



Easement Relinquishment Submittal Checklist

Any submittal not meeting all minimum checklist criteria herein shall be rejected as incomplete.

Easement Relinquishment submittal documents will include the following:

- Application (Page 2&3 of this document) - Must be signed by owner, or a vested party
- Original holding document of the easement - eg. Ordinance, PNEE, Subdivision plan, etc.:
 - Must include the Clerk and Recorder's Book and Page, and/or Recordation Number.
- A Legal Description and Exhibits are required if you are relinquishing a portion of the easement as held in the original document. The Legal Description and Exhibit of the easement(s) to be relinquished, must be prepared by a Professional Land Surveyor (PLS), licensed in the State of Colorado:
 - PDF format (**must be PLS signed and stamped**) **and**
 - Word format (Does not need to be PLS signed and stamped)
- Site Plan - accurately engineered drawings to include:
 - Numerical and Bar Scale (Scale not to exceed 1:40)
 - North arrow
 - Legend
 - Vicinity map, if necessary
 - Plan set date and revision number (if applicable)
 - Call out the location of the easement proposed to be relinquished and hatch area**
 - Call out the location if new easement will be conveyed** (if applicable)
 - Property lines
 - Right-of-Way width
 - Edge of Pavement and/or Curb and Gutter
 - Sidewalks
 - Trees and landscaping in the ROW
 - Nearby driveways and alleys
 - Street names
 - Aerial imagery is allowed, but does not replace the required Engineered drawings**

FEES:

Must be paid immediately after project is logged in and a project number is provided by your Coordinator along with the project invoice.

Initial Processing Fee = \$1,000.00 (Non-Refundable)

Legal Description Review Fee = \$300.00 (Non-Refundable)

Ordinance Fee = \$300.00 (Non-Refundable)

I hereby attest that all above information has been incorporated into our plan submittal.

Owner/Vested Party/Applicant Signature

Date

10/13/22





APPLICATION EASEMENT RELINQUISHMENT

Please complete this application to apply for an ordinance to relinquish easements held by the City in the Public Right of Way. Please reference [Rules and Regulations for Easement Relinquishments](#) for more details on the relinquishment process. Please type or print. If necessary attach additional sheets to fully answer any of the following sections. Submit the complete application electronically to: DOTI.ER@denvergov.org.

DATE: 10/12/2022

PROJECT NAME: 3300 Blake

IS THIS PROJECT ASSOCIATED WITH A SITE DEVELOPMENT REVIEW? Yes No

If you checked 'Yes' above, provide Project Master, Site Plan and/or Concept Development project numbers:

2021-PM-0000647, 2021-PM-0000647, 2021-PM-0000647

ADDRESS (approx.) OF EASEMENT: 3300 Blake Street

APPLICANT:

Name: Jarrett Grant

Company (if applicable): Harris Kocher Smith Title: Project Manager

Address: 1120 Lincoln St. #1000 Denver, CO 80203

Telephone number: 303-623-6300 Email address: jgrant@hkseng.com

PROPERTY OWNER (where the easement is located): Check if the same as Applicant

Company: CP VII Blake, LLC

Owner Contact: Jeff Panek

Address: 707 17th St. #3050 Denver, CO 80202

Telephone Number: 303-691-3260 Email address: jpanek@carmelpartners.com

ORIGINAL HOLDING DOCUMENT THE EASEMENT IS HELD IN:

Title of document: Project Manager

Clerk & Recorder Recordation Number: 86465

Ordinance Number (if applicable): 107

PORTION OF EASEMENT IF BEING RELINQUISHED:

Easement in its entirety

A portion of the easement (as described in the legal description)





APPLICATION EASEMENT RELINQUISHMENT

QUANTITY OF EASEMENTS TO BE RELINQUISHED: _____

Easement Groupings if submitting with multiple easements: _____

DESCRIBE THE CURRENT STATE OF THE EASEMENT(S):

In the space below, please describe what the easement was granted for, if it is a partial relinquishment or being relinquished in it's entirety and any addition background information

The easement was reserved upon vacation of right-of-way to accommodate telephone lines that either were never in place, or are no longer in place. The project proposes to relinquish this easement in its entirety.

EXISTING UTILITIES:

If there are existing utilities in the easement, please explain how these utilities will be accommodated and whether they will be removed or relocated.

If there are no existing utilities in the easement to the best of your knowledge, please state NO Utilities or N/A

There are no existing utilities within the easement.

EXPLANATION OF WHY THE EASEMENT RELINQUISHMENT IS BEING REQUESTED:

Please explain why the easement needs to be relinquished.

The easement needs to be relinquished due to the proposed development on the subject property.

I/WE HEREBY CERTIFY THAT I/WE ARE THE OWNER(S) OF THE REAL PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION AND THAT THE FOREGOING INFORMATION ON THIS APPLICATION IS TRUE AND COMPLETE.



(Owner/Vested Party Signature)

10/13/22
DATE



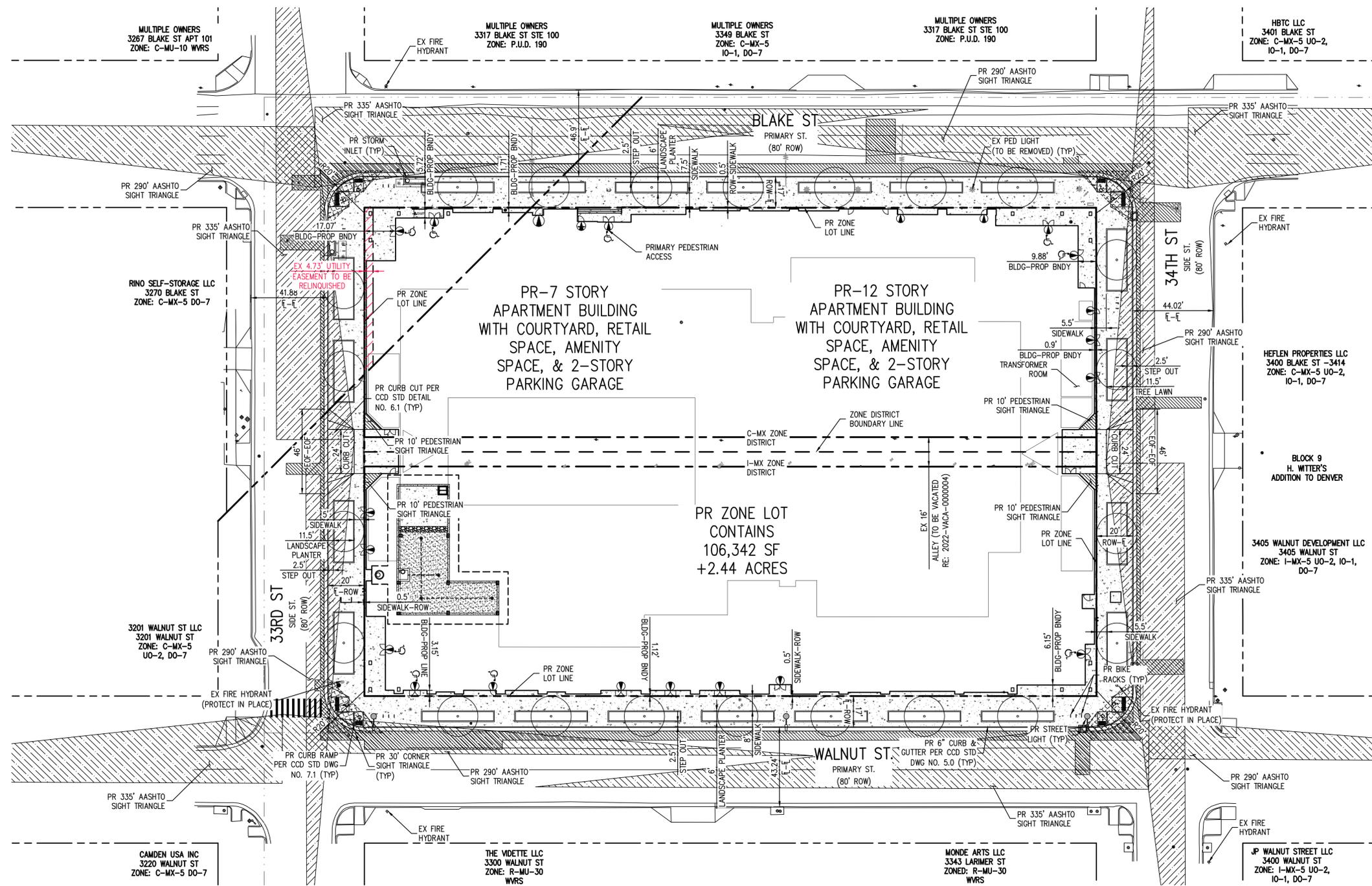
By: Jeff Panek - Authorized Signatory on behalf of
CP Investment VII REIT 4, LLC on behalf of CP VII
Blake, LLC

3300 BLAKE STREET APARTMENTS

SITE DEVELOPMENT PLAN

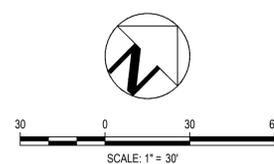
SITUATED IN THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO
LOCATED AT: 3300 BLAKE STREET

