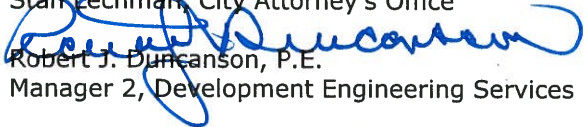


REQUEST FOR ORDINANCE TO RELINQUISH EASEMENT

TO: Stan Lechman, City Attorney's Office

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

PROJECT NO: 2014-RELINQ-0007803

DATE: October 22, 2015

SUBJECT: This is a request to relinquish a portion of the easement within a vacated alley between Lots 2 & 3 of Block 7 of Sloan's Lake. The easement was created by Ordinance #628, Series of 1983 and recorded November 21, 1983 in Book 2974, Page 693. It is bounded by W Conejos Pl, N Stuart St, N Raleigh St, and W Colfax Ave.

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

This office has investigated the request of Peter S Buckley on behalf of Martin/Martin, Inc.

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 relinquish the easements in the following described areas:

INSERT PARCEL DESCRIPTION 2014-RELINQ-0007803-001 HERE

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

RJD:aal

cc:

City Councilperson & Aides
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 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: October 22, 2015

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.**)

2014-RELINQ-0007803: Request for an easement relinquishment over a portion of an alley south of Sloan's Lake.

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

In order to redevelop this area, the utilities had to be moved out of a portion of the alley. The applicant is requesting to relinquish the easement over that area.

****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:** 1525 N Raleigh St
- d. **Affected Council District:** #1 – Rafael Espinoza
- 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.

There was no controversy regarding this request.

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: _____

Date Entered: _____



DENVER
THE MILE HIGH CITY

EXECUTIVE SUMMARY

Project Title:

2014-RELINQ-0007803: Request for an easement relinquishment over a portion of an alley south of Sloan's Lake.

Description of Proposed Project:

This is a request to relinquish a portion of the easement within a vacated alley between Lots 2 & 3 of Block 7 of Sloan's Lake. The easement was created by Ordinance #628, Series of 1983 and recorded November 21, 1983 in Book 2974, Page 693. It is bounded by W Conejos Pl, N Stuart St, N Raleigh St, and W Colfax Ave.

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

This area is necessary for overall lot redevelopment.

Additional information:

None.

BY AUTHORITY

ORDINANCE NO. 628
SERIES OF 1983

COUNCIL BILL NO. 688
INTRODUCED BY:
FOOTE, SILCHIA, DAVIS,
MONTIRE, SANDOS & DONOHUE

A B I L L

FOR AN ORDINANCE VACATING A CERTAIN PART OF THE SYSTEM OF THOROUGHFARES OF THE MUNICIPALITY: I.E., VACATING OF ALLEY IN BLOCK 1, BOULEVARD ADDITION TO CITY OF DENVER, BLOCK IS BOUNDED BY WEST COLFAX AVENUE, RALEIGH STREET, WEST CONEJOS PLACE AND STUART STREET, SUBJECT TO CERTAIN RESERVATIONS.

WHEREAS, the Manager of Public Works of the City and County of Denver has found and determined that the public use, convenience and necessity no longer require that certain alley in the system of thoroughfares of the municipality hereinafter described and, subject to approval by ordinance, has vacated the same with reservations hereinafter set forth; now, therefore,

BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:

Section 1. That the action of the Manager of Public Works in vacating the following described alley in the City and County of Denver and State of Colorado, to-wit:

The alley in Block 1, Boulevard Addition to the City of Denver,

be and the same is hereby approved and the described alley is hereby vacated and declared vacated, provided, however, said vacation shall be subject to the following conditions and reservations:

That easements be and are hereby retained to protect the utilities in the vacated alley which include power and telephone lines and drainage facilities for water and sewage of the City and County of Denver.

