

APPLICATION SUBMITTAL CHECKLIST

FOR CITY & COUNTY OF DENVER EASEMENT RELINQUISHMENT

Any Easement Relinquishment Application submittal not meeting all minimum checklist criteria herein shall be rejected as incomplete. Download and fill-out this checklist and submit along with the Application and supporting documentation to DOTI.ER@denvergov.org.

1. Easement Relinquishment Application

Easement Relinquishment Application completed and signed by property owner or a vested party

2. Copy of Easements to be Relinquished

Original holding document(s) of easement(s) to be relinquished, e.g. Ordinance, PNEE, Subdivision plat, etc.
 Clerk and Recorder's Book and Page and/or Recordation Number(s)

3. Land Descriptions (*select one*)

Not applicable for Easements relinquished in their entirety
 Land description(s) prepared by a Professional Land Surveyor licensed in the State of Colorado for the portion of easement to be relinquished prepared in accordance with [DOTI Survey Land Description Requirements](#)
 PDF format stamped and signed by Professional Land Surveyor
 Text only in Microsoft Word format

4. Site Plan

ACCURATELY, LABELED ENGINEERED DRAWINGS TO INCLUDE THE FOLLOWING:

Numerical and Bar Scale (scale no smaller than 1:40)
 North Arrow
 Legend
 Plan date and revision number, if applicable
 Easement in its entirety
 Portion of easement to be relinquished
 Newly proposed easements to be granted, if applicable
 Property lines,
 Right-of-way lines
 Label property addresses and street names
 Existing improvements within easement
 Proposed improvements in easement relinquishment area
 All existing, abandoned, and relocated utilities
 Aerial imagery can be used, but does not replace the required accurately engineered drawings

5. Fees

EASEMENT RELINQUISHMENT FEES MUST BE PAID IMMEDIATELY AFTER ER PROVIDES AN INVOICE

Initial Processing Fee = \$1,000.00 (non-refundable)
Survey Land Description Review Fee = \$500 (non-refundable)
Ordinance Fee = \$300 (non-refundable)

Property Owner or Authorized Application Representative:

By signing below, I certify that all above information has been incorporated in our application submittal.

SIGNATURE:  DATE: 8/22/2024
PRINT NAME: William Graham Rumble PHONE: _____
EMAIL: notices@highgate.com COMPANY: Highgate Hotels

City and County of Denver Department of Transportation & Infrastructure
Right of Way Services | Engineering & Regulatory
201 W. Colfax Ave, Dept. 507 | Denver, CO 80202
www.denvergov.org/ROWPlanReview
DOTI.ER@denvergov.org
(720) 865-3003



APPLICATION

FOR CITY & COUNTY OF DENVER EASEMENT RELINQUISHMENT

To apply for an Ordinance to Relinquish an Easement held by the City and County of Denver, complete this application and submit together with the Submittal Checklist and required application materials in accordance with the [Easement Relinquishment Application Requirements](#) to DOTI.ER@denvergov.org. Please type or print clearly. If necessary, attach additional sheets to fully answer any of the following sections. Incomplete applications packages will not be accepted. Questions on this application or this process can be sent to DOTI.ER@denvergov.org.

PROPERTY OWNER:

Company Name: Grand Prix Denver, LLC
Contact Name: Keon Marvasti
Property Address: 2777 N. Zuni St.
Billing Address: 545 E John Carpenter FWY STE 1400 Irving, TX 75062-3933
Phone: 805-750-9783 Email: kmarvasti@highgate.com

PRIMARY CONTACT: Check if the same as Adjacent Property Owner

Company Name: Harris Kocher Smith
Contact Name: Jarrett Grant
Address: 1120 Lincoln St. STE 1000 Denver, CO 80203
Phone: (303) 623-6300 Email: jgrant@hkseng.com

PROJECT INFORMATION:

Project Name: Kairoi LoHi
Address of Property Containing Easement: 2777 N. Zuni St.

Is this project associated with a LAND DEVELOPMENT REVIEW?

Yes No If 'Yes', provide Project Master, Concept or Site Development Plan Project Numbers:

2024-PROJMSTR-0000194

REASON FOR EASEMENT RELINQUISHMENT:

Describe why you are requesting this relinquishment and why the easement(s) are no longer needed.

