

## Vacation Submittal Checklist

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

**Street and Alley Vacation submittal documents will include the following:**

- Application (Page 3-4 of this document) - Must be signed by owner, or a vested party
- A Legal Description and Exhibits of the proposed vacation, prepared by a Professional Land Surveyor, 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 area to be vacated and hatch the area
  - Call out the location of any existent easements, and if a new easement will be held/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

4/12/22  
Date



**DENVER**  
THE MILE HIGH CITY

## APPLICATION STREET and ALLEY VACATION

Please complete this application to apply for a Vacation Request. Vacations can only be applied for, when the area in question is within the Public Right-of-Way within the City and County of Denver. Please reference [Street and Alley Vacation Entrance Requirements](#) for more detail on the vacation process. Please enter information and fully answer any of the following sections. Submit the complete application electronically to: [DOTL.ER@denvergov.org](mailto:DOTL.ER@denvergov.org).

DATE: 8/2/21

PROJECT NAME: Sun Valley Homes and Sun Valley Homes Second Filing

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:

2019-PM-0000673 , 2020-SDP-0000337 , 2021-SDPSUB-00003

ADDRESS (approx.) OF VACATION: 999 N Clay Way Denver, CO 80204

**APPLICANT:**

Name: Travis Nicholson

Company (if applicable): Matrix Design Group Title: Project Manager

Address: 707 17th Street, Suite 3150, Denver, CO 80202

Telephone number: 303-572-0200 Email address: travis.nicholson@matrixdesigngroup.com

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

Company: Housing Authority of the City & County of Denver

Owner Contact: Christopher Spelke

Address: P.O. Box 40305, Denver, CO 80204

Telephone Number: 303-518-9885 Email address: cspelke@denverhousing.com

**EXPLANATION of REQUEST**

**Explanation of why the Requestor wants the right-of-way (ROW) vacated:**

The Sun Valley Homes and Sun Valley Homes Second Filing projects from the 1950's are being redeveloped to bring updated affordable housing options to the Sun Valley neighborhood. During this process the existing curvilinear streets are being relocated to match the preferred Denver street grid layout. Therefore some of the existing right-of-way will need to be vacated and new right-of-way will be dedicated. There are no utilities with the right-of-way.





**APPLICATION**  
**Street and Alley Vacation**

**Explanation of the current use of the ROW to be vacated:**

The current use of the right-of-way is a public street for access to the previous residences. All previous residences have been relocated to new affordable housing.

**EXISTING UTILITIES:**

**If there are utilities, explain whether or not such utilities will be relocated or remain in the vacated ROW.**

(Utilities in the proposed vacation area will need to be relocated at the owner's expense. If relocation is not feasible, a standard hard surface easement may be required. The City will reserve this easement for all remaining easements within the vacated area, in the Vacation Ordinance. The Requestor shall acknowledge the need and acceptance of such utility easements.)