Harris Kocher Smith
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com



- SIGHT TRIANGLE RESTRICTIONS:**
1. PEDESTRIAN SIGHT TRIANGLE: NO ITEMS THAT ARE WIDER THAN 18 INCHES MAY BE TALLER THAN 30 INCHES WITHIN THIS TRIANGLE.
 2. CORNER SIGHT TRIANGLES: MUST BE FREE OF ALL ITEMS OVER 30 INCHES IN HEIGHT EXCEPT FOR TRAFFIC CONTROL DEVICES AND EQUIPMENT.
 3. ROADWAY SIGHT TRIANGLES: NO ITEMS THAT ARE WIDER THAN 18 INCHES MAY BE TALLER THAN 30 INCHES WITHIN THIS TRIANGLE EXCEPT FOR STREET TREES AND TRAFFIC CONTROL DEVICES AND EQUIPMENT.

- LEGEND:**
- PROPOSED FIRE HYDRANT
 - PROPOSED TRANSFORMER
 - PROPOSED SANITARY MANHOLE
 - PROPOSED STORM MANHOLE
 - PROPOSED STORM INLET
- CORNER SIGHT TRIANGLE PER DENVER STANDARDS HAVE A 30' LEG LOCATED AT THE EDGE OF EACH STREET FLOWLINE AND A 30' LEG LOCATED IN THE INTERSECTING STREETS FLOWLINE. CORNER TRIANGLES MUST BE FREE OF ALL ITEMS OVER 30" IN HEIGHT EXCEPT FOR TRAFFIC CONTROL DEVICES AND EQUIPMENT.
- PEDESTRIAN TRIANGLES HAVE A 10' LEG LOCATED AT THE EDGE OF THE DRIVEWAY AND A 10' LEG LOCATED AT THE BACK OF THE SIDEWALK. NO ITEMS THAT ARE WIDER THAN 18 INCHES MAY BE TALLER THAN 30" WITHIN THIS TRIANGLE.
- SIGHT DISTANCE TRIANGLE PER DENVER AND AASHTO STANDARDS (NO ITEMS THAT ARE WIDER THAN 18 INCHES MAY BE TALLER THAN 30 INCHES WITHIN THE AASHTO SIGHT TRIANGLE EXCEPT FOR STREET TREES AND TRAFFIC CONTROL DEVICES AND EQUIPMENT)
- RIGHT-OF-WAY
 - ZONE LOT LINE
 - DISTRICT BOUNDARY LINE
 - BUILDING ACCESS



1-3

BY AUTHORITY

ORDINANCE NO. 107
SERIES OF 1985

COUNCIL BILL NO. 96
COMMITTEE OF REFERENCE:
PUBLIC WORKS

A B I L L

FOR AN ORDINANCE VACATING A CERTAIN PART OF THE SYSTEM OF THOROUGHFARES OF THE MUNICIPALITY: I.E., VACATING OF PORTION OF 33RD STREET LYING BETWEEN BLAKE STREET AND WALNUT 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 portion of that certain street in the system of thoroughfares of the municipality hereinafter described and, subject to approval by ordinance, has vacated the same with the 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 portion of that certain street in the City and County of Denver and State of Colorado, to wit:

The northeasterly 4.73 feet of 33rd Street lying between the southeasterly line of Blake Street and the westerly line of Lot 16, Block 3, H. Witter's Addition to Denver, Colorado.

be and the same is hereby approved and the described portion of that certain street 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 street which utilities include telephone lines.

4150 3 .00

2-3

PASSED BY The Council March 4, 1985

Cathy Reynolds - President

APPROVED John S. Hynes ACTING MAYOR March 5 1985

ATTEST: [Signature] - Clerk and Recorder,
Ex-Officio Clerk of the
City and County of Denver

PUBLISHED IN The Daily Journal Feb. 22, 1985 Mar. 8, 1985

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 street, 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.

PREPARED By: Robert M. Kelly, Ass't. City Attorney, Feb. 12, 1985

REVIEWED By: Patricia Wells City Attorney 2/13 1985

SPONSORED By Council Member(s): _____ 1985



086465

03-8-85 PM 12:10

DENVER COUNTY
COUNTY CLERK
FELICIA MUFFIC

Ordinance No. 107 Series 19 85
Councilman's Bill No. 96

Meeting Date 2-19, 19 85
Read in full to the Board of Councilmen and
referred to the Committee on

Public Works

Committee report adopted and bill ordered
published.