The applicant is proposing to redevelop the site into a multifamily residential building and will need to abandon the existing public sanitary sewer main that is bisecting the site and relinquish the easement prior to redevelopment.

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EASEMENT RELINQUISHMENT INFORMATION: Quantity of easements to be relinquished: _____

List all easements to be relinquished:

Original holding document that reserves or grants the easement: _____ *Portion of the easement to be relinquished:* _____

No.	Clerk & Recorder Recordation No(s).	Ordinance No(s). if applicable	Relinquish in its Entirety:	Partially relinquish as described in attached land description(s):
1	Bk 2407 Pg 241	347	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2			<input type="checkbox"/>	<input type="checkbox"/>
3			<input type="checkbox"/>	<input type="checkbox"/>
4			<input type="checkbox"/>	<input type="checkbox"/>
5			<input type="checkbox"/>	<input type="checkbox"/>

Describe the status of the Easement(s):

In the space below, describe each easement status. Include why the easement was originally granted and any additional relevant information

The easement to be vacated currently traverses the site west to east and was previously a section of public right-of-way. The right-of-way was vacated in 1981, but the easement was reserved to protect existing utilities, particularly an 8" public sanitary sewer main.

There are other portions of public right-of-way that were vacated under the same ordinance (Ordinance 347, Bk 2407 Pg 241). The other reserved easements from that vacation were subsequently relinquished under Ordinance 365, Bk 2621 Pg 329.

Are there utilities are in the Easement(s)? Yes No

If yes, list each utility and identify utility owner, utility type, and size (e.g. CCD 8-inch Sanitary Sewer); whether it will be removed, relocated, or abandoned in-place; and, expected schedule.

There is an existing CCD 8" VCP sanitary sewer main that flows east to west within the easement. The existing main currently serves the existing building on-site and is planned to be abandoned and removed with redevelopment of this site.

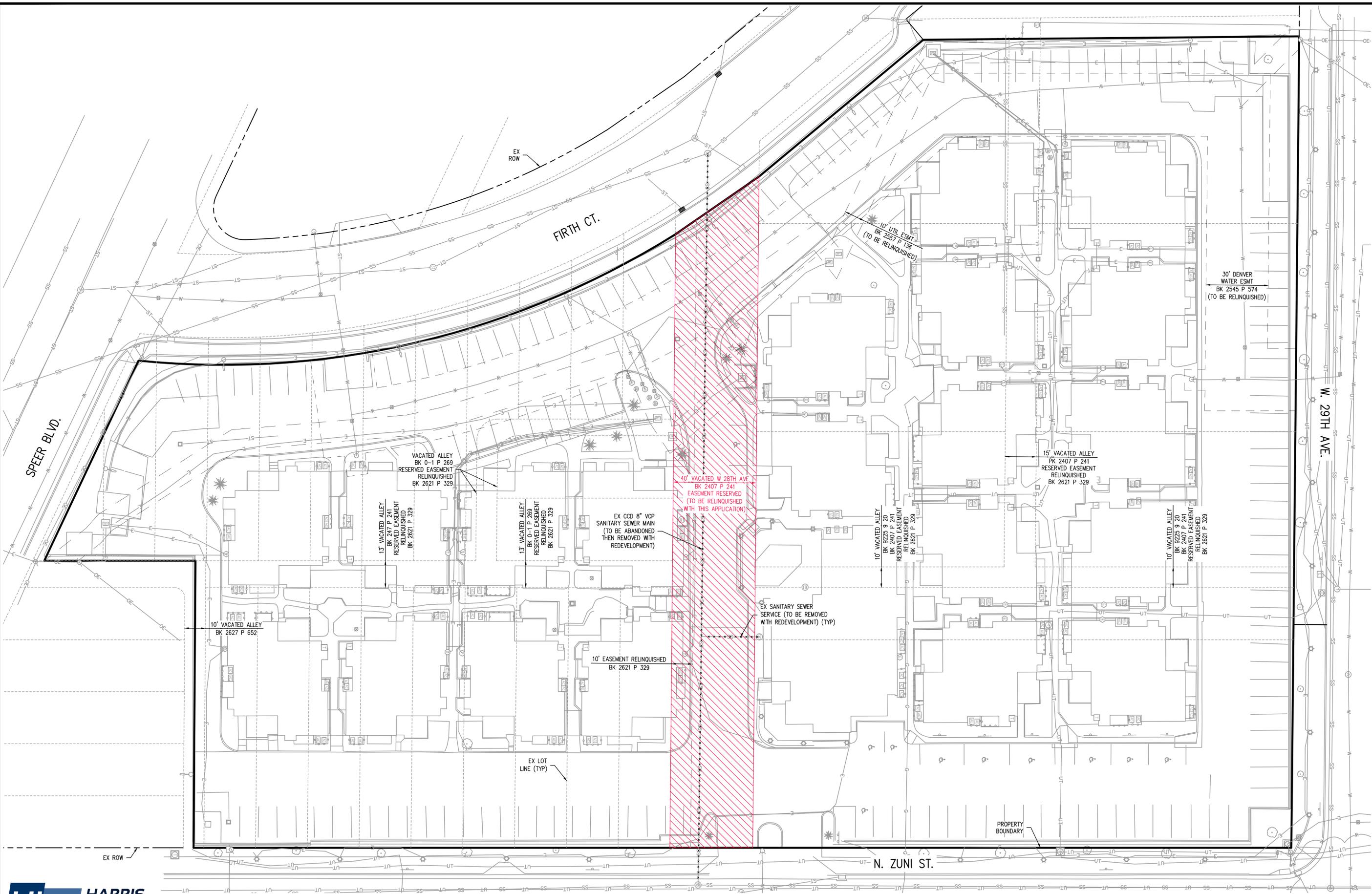
APPLICANT SIGNATURE:

By signing below, I certify that I am the owner or vested party of the real property that is the subject of this Easement Relinquishment application and the information contained herein is accurate and complete:

SIGNATURE: William Graham Rumble DATE: 8/22/2024
 PRINT NAME: William Graham Rumble PHONE: _____
 EMAIL: notices@highgate.com COMPANY: Highgate Hotels

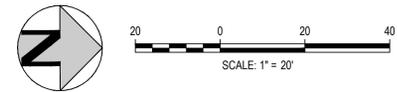
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

Project: P:\2024\2407\ENGINEERING\EXHIBIT\COO EASEMENT RELINQUISHMENT EXHIBIT.DWG Layout: LAYOUT
Author: T.L.E. (800) 224-1020, J.S.A. By: Janet Grant



HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
 HarrisKocherSmith.com

2777 N. ZUNI ST. - EASEMENT RELINQUISHMENT EXHIBIT - EXISTING CONDITIONS
 SCALE: 1"=20'



Alleys

The alleys in Block 13, Highland Park.

Also

That part of the north-south alley in Block 14, Second Subdivision of Block 14, Highland Park, lying west of and adjacent to Lots 7, 8 and 9, said Block 14.

be and the same is hereby approved and the described portion of that certain street, the described portion of that certain alley and the described alleys are 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 said vacated parts of the system of thoroughfares which utilities include power lines, gas lines, telephone lines and drainage facilities for water and sewage of the City and County of Denver.

PASSED BY The Council June 29, 1981

Paul A. DeLoach -President

APPROVED W. H. McQuinn -Mayor July 1, 1981

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

PUBLISHED IN The Daily Journal June 29, 1981 and July 3, 1981

I have made the findings and determinations 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, portion of that certain street, the described portion of that certain alley and the described alleys, 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.

Manager of Public Works

PREPARED BY: M. A. P. Zall -City Attorney 6-17 1981
W. H.



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F. J. SERAFINI
COUNTY CLERK
DENVER COUNTY

2407 241

Ordinance No. 347 Series 19 81
Councilman's Bill No. 377

Meeting Date 6-22, 19 81

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 6-22, 19 81

Read by title and passed.

Meeting Date 6-29, 19 81

CITY COUNCIL
CITY & COUNTY OF DENVER

JUN 18 1981

AM
2, 8, 9, 10, 11, 12, 1, 2, 3, 4, 5, 6
PM

2407 243

2777 N. Zuni St.

02/06/2026

Master ID: 2024-PROJMSTR-0000194 **Project Type:** ROW Relinquishment
Review ID: 2024-RELINQ-0000013 **Review Phase:**
Location: 2777 N. Zuni St. **Review End Date:** 09/18/2024

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: Nicholas Boschert
Reviewers Email: Nicholas.Boschert@denvergov.org

Status Date: 09/17/2024
Status: Approved
Comments:

Reviewing Agency: City Forester Review Review Status: Approved

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

Status Date: 09/10/2024
Status: Approved
Comments: No anticipated impact to PRW existing trees.

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

Status Date: 09/19/2024
Status: Approved - No Response
Comments:

Reviewing Agency: Denver Water Referral Review Status: Approved

Status Date: 09/19/2024
Status: Approved
Comments: PWPRS Project Number: 2024-RELINQ-0000013 - 2777 Zuni St. 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: Approved

Reviewers Name: Ali Gulaid
Reviewers Email: Ali.Gulaid@denvergov.org

Status Date: 09/18/2024
Status: Approved
Comments:

Comment Report

2777 N. Zuni St.

02/06/2026

Master ID: 2024-PROJMSTR-0000194 **Project Type:** ROW Relinquishment
Review ID: 2024-RELINQ-0000013 **Review Phase:**
Location: 2777 N. Zuni St. **Review End Date:** 09/18/2024

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

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

Reviewers Name: Jessica Eusebio
Reviewers Email: Jessica.Eusebio@denvergov.org

Status Date: 09/19/2024
Status: Comments Compiled
Comments:

Status Date: 08/30/2024
Status: Confirmation of Payment
Comments:

Reviewing Agency: Denver Fire Department Review Review Status: Approved

Reviewers Name: Brian Dimock
Reviewers Email: Brian.Dimock@denvergov.org

Status Date: 09/10/2024
Status: Approved
Comments:

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

Status Date: 08/27/2024
Status: Approved - No Response
Comments:

Reviewing Agency: Metro Wastewater Referral Review Status: Approved - No Response

Status Date: 09/19/2024
Status: Approved - No Response
Comments:

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

Status Date: 09/19/2024
Status: Approved - No Response
Comments:

Reviewing Agency: Parks and Recreation Review Review Status: Approved - No Response

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

Status Date: 09/19/2024
Status: Approved - No Response
Comments:

Comment Report

2777 N. Zuni St.

02/06/2026

Master ID: 2024-PROJMSTR-0000194 **Project Type:** ROW Relinquishment
Review ID: 2024-RELINQ-0000013 **Review Phase:**
Location: 2777 N. Zuni St. **Review End Date:** 09/18/2024

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

Reviewing Agency: Construction Engineering Review Review Status: Approved

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

Status Date: 09/11/2024
Status: Approved
Comments:

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

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

Status Date: 09/19/2024
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: 09/19/2024
Status: Approved - No Response
Comments:

Reviewing Agency: CenturyLink Referral Review Status: Approved

Status Date: 11/13/2024
Status: Approved
Comments: PWPRS Project Number: 2024-RELINQ-0000013 - 2777 Zuni St. Relinquishment
Reviewing Agency/Company: CenturyLink/Lumen
Reviewers Name: Varina Hoopes
Reviewers Phone: 720-888-1220
Reviewers Email: luke.thompson@lumen.com
Approval Status: Approved

Comments:

Status Date: 09/19/2024
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2024-RELINQ-0000013 - 2777 Zuni St. Relinquishment
Reviewing Agency/Company: CenturyLink/Lumen
Reviewers Name: Varina Hoopes
Reviewers Phone: 4075926104
Reviewers Email: Varina.Hoopes@lumen.com
Approval Status: Approved with conditions

Comments:

Comment Report

2777 N. Zuni St.

02/06/2026

Master ID: 2024-PROJMSTR-0000194 **Project Type:** ROW Relinquishment
Review ID: 2024-RELINQ-0000013 **Review Phase:**
Location: 2777 N. Zuni St. **Review End Date:** 09/18/2024

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

RESERVATIONS:

After review, Lumen has buried facilities that cross the existing vacated W 28th Ave and utility easement being relinquished.

If a job is needed to relocate facilities, you require signatures, or have any further questions, please contact the engineer Luke.Thompson@lumen.com at to schedule.

Reviewing Agency: Xcel Referral Review Status: Approved

Status Date: 09/19/2024
Status: Approved
Comments: PWPRS Project Number: 2024-RELINQ-0000013 - 2777 Zuni St. Relinquishment
Reviewing Agency/Company: Public Service Company of Colorado (PSCo) dba Xcel Energy
Reviewers Name: Donna George
Reviewers Phone: 3035713306
Reviewers Email: Donna.L.George@xcelenergy.com
Approval Status: Approved

Comments:

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

Status Date: 09/19/2024
Status: Approved - No Response
Comments:

Reviewing Agency: DS Project Coordinator Review Review Status: Approved - No Response

Reviewers Name: Bridget Rassbach
Reviewers Email: Bridget.Rassbach@denvergov.org

Status Date: 09/19/2024
Status: Approved - No Response
Comments:

Reviewing Agency: DES Transportation Review Review Status: Approved

Reviewers Name: Winton Brazil
Reviewers Email: Winton.Brazil@denvergov.org

Status Date: 09/09/2024
Status: Approved
Comments:

Reviewing Agency: DES Wastewater Review Review Status: Approved

Reviewers Name: Brenden Marron
Reviewers Email: Brenden.Marron@denvergov.org

Status Date: 02/06/2026
Status: Approved
Comments: PWPRS Project Number: 2024-RELINQ-0000013 - 2777 Zuni St. Relinquishment

Comment Report

2777 N. Zuni St.

02/06/2026

Master ID: 2024-PROJMSTR-0000194 **Project Type:** ROW Relinquishment
Review ID: 2024-RELINQ-0000013 **Review Phase:**
Location: 2777 N. Zuni St. **Review End Date:** 09/18/2024

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

Reviewing Agency/Company: DES-Wastewater
Reviewers Name: Brenden Marron
Reviewers Phone: 720-865-3123
Reviewers Email: brenden.marron@DenverGov.Org
Approval Status: Approved

Comments:
Sanitary main has been cut/capped and inspected at upstream and downstream end. Reference 2025-SUDP-0003987 for inspections. Relinquishment approved on behalf of Wastewater

Status Date: 09/18/2024
Status: Denied

Comments: A public main cannot occupy private land without a public easement at any time. There are two options:
1) Install upstream terminal manhole within parcel to disconnect from the Denver public main in Zuni, rehab public manhole in Zuni, and provide record plans. Transfer main from public to private with PNEE covering main. Wastewater easement reservation can then be relinquished
2) Submit for demo permits on all structures served by this main. Disconnect and plug main in Zuni and Firth. Once abandoned the relinquishment can be approved.

Reviewing Agency: ERA Transportation Review Review Status: Approved

Reviewers Name: Brent McMurtrie
Reviewers Email: Brent.McMurtrie@denvergov.org

Status Date: 09/18/2024
Status: Approved
Comments: Strategic approval. Please still coordinate and resolve Storm abandonment and WW comments as appropriate.

Reviewing Agency: ERA Wastewater Review Review Status: Approved w/Conditions

Reviewers Name: Mike Sasarak
Reviewers Email: Mike.Sasarak@denvergov.org

Status Date: 09/18/2024
Status: Approved w/Conditions
Comments: ER Wastewater defers to DES Wastewater review and approval for this relinquishment.

Reviewing Agency: RTD Referral Review Status: Approved

Status Date: 09/19/2024
Status: Approved
Comments: PWPRS Project Number: 2024-RELINQ-0000013 - 2777 Zuni St. Relinquishment
Reviewing Agency/Company: RTD
Reviewers Name: clayton s woodruff
Reviewers Phone: 303-299-2943
Reviewers Email: Clayton.woodruff@rtd-denver.com
Approval Status: Approved

Comments:
Department Comments

Comment Report

2777 N. Zuni St.

02/06/2026

Master ID: 2024-PROJMSTR-0000194 **Project Type:** ROW Relinquishment
Review ID: 2024-RELINQ-0000013 **Review Phase:**
Location: 2777 N. Zuni St. **Review End Date:** 09/18/2024

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

Bus Operations No exceptions
Bus Stop Program No exceptions
Commuter Rail No exceptions
Construction Management No exceptions
Engineering No exceptions
Utilities No exceptions
Light Rail No exceptions
Real Property No exceptions
Service Development No exceptions
TOD no exceptions

This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

Reviewing Agency: CDOT Referral

Review Status: Approved

Status Date: 09/19/2024
Status: Approved
Comments: PWPRS Project Number: 2024-RELINQ-0000013 - 2777 Zuni St. Relinquishment
Reviewing Agency/Company: CDOT
Reviewers Name: Eric B Vossenkemper
Reviewers Phone: 3037579921
Reviewers Email: eric.vossenkemper@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.