



2025-VACA-0000008 3800 W Colfax Ave Alley Vacation  
Public Notification December 10, 2025 – December 31, 2025  
Comments Received: 48 (46 Submitted in a petition)

City and County of Denver Department of Transportation & Infrastructure  
Right-of-Way Services  
201 W Colfax Ave, Dept 507 | Denver, CO 80202  
[www.denvergov.org/dotj](http://www.denvergov.org/dotj)  
Phone: 720-913-1311

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**2025-VACA-0000008 - 3800 W Colfax Ave Alley Vacation**  
**Executive Summary of Comments received during the Vacation process**

Attached in this document are the emails containing the comments and the petition that was signed by (46) forty-six constituents, received during the public notification process of a Vacation proposed by the property owner of 3800 W Colfax Ave.

The Right of Way Services Permitting & Coordination (RPAC) Landuse & Permanent Occupancy (LUPO) Team has reviewed the comments against the Department of Transportation and Infrastructure definition of technical merit. It is our determination that the concerns listed in the comments do not demonstrate a violation of the official Rules and Regulations of the Vacation process and as such, technical merit has not been demonstrated.

Below is a bulleted list of the comments received with simplified summary of each, as well as the RPAC LUPO summary determination of each regarding technical merit. In this document we have provided the full original protest from each protestor.

- Hawkins, Ashley submitted petition with 46 signatures
  - No Technical Merit, East-West alley right-of-way to remain
    - Essential access and circulation, safe and practical access to West Colfax, emergency and city service operations, infrastructure and long-term planning flexibility, equity and neighborhood impact
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# Neighborhood Objection Letter

Project 2025-VACA-00000008 - City and County of Denver

To Whom It May Concern,

This letter presents the shared concerns of neighborhood residents regarding the proposed vacation of approximately 1,468 square feet of public right-of-way adjacent to 3800 West Colfax Avenue. This right-of-way is not a redundant or underused corridor; it directly supports neighborhood mobility, safety, and access to essential services. Its removal would significantly alter the way residents move through the area, particularly those who rely on alley-based parking and deliveries. The impacts would be immediate and would also limit how the City can manage transportation and infrastructure needs in the future.

Many households in this area depend on the alley system as a primary access point. The right-of-way allows vehicles to enter and exit the alley in a predictable way, which reduces congestion and prevents backups during peak times or winter weather. As traffic along West Colfax has intensified and new development has been added, this right-of-way has become more important, not less, for keeping local circulation safe and functional.

Turn restrictions on West Colfax further increase the importance of preserving this connection. Northbound traffic on Newton Street cannot safely or legally make a left turn onto West Colfax, and heavy traffic often makes even right turns difficult or unsafe. The right-of-way provides the only practical option for residents to route through the alley, head south, and reach West Colfax at safer access points. If this option is removed, drivers will be forced into dangerous U-turns, long detours, or high-risk maneuvers at already strained intersections.

## Key Concerns

**Essential access and circulation.** The right-of-way supports daily ingress and egress for several homes. Removing it would force all alley traffic through a single constrained access point, increasing congestion and making routine maneuvering more difficult for residents, visitors, and service vehicles.

**Safe and practical access to West Colfax.** With left turns prohibited from northbound Newton and traffic on West Colfax often heavy, the right-of-way provides a safer and more efficient alternative route. Without it, residents must rely on indirect or higher-risk routes simply to reach the nearest arterial road.

**Emergency and city service operations.** Fire response, medical services, utilities, waste collection, and snow operations rely on multiple ways to reach properties. Vacating this right-of-way would remove redundancy and could slow or obstruct critical services when traffic is backed up, when there is construction, or during winter storms.

**Infrastructure and long-term planning flexibility.** Public rights-of-way are long-term civic assets. Once this corridor is vacated, it cannot be easily restored. Keeping it in place preserves options for future transportation, utility work, and neighborhood-scale improvements along the West Colfax corridor.

**Equity and neighborhood impact.** The right-of-way currently serves multiple properties and functions as a shared public asset. Vacating it would transfer a public benefit to a private party while reducing safety, mobility, and quality of life for surrounding residents who rely on the existing access.

For these reasons, residents respectfully request that the City and County of Denver retain this public right-of-way to preserve safe neighborhood circulation, maintain access for essential services, and support fair and flexible long-term planning for the West Colfax area.

# Neighborhood Petition Opposing Vacation of Public Right-of-Way

Project 2025-VACA-00000008

We, the undersigned residents, request that the City and County of Denver deny the proposed vacation of public right-of-way adjacent to 3800 West Colfax Avenue. Our signatures affirm support for the concerns summarized in the accompanying letter.