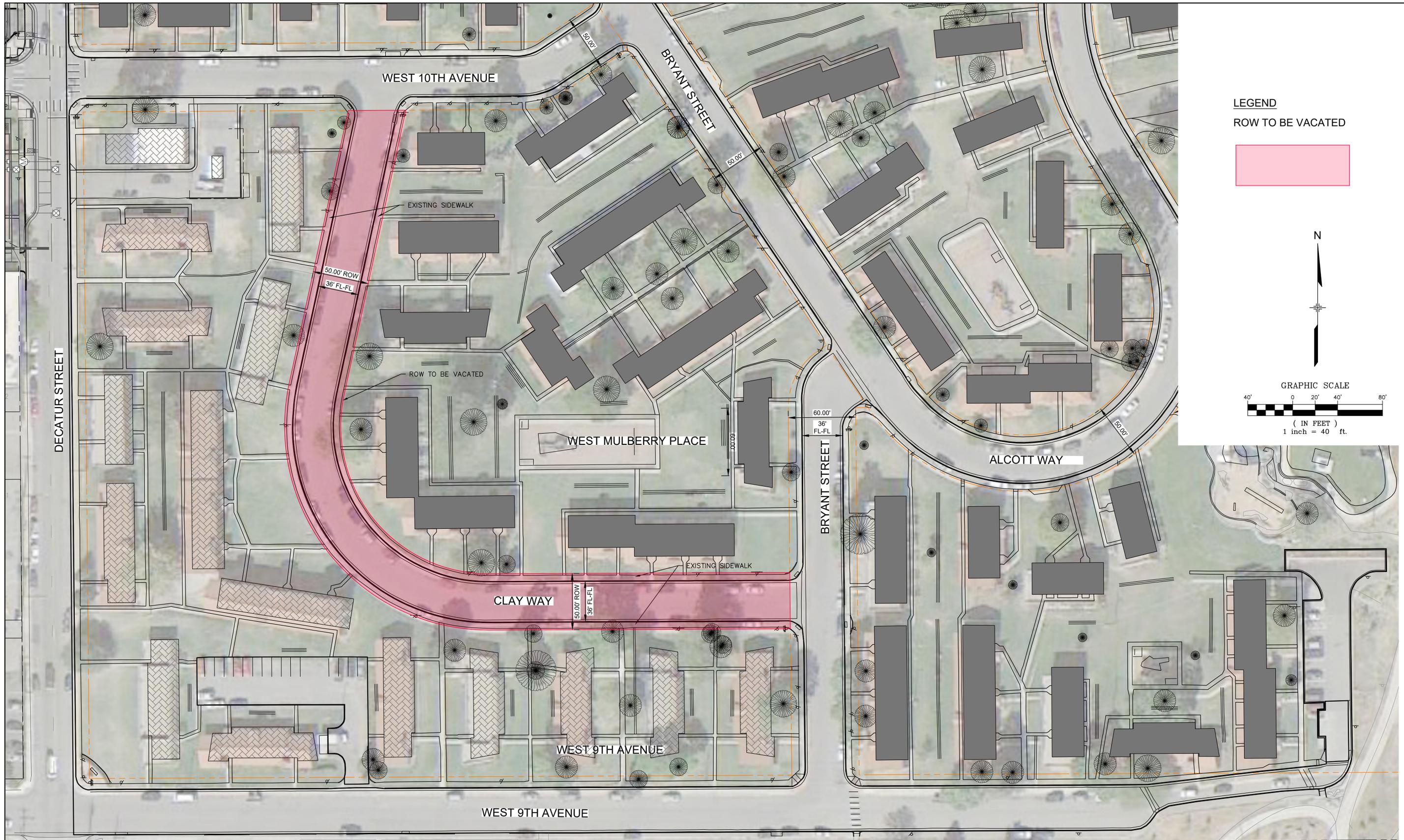
There are not any existing utilities within this right-of-way vacation.

**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.**

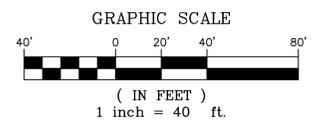
  
\_\_\_\_\_  
(Owner/Vested Party Signature)

4/12/22  
DATE





**LEGEND**  
 ROW TO BE VACATED



# ROW VACATION - SITE PLAN



SUN VALLEY HOMES AND SUN VALLEY HOMES SECOND FILING REDEVELOPMENT

AUGUST 2, 2021

FIGURE No. 1

## Sun Valley Homes Second Filing Vacation 999 N Clay Way

11/08/2022

**Master ID:** 2019-PROJMSTR-0000673      **Project Type:** ROW Vacation  
**Review ID:** 2022-VACA-0000013      **Review Phase:**  
**Location:** 999 N Clay Way      **Review End Date:** 05/11/2022

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: David Edwards  
Reviewers Email: [DavidJ.Edwards@denvergov.org](mailto:DavidJ.Edwards@denvergov.org)

Status Date: 04/22/2022  
Status: Approved  
Comments:

Reviewing Agency: Building Department Review      Review Status: Approved

Reviewers Name: Keith Peetz  
Reviewers Email:

Status Date: 04/28/2022  
Status: Approved  
Comments:

Reviewing Agency: CenturyLink Referral      Review Status: Approved

Status Date: 05/12/2022  
Status: Approved  
Comments: PWPRS Project Number: 2022-VACA-0000013 - Sun Valley Homes Second Filing Vacation 999 N Clay Way  
Reviewing Agency/Company: Lumen  
Reviewers Name: VeShon Sheridan  
Reviewers Phone: 804-234-6825  
Reviewers Email: [veshon.sheridan@lumen.com](mailto:veshon.sheridan@lumen.com)  
Approval Status: Approved

Comments:  
To Whom It May Concern:  
QWEST CORPORATION d/b/a CENTURYLINK QC ("CenturyLink") has reviewed the request for the subject vacation and has determined that it has no objections with respect to the ROW proposed for vacation  
It is the intent and understanding of CenturyLink that this vacation shall not reduce our rights to any other existing easements or rights we have on this site or in the area.  
This No objection response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the ROW area as described, the Applicant will bear the cost of relocation and/or repair of said facilities.