Handwritten signature in pink ink

PASSED BY The Council November 14 1983

J. J. Hood - President

APPROVED: Ed S. Muech - Mayor November 16 1983

ATTEST: J. J. Hood - Clerk and Recorder,
Ex-Officio Clerk of the
City and County of Denver

PUBLISHED IN The Daily Journal Nov. 10, 1983 and Nov. 21, 1983

I have made the findings and determinations as set forth in the above and foregoing draft or form of a proposed Bill for an Ordinance, and subject to approval by Ordinance, have vacated and do hereby vacate the described alley, subject to certain reservations, and request the Council of the City and County of Denver to approve such vacation, subject to certain reservations, by the enactment of an appropriate ordinance. I approve said draft or form of a proposed Bill for an ordinance and recommend the introduction and passage thereof.

Ed S. Muech
Manager of Public Works

PREPARED BY: M. H. K. - City Attorney 11/5 1983



LAND DESCRIPTION
SHEET 1 OF 2

A PORTION OF THE RESERVED EASEMENTS AS DESCRIBED BY ORDINANCE 628, SERIES 1983, VACATING THE ALLEY IN BLOCK 1, BOULEVARD ADDITION TO THE CITY OF DENVER, RECORDED ON JUNE 24, 1874 IN BOOK OF MAPS PAGE 60, COUNTY OF ARAPAHOE, AND RESUBDIVIDED AS BLOCK 7, SOUTH SLOAN'S LAKE SUBDIVISION FILING NO. 1, RECORDED ON MAY 15, 2014 AT RECEPTION NUMBER 2014055707 AT THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID, BLOCK 7, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF WEST COLFAX AVENUE, THENCE ALONG THE SOUTHERLY LINE OF SAID BLOCK 7, N89°47'35"E A DISTANCE OF 123.50 FEET TO THE SOUTHWEST OF SAID ALLEY AND THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF SAID ALLEY, N00°18'43"W A DISTANCE OF 78.49 FEET; THENCE N89°41'17"E A DISTANCE OF 8.50 FEET; THENCE S00°18'43"E A DISTANCE OF 78.51 FEET; THENCE ALONG SAID SOUTHERLY LINE, S89°47'35"W A DISTANCE OF 8.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 667 SQUARE FEET (0.015 ACRES), MORE OR LESS.

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 RYAN STRATMAN
REVIEWED BY RICHARD NOBBE, PLS #23899
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215