Printed Name	Address	Email (Optional)	Signature	Date
Sean Lashbrook	1463 Newton St.			12/17/25
Carnisha Lashbrook	1463 Newton St			12/17/25
LINDA GILES	1459 Newton St			12/17/2025
Pilar Dhare	1476 Osceola St	pilardhare@gmail.com		12/19/2025
Lucio Ramirez	1476 Osceola St	lucioram213@gmail.com		12/19/2025
Ellie Moatsly	3890 W Colfax Ave			12/21/25
Cariso Camacho	3890 W Colfax Ave			12/21/25
Rubben Escamilla	3890 W Colfax Ave			12/21/25
Victoria Victoria	3890 W Colfax Ave			12/21/25
Susi Cabrera	3890 W Colfax Ave			12/21/25
TINA MURILLO	1420 Osceola St			12/30/25
Lindsay Kerns	1484 Osceola St			12/30/25
ETHAN KOLD	3510 COLFAX			12/31/25
Kelly Board	3890 W Colfax Ave			12.31.25
JACQUE SPANNEY	3840 W Colfax Ave			12.31.25

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Printed Name	Address	Signature	Date
AARON McDANIEL	1469 NEWTON ST, DENVER, CO 80204		12-11-2025
Marcos Gonzalez	1468 Osceola St, Denver, CO 80204		12-12-2025
Daniela Tamez	1468 Osceola St, Denver, CO 80204		12-12-2025
Roy Jowitz	2814 N. Humboldt St, Denver, CO 80205		12-12-2025
Chris Hartz	1474 Osceola St, Denver, CO 80204		12-15-25
Isaac Harmon	1470 Osceola street Denver, CO 80204		12/13/25
JUSTINO CAMPOS	3890 W COLFAX AVE		12/13/25
Ethan Sibil	3291 W COLFAX AVE		12/13/25
Alex Oliveira	3596 W Colfax Ave Unit 105		12/13/25
Claudia Yourieff	1467 Newton St, DENVER, CO 80204		12/13/25
Maggie Askerberg	1467 NEWTON ST, DENVER, CO 80204		12/13/25
Kelly Askerberg	1467 Newton Street Denver, CO 80204		12/13/25
Eric Collins	1448 Osceola St, Denver CO 80204		12/13/25
PETER STEGER	1462 OSCEOLA ST, DENVER CO 80204		12/13/25
Stephanie Stauchter	1562 Newton St Denver 80204		12/14/2025
MARCISO BARRERA	156 NEWTON ST 80204		12/15/2025
Ung V. Le (X) Nhang	1444 Newton St 80204		12/14/25
Sarah Pierce	1450 Newton St 80204		12/14/25
Lu Blanco	1449 Newton ST 80204		12/14/25
Ville Nsanga	1420 New 80204		12/14/25
Madelina Hubris	1419 W. Newton		12/14/25
Stephanie Takone	1425 Newton St 80204		12/14/25
Brie Kreuzer	3890 W Colfax Ave Denver CO		12/14/25
JOSHUA ROBINETTE	3890 W COLFAX AVE		12/14/25
James Hardani	3890 W Colfax Ave Denver, CO		12-17-25
Jula Bishop	3890 W Colfax Ave Denver, CO		12/17/25
Autumn Hammonds	3890 W Colfax Ave, Denver, CO		12/17/25
Ashley Hawkins	1468 Osceola St Denver		12/17/25
Erik Lind	1421 Osceola St Denver		12-17-25
Sue Tanner	1434 Osceola St, Denver		12-30-25
Matt New Hdang	3890 W Colfax		12-30-25



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**Subject:** Ashley Hawkins  
**Sent:** 12/31/2025, 6:14:33 PM  
**From:** Ashley Hawkins<chelynh74@gmail.com>  
**To:** Baca, Chris - DOTI Engineer-Architect Supervisor; Eusebio, Jessica - DOTI Business Operations Administrator; DOTI Engineering Regulatory  
**Cc:** Torres, Jamie C. - CC Member District 3 Denver City Council; Slavis, Ayn E. - CC YA2246 City Council Aide Senior; Aaron McDaniel  
**Attachments:** [IMG\\_7306.jpg](#)  
[IMG\\_7305.JPG](#)  
[IMG\\_7304.JPG](#)

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Thank you for your help Councilwoman Torres.  
Chris Baca or Jessica Eusebio, I do have some additional questions that I'm hoping for some help with.