Meeting Date 2-19, 19 85

Read by title and passed.

Meeting Date 3-4, 19 85

14 FEB 85 10:41

3300 Blake Street Relinquishment

11/09/2022

Master ID: 2021-PROJMSTR-0000647 **Project Type:** ROW Relinquishment
Review ID: 2022-RELINQ-0000023 **Review Phase:**
Location: 3300 Blake Street **Review End Date:** 11/08/2022

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

Reviewing Agency: Asset Management Review Review Status: Approved

Reviewers Name: Katherine Rinehart
Reviewers Email: Katherine.Rinehart@denvergov.org

Status Date: 10/18/2022
Status: Approved
Comments:

Reviewing Agency: City Forester Review Review Status: Approved

Reviewers Name: Erin Hatch
Reviewers Email: Erin.Hatch@denvergov.org

Status Date: 10/18/2022
Status: Approved
Comments: Approved. No anticipated ROW tree impacts.

Reviewing Agency: Comcast Referral Review Status: Approved - No Response

Status Date: 11/09/2022
Status: Approved - No Response
Comments:

Reviewing Agency: Denver Water Referral Review Status: Approved

Status Date: 11/09/2022
Status: Approved
Comments: PWPRS Project Number: 2022-RELINQ-0000023 - 3300 Blake Street Relinquishment
Reviewing Agency/Company: Denver Water
Reviewers Name: Gina Begly
Reviewers Phone: 303-628-6219
Reviewers Email: gina.begly@denverwater.org
Approval Status: Approved

Comments:

Reviewing Agency: Survey Review Review Status: Not Required

Reviewers Name: Thomas Savich
Reviewers Email: Thomas.Savich@denvergov.org

Status Date: 11/03/2022
Status: Not Required
Comments: Since this is a relinquishment in its entirety, per MPlate, description/illustration Exhibit is not required and MPlate will provide

Comment Report

3300 Blake Street Relinquishment

11/09/2022

Master ID: 2021-PROJMSTR-0000647 **Project Type:** ROW Relinquishment
Review ID: 2022-RELINQ-0000023 **Review Phase:**
Location: 3300 Blake Street **Review End Date:** 11/08/2022

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

language on the Ordinance referring to the original Vacation - Ordinance No. 107, Series of 1985.

Reviewing Agency: Case Manager Review/Finalize Review Status: Comments Compiled

Reviewers Name: Brianne White
Reviewers Email: Brianne.White@denvergov.org

Status Date: 11/09/2022
Status: Comments Compiled
Comments:

Status Date: 10/18/2022
Status: Confirmation of Payment
Comments:

Reviewing Agency: Denver Fire Department Review Review Status: Approved

Reviewers Name: Brian Lukus
Reviewers Email: Brian.Lukus2@denvergov.org

Status Date: 11/08/2022
Status: Approved
Comments:

Reviewing Agency: Landmark Review Review Status: Approved - No Response

Reviewers Name: Rebecca Dierschow
Reviewers Email: Becca.Dierschow@denvergov.org

Status Date: 11/09/2022
Status: Approved - No Response
Comments:

Reviewing Agency: Metro Wastewater Referral Review Status: Approved

Status Date: 11/09/2022
Status: Approved
Comments: PWPRS Project Number: 2022-RELINQ-0000023 - 3300 Blake Street Relinquishment
Reviewing Agency/Company: Metro Water Recovery
Reviewers Name: Tyler Hopkins
Reviewers Phone: 7208147944
Reviewers Email: thopkins@metrowaterrecovery.com
Approval Status: Approved

Comments:

Reviewing Agency: Office of Emergency Management Referral Review Status: Approved - No Response

Status Date: 11/09/2022
Status: Approved - No Response
Comments:

Comment Report

3300 Blake Street Relinquishment

11/09/2022

Master ID: 2021-PROJMSTR-0000647 **Project Type:** ROW Relinquishment
Review ID: 2022-RELINQ-0000023 **Review Phase:**
Location: 3300 Blake Street **Review End Date:** 11/08/2022

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

Reviewing Agency: Parks and Recreation Review Review Status: Approved

Reviewers Name: Jennifer Cervera
Reviewers Email: Jennifer.Cervera@denvergov.org

Status Date: 11/07/2022
Status: Approved
Comments:

Reviewing Agency: Construction Engineering Review Review Status: Approved

Reviewers Name: Porames Saejiw
Reviewers Email: Joe.Saejiw@denvergov.org

Status Date: 11/07/2022
Status: Approved
Comments:

Reviewing Agency: Policy and Planning Review Review Status: Approved - No Response

Reviewers Name: Emily Gloeckner
Reviewers Email: Emily.Gloeckner@denvergov.org

Status Date: 11/09/2022
Status: Approved - No Response
Comments:

Reviewing Agency: TES Sign and Stripe Review Review Status: Approved - No Response

Reviewers Name: Brittany Price
Reviewers Email: Brittany.Price@denvergov.org

Status Date: 11/09/2022
Status: Approved - No Response
Comments:

Reviewing Agency: CenturyLink Referral Review Status: Approved - No Response

Status Date: 11/09/2022
Status: Approved - No Response
Comments:

Reviewing Agency: Xcel Referral Review Status: Approved

Status Date: 11/09/2022
Status: Approved
Comments: PWPRS Project Number: 2022-RELINQ-0000023 - 3300 Blake Street Relinquishment
Reviewing Agency/Company: Public Service Company of Colorado dba Xcel Energy
Reviewers Name: Donna George
Reviewers Phone: 3035713306
Reviewers Email: donna.l.george@xcelenergy.com

Comment Report

3300 Blake Street Relinquishment

11/09/2022

Master ID: 2021-PROJMSTR-0000647 **Project Type:** ROW Relinquishment
Review ID: 2022-RELINQ-0000023 **Review Phase:**
Location: 3300 Blake Street **Review End Date:** 11/08/2022

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

Approval Status: Approved

Comments:

Reviewing Agency: City Councilperson and Aides Referral Review Status: Approved - No Response

Status Date: 11/09/2022
Status: Approved - No Response
Comments:

Reviewing Agency: DS Project Coordinator Review Review Status: Approved w/Conditions

Reviewers Name: Sarah Kaplan
Reviewers Email: Sarah.Kaplan@denvergov.org
Status Date: 11/09/2022
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2022-RELINQ-0000023 - 3300 Blake Street Relinquishment
Reviewing Agency/Company: Development Services, CPD
Reviewers Name: Sarah Kaplan
Reviewers Phone: 7208652991
Reviewers Email: sarah.kaplan@denvergov.org
Approval Status: Approved with conditions

Comments:

Project Coordinator does not take exception with proposed Vacation so long as the 2021PM0000647 SDP Plan Set is consistent with the final, approved 2022-RELINQ-0000023 recordation. Any modifications to the proposed Vacation must be updated and reconciled within the associated SDP Plan Set. The SDP cannot be approved ahead of the 2022-RELINQ-0000023 approval.

Reviewing Agency: DES Transportation Review Review Status: Approved

Reviewers Name: Mindy Christensen
Reviewers Email: Mindy.Christensen@denvergov.org
Status Date: 10/19/2022
Status: Approved
Comments: PWPRS Project Number: 2022-RELINQ-0000023 - 3300 Blake Street Relinquishment
Reviewing Agency/Company: City & County of Denver
Reviewers Name: Mindy Christensen
Reviewers Phone: 7208653216
Reviewers Email: mindy.christensen@denvergov.org
Approval Status: Approved

Comments:

Reviewing Agency: DES Wastewater Review Review Status: Approved

Reviewers Name: Jack Kasprzak
Reviewers Email: Jack.Kasprzak@denvergov.org

Comment Report

3300 Blake Street Relinquishment

11/09/2022

Master ID: 2021-PROJMSTR-0000647 **Project Type:** ROW Relinquishment
Review ID: 2022-RELINQ-0000023 **Review Phase:**
Location: 3300 Blake Street **Review End Date:** 11/08/2022

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

Status Date: 11/07/2022
Status: Approved
Comments: Wastewater has no objection to the easement to be relinquished.

Reviewing Agency: RTD Referral **Review Status:** Approved

Status Date: 11/09/2022
Status: Approved
Comments: PWPRS Project Number: 2022-RELINQ-0000023 - 3300 Blake Street Relinquishment
Reviewing Agency/Company: RTD
Reviewers Name: C. Scott Woodruff
Reviewers Phone: 303-299-2943
Reviewers Email: clayton.woodruff@rtd-denver.com
Approval Status: Approved

Comments:

Reviewing Agency: CDOT Referral **Review Status:** Approved

Status Date: 11/09/2022
Status: Approved
Comments: PWPRS Project Number: 2022-RELINQ-0000023 - 3300 Blake Street Relinquishment
Reviewing Agency/Company: CDOT Region 1 ROW/survey
Reviewers Name: dane courville
Reviewers Phone: 7206720231
Reviewers Email: dane.courville@state.co.us
Approval Status: Approved

Comments:

Does not affect CDOT on-system ROW. Proposed effort is approved as the location does not affect CDOT ROW.