




Department of Public Works
 201 W. Colfax Avenue, Dept. 507
 Denver, CO 80202
 720-865-3001
www.denvergov.org/survey

REQUEST FOR VACATION ORDINANCE

TO: Caroline Martin, City Attorney’s Office

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

ROW #: 2016-VACA-0000025

DATE: April 24, 2017

SUBJECT: Request for an Ordinance to vacate a portion of the east/west alley bounded by N. Julian Street, N. Irving Street, and W. 18th Avenue, W. 17th Avenue, 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 Nathan Laudick, dated October 26, 2016, on behalf of Reid Goolsby 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, hereby approved and the described area is hereby vacated and declared vacated; PROVIDED, HOWEVER, said vacation shall be subject to the following reservations:

A perpetual, non-exclusive easement is hereby reserved by the City and County of Denver, its successors and assigns, over, under, across, along, and through the portion of the vacated area as described below (“Easement Area”) for the purposes of constructing, operating, maintaining, repairing, upgrading and replacing public or private utilities including, but not limited to, storm drainage, sanitary sewer, and water facilities and all appurtenances to said utilities. A hard surface shall be maintained by the property owner over the entire Easement Area. The City reserves the right to authorize the use of the reserved easement by all utility providers with existing facilities in the Easement Area. No trees, fences, retaining walls, landscaping or structures shall be allowed over, upon or under the Easement Area. Any such obstruction may be removed by the City or the utility provider at the property owner's expense. The property owner shall not re-grade or alter the ground cover in the Easement Area without permission from the City and County of Denver. The property owner shall be liable for all damages to such utilities, including their repair and replacement, at the property owner's sole expense. The City and County of Denver, its successors, assigns, licensees, permittees and other authorized users shall not be liable for any damage to property owner’s property due to use of this reserved easement.

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

INSERT PARCEL DESCRIPTION ROW 2016-VACA-0000025-001 HERE

TC: cs

cc: City Councilperson & Aides

City Council Staff – Sherey Smith

Department of Public Works – Brent Eisen

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.

**All fields must be completed.*
Incomplete request forms will be returned to sender which may cause a delay in processing.*

Date of Request: April 24, 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 east/west alley bounded by N. Julian Street, N. Irving Street, and W. 18th Avenue, W. 17th Avenue, with 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 east/west alley bounded by N. Julian Street, N. Irving Street, and W. 18th Avenue, W. 17th Avenue, with 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: 1712 Julian Street
- d. Affected Council District: Dist # 3, Paul Lopez
- 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.

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: _____

Date Entered: _____



VACATION EXECUTIVE SUMMARY

Project Title: 2016-VACA-0000025 Julian St Townhomes at 1712 Julian St

Owner name: Reid Goolsby

Description of Proposed Project: Request for an Ordinance to vacate a portion of the east/west alley bounded by N. Julian Street, N. Irving Street, and W. 18th Avenue, W. 17th Avenue, with reservations.

Explanation of why the public right-of-way must be utilized to accomplish the proposed project: The customer would like to develop the alley and adjacent properties into townhomes.

Width of area in feet: 10 feet

Number of buildings abut said area: 2

The 20-day period for protests has expired, the vacating notice was posted on: March 30, 2017

Adjoining Neighbor and Registered Neighborhood Organization notification was sent on: March 30, 2017

Protests sustained by the manager of Public Works: Have not been filed

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 hard surface easement will be retained for a sanitary line located in the area.

Will an easement relinquishment be submitted at a later date: Yes

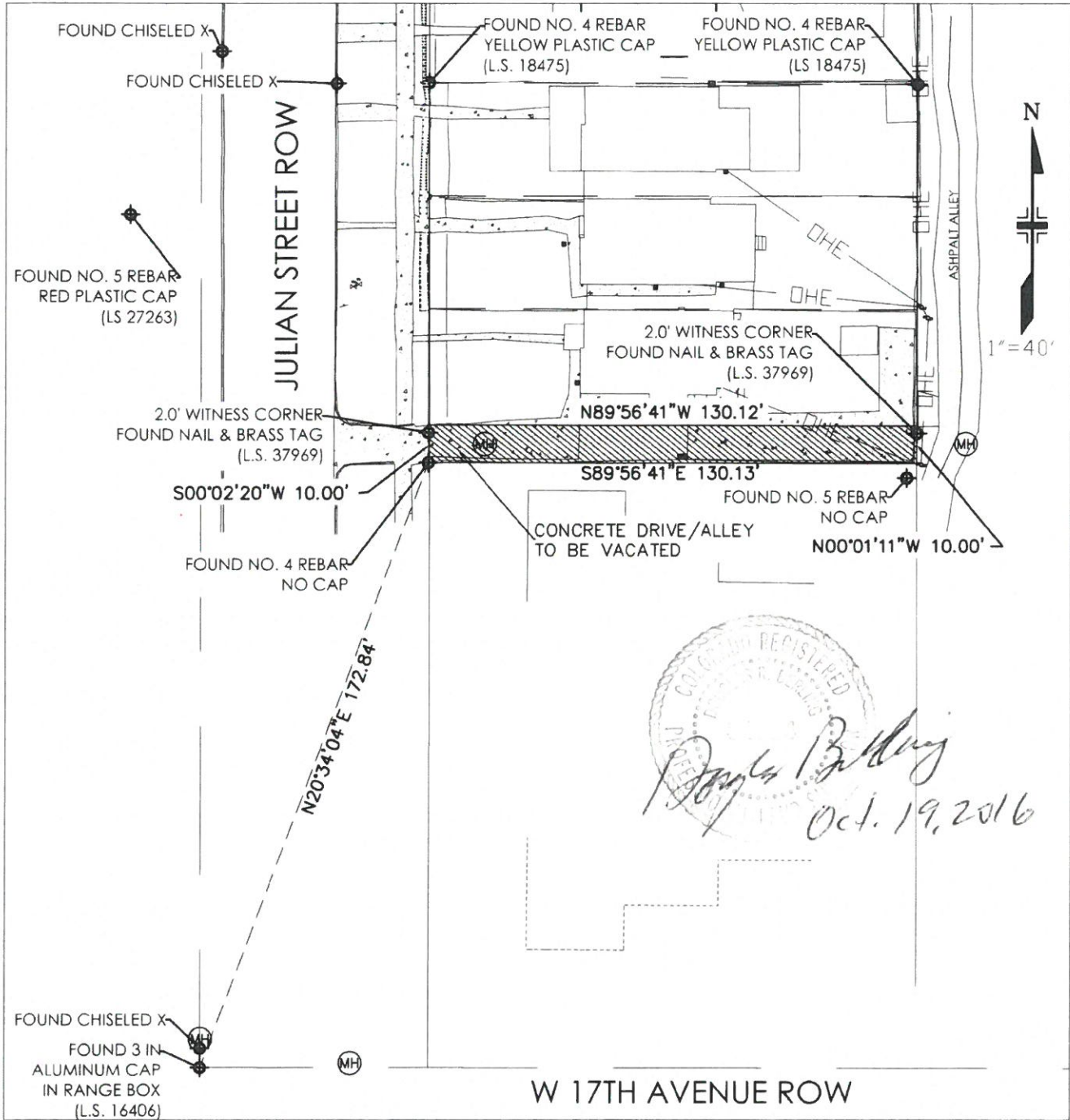
Background: Customer owns adjacent properties and plans to redevelop the area

Public Notification: There were no objections to this vacation request.

Location Map:



17TH AVENUE AND JULIAN STREET ALLEY VACATION EXHIBIT



REGISTERED
Douglas Billing
 Oct. 19, 2016

DRAWN:	DMC	9/27/16
CHECK:	DMC	9/27/16

OWNER INFORMATION

EV STUDIOS

ALLEY VACATION EXHIBIT
CITY & COUNTY OF DENVER

TAMARACK CONSULTING LLC
 TAMARACK CONSULTING LLC
 8840 W. COLFAX AVENUE
 LAKEWOOD, CO 80215
 (303) 233-3265

17TH AVENUE AND JULIAN STREET ALLEY VACATION EXHIBIT

COMMENCING AT A FOUND 3 IN ALUMINUM CAP IN RANGE BOX STAMPED LS 16406;
BEING ON THE SOUTHWEST RANGE LINE CORNER OF WEST 17TH AVENUE (ELLSWORTH
AVENUE) AND JULIAN STREET, BLOCK 16 AS NOTED IN "THE MAP OF OFFICIAL CITY SURVEY
OF S.W. 1/4 SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST, INCLUDING CHELTENHAM
HEIGHTS AND RE-SUBDIVISION THEREOF", RECORDED IN BOOK 8B PAGE 43, ADOPTED
OCTOBER 31, 1898.

THENCE N 20°34'04" E, A DISTANCE OF 172.84 FEET TO A FOUND NO. 4 REBAR (NO CAP)
MARKING THE SOUTHWEST CORNER OF A PLATTED ALLEY IN SAID CHELTENHAM HEIGHTS
MAP, ALSO BEING THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED HEREIN, AND
BEING THE POINT OF BEGINNING;

THENCE S 89°56'41" E, A DISTANCE OF 130.13 FEET TO A POINT BEING THE SOUTHEAST
CORNER OF THE PARCEL DESCRIBED HEREIN;

THENCE N 00°01'11" E, A DISTANCE OF 10.00 FEET TO A POINT BEING THE NORTHEAST
CORNER OF THE PARCEL DESCRIBED HEREIN;

THENCE N 89°56'41" W, A DISTANCE OF 130.12 FEET TO A POINT BEING THE NORTHWEST
CORNER OF THE PARCEL DESCRIBED HEREIN;

THENCE S 00°02'20" W, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF ALLEY VACANCY BEING APPROXIMATELY 0.03 ACRES (1308.87 SQUARE
FEET).

Douglas B. Bering
 Oct. 19,
 2016

DRAWN:	DAO	9/27/16	OWNER INFORMATION	ALLEY VACATION EXHIBIT CITY & COUNTY OF DENVER
CHECK:	DRB	9/27/16	EV STUDIOS	
TAMARACK CONSULTING LLC			TAMARACK CONSULTING LLC 8840 W. COLFAX AVENUE LAKEWOOD, CO 80215 (303) 233-3265	
			SCALE: N/A	SHEET 2 OF 2