I was looking into the protest process a bit further. I was not able to request the Protest Packet within the timeline listed in the Protest Petition process on the city website, which I just found today. I'm hoping that what I've submitted will suffice. If not, am I able to make any adjustments and resubmit on Friday 1/02/26?

Some of my additional questions are:

- Has the first reading of the rezoning bill occurred?
- As the circulator, can I still sign the protest petition and have my signature notarized?
- Has the City Council public hearing on the proposed rezoning been scheduled? If so, what is the date?
- Who is the CPD Case Manager for this case?
- When are Comment Windows #1 and #2 for this public hearing?

I have signatures from both owners and renters of the affected properties. Respectfully, renters are impacted as much as property owners who live on site. Additionally, all of the properties that utilize the alley between Newton and Osceola from Colfax to 14th St are impacted by this re-zoning, not just the properties within 200 ft.

With the holiday I am hoping that I still have time to provide any additional items necessary to object to the Vacating of this Right of Way prior to the hearing. I am attaching all 3 signature pages that I have. 2 were submitted earlier today, however I was able to obtain more signatures (including owners).

Looking forward to hearing back.

Thank you!

Ashley Hawkins  
1470 Osceola St  
Denver CO 80204  
\*Also co-owner for 1468 Osceola St  
720-934-3301

On Wed, Dec 31, 2025 at 3:35 PM Torres, Jamie C. - CC Member District 3 Denver City Council  
<[Jamie.Torres@denvergov.org](mailto:Jamie.Torres@denvergov.org)> wrote:

Ashley, thank you for coming into the offices today and glad we were able to connect. The petition has been received by DOTI personnel.

Councilwoman Jamie Torres, District 3  
Denver City Council

Begin forwarded message:

**From:** "Baca, Chris - DOTI Engineer-Architect Supervisor" <[Chris.Baca@denvergov.org](mailto:Chris.Baca@denvergov.org)>  
**Date:** December 31, 2025 at 1:22:58 PM MST  
**To:** "Torres, Jamie C. - CC Member District 3 Denver City Council" <[Jamie.Torres@denvergov.org](mailto:Jamie.Torres@denvergov.org)>, DOTI Engineering Regulatory <[DOTI.ER@denvergov.org](mailto:DOTI.ER@denvergov.org)>  
**Cc:** "Eusebio, Jessica - DOTI Business Operations Administrator" <[Jessica.Eusebio@denvergov.org](mailto:Jessica.Eusebio@denvergov.org)>, "McWhorter, Alaina - DOTI Strategic Advisor" <[Alaina.McWhorter@denvergov.org](mailto:Alaina.McWhorter@denvergov.org)>, "Good, Karen A. - DOTI CE3476 Project Manager Engineering Supervisor" <[Karen.Good@denvergov.org](mailto:Karen.Good@denvergov.org)>, "Thompson, Maggie M. - DOTI Project Manager Engineering Senior" <[Maggie.Thompson@denvergov.org](mailto:Maggie.Thompson@denvergov.org)>, "Ford, Amy - DOTI HE3258 Manager Department of Transportation and Infrastructure" <[Amy.Ford@denvergov.org](mailto:Amy.Ford@denvergov.org)>, "Slavis, Ayn E. - CC YA2246 City Council Aide Senior" <[Ayn.Slavis@denvergov.org](mailto:Ayn.Slavis@denvergov.org)>, "Mayhorn, Darion T. - DOTI Senior Engineer-Architect Manager" <[Darion.Mayhorn@denvergov.org](mailto:Darion.Mayhorn@denvergov.org)>  
**Subject:** FW: DOTI - Vacation application- Neighbor petition against 2025-VACA-0000008

Good Afternoon Councilwoman Torres,

Thank you for forwarding this information. This public input will be included in the subject ROW vacation application review and processed according to standard procedures.

To answer your question below, [DOTI.ER@denvergov.org](mailto:DOTI.ER@denvergov.org) is the email for ROW Vacation public comment submission (it made its way here, so no further action is needed). Public notification letters with instructions are sent to property owners within 200 feet of the proposed vacation area, as well as signs posted at the site. These templates are attached for reference.

Please let us know if you have any additional questions.

Thank you and Happy New Year!

