013-

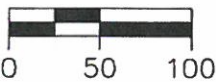
EXHIBIT A W. 16TH AVENUE R.O.W. VACATION

E1/4 COR., SEC. 31,
T3S, R68W, 6TH P.M.
FOUND 3" ALUM. CAP IN
RANGE BOX LS #37973
(P.O.C.)



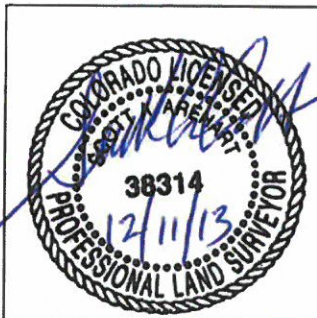
SHEET 2 OF 2

DECEMBER 11, 2013



SCALE: 1"=100'
ALL DIMENSIONS ARE
U.S. SURVEY FEET

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MONUMENTED LAND SURVEY. IT IS ONLY
TO DEPICT THE ATTACHED DESCRIPTION.



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12499 WEST ODLFAX AVE.
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303.431.6100
FAX 303.431.4028
SURVEY@MARTINMARTIN.COM

2012-0486-05-002

ROW Project No. 2013-_____
Parcel Legal Description No. 2013-_____-_____-_____

LAND DESCRIPTION
W. 17TH AVE. RIGHT-OF-WAY VACATION

A PARCEL OF LAND BEING A PORTION OF WEST 17TH AVE. BETWEEN STUART ST. AND PERRY ST. LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 31, THENCE S65°23'00"E A DISTANCE OF 3252.43 FEET TO THE NORTHWEST CORNER OF BLOCK 3, BOULEVARD ADDITION TO DENVER AND THE POINT OF BEGINNING;
THENCE N00°18'49"W A DISTANCE OF 11.99 FEET;
THENCE N89°49'41"E A DISTANCE OF 921.68 FEET;
THENCE S00°13'32"E A DISTANCE OF 5.69 FEET;
THENCE S89°48'32"W A DISTANCE OF 290.43 FEET;
THENCE S00°14'54"E A DISTANCE OF 6.00 FEET TO A POINT ON THE NORTHERLY LINE OF BLOCK 3 AND 4, BOULEVARD ADDITION TO DENVER EXTENDED;
THENCE ALONG SAID NORTHERLY LINE, S89°48'32"W A DISTANCE OF 631.23 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.211 ACRES (9170 SQ. FT.), MORE OR LESS.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WESTERLY LINE OF BOULEVARD ADDITION TO THE CITY OF DENVER BEARING N00°18'49"W AND BEING MONUMENTED BY A FOUND #5 REBAR W/ CAP LS #20142 AT THE SOUTHWEST CORNER OF BLOCK 1, BOULEVARD ADDITION TO THE CITY OF DENVER AND A FOUND 10 FOOT OFFSET CHISELED CROSS AT THE NORTHWEST CORNER OF BLOCK 3, BOULEVARD ADDITION TO THE CITY OF DENVER.

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LAKEWOOD, CO. 80215
(303) 431-6100
(303) 431-4028
December 11, 2013
Revised January 24, 2014