Reviewing Agency: CDOT Referral      Review Status: Approved

Status Date: 05/12/2022  
Status: Approved  
Comments: PWPRS Project Number: 2022-VACA-0000013 - Sun Valley Homes Second Filing Vacation 999 N Clay Way  
Reviewing Agency/Company: CDOT Region 1 ROW/survey  
Reviewers Name: dane courville

# Comment Report

## Sun Valley Homes Second Filing Vacation 999 N Clay Way

11/08/2022

**Master ID:** 2019-PROJMSTR-0000673      **Project Type:** ROW Vacation  
**Review ID:** 2022-VACA-0000013      **Review Phase:**  
**Location:** 999 N Clay Way      **Review End Date:** 05/11/2022

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

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.

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

Status Date: 05/12/2022  
Status: Approved - No Response  
Comments:

Reviewing Agency: City Forester Review      Review Status: Approved

Reviewers Name: Nick Evers  
Reviewers Email: Nick.Evers@denvergov.org  
Status Date: 05/11/2022  
Status: Approved  
Comments: Approved. No expected PRW tree conflict. Existing trees have been accounted for as part of development plan.

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

Status Date: 05/12/2022  
Status: Approved - No Response  
Comments:

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

Reviewers Name: Tanner Axt  
Reviewers Email: Tanner.Axt@denvergov.org  
Status Date: 05/12/2022  
Status: Approved - No Response  
Comments:

Reviewing Agency: DES Transportation Review      Review Status: Approved

Reviewers Name: Christopher Mueller  
Reviewers Email: Christopher.Mueller@denvergov.org  
Status Date: 06/10/2022  
Status: Approved  
Comments: PWPRS Project Number: 2022-VACA-0000013 - Sun Valley Homes Second Filing Vacation 999 N Clay Way  
Reviewing Agency/Company: DOTI ROW  
Reviewers Name: Christopher Mueller PE NCEES  
Reviewers Phone: 314-737-2758  
Reviewers Email: christopher.mueller@denvergov.org  
Approval Status: Approved

# Comment Report

## Sun Valley Homes Second Filing Vacation 999 N Clay Way

11/08/2022

**Master ID:** 2019-PROJMSTR-0000673      **Project Type:** ROW Vacation  
**Review ID:** 2022-VACA-0000013      **Review Phase:**  
**Location:** 999 N Clay Way      **Review End Date:** 05/11/2022

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

Comments:

**Status Date:** 05/12/2022  
**Status:** Denied  
**Comments:** This is denied on behalf of this critical reviewer. This is still under review. Please contact reviewer to resolve.

**Status Date:** 04/27/2022  
**Status:** Not Required  
**Comments:**

**Reviewing Agency:** DES Wastewater Review      **Review Status:** Approved w/Conditions

**Reviewers Name:** Philip Kim  
**Reviewers Email:** Philip.Kim@denvergov.org

**Status Date:** 11/08/2022  
**Status:** Approved w/Conditions  
**Comments:** There is a storm lateral within the vacation area that will need an easement.

A perpetual, non-exclusive easement is hereby reserved by the City and County of Denver, its successors and assigns, over, under, across, along, and through the vacated area for the purposes of constructing, operating, maintaining, repairing, upgrading and replacing public or private utilities including, but not limited to, storm drainage and sanitary sewer, and water facilities and all appurtenances to said utilities. A hard surface shall be maintained by the property owner over the entire easement area. The City reserves the right to authorize the use of the reserved easement by all utility providers with existing facilities in the easement area. No trees, fences, retaining walls, landscaping or structures shall be allowed over, upon or under the easement area. Any such obstruction may be removed by the City or the utility provider at the property owner's expense. The property owner shall not re-grade or alter the ground cover in the easement area without permission from the City and County of Denver. The property owner shall be liable for all damages to such utilities, including their repair and replacement, at the property owner's sole expense. The City and County of Denver, its successors, assigns, licensees, permittees and other authorized users shall not be liable for any damage to property owner's property due to use of this reserved easement.