**Chris Baca, PE** | Engineer Supervisor  
City & County of Denver  
Department of Transportation & Infrastructure (DOTI)  
Right of Way Services (ROWS) | Engineering & Regulatory (ER)  
Phone: (720) 913-0806  
[Chris.Baca@denvergov.org](mailto:Chris.Baca@denvergov.org)  
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[www.denvergov.org/ROWPlanReview](http://www.denvergov.org/ROWPlanReview)

Please take a [quick 2 question survey](#) regarding my customer service.

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**From:** Torres, Jamie C. - CC Member District 3 Denver City Council <[Jamie.Torres@denvergov.org](mailto:Jamie.Torres@denvergov.org)>  
**Sent:** Wednesday, December 31, 2025 12:08 PM  
**To:** Eusebio, Jessica - DOTI Business Operations Administrator <[Jessica.Eusebio@denvergov.org](mailto:Jessica.Eusebio@denvergov.org)>; McWhorter, Alaina - DOTI Strategic Advisor <[Alaina.McWhorter@denvergov.org](mailto:Alaina.McWhorter@denvergov.org)>; Good, Karen A. - DOTI CE3476 Project Manager Engineering Supervisor <[Karen.Good@denvergov.org](mailto:Karen.Good@denvergov.org)>; Thompson, Maggie M. - DOTI Project Manager Engineering Senior <[Maggie.Thompson@denvergov.org](mailto:Maggie.Thompson@denvergov.org)>  
**Cc:** Ford, Amy - DOTI HE3258 Manager Department of Transportation and Infrastructure <[Amy.Ford@denvergov.org](mailto:Amy.Ford@denvergov.org)>; Slavis, Ayn E. - CC YA2246 City Council Aide Senior <[Ayn.Slavis@denvergov.org](mailto:Ayn.Slavis@denvergov.org)>  
**Subject:** DOTI - Vacation application- Neighbor petition against

Hello DOTI folks, I was not sure who might be able to respond to this so I've included a variety of DOTI contacts.

Today a neighbor brought this signed petition against a vacation application - 2025-VACA-0000008  
Address for the adjacent property is 3800 w Colfax Ave.

The resident stated that today was the final day to submit petitions of opposition - can someone let me know who this is supposed to be submitted to today?

Thank you,

**Councilwoman Jamie Torres**

Denver City Council, District 3

she/her/hers

[Jamie.torres@denvergov.org](mailto:Jamie.torres@denvergov.org)

720.337.3333

Correspondence with this office is an open record under the Colorado Open Records Act and must be made available to anyone requesting it unless the correspondence clearly states or implies a request for confidentiality.

**From:** [Ashley Hawkins](#)

**Sent on:** Friday, January 2, 2026 1:31:21 PM

**To:** [Eusebio, Jessica - DOTI Business Operations Administrator](#)

**CC:** [Baca, Chris - DOTI Engineer-Architect Supervisor](#); [DOTI Engineering Regulatory](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Slavis, Ayn E. - CC YA2246 City Council Aide Senior](#); [Aaron McDaniel](#)

**Subject:** Re: [EXTERNAL] Re: DOTI - Vacation application- Neighbor petition against 2025-VACA-0000008

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Thank you for your reply Jessica,

Upon reviewing the matter more closely, I realize that I was referencing the Protest Petition process for rezoning. That document outlines the protest requirements for rezoning, and I would argue that the proposed vacation of this public right-of-way affects the public in a similar manner. Vacating this right-of-way will change land use and, in this case, will have a significant impact on our neighborhood.

From what I understand, the vacation of the public right-of-way will still proceed to City Council action. Will this include a public hearing that residents can attend? Additionally, is the process similar to rezoning in that members of the public may submit letters of opposition up until the day before the City Council meeting? This issue is extremely important to my neighbors and myself. Because our inability to turn south off Colfax while heading west affects more residents than just those living within 200 feet of the right-of-way, the impacts extend well beyond the immediately adjacent properties.

Additionally, while both renters and homeowners have signed our petition opposing this right-of-way vacation, I want to highlight the significant impact on the 33 renters living in the apartment building at 3890 W Colfax Ave. Due to the density of residents and limited available parking, many of these residents rely on Newton Street for parking, utilizing the existing right-of-way. If the new development at 3800 W Colfax is indeed additional apartments, parking availability and traffic congestion will be further exacerbated.

Would you be available for a phone call to discuss any additional opportunities we may have to oppose this request or to better understand the process?

Thank you for your time and consideration.

Ashely Hawkins

1468 & 1470 Osceola St

720-934-3301

On Fri, Jan 2, 2026 at 10:55 AM Eusebio, Jessica - DOTI Business Operations Administrator

<[Jessica.Eusebio@denvergov.org](mailto:Jessica.Eusebio@denvergov.org)> wrote:

Good morning Ashley,

Thank you for reaching out. Based on the email below, it appears you may be referencing a different process. I have attached the Public Right-of-Way Vacation Application Requirements for your reference. The public notification process is outlined on page 3.

Comments received during the public notification period will be compiled and forwarded to the applicant next week.

If you would like to include additional information regarding this matter, I will need to confer with my supervisor next week to determine whether that information can be considered.

Please let us know if you have any questions.

Thank you,

**Jessica Eusebio** | Business Operations Administrator

City & County of Denver

Department of Transportation & Infrastructure (DOTI)

Right of Way Services (ROWS) | Engineering & Regulatory (ER)

Phone: (720)865-3218

[Jessica.Eusebio@denvergov.org](mailto:Jessica.Eusebio@denvergov.org)

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**Sent:** Wednesday, December 31, 2025 6:15 PM

**To:** Baca, Chris - DOTI Engineer-Architect Supervisor <[Chris.Baca@denvergov.org](mailto:Chris.Baca@denvergov.org)>; Eusebio, Jessica - DOTI Business Operations Administrator <[Jessica.Eusebio@denvergov.org](mailto:Jessica.Eusebio@denvergov.org)>; DOTI Engineering Regulatory <[DOTI.ER@denvergov.org](mailto:DOTI.ER@denvergov.org)>

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**Cc:** Ford, Amy - DOTI HE3258 Manager Department of Transportation and Infrastructure <[Amy.Ford@denvergov.org](mailto:Amy.Ford@denvergov.org)>; Slavis, Ayn E. - CC YA2246 City Council Aide Senior <[Ayn.Slavis@denvergov.org](mailto:Ayn.Slavis@denvergov.org)>

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Hello DOTI folks, I was not sure who might be able to respond to this so I've included a variety of DOTI contacts.

Today a neighbor brought this signed petition against a vacation application - 2025-VACA-0000008

Address for the adjacent property is 3800 w Colfax Ave.

The resident stated that today was the final day to submit petitions of opposition - can someone let me know who this is supposed to be submitted to today?

Thank you,

**Councilwoman Jamie Torres**

Denver City Council, District 3

she/her/hers

[Jamie.torres@denvergov.org](mailto:Jamie.torres@denvergov.org)

720.337.3333

**From:** [Aaron McDaniel](#)  
**Sent on:** Wednesday, December 10, 2025 10:45:26 AM  
**To:** [DOTI Engineering Regulatory](#)  
**Subject:** [EXTERNAL] Project 2025-VACA-00000008 - Formal Objection – ROW Vacation

**Categories:** Jessica

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**Formal Objection – ROW Vacation (Project 2025--VACA--00000008)**

To Whom It May Concern,

I am writing to formally object to the proposed vacation of approximately 1,468 square feet of public right--of--way located adjacent to 3800 West Colfax Avenue. I reside near this location, my garage access is via the Newton St/Osceola St alley; and its removal would directly affect the residents along this block in ways that meaningfully reduce access, circulation options, and overall safety.

Today, this right--of--way functions as an essential connector—not simply a convenience. It provides predictable ingress and egress to the alley system behind our homes, particularly when navigating toward West Colfax from Newton Street. The current configuration of West Colfax effectively prohibits left--turn movements when approaching northbound, and without the ability to route through the alley network using this access point, residents are forced into inefficient and potentially unsafe maneuvers simply to enter or exit the area. This is not a minor operational inconvenience; it materially alters daily mobility for multiple households.

Additionally, this access point supports a range of city and service functions. Emergency vehicles, waste and recycling operations, utility maintenance crews, and snow--related activities regularly rely on more than a single point of entry. Vacating this right--of--way removes a structural element of redundancy that is important for reliable access. When weather, traffic, construction, or incidents occur—as they do frequently on West Colfax—households are left without a safe or adequate alternative route.

The long--term implications should also be considered. Once vacated, this access point cannot be recreated without substantial disruption, cost, or legal intervention. As density increases and traffic dynamics continue to evolve along this corridor, removing a publicly available access route limits the City's ability to adapt, respond, and plan responsibly for future needs.

Finally, this decision affects more than one party. The current public access serves multiple properties and ensures equitable use and benefit. Eliminating it transfers this value into private benefit, disproportionately affecting surrounding residents who actively rely on the existing access configuration.

For these reasons, I respectfully request that the City and County of Denver deny this application. I also request formal notice of any upcoming hearings, scheduling milestones, or opportunities for public participation so residents can remain informed and represented throughout the review process.

Sincerely,

Aaron McDaniel

Owner and Resident

1469 (and 1467) Newton St

Denver, CO 80204



**From:** [Aaron McDaniel](#)  
**Sent on:** Wednesday, December 31, 2025 12:53:14 PM  
**To:** [DOTI Engineering Regulatory](#)  
**CC:** [Chey \(Ashley\) Hawkins](#)  
**Subject:** [EXTERNAL] Re: Project 2025-VACA-00000008 - Formal Objection – ROW Vacation

**Categories:** In Project Tracker

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Hello - for the record, I am the owner of 1467 - 1469 Newton St, Denver, CO 80204. It is held under my trust:  
AWM Rocky Mountain Trust

Please let me know if I need to provide any other information. Here is a signature sheet and letter that we are submitting with our neighbors.

## Neighborhood Objection Letter

Project 2025-VACA-00000008 - City and County of Denver

To Whom It May Concern,

This letter presents the shared concerns of neighborhood residents regarding the proposed vacation of approximately 1,468 square feet of public right-of-way adjacent to 3800 West Colfax Avenue. This right-of-way is not a redundant or underused corridor; it directly supports neighborhood mobility, safety, and access to essential services. Its removal would significantly alter the way residents move through the area, particularly those who rely on alley-based parking and deliveries. The impacts would be immediate and would also limit how the City can manage transportation and infrastructure needs in the future.

Many households in this area depend on the alley system as a primary access point. The right-of-way allows vehicles to enter and exit the alley in a predictable way, which reduces congestion and prevents backups during peak times or winter weather. As traffic along West Colfax has intensified and new development has been added, this right-of-way has become more important, not less, for keeping local circulation safe and functional.

Turn restrictions on West Colfax further increase the importance of preserving this connection. Northbound traffic on Newton Street cannot safely or legally make a left turn onto West Colfax, and heavy traffic often makes even right turns difficult or unsafe. The right-of-way provides the only practical option for residents to route through the alley, head south, and reach West Colfax at safer access points. If this option is removed, drivers will be forced into dangerous U-turns, long detours, or high-risk maneuvers at already strained intersections.

### Key Concerns

**Essential access and circulation.** The right-of-way supports daily ingress and egress for several homes. Removing it would force all alley traffic through a single constrained access point, increasing congestion and making routine maneuvering more difficult for residents, visitors, and service vehicles.

**Safe and practical access to West Colfax.** With left turns prohibited from northbound Newton and traffic on West Colfax often heavy, the right-of-way provides a safer and more efficient alternative route. Without it, residents must rely on indirect or higher-risk routes simply to reach the nearest arterial road.

**Emergency and city service operations.** Fire response, medical services, utilities, waste collection, and snow operations rely on multiple ways to reach properties. Vacating this right-of-way would remove redundancy and could slow or obstruct critical services when traffic is backed up, when there is construction, or during winter storms.

**Infrastructure and long-term planning flexibility.** Public rights-of-way are long-term civic assets. Once this corridor is vacated, it cannot be easily restored. Keeping it in place preserves options for future transportation, utility work, and neighborhood-scale improvements along the West Colfax corridor.

**Equity and neighborhood impact.** The right-of-way currently serves multiple properties and functions as a shared public asset. Vacating it would transfer a public benefit to a private party while reducing safety, mobility, and quality of life for surrounding residents who rely on the existing access.

For these reasons, residents respectfully request that the City and County of Denver retain this public right-of-way to preserve safe neighborhood circulation, maintain access for essential services, and support fair and flexible long-term planning for the West Colfax area.





— Aaron

On Wed, Dec 10, 2025 at 10:45 AM Aaron McDaniel <[aaron.mcdaniel@gmail.com](mailto:aaron.mcdaniel@gmail.com)> wrote:

Formal Objection – ROW Vacation (Project 2025--VACA--00000008)  
To Whom It May Concern,

I am writing to formally object to the proposed vacation of approximately 1,468 square feet of public right--of--way located adjacent to 3800 West Colfax Avenue. I reside near this location, my garage access is via the Newton St/Osceola St alley; and its removal would directly affect the residents along this block in ways that meaningfully reduce access, circulation options, and overall safety.