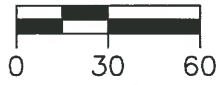
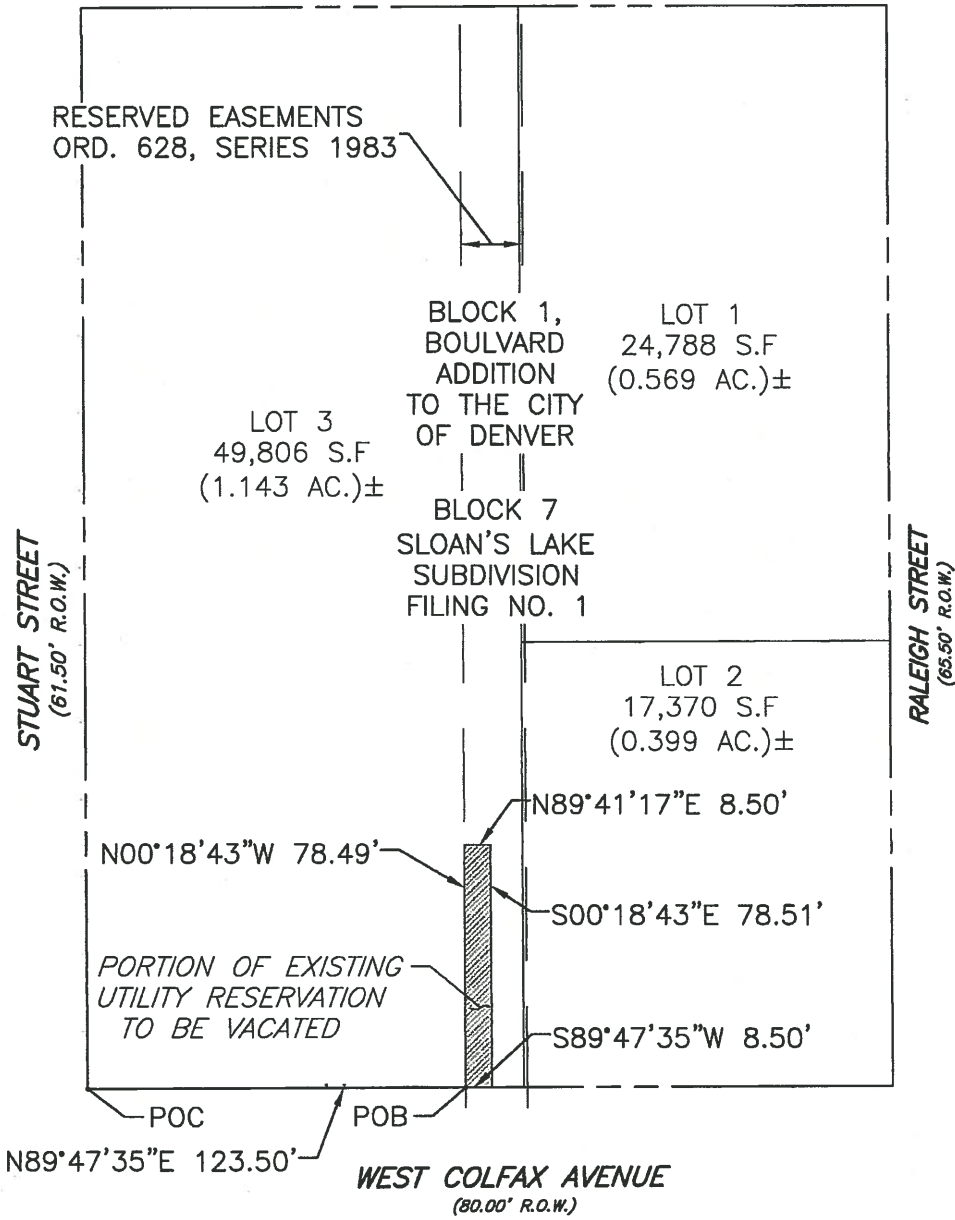


LAND DESCRIPTION

SHEET 2 OF 2

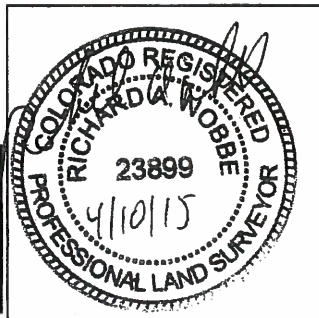
2014-RELINQ-0007803-001

WEST CONEJOS PLACE
(74' R.O.W.)



SCALE: 1"=60'
ALL DIMENSIONS ARE
U.S. SURVEY FEET

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



APRIL 8, 2015

MARTIN/MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

DRAWING LOCATION: C:\SCHLAGETER\14.0082-St. Anthony's Raleigh Bldg.ENG\Utility Relinquishment\Building Easement Relinquishment\EASEMENT RELINQUISHMENT_EXHIBIT.dwg



February 17, 2015

Public Works Plans Review Services
201 W Colfax Ave., Dept. 507
Denver, CO. 80202-5329
denver.row@denvergov.org

Re: Sloan's Lake – Utility Reservation Relinquishment Request

Dear Sir/Madam,

On behalf of LCPW SLOANS 1525, LLC., we are requesting that a portion of an existing utility reservation that exists within a vacated alley between Lots 2 & 3 of Block 7 Sloan's Lake Subdivision to be relinquished. The utility easement is described as: "Alley vacated by ordinance No. 628, series of 1983 recorded November 21, 1983 in book 2974, page 693 with reservations to the City and County of Denver and utility owners."

This request is proposed as a part of the improvements to the subject property. The current use of the reservation is to protect the utilities in the vacated alley which include power and telephone lines and drainage facilities for water and sewage of the City and County of Denver. The proposed redevelopment to the subject project will be for a retail building, a theater, and parking lots. The proposed building in Lot 3 will be placed within the existing easement. As a result, the existing utility reservation will need to be revised. No existing utilities in the vacated alley will need to be removed or relocated. There are existing Xcel Energy lines in the easement, but they will not need to be moved. An existing sanitary sewer line is in the easement, but is being removed prior to construction of the proposed building. The zoning on the site is currently C-MS-8 and allows for this new use.