**Status Date:** 05/02/2022  
**Status:** Approved w/Conditions  
**Comments:** Storm sewer at the intersection of 10th and Clay will be relocated through a separate SSPR process.  
Drainage and sanitary of F2 will need to conform to the Sun Valley master plans  
Block and street reconfiguration will need to be processed under a new subdivision.

**Reviewing Agency:** Office of Disability Rights Review      **Review Status:** Approved

**Reviewers Name:** Juan Pasillas  
**Reviewers Email:** Juan.Pasillas@denvergov.org

**Status Date:** 05/16/2022  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2022-VACA-0000013 - Sun Valley Homes Second Filing Vacation 999 N Clay Way  
Reviewing Agency/Company: Division of Disability Rights  
Reviewers Name: Juan Pasillas  
Reviewers Phone: 720-913-3309  
Reviewers Email: juan.pasillas@denvergov.org  
Approval Status: Approved

Comments:

# Comment Report

## Sun Valley Homes Second Filing Vacation 999 N Clay Way

11/08/2022

**Master ID:** 2019-PROJMSTR-0000673      **Project Type:** ROW Vacation  
**Review ID:** 2022-VACA-0000013      **Review Phase:**  
**Location:** 999 N Clay Way      **Review End Date:** 05/11/2022

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

\*Approved.

\*Any creation of new sidewalks or areas of public use will be required to comply with all applicable 2010 ADA requirements.

**Status Date:** 05/12/2022  
**Status:** Approved - No Response  
**Comments:**

**Reviewing Agency:** Denver Water Referral      **Review Status:** Approved

**Status Date:** 05/12/2022  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2022-VACA-0000013 - Sun Valley Homes Second Filing Vacation 999 N Clay Way  
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:** Denver Fire Department Review      **Review Status:** Approved w/Conditions

**Reviewers Name:** Richard Tenorio  
**Reviewers Email:**

**Status Date:** 05/11/2022  
**Status:** Approved w/Conditions  
**Comments:** Denver Fire Dept. Approved with Conditions - RT

\*\*\*The Vacation of Clay St. shall not impact fire dept. access in the future development.

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

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

**Status Date:** 05/12/2022  
**Status:** Approved - No Response  
**Comments:**

**Reviewing Agency:** Metro Wastewater Referral      **Review Status:** Approved

**Status Date:** 05/12/2022  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2022-VACA-0000013 - Sun Valley Homes Second Filing Vacation 999 N Clay Way  
Reviewing Agency/Company: Metro Water Recovery  
Reviewers Name: Myles Howard  
Reviewers Phone: 7207033627  
Reviewers Email: MHoward@metrowaterrecovery.com  
Approval Status: Approved

# Comment Report

## Sun Valley Homes Second Filing Vacation 999 N Clay Way

11/08/2022

**Master ID:** 2019-PROJMSTR-0000673      **Project Type:** ROW Vacation  
**Review ID:** 2022-VACA-0000013      **Review Phase:**  
**Location:** 999 N Clay Way      **Review End Date:** 05/11/2022

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

Comments:

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

Status Date: 05/12/2022  
Status: Approved - No Response  
Comments:

Reviewing Agency: Dev and Planning Services Review      Review Status: Approved

Reviewers Name:  
Reviewers Email:

Status Date: 06/21/2022  
Status: Approved  
Comments: PWPRS Project Number: 2022-VACA-0000013 - Sun Valley Homes Second Filing Vacation 999 N Clay Way  
Reviewing Agency/Company: Parks Planning Design and Construction  
Reviewers Name: Gregory Neitzke  
Reviewers Phone: 3039162689  
Reviewers Email: greg.neitzke@denvergov.org  
Approval Status: Approved

Comments:

Status Date: 05/12/2022  
Status: Approved - No Response  
Comments:

Reviewing Agency: Parks and Recreation Review      Review Status: Approved

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

Status Date: 04/28/2022  
Status: Approved  
Comments:

Reviewing Agency: ERA Transportation Review      Review Status: Not Required

Reviewers Name:  
Reviewers Email:

Status Date: 04/20/2022  
Status: Not Required  
Comments:

Reviewing Agency: ERA Wastewater Review      Review Status: Not Required

Reviewers Name:  
Reviewers Email:

# Comment Report

## Sun Valley Homes Second Filing Vacation 999 N Clay Way

11/08/2022

**Master ID:** 2019-PROJMSTR-0000673 **Project Type:** ROW Vacation  
**Review ID:** 2022-VACA-0000013 **Review Phase:**  
**Location:** 999 N Clay Way **Review End Date:** 05/11/2022