Today, this right--of--way functions as an essential connector—not simply a convenience. It provides predictable ingress and egress to the alley system behind our homes, particularly when navigating toward West Colfax from Newton Street. The current configuration of West Colfax effectively prohibits left--turn movements when approaching northbound, and without the ability to route through the alley network using this access point, residents are forced into inefficient and potentially unsafe maneuvers simply to enter or exit the area. This is not a minor operational inconvenience; it materially alters daily mobility for multiple households.

Additionally, this access point supports a range of city and service functions. Emergency vehicles, waste and recycling operations, utility maintenance crews, and snow--related activities regularly rely on more than a single point of entry. Vacating this right--of--way removes a structural element of redundancy that is important for reliable access. When weather, traffic, construction, or incidents occur—as they do frequently on West Colfax—households are left without a safe or adequate alternative route.

The long--term implications should also be considered. Once vacated, this access point cannot be recreated without substantial disruption, cost, or legal intervention. As density increases and traffic dynamics continue to evolve along this corridor, removing a publicly available access route limits the City's ability to adapt, respond, and plan responsibly for future needs.

Finally, this decision affects more than one party. The current public access serves multiple properties and ensures equitable use and benefit. Eliminating it transfers this value into private benefit, disproportionately affecting surrounding residents who actively rely on the existing access configuration.

For these reasons, I respectfully request that the City and County of Denver deny this application. I also request formal notice of any upcoming hearings, scheduling milestones, or opportunities for public participation so residents can remain informed and represented throughout the review process.

Sincerely,

Aaron McDaniel

Owner and Resident

1469 (and 1467) Newton St

Denver, CO 80204

+1 202-288-9469

**From:** [Suie Tanner](#)  
**Sent on:** Sunday, January 4, 2026 11:04:51 AM  
**To:** [DOTI Engineering Regulatory](#)  
**Subject:** 1434 Osceola St. - Formal Objection – ROW Vacation (Project 2025-VACA-00000008)  
**Attachments:** 1434 Osceola St - Formal Objection – ROW Vacation (Project 2025-VACA-00000008).docx (14.53 KB)  
**Categories:** Jessica

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Honorable Members of Denver City Council,

I am writing to submit comments for first reading regarding the proposed vacation of approximately 1,468 square feet of public right-of-way adjacent to 3800 West Colfax Avenue. I am a nearby resident whose garage access relies on the Osceola Street/Newton Street alley, and I appreciate the opportunity to comment on this request.

The existing right-of-way provides an important local access connection to the alley system serving multiple properties. Consistent with Denver Comprehensive Plan 2040, maintaining connected and resilient access networks supports safety, predictability, and operational efficiency-particularly along high-activity corridors such as West Colfax Avenue. Vacating this connection would reduce local network connectivity and concentrate circulation into fewer access points in an already constrained environment.

The proposed vacation also raises concerns under DOTI access and operational criteria. Multiple access points are critical for emergency response, solid waste and recycling collection, utility maintenance, and snow operations. Retaining this right-of-way preserves necessary redundancy and supports reliable service delivery during congestion, construction, or incident conditions common to the corridor.

From a long-term planning perspective, Comprehensive Plan 2040 emphasizes preserving public infrastructure that allows flexibility as land use intensity and transportation demands evolve. Once vacated, this access point cannot be readily reestablished, limiting the City's future options to manage access and mobility in this area.

Finally, the right-of-way currently serves multiple users and provides shared public benefit. Its vacation would convert a publicly controlled access asset into private use while disproportionately impacting surrounding residents who rely on the existing circulation pattern.

For these reasons, and consistent with Denver Comprehensive Plan 2040 and DOTI access objectives, I respectfully request that City Council decline to advance this application. I also request notification of future readings or hearings related to this matter.

Thank you for your consideration.

Respectfully submitted,

Suie Tanner

1434 Osceola St.  
Denver, CO 80204  
303-548-7887

--  
*Suie Tanner*  
*Mobile: 303-548-7887*



Response Letter to Formal Objection to ROW Vacation  
Project 2025-VACA-00000008  
Pilar O'Hare  
Lucio Ramirez  
1476 N Osceola Street  
Denver, CO 80204  
02.04.2026

Dear Mrs. O'Hare & Mr. Ramirez,

Thank you for your letter outlining your concerns regarding the application to vacate the public right of way under application 2025-VACA-00000008. Engagement with the city by its citizens is commendable, makes the city a better place. I am the architect of the project, representing the applicant, and am responding to your letter at the request of the City of Denver. I appreciate your comments, and your explanation of your impressions of the impacts of the proposed vacation.

The existing right of way (ROW) between the N-S alley and Newton Street is decidedly unusual, and came about through the dedication of the south half of lot 44 in 1912, by the then-owner of lots 44-48, what is now the 3800 W. Colfax property. The reasons for the dedication have been lost to history, but the enduring result was the creation of the E-W ROW as it is today. The possibility of vacating the alley and returning it to the ownership of the 3800 W. Colfax property is only made possible by that fact that it originated from that private land in the first place, and was not part of the original city transportation framework.

During the Site Plan Development (SDP) application process with the city of Denver, our design team and the ownership team were encouraged by the city to initiate the vacation process to help facilitate the project that is proposed for 3800 W. Colfax Avenue. This was in conjunction with being required to dedicate two pieces of property to the City, a 7'-0" strip of land along the property boundary adjacent to W. Colfax Avenue, and a 3'-0" strip of land along the property boundary adjacent to the N-S alley connecting Colfax Ave. with 14<sup>th</sup> Ave. All three of these land modifications, including the vacation of the alley, were deemed as consistent with the City's long term goals for standardization and augmentation of the transportation and access system.

In addition, at the cost of the development owner, (which is typical for developments in most jurisdictions) the landscape along Colfax Avenue and Newton Street will be significantly upgraded, with new walks, new trees, and new ground cover plantings. In the place of the fenced off derelict restaurant and parking lot currently used by itinerant inhabitants, a new building with active residents and ownership that cares about the property and neighborhood will be in place, enhancing both the desirability and value of the area.



With the proposed reconfiguration the existing N-S alley will continue to provide redundant access points, remaining accessible from both Colfax Ave. and 14<sup>th</sup> Ave., in keeping with the standard block layout of the city of Denver. The E-W alley in question is not intended for garbage or recycling collection, as it has been expressed to us that the trucks cannot make the tight turn required at the intersection with the N-S alley. While it could conceivably be used for emergency vehicle access, first responders tend to avoid smaller access points such as this one for the same reasons. It has been expressed to us by the city that the maintenance of this alley is problematic, and since it contains no utility lines, sanitary or storm sewer lines, it possesses no merits beyond strictly a redundant surface circulation route.

Even with the evaluations presented above, it is understandable that your concerns would be primarily related to that last point, the surface circulation afforded by the alley between Newton Street and the N-S alley connecting Colfax Avenue with 14<sup>th</sup> Avenue. Between more options rather than fewer, most people would be inclined to have the same preference. As the representative of the design and development team, I would like to assure you that while this additional option would be removed, your continued access to your garages along the N-S alley would not be impeded by the proposed vacation; you would retain ingress and egress points at both Colfax Avenue and 14<sup>th</sup> Avenue. This is consistent with the overwhelming majority of Denver city blocks. The indirect benefit to you, as a resident of this block, would be the replacement of an eyesore with a new and attractive building, (obviously as an architect I'm partial to that point) along with its attendant street level improvements. The direct benefit to you would be the enhancement of property value by the improvement of adjacent property, as another piece in the series of upgrades along W Colfax Avenue which we and the city hope to constitute the continuing enhancement of the desirability of the W. Colfax neighborhood.

Respectfully,

A handwritten signature in black ink, appearing to read "Nils MT Jergensen", with a long horizontal line extending to the right.

Nils MT Jergensen  
Principal, Keeney Design

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 Adult Signature Restricted Delivery \$0.00

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9589 0710 5270 3577 5270 38

9589 0710 5270 3577 5270 14

9589 0710 5270 3577 5270 69

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Certified Mail Restricted Delivery \$0.00  
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Adult Signature Restricted Delivery \$0.00

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Certified Mail Fee	\$ 15.30	0179	04
Extra Services & Fees (check box, add fee as appropriate)	\$ 0.00		
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$ 0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 0.00		
<input type="checkbox"/> Adult Signature Required	\$ 0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 0.00		

Postage \$ 0.78

Total Postage and Fees \$ 6.08

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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9589 0710 5270 3577 5366 27

9589 0710 5270 3577 5366 41

9589 0710 5270 3577 5365 11

9589 0710 5270 3577 5366 03

9589 0710 5270 3577 5366 34

9589 0710 5270 3577 5365 04

U.S. Postal Service<sup>™</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)<sup>®</sup>

Denver, CO 80204

Certified Mail Fee \$5.30

0179

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$10.00

Return Receipt (electronic) \$10.00

Certified Mail Restricted Delivery \$40.00

Adult Signature Required \$40.00

Adult Signature Restricted Delivery \$40.00

Postage \$0.78

Total Postage and Fees \$6.08

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