



## REQUEST FOR VACATION ORDINANCE

**TO:** Karen Walton, City Attorney's Office

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

**ROW #:** 2014-0635-01

**DATE:** August 29, 2014

**SUBJECT:** Request for an Ordinance to vacate the alley between 3422 W Conejos and 3430 W Conejos Pl, 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 Billy Wang, on behalf of Benjamin Menzor for granting of 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; Office of Telecommunications; 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 2014-0635-01-001 HERE**

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

1. The width of this area is 10 feet.
2. Transportation connectivity is preserved so that there will be minimal impacts to the transportation system.
3. The area is open and is not being used.
4. Eight buildings abut on 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. The vacating notice was posted on August 8, 2014, and the 20-day period for protests has expired.
9. Adjoining Neighbor and Registered Neighborhood Organization notification was sent on August 8, 2014.
10. Protests, sustained by the Manager of Public Works have not 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: Asset Management, Steve Wirth  
City Councilperson & Aides  
City Council Staff, Shelley Smith  
Capital Projects Management, Mike Anderson  
Department of Law, Shaun Sullivan  
Department of Law, Karen Aviles  
Department of Law, Karen Walton  
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:  
Benjamin Menzor  
401 S Meade St  
Denver, CO 80219-2613

## 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.*

Date of Request: August 29, 2014

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

2014-0635-01 – 3422 W Conejos Pl Vacation

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](mailto:nancy.kuhn@denvergov.org)

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

This is a proposal to vacate the alley between 3422 W Conejos and 3430 W Conejos Place.

**\*\*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:** 3422 W Conejos Place
- 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.**

None.

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To be completed by Mayor's Legislative Team:

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

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



## EXECUTIVE SUMMARY

**DENVER**  
THE MILE HIGH CITY

**Project Title: 2014-0635-01 3422 W Conejos Pl**

**Description of Proposed Project: This is a proposal to vacate the alley between 3422 W Conejos and 3430 W Conejos Place.**

**Explanation of why the public right-of-way must be utilized to accomplish the proposed project: For 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: No.**

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

**Additional information: None.**

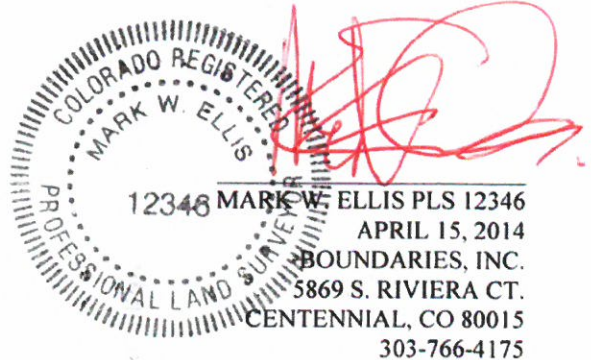
**EXHIBIT A**

LEGAL DESCRIPTION FOR ALLEY VACATION:

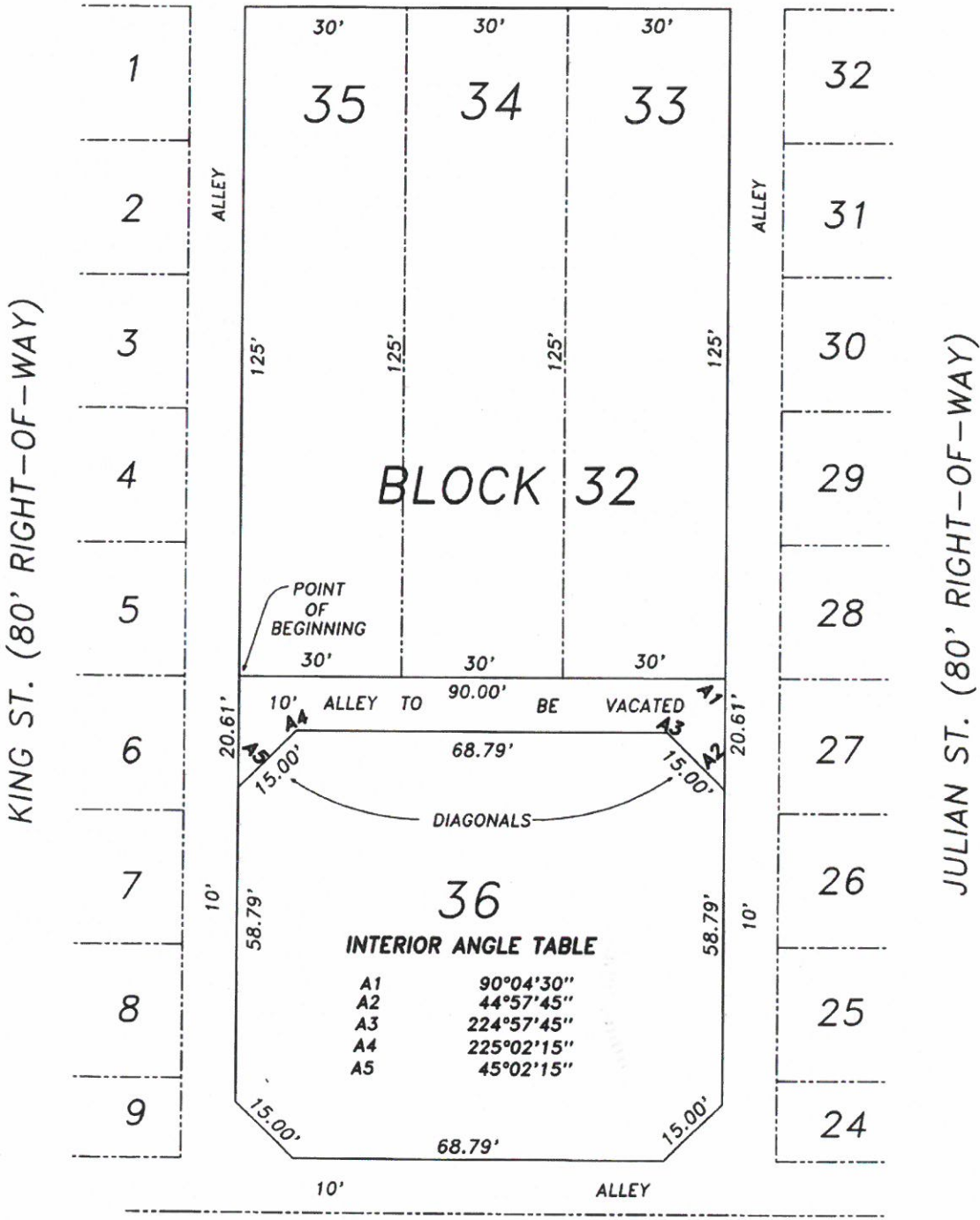
A 10 FOOT ALLEY LOCATED BETWEEN LOTS 33, 34, 35 AND LOT 36, BLOCK 32, CHELTENHAM HEIGHTS AS RE-SUBDIVIDED BY BUSBY AND WILLIAMS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 35; THENCE EAST, ALONG THE NORTH LINE OF SAID ALLEY, A DISTANCE OF 90 FEET TO THE SOUTHEAST CORNER OF SAID LOT 33; THENCE SOUTH, BY AN INTERIOR ANGLE TO THE LEFT OF  $90^{\circ}04'30''$ , A DISTANCE OF 20.61 FEET TO THE SOUTHEAST END OF A 15 FOOT DIAGONAL LOCATED AT THE NORTHEAST CORNER OF SAID LOT 36; THENCE NORTHWESTERLY, ALONG SAID DIAGONAL, BY AN INTERIOR ANGLE TO THE LEFT OF  $44^{\circ}57'45''$ , A DISTANCE OF 15 FEET; THENCE WEST, ALONG THE NORTH LINE OF SAID LOT 36, BY AN INTERIOR ANGLE TO THE LEFT OF  $224^{\circ}57'45''$ , A DISTANCE OF 68.79 FEET TO THE NORTHEAST END OF A 15 FOOT DIAGONAL LOCATED AT THE NORTHWEST CORNER OF SAID LOT 36; THENCE SOUTHWESTERLY, ALONG SAID DIAGONAL, BY AN INTERIOR ANGLE TO THE LEFT OF  $225^{\circ}02'15''$ , A DISTANCE OF 15 FEET; THENCE NORTH, BY AN INTERIOR ANGLE TO THE LEFT OF  $45^{\circ}02'15''$ , A DISTANCE OF 20.61 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO. CONTAINING 1012 SQUARE FEET.

THIS IS TO CERTIFY TO BILLY WANG THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME ON APRIL 15, 2014 AND IS BASED UPON GEOMETRY FROM THE CITY AND COUNTY OF DENVER'S RE-SURVEY PLAT OF CHELTENHAM HEIGHTS AS RE-SUBDIVIDED BY BUSBY AND WILLIAMS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.



# W. CONEJOS PL.



THIS DRAWING IS MEANT TO DEPICT THE ATTACHED LEGAL DESCRIPTION AND IS FOR INFORMATION PURPOSE ONLY. IT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