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

Status Date: 04/20/2022  
Status: Not Required  
Comments:

Reviewing Agency: Construction Engineering Review Review Status: Approved

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

Status Date: 05/11/2022  
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: 05/12/2022  
Status: Approved - No Response  
Comments:

Reviewing Agency: Street Maintenance Review Review Status: Approved - No Response

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

Status Date: 05/12/2022  
Status: Approved - No Response  
Comments:

Reviewing Agency: Survey Review Review Status: Approved

Reviewers Name: Dana Sperling  
Reviewers Email: Dana.Sperling@denvergov.org

Status Date: 06/07/2022  
Status: Approved  
Comments: PWPRS Project Number: 2022-VACA-0000013 - Sun Valley Homes Second Filing Vacation 999 N Clay Way  
Reviewing Agency/Company: DOTI-SURVEY  
Reviewers Name: DANA SPERLING  
Reviewers Phone: 7204565207  
Reviewers Email: dana.sperling@denvergov.org  
Approval Status: Approved

Comments:  
approved descriptions and exhibit are in the Approved - Legal Description folder

Status Date: 05/12/2022  
Status: Denied

# Comment Report

## Sun Valley Homes Second Filing Vacation 999 N Clay Way

11/08/2022

**Master ID:** 2019-PROJMSTR-0000673      **Project Type:** ROW Vacation  
**Review ID:** 2022-VACA-0000013      **Review Phase:**  
**Location:** 999 N Clay Way      **Review End Date:** 05/11/2022

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

**Comments:** PWPRS Project Number: 2022-VACA-0000013 - Sun Valley Homes Second Filing Vacation 999 N Clay Way  
Reviewing Agency/Company: DOTI-SURVEY  
Reviewers Name: DANA SPERLING  
Reviewers Phone: 7204565207  
Reviewers Email: dana.sperling@denvergov.org  
Approval Status: Denied

**Comments:**  
comments are uploaded  
correct subdivision and street names  
area on illustration

Attachment: SURVEY COMMENTS 03 Clay Vacation-PLS signed.pdf

Attachment: Vacation Survey Comments 2022-VACA-0000013.docx

**Status Date:** 05/11/2022  
**Status:** Denied  
**Comments:** survey comments have been uploaded to e-review  
resubmittal required

**REDLINES uploaded to the E-Review webpage.**

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

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

**Status Date:** 05/12/2022  
**Status:** Approved - No Response

**Comments:**

Reviewing Agency: CPM Wastewater Review      Review Status: Approved - No Response

**Reviewers Name:**  
**Reviewers Email:**

**Status Date:** 05/12/2022  
**Status:** Approved - No Response

**Comments:**

Reviewing Agency: RTD Referral      Review Status: Approved

**Status Date:** 05/12/2022  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2022-VACA-0000013 - Sun Valley Homes Second Filing Vacation 999 N Clay Way  
Reviewing Agency/Company: RTD  
Reviewers Name: C. Scott Woodruff  
Reviewers Phone: 303-299-2943  
Reviewers Email: clayton.woodruff@rtd-denver.com  
Approval Status: Approved

# Comment Report

## Sun Valley Homes Second Filing Vacation 999 N Clay Way

11/08/2022

**Master ID:** 2019-PROJMSTR-0000673      **Project Type:** ROW Vacation  
**Review ID:** 2022-VACA-0000013      **Review Phase:**  
**Location:** 999 N Clay Way      **Review End Date:** 05/11/2022

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

Comments:

Reviewing Agency: Solid Waste Review      Review Status: Approved - No Response

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

Status Date: 05/12/2022  
Status: Approved - No Response  
Comments:

Reviewing Agency: Xcel Referral      Review Status: Approved

Status Date: 05/12/2022  
Status: Approved  
Comments: PWPRS Project Number: 2022-VACA-0000013 - Sun Valley Homes Second Filing Vacation 999 N Clay Way  
Reviewing Agency/Company: Public Service Company of Colorado (PSCo) dba Xcel Energy  
Reviewers Name: Donna George  
Reviewers Phone: 13035713306  
Reviewers Email: donna.l.george@xcelenergy.com  
Approval Status: Approved

Comments:

Reviewing Agency: Case Manager Review/Finalize      Review Status: Approved

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

Status Date: 08/02/2022  
Status: Approved  
Comments:

Status Date: 05/12/2022  
Status: Comments Compiled  
Comments: