

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.

Thomas Berger
Owner/Vested Party/Applicant Signature

8/4/25

Date



APPLICATION EASEMENT RELINQUISHMENT

DOTI | Right-of-Way Services
Engineering and Regulatory Office
201 W. Colfax Avenue, Dept. 507
Denver, CO 80202 P: 720-865-3003
DOTI.ER@denvergov.org

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: 08/03/2025

PROJECT NAME: Broadway Station Soccer Stadium Development

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:

2025-PROJMSTR-0000120, 2025-PROJMSTR-0000120, 2025-PROJMSTR-0000120

ADDRESS (approx.) OF EASEMENT: Broadway Station Filing No. 4, Denver CO 80223 (748 S Cherokee

APPLICANT:

Name: Tom Berger
Company (if applicable): Matrix Title: _____
Address: 8600 Park Meadows Dr., Suite 800, Lone Tree, CO 80124
Telephone number: 720.971.1708 Email address: tom.berger@matrixdesigngroup.com

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

Company: Broadway Station Metropolitan District No. 1, a Quasi-Municipal Corporation and Political Subdivision of the State
Owner Contact: Mark Tompkins, BSMD President
Address: c/o Cockrel Ela Glesne Greher & Ruhland, P.C. 44 Cook Street, Suite 620, Denver, CO 80206
Telephone Number: 303.621.5614 Email address: mark@straeadvisoryservices.com

ORIGINAL HOLDING DOCUMENT THE EASEMENT IS HELD IN:

Title of document: _____
Clerk & Recorder Recordation Number: RN 2021231033
Ordinance Number (if applicable): Ord 1423 Series 2021

PORION OF EASEMENT IF BEING RELINQUISHED:

☐ Easement in
it's entirety

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



**APPLICATION
EASEMENT RELINQUISHMENT**

QUANTITY OF EASEMENTS TO BE RELINQUISHED: 1

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

This easement was a reserved easement for vacated right of way and there is a sanitary sewer line in the easement area. All former facilities using this sewer are demolished, the sanitary line is dry, is not being used and will be abandoned to accommodate the soccer stadium.

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

The sanitary sewer line will be abandoned and a new sewer line will be installed to accommodate the new development.

EXPLANATION OF WHY THE EASEMENT RELINQUISHMENT IS BEING REQUESTED:

Please explain why the easement needs to be relinquished.

The intended use of the property has changed and will be designed/replatted to accommodate a soccer stadium.

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.



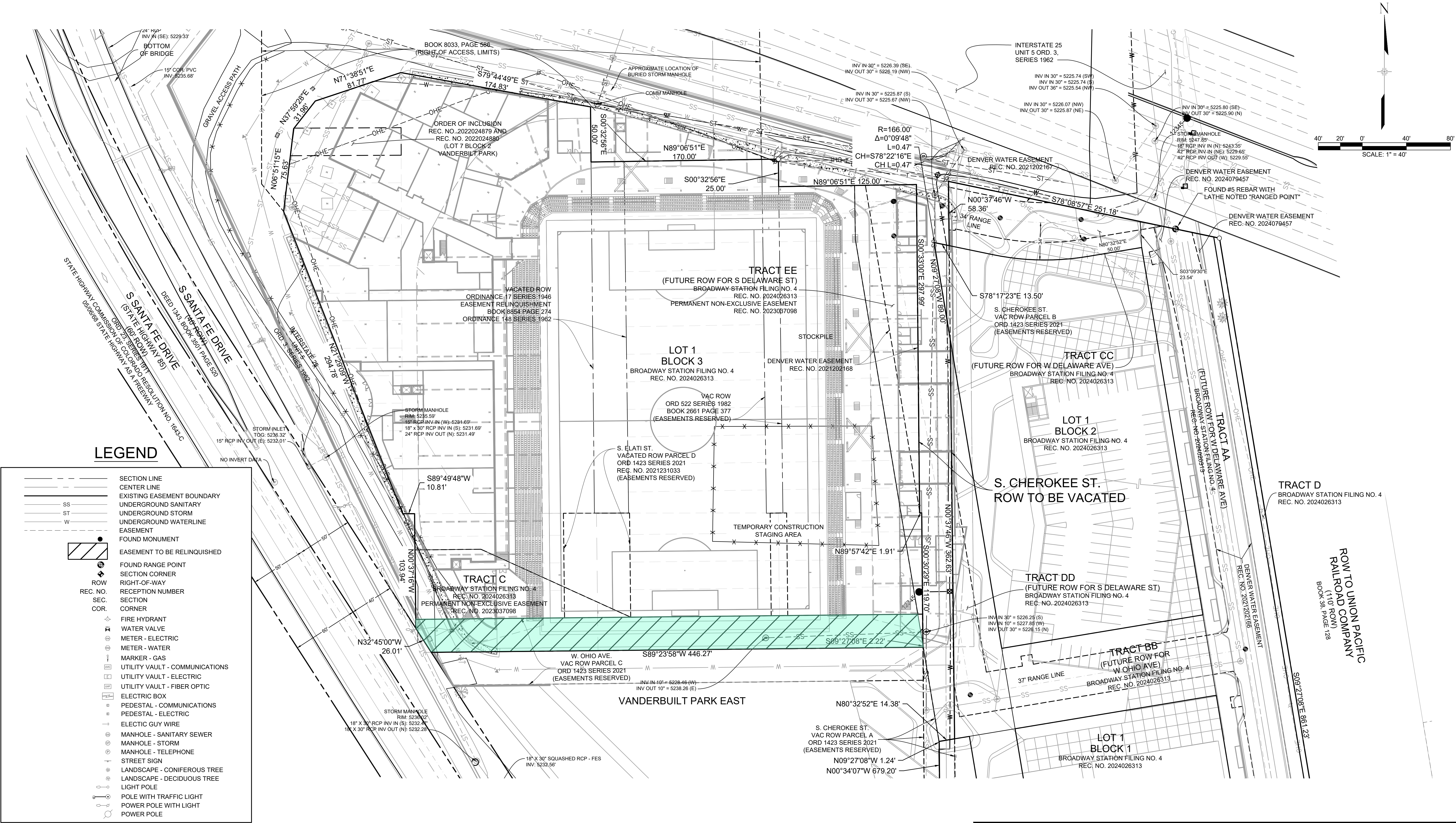
(Owner/Vested Party Signature)

2025-08-04
DATE

BROADWAY STATION SOCCER STADIUM PRELIMINARY SITE PLAN

BROADWAY STATION FILING NO. 4 TOGETHER WITH A PART OF S. CHEROKEE ST.
SITUATED WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL
MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SHEET 1 OF 1




DRAWN BY: JHS
CHECKED BY: ADJ
SCALE: 1" = 40'
DATE ISSUED: 08/01/2025
SHEET 1 OF 1

BROADWAY STATION SOCCER STADIUM
PRELIMINARY SITE PLAN

BROADWAY STATION FILING NO. 4 TOGETHER WITH A PART OF S. CHEROKEE ST.
SITUATED WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 4
SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PREPARED BY:


Excellence by Design

FILE LOCATION: R:\10.817.004