Points of contact for the project are:

Owner: LCPW SLOANS 1525, LLC
Attn: Steve Kurtz
5711 South Nevada Street
Littleton, CO 80120-4615
Phone: 303.797.9119
Fax: 866.813.6990
Email: swkurtz@lcpartners.net

Architect: Oz Architecture
Attn: Don Schieferecke
3003 Larimer Street

Denver, CO 80205
Phone: 303.861.5704
Email: dschieferecke@ozarch.com

Engineer: Martin/Martin Consulting Engineers, Inc.
Attn: Peter Buckley
12499 West Colfax Avenue
Lakewood, CO 80215
Phone: 303.431.6100
Fax: 303.431.4028
Email: pbuckley@martinmartin.com

Should you have any comments or questions please contact me at 303.431.6100. Thank you for your assistance in this matter.

Yours Sincerely,

A handwritten signature in black ink, appearing to read "Skip Cromley", with a long horizontal flourish extending to the right.

Skip Cromley
Senior Designer

Attachments: Site Plan; Legal Description and Exhibit; Copy of the Utility Reservation document.



CITY AND COUNTY OF DENVER

DEPARTMENT OF PUBLIC WORKS
Engineering Division

DEPARTMENT OF PUBLIC WORKS
PWPCP/PWPRS
201 W. Colfax Ave., Dept. 507
Denver, Colorado 80202-5304
Voice: (720) 865-2782
Fax: (720) 865-3481
www.denvergov.org/PWPRS

DENVER
THE MILE HIGH CITY

Michael B. Hancock

2014D00031 - 4200 W Conejos Ave - St. Anthony Block 7 - Colfax and Raleigh Redevelopment

10/22/2015

Process Number: **2014-PROJMSTR-0000078**

Project Title: 2014D00031 - 4200 W Conejos Ave - St. Anthony Block 7 - Colfax and Raleigh Redevelopment

Process Type: **ROW Relinquishment**

Process Description: Request to relinquish a portion of the easement within a vacated alley between Lots 2 & 3 of Block 7 of Sloan's Lake. Ord #628, Series of 1983 recorded November 21, 1983 in Book 2974, Page 693.

Bounded by Conejos, Stuart, Raleigh, and Colfax.

Any denials listed below must be rectified in writing to this office before project approval is granted.

Approval Status: **Approved**

Reviewer: **Asset Management Review - Lorantos**

Reviewers Name:

Reviewers Phone:

Reviewers Email:

Comments:

PWPRS Project Number: 2014-0078-03 Easement Relinquishment at 4200 W Conejos Ave

Reviewing Agency/Company: Division of Real Estate

Reviewers Name: Steve Wirth

Reviewers Phone: 720-913-1503

Reviewers Email: steve.wirth@denvergov.org

Approval Status: **Approved**

Comments:

Approval Status: **Approved**

Reviewer: **City Forester Review - Lorantos**

Reviewers Name:

Reviewers Phone:

Reviewers Email:

Comments:

PWPRS Project Number: 2014-0078-03 Easement Relinquishment at 4200 W Conejos Ave

Reviewing Agency/Company: Forestry - Right of Way Inspection

Reviewers Name: Eric Huetig

Reviewers Phone: 720-913-0752

Reviewers Email: Eric.Huetig@Denvergov.org

Approval Status: **Approved**

Comments:

Comment Report

2014D00031 - 4200 W Conejos Ave - St. Anthony Block 7 - Colfax and Raleigh Redevelopment

10/22/2015

Process Number: **2014-PROJMSTR-0000078**

Project Title: 2014D00031 - 4200 W Conejos Ave - St. Anthony Block 7 - Colfax and Raleigh Redevelopment

Process Type: **ROW Relinquishment**

Process Description: Request to relinquish a portion of the easement within a vacated alley between Lots 2 & 3 of Block 7 of Sloan's Lake. Ord #628, Series of 1983 recorded November 21, 1983 in Book 2974, Page 693.

