



**Department of Public Works**  
Engineering Regulatory & Analytics  
201 W. Colfax Avenue, Dept. 507  
Denver, CO 80202  
720-865-3003  
[www.denvergov.org/pwpermits](http://www.denvergov.org/pwpermits)

## REQUEST FOR VACATION ORDINANCE

**TO:** Caroline Martin, City Attorney's Office

**FROM:** Ted Christianson  
Director, Public Works Right of Way Services

**ROW #:** 2017-VACA-0000018

**DATE:** December 20, 2017

**SUBJECT:** Request for an Ordinance to vacate a portion of the Right of Way at Park Avenue West at Champa Street, 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 Cory Rutz, dated October 17, 2017, on behalf of Park Avenue Storage, LLC for requesting 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(s).

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

**INSERT PARCEL DESCRIPTION ROW 2017-VACA-0000018-001 HERE**

TC:cs

cc: City Councilperson & Aides  
City Council Staff – Zach Rothmier  
Department of Law – Shaun Sullivan  
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](mailto:angela.casias@DenverGov.org) by **12:00 pm 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:** December 12, 2017

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

Request for an Ordinance to vacate a portion of the Right of Way at Park Avenue West at Champa Street, without reservations.

**3. Requesting Agency:** PW Right of Way Services  
**Agency Division:** Engineering, Regulatory & Analytics

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

- **Name:** Chaunda Sinn
- **Phone:** 720-865-3036
- **Email:** Chaunda.sinn@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:** Angela Casias
- **Phone:** 720-913-8529
- **Email:** angela.casias@denvergov.org

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

Request for an Ordinance to vacate a portion of the Right of Way at Park Avenue West at Champa Street, without reservations.

**\*\*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 – please do not leave blank.)

- a. **Contract Control Number:** N/A
- b. **Contract Term:** N/A
- c. **Location:** 2255 Champa St
- d. **Affected Council District:** Dist # 9, Councilman Brooks
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):** N/A

**7. Is there any controversy surrounding this ordinance? (Groups or individuals who may have concerns about it?) Please explain.**

None

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*To be completed by Mayor's Legislative Team:*

SIRE Tracking Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_



## VACATION EXECUTIVE SUMMARY

**Project Title:** 2017-VACA-0000018 2255 Champa St

**Landowner name:** Park Avenue Storage, LLC

**Description of Proposed Project:** Request for an Ordinance to vacate a portion of the Right of Way at Park Avenue West at Champa Street, without reservations.

**Explanation of why the public right-of-way must be utilized to accomplish the proposed project:** This area was erroneously dedicated as Public Right of Way in connection with the approved Site Development Plan for the Champa Storage project at 2255 Champa Street.

**Width of area in feet:** 1.5 feet

**Number of buildings abut said area:** 1

**The 20-day period for protests has expired, the vacating notice was posted on:** Waived per Senior Engineer Manager, Matt Bryner

**Adjoining Neighbor and Registered Neighborhood Organization notification was sent on:** N/A

**Protests sustained by the manager of Public Works:** 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

**Background:** This area was erroneously dedicated as Public Right of Way in connection with the approved Site Development Plan for the Champa Storage project at 2255 Champa Street.

**Public Notification:** Public Notification is waived per Senior Engineer Manager, Matt Bryner

**Location Map:**





Guardian Storage  
1.5' Sidewalk Exhibit

A parcel of land situated in the Northeast One-Quarter of Section 34, Township 3 South, Range 68 West of the 6<sup>th</sup> Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

The Northeasterly 1.50 feet of Lot 32, Block 114, Stile's Addition to the City of Denver except the Northwest 2.00 feet thereof, being further described as follows:

Beginning at the Easterly most corner of said Lot 32, said point also being the intersection of the Southwesterly Right-of-Way for Park Avenue West and the Northwesterly Right-of-Way for Champa Street;

Thence along the Southeasterly boundary of said Lot 32 and said Northwest Right-of-Way, S44°55'02"E, a distance of 1.50 feet;

Thence N45°03'10"W, a distance of 123.50 feet;

Thence N44°54'44"E, a distance of 1.50 feet to a point on the Northeast boundary of said Lot 32, said point also being on the said Southwest Right-of-Way;

Thence along said Northeast boundary and said Southwest Right-of-Way, S45°03'10"E, a distance of 123.50 feet to the Point of Beginning;

Containing 185 square feet or 0.004 acres, more or less.

Basis of Bearings: S 45°03'10" E being the 20' Range Line north of Block 114, Stile's Addition to the City of Denver located within the Park Avenue R.O.W. as measured between a City and County of Denver Range Point (2.5" Brass Cap 1.1' down in a monument well LS 11130) at the Northeast corner of the block and a City and County of Denver Range Point (2.5" Aluminum Cap 0.3' down in monument well LS 11150) at the Northwest corner of the block.

Cameron M. Watson, PLS  
Colorado License No. 38311  
For and on behalf of Point Consulting, LLC  
8341 Sangre De Cristo Rd., Suite 102  
Littleton, CO 80127  
(720) 837-4370  
cwatson@pnt-llc.com



CCD RANGE POINT  
FND 2.5" ALUMINUM CAP  
0.3' DOWN IN WELL  
HCL IS 11150

CCD RANGE POINT  
FND 2.5" BRASS CAP  
1.1' DOWN IN WELL  
IS 11130

20' RANGE LINE - BASIS OF BEARINGS  
S45°03'10"E 346.01' (346' R)

PARK AVENUE WEST  
80' PUBLIC R.O.W.  
S45°03'10"E 123.50'

P.O.B.

S44°55'02"W  
1.50'

N44°54'44"E  
1.50'

N45°03'10"W 123.50'

16' PUBLIC ALLEY

BLOCK 114

CHAMPA STREET  
80' PUBLIC R.O.W.

LOT 32

LOT 31

LOT 30

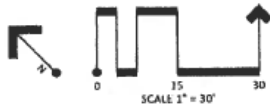
LOT 29

LOT 28

LOT 27

LOT 26

LOT 25



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PLANNING | ENGINEERING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING

EXHIBIT - PARK AVF  
**GUARDIAN STORAGE**  
DENVER, COLORADO

DATE	DESCRIPTION
11.12.14	ORIGINAL PREPARATION
06.19.15	ADDED BASIS OF BEARINGS

JOB NO. 14-07-DY4 SHEET 2/2