



**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**

**REQUEST FOR ORDINANCE TO RELINQUISH EASEMENT**

**TO:** Charlene Thompson, City Attorney's Office

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

*Robert J. Duncanson*  
1/19/16

**PROJECT NO:** 2015-VACA-0031001

**DATE:** January 19, 2016

**SUBJECT:** Proposal to vacate a strip of Quebec Street, South of the Belleview Light Rail Station

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

This office has investigated the request of Prime West Development to vacate a strip of Quebec Street, south of the Belleview Light Rail Station.

This matter has been checked by this office and has been coordinated with Asset Management; Comcast; the City Councilperson; CPD: Planning Services; Historic Preservation/Landmark; Denver Water; Denver Fire Department; City Forestry; Parks and Recreation; Engineering, Regulatory, and Analytics Transportation and Wastewater; Public Works: Construction Engineering; Public Works – Policy and Planning; Metro Wastewater Reclamation District; Survey; CenturyLink; and Xcel Energy, all of whom have returned our questionnaires indicating their agreement.

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

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

***INSERT PARCEL DESCRIPTION 2015-VACA-003100-001 HERE***

A map of the area is attached.

RJD:cmc

cc:

City Councilperson & Aides (#4 – Kendra Black)  
City Council Staff – Shelley Smith  
Department of Law – Brent Eisen  
Department of Law – Shaun Sullivan  
Public Works, Manager's Office – Alba Castro  
Public Works, Legislative Services – Angela Casias  
Public Works, Survey – Paul Rogalla

## 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: January 19, 2016

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 by Prime West Development and Front Range Land Development to vacate a strip of Quebec Street.

**3. Requesting Agency:** Public Works – Right of Way Services – Survey

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

- **Name:** Cindy Cooley
- **Phone:** 720-913-4527
- **Email:** Cindy.Cooley@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:**

A strip of Quebec Street is needed because the TMU 30 zoning is a zero setback zoning and the designed office building (One Bellevue Station) sets back only 3 feet, which does not allow proper clearances to meet Xcel's requirements near the building.

**\*\*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:** 4955 Quebec Street (South of Bellevue Light Rail Station)
- d. **Affected Council District:** #4 – Kendra Black (Aide is Lori Grohskopf)
- 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.



**DENVER**  
THE MILE HIGH CITY

## EXECUTIVE SUMMARY

**Project Title: 2015-VACA-0031001 – Belleview Station  
Vacation of a strip of Quebec Street with Reservations**

**Description of Proposed Project:**

This is a request for an Ordinance to vacate a strip of Quebec Street, bounded on the north by Chenango Avenue, and on the south by Belleview Avenue, consisting of approximately 728 Square feet or 0.017 acres, reserving a sidewalk easement of 209.25 feet.

**Explanation of why the public right-of-way must be utilized to accomplish the proposed project:**

The vacation would result in Xcel's required clearances, as well as providing room for a future sidewalk and tree lawn, which will be constructed and maintained by Madre Metropolitan District.

**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, a sidewalk easement.**

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

**Additional information: None.**



**LAND DESCRIPTION**

A PORTION OF SOUTH QUEBEC STREET LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE EAST LINE OF LOT 1, BLOCK 5, BELLEVIEW STATION FILING NO. 2, RECORDED JULY 24, 2009 AT RECEPTION NUMBER 2009095677 AT THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, MONUMENTED AT THE NORTH END BY A YELLOW PLASTIC CAP STAMPED "LS 37948" AND ON THE SOUTH END BY A YELLOW PLASTIC CAP STAMPED "LS37948", WITH THE LINE ASSUMED TO BEAR S00°16'41"E;

**COMMENCING** AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 5, BELLEVIEW STATION FILING NO. 2;

THENCE S00°16'41"E, ALONG THE EAST LINE OF SAID LOT 1, BLOCK 5, A DISTANCE OF 126.88 FEET TO **THE POINT OF BEGINNING**; THENCE DEPARTING THE EAST LINE OF SAID LOT 1, BLOCK 5, N90°00'00"E, A DISTANCE OF 17.40 FEET; THENCE S00°16'41"E, A DISTANCE OF 41.85 FEET; THENCE N90°00'00"W, A DISTANCE OF 17.40 FEET; THENCE N00°16'41"W, A DISTANCE OF 41.85 FEET THE **POINT OF BEGINNING**.

CONTAINING A CALCULATED AREA OF 728 SQUARE FEET OR 0.017 ACRES. TOGETHER WITH AN EASEMENT RESERVED BY THE CITY AND COUNTY OF DENVER, ITS SUCCESSORS AND ASSIGNS, OVER, UNDER AND ACROSS THE WESTERLY 5.00 FEET OF THE ABOVE DESCRIBED PROPERTY, FOR SIDEWALK PURPOSES.

CONTAINING A CALCULATED AREA OF 209.25 SQUARE FEET OR 0.005 ACRES.

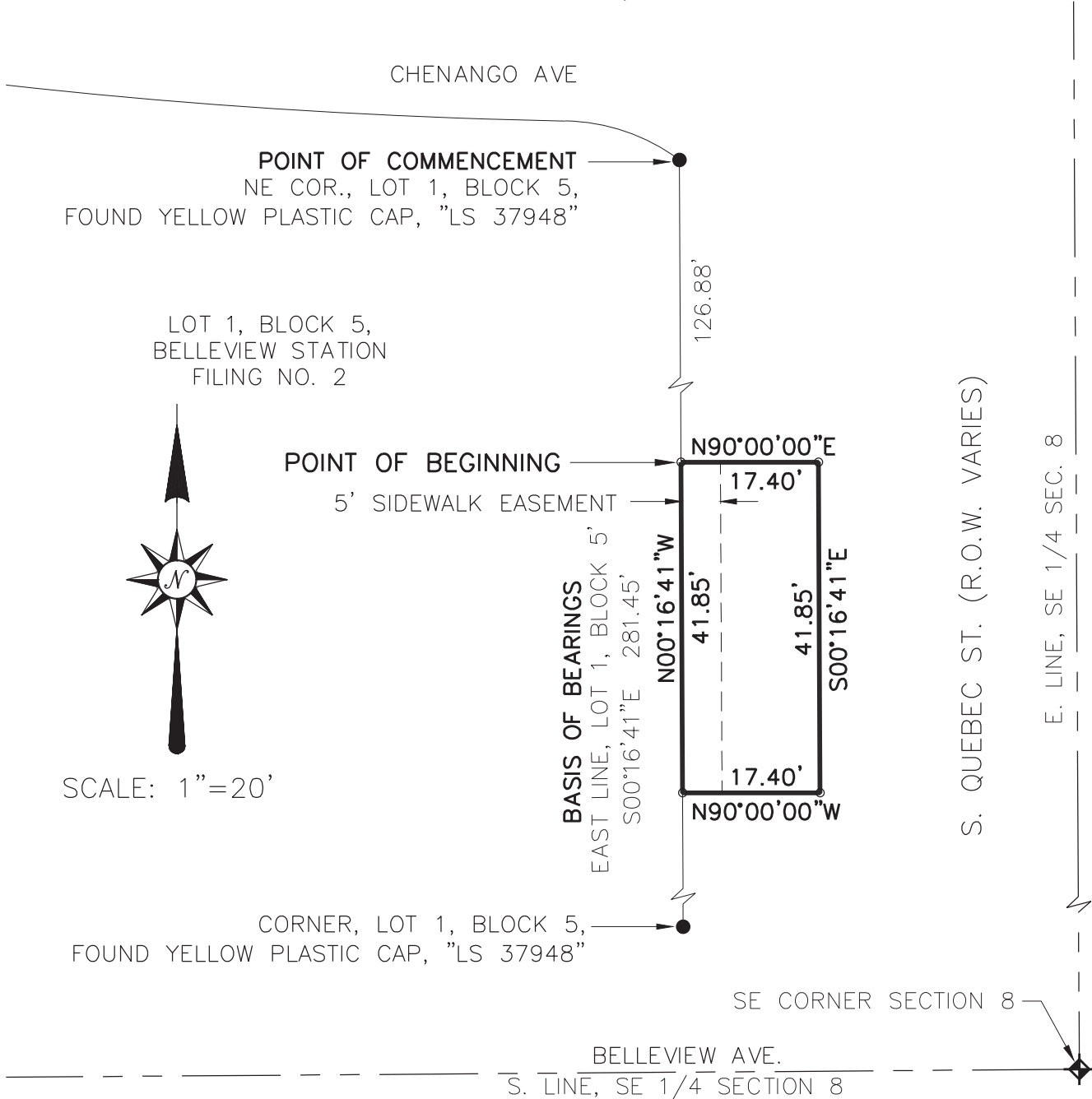


PREPARED BY: ANTONIO W. SMITH, PLS #38320

FOR AND ON BEHALF OF R&R ENGINEERS-SURVEYORS, INC.  
710 WEST COLFAX AVE.  
DENVER, COLORADO 80204  
JOB #: PW14082 JULY 21, 2015

# EXHIBIT A

A PORTION OF S. QUEBEC STREET  
 LOCATED IN THE SE ONE-QUARTER OF SECTION 8, T.5S., R.67W., 6TH P.M.  
 CITY AND COUNTY OF DENVER, STATE OF COLORADO




SCALE: 1"=20'



**NOTE**  
 THIS DRAWING IS MEANT TO DEPICT THE ATTACHED LEGAL DESCRIPTION AND IS FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

CONTAINS 728 SQ. FT. OR 0.017 ACRES

	<b>Date:</b> 07/17/2015	Sheet 2 of 2		<b>R&amp;R ENGINEERS-SURVEYORS, INC.</b> 710 WEST COLFAX AVENUE DENVER, COLORADO 80204 PH: 303-753-6730 - FAX: 303-753-6568 WWW.RRENGINEERS.COM
	<b>Drawn:</b> TPF			
	<b>Checked:</b> AWS			
	<b>Job No.:</b> PW14082			