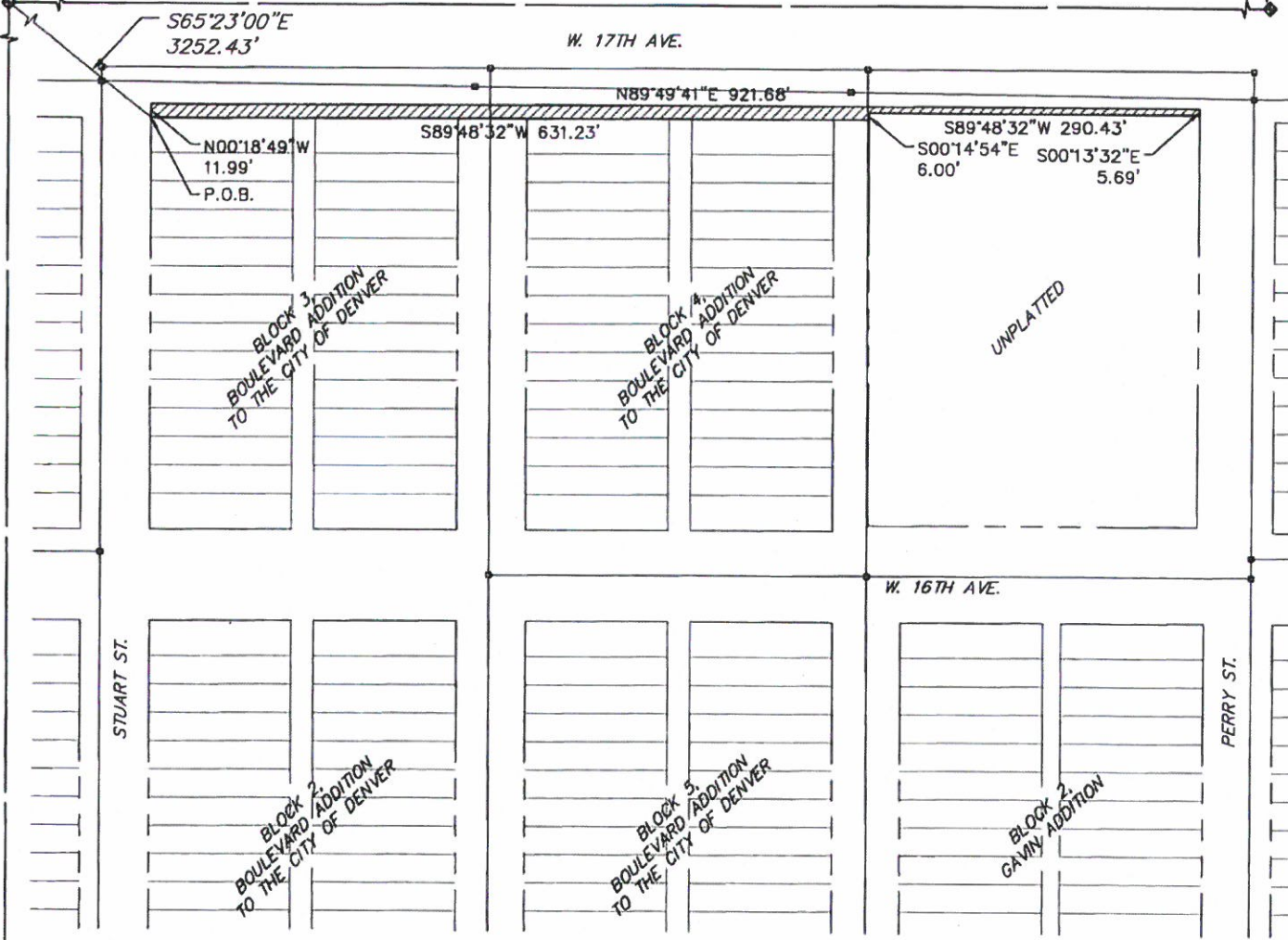
2012-0486-05-002

ROW PROJECT 2013-_____
PARCEL LEGAL DESCRIPTION No. 2013-_____-_____-_____

EXHIBIT A W. 17TH AVE. R.O.W. VACATION

W1/4 COR., SEC. 31,
T3S, R68W, 6TH P.M.
FOUND 2-1/2" CAP IN
RANGE BOX LS #13212
(P.O.C.)

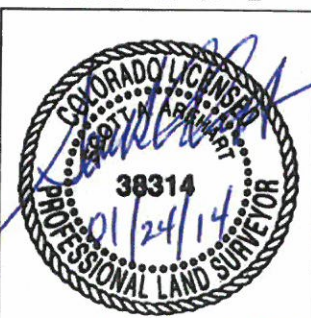
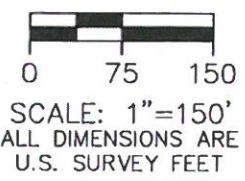
E1/4 COR., SEC. 31,
T3S, R68W, 6TH P.M.
FOUND 3" ALUM. CAP IN
RANGE BOX LS #37973



SW COR., SEC. 31,
T3S, R68W, 6TH P.M.
FOUND 3-1/4" ALUM.
CAP IN RANGE BOX
LS #13485

SHEET 2 OF 2

REV. JANUARY 24, 2014
DECEMBER 11, 2013



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2012-0486-05-003

ROW Project No. 2013-____
Parcel Legal Description No. 2013-____-____-____

LAND DESCRIPTION
W. CONEJOS PL. NORTHERLY RIGHT-OF-WAY VACATION

A PARCEL OF LAND BEING A PORTION OF W. CONEJOS PL. BETWEEN STUART ST. AND PERRY ST. LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

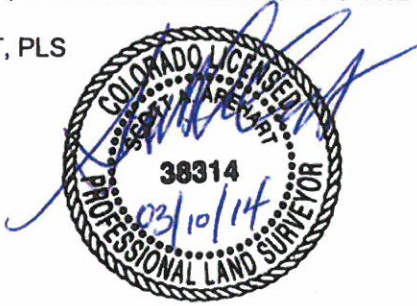
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31, THENCE N80°43'19"E A DISTANCE OF 2982.79 FEET TO THE SOUTHWEST CORNER OF BLOCK 2, BOULEVARD ADDITION TO THE CITY AND COUNTY OF DENVER AND THE POINT OF BEGINNING;
THENCE ALONG THE NORTHERLY LINE OF WEST CONEJOS PLACE AND THE SOUTHERLY LINE OF BLOCK 2 AND BLOCK 5, BOULEVARD ADDITION TO DENVER AND THE SOUTHERLY LINE OF BLOCK 2, GAVIN ADDITION N89°47'53"E A DISTANCE OF 927.22 TO THE SOUTHEAST CORNER OF SAID BLOCK 2, GAVIN ADDITION;
THENCE S00°18'32"E A DISTANCE OF 6.00 FEET;
THENCE S89°47'53"W A DISTANCE OF 662.72 FEET;
THENCE S00°18'32"E A DISTANCE OF 2.00 FEET;
THENCE S89°47'53"W A DISTANCE OF 264.50 FEET;
THENCE N00°18'49"W A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.140 ACRES (6,092 SQ. FT.), MORE OR LESS.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WESTERLY LINE OF BOULEVARD ADDITION TO THE CITY OF DENVER BEARING N00°18'49"W AND BEING MONUMENTED BY A FOUND #5 REBAR W/ CAP LS #20142 AT THE SOUTHWEST CORNER OF BLOCK 1, BOULEVARD ADDITION TO THE CITY OF DENVER AND A FOUND 10 FOOT OFFSET CHISELED CROSS AT THE NORTHWEST CORNER OF BLOCK 3, BOULEVARD ADDITION TO THE CITY OF DENVER.

PREPARED BY SCOTT A. AREHART, PLS
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC.
12499 W. COLFAX AVE.
LAKEWOOD, CO. 80215
(303) 431-6100
(303) 431-4028
December 11, 2013
Revised January 24, 2014
Revised February 5, 2014
Revised March 10, 2014



2012-0486-05-003

ROW PROJECT 2013-_____
PARCEL LEGAL DESCRIPTION No. 2013-_____-_____-_____

EXHIBIT A W. CONEJOS PL. R.O.W. VACATION

E1/4 COR., SEC. 31,
T3S, R68W, 6TH P.M.
FOUND 3" ALUM. CAP IN
RANGE BOX LS #37973

W1/4 COR., SEC. 31,
T3S, R68W, 6TH P.M.
FOUND 2-1/2" CAP IN
RANGE BOX LS #13212



STUART ST.

W. 16TH AVE.

PERRY ST.

P.O.B.
N00°18'49"W
8.00'

N89°47'53"E 927.22'

S00°18'32"E
6.00'

S89°47'53"W 264.50'

W. CONEJOS PL.
2.00'

N80°43'19"E
2982.79'

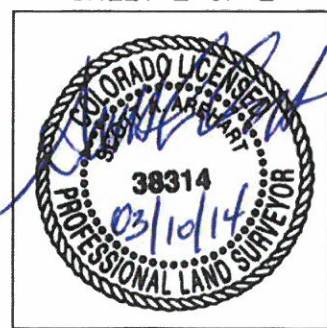
SW COR., SEC. 31,
T3S, R68W, 6TH P.M.
FOUND 3-1/4" ALUM.
CAP IN RANGE BOX
LS #13485 (P.O.C.)



SCALE: 1"=150'
ALL DIMENSIONS ARE
U.S. SURVEY FEET



SHEET 2 OF 2



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REV. FEBRUARY 05, 2014
REV. JANUARY 24, 2014
DECEMBER 11, 2013

2012-0486-05-004

ROW Project No. 2013-_____
Parcel Legal Description No. 2013-_____-_____-_____

LAND DESCRIPTION
W. CONEJOS PL. SOUTHERLY RIGHT-OF-WAY VACATION

A PARCEL OF LAND BEING A PORTION OF W. CONEJOS PL. BETWEEN STUART ST. AND RALEIGH ST. LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31, THENCE N82°14'46"E A DISTANCE OF 2971.37 FEET TO THE NORTHWEST CORNER OF BLOCK 1, BOULEVARD ADDITION TO THE CITY AND COUNTY OF DENVER AND THE POINT OF BEGINNING;
THENCE N00°18'49"W A DISTANCE OF 6.00 FEET;
THENCE N89°47'53"E A DISTANCE OF 270.02 FEET;
THENCE S00°18'38"E A DISTANCE OF 6.00 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 1;
THENCE ALONG THE SOUTHERLY LINE OF WEST CONEJOS PLACE AND THE NORTHERLY LINE OF SAID BLOCK 1, S89°47'53"W A DISTANCE OF 270.02 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.037 ACRES (1620 SQ. FT.), MORE OR LESS.

BASIS OF BEARINGS

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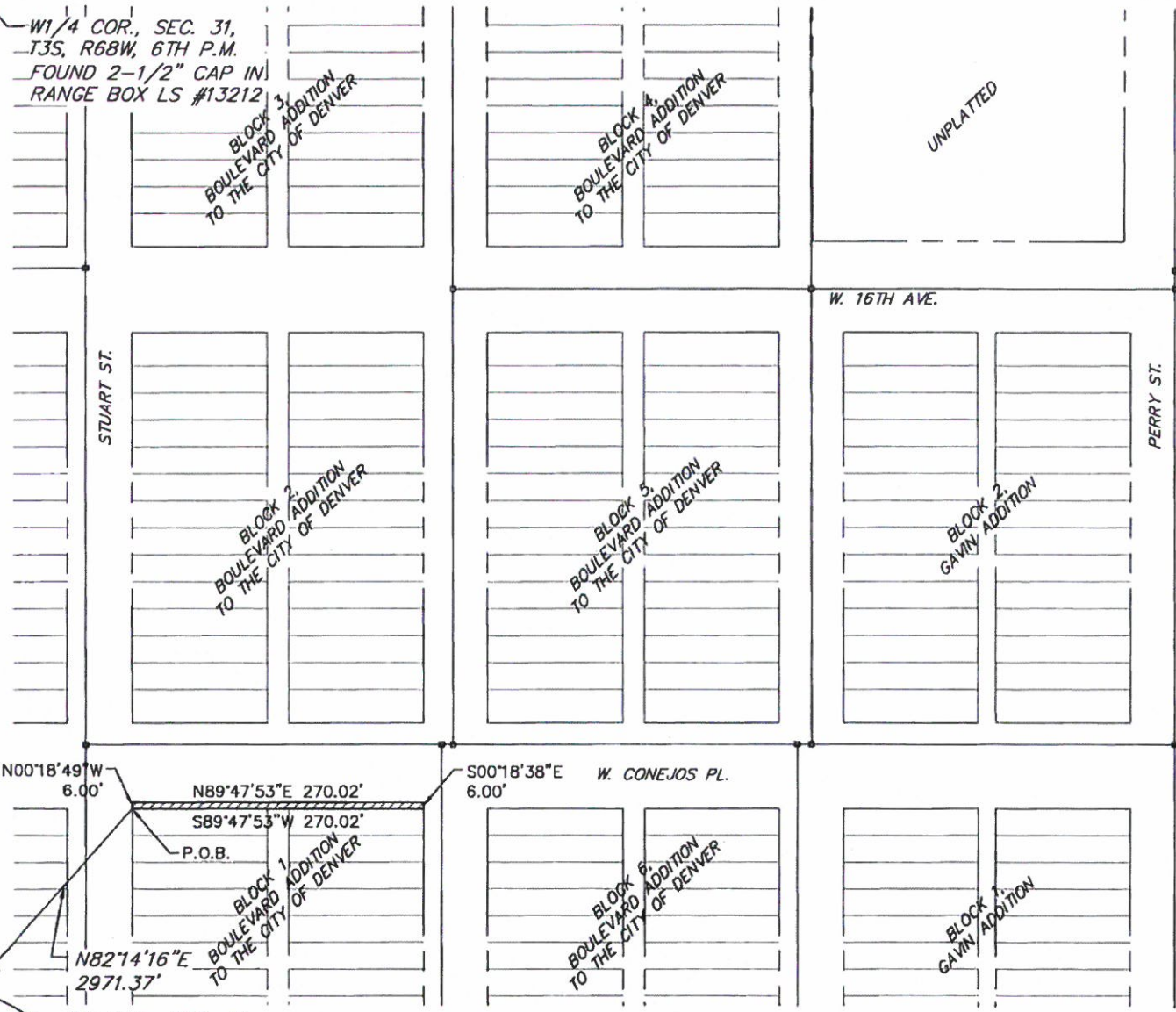
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ROW PROJECT 2013-_____
PARCEL LEGAL DESCRIPTION No. 2013-_____-_____-_____

EXHIBIT A W. CONEJOS PL. R.O.W. VACATION

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T3S, R68W, 6TH P.M.
FOUND 3" ALUM. CAP IN
RANGE BOX LS #37973

W1/4 COR., SEC. 31,
T3S, R68W, 6TH P.M.
FOUND 2-1/2" CAP IN
RANGE BOX LS #13212



N00°18'49"W 6.00'
N89°47'53"E 270.02'
S89°47'53"W 270.02'
S00°18'38"E 6.00' W. CONEJOS PL.

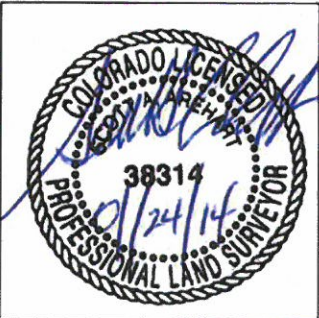
SW COR., SEC. 31,
T3S, R68W, 6TH P.M.
FOUND 3-1/4" ALUM.
CAP IN RANGE BOX
LS #13485 (P.O.C.)

0 75 150
SCALE: 1"=150'
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SHEET 2 OF 2

REV. JANUARY 24, 2014
DECEMBER 11, 2013



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2012-0486-05-005

ROW Project No. 2013-____
Parcel Legal Description No. 2013-____-____-____

LAND DESCRIPTION
BLOCK 2, GAVIN ADDITION 16 FOOT ALLEY VACATION

A PARCEL OF LAND BEING A PORTION OF BLOCK 2, GAVIN ADDITION LOCATED IN THE
SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3
SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF
DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE 16 FOOT ALLEY LOCATED IN BLOCK 2, GAVIN ADDITION.

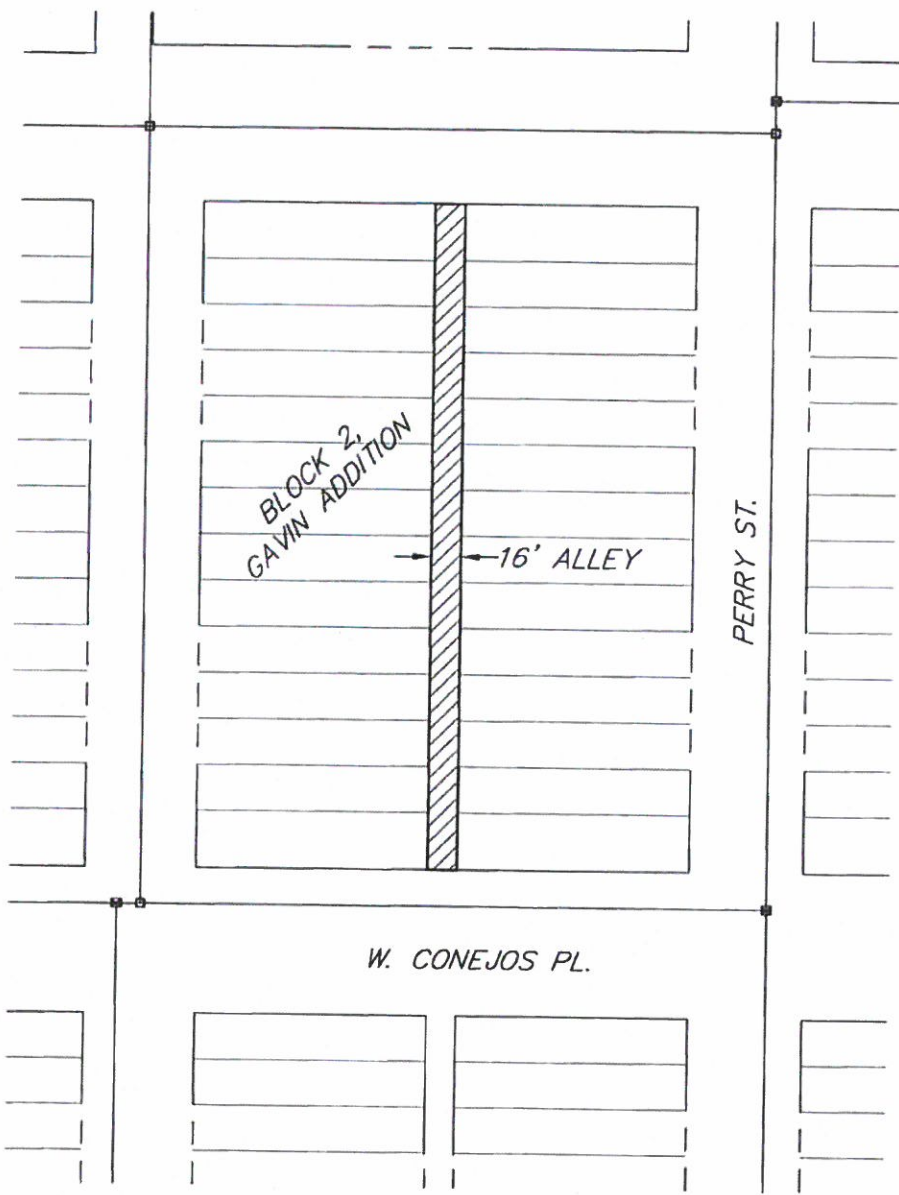
PREPARED BY SCOTT A. AREHART, PLS
FOR AND ON BEHALF OF
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(303) 431-6100
(303) 431-4028
December 11, 2013



2012-0486-05-005

ROW PROJECT 2013-_____
PARCEL LEGAL DESCRIPTION No. 2013-_____-_____-_____

EXHIBIT A BLOCK 2, GAVIN ADDITION ALLEY VACATION

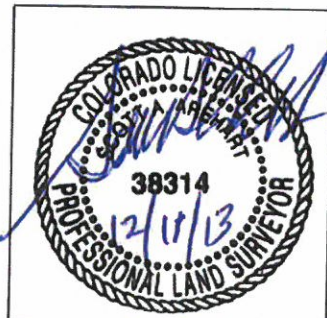


W. CONEJOS PL.

SHEET 2 OF 2

DECEMBER 11, 2013

0 50 100
SCALE: 1"=100'
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