Bounded by Conejos, Stuart, Raleigh, and Colfax.

Any denials listed below must be rectified in writing to this office before project approval is granted.

Approval Status: **Approved**

Reviewer: **Denver Water Referral - Lorantos**

Reviewers Name:

Reviewers Phone:

Reviewers Email:

Comments:

PWPRS Project Number: 2014-0078-03 Easement Relinquishment at 4200 W Conejos Ave

Reviewing Agency/Company: Denver Water

Reviewers Name: Afshan Andesha

Reviewers Phone: 303-628-6588

Reviewers Email: afshan.andesha@denverwater.org

Approval Status: Approved

Comments:

Approval Status: **Approved**

Reviewer: **Survey Review - Lorantos**

Reviewers Name:

Reviewers Phone:

Reviewers Email:

Comments:

PWPRS Project Number: 2014-0078-03 Easement Relinquishment at 4200 W Conejos Ave

Reviewing Agency/Company: PWRW-SURVEY

Reviewers Name: Ali Gulaid

Reviewers Phone: 720-865-3132

Reviewers Email: ali.gulaid@denvergov.org

Approval Status: Approved

Comments:

Approval Status: **In Progress**

Reviewer: **Legislative Process - Lorantos**

Reviewers Name:

Reviewers Phone:

Reviewers Email:

Comments:

Comment Report

2014D00031 - 4200 W Conejos Ave - St. Anthony Block 7 - Colfax and Raleigh Redevelopment

10/22/2015

Process Number: **2014-PROJMSTR-0000078**

Project Title: 2014D00031 - 4200 W Conejos Ave - St. Anthony Block 7 - Colfax and Raleigh Redevelopment

Process Type: **ROW Relinquishment**

Process Description: Request to relinquish a portion of the easement within a vacated alley between Lots 2 & 3 of Block 7 of Sloan's Lake. Ord #628, Series of 1983 recorded November 21, 1983 in Book 2974, Page 693.

Bounded by Conejos, Stuart, Raleigh, and Colfax.

Any denials listed below must be rectified in writing to this office before project approval is granted.

Approval Status: **Approved**

Reviewer: **Parks and Recreation Review - Lorantos**

Reviewers Name:

Reviewers Phone:

Reviewers Email:

Comments:

PWPRS Project Number: 2014-0078-03 Easement Relinquishment at 4200 W Conejos Ave

Reviewing Agency/Company: DPR

Reviewers Name: Courtney Levingston

Reviewers Phone: 720-913-0623

Reviewers Email: courtney.levingston@denvergov.org

Approval Status: Approved

Comments:

Approval Status: **Approved**

Reviewer: **Construction Engineering Review - Lorantos**

Reviewers Name:

Reviewers Phone:

Reviewers Email:

Comments:

PWPRS Project Number: 2014-0078-03 Easement Relinquishment at 4200 W Conejos Ave

Reviewing Agency/Company: Right-of-Way Services - Construction Inspections

Reviewers Name: Michael Holm, PE

Reviewers Phone: 303-446-3639

Reviewers Email: michael.holm@denvergov.org

Approval Status: Approved

Comments:

Approval Status: **Approved**

Reviewer: **CenturyLink Referral - Lorantos**

Reviewers Name:

Reviewers Phone:

Reviewers Email:

Comments:

PWPRS Project Number: 2014-0078-03 Easement Relinquishment at 4200 W Conejos Ave

Reviewing Agency/Company: Qwest Corporation d/b/a CenturyLink QC

Reviewers Name: Charles Place

Reviewers Phone: 720.578.5132

Reviewers Email: charles.place@centurylink.com

Approval Status: Approved

Comments:

CenturyLink hereby removes its earlier denial.

Comment Report

2014D00031 - 4200 W Conejos Ave - St. Anthony Block 7 - Colfax and Raleigh Redevelopment

10/22/2015

Process Number: **2014-PROJMSTR-0000078**

Project Title: 2014D00031 - 4200 W Conejos Ave - St. Anthony Block 7 - Colfax and Raleigh Redevelopment

Process Type: **ROW Relinquishment**

Process Description: Request to relinquish a portion of the easement within a vacated alley between Lots 2 & 3 of Block 7 of Sloan's Lake. Ord #628, Series of 1983 recorded November 21, 1983 in Book 2974, Page 693.

Bounded by Conejos, Stuart, Raleigh, and Colfax.

Any denials listed below must be rectified in writing to this office before project approval is granted.

Approval Status: **Approved**

Reviewer: **XCEL Referral - Lorantos**

Reviewers Name:

Reviewers Phone:

Reviewers Email:

Comments:

PWPRS Project Number: 2014-0078-03 Easement Relinquishment at 4200 W Conejos Ave

Reviewing Agency/Company: Public Service Company of Colorado

Reviewers Name: Donna George

Reviewers Phone: 303-571-3306

Reviewers Email: donna.l.george@xcelenergy.com

Approval Status: Approved

Comments:

Approval Status: **Approved**

Reviewer: **DS Transportation Review - Lorantos**

Reviewers Name:

Reviewers Phone:

Reviewers Email:

Comments:

PWPRS Project Number: 2014-0078-03 Easement Relinquishment at 4200 W Conejos Ave

Reviewing Agency/Company: DS Transportation

Reviewers Name: Victoria Sandler

Reviewers Phone: 720-913-1782

Reviewers Email: victoria.sandler@denvergov.org

Approval Status: Approved

Comments:

Approval Status: **Approved**

Reviewer: **DS Wastewater Review - Lorantos**

Reviewers Name:

Reviewers Phone:

Reviewers Email:

Comments:

PWPRS Project Number: 2014-0078-03 Easement Relinquishment at 4200 W Conejos Ave

Reviewing Agency/Company: DS Wastewater

Reviewers Name: Russ Price

Reviewers Phone: 720-865-3123

Reviewers Email: russell.price@denvergov.org

Approval Status: Approved

Comments:

Based on input from WMD construction, public sanitary improvements are accepted; relinquishment can be processed.

Comment Report

2014D00031 - 4200 W Conejos Ave - St. Anthony Block 7 - Colfax and Raleigh Redevelopment

10/22/2015

Process Number: **2014-PROJMSTR-0000078**

Project Title: 2014D00031 - 4200 W Conejos Ave - St. Anthony Block 7 - Colfax and Raleigh Redevelopment

Process Type: **ROW Relinquishment**

Process Description: Request to relinquish a portion of the easement within a vacated alley between Lots 2 & 3 of Block 7 of Sloan's Lake. Ord #628, Series of 1983 recorded November 21, 1983 in Book 2974, Page 693.

Bounded by Conejos, Stuart, Raleigh, and Colfax.

Any denials listed below must be rectified in writing to this office before project approval is granted.

Approval Status: **Approved**

Reviewer: ERA Transportation Review - Lorantos

Reviewers Name:

Reviewers Phone:

Reviewers Email:

Comments:

PWPRS Project Number: 2014-0078-03 Easement Relinquishment at 4200 W Conejos Ave

Reviewing Agency/Company: PWERA-TRANS

Reviewers Name: Steve Forvilly

Reviewers Phone: 720-913-4533

Reviewers Email: steven.forvilly@denvergov.org

Approval Status: Approved

Comments:

Approval Status: **Approved**

Reviewer: ERA Wastewater Review - Lorantos

Reviewers Name:

Reviewers Phone:

Reviewers Email:

Comments:

PWPRS Project Number: 2014-0078-03 Easement Relinquishment at 4200 W Conejos Ave

Reviewing Agency/Company: PW-ERA-WW

Reviewers Name: Zhixu Yuan

Reviewers Phone: 720-865-3140

Reviewers Email: zhixu.yuan@denvergov.org

Approval Status: Approved

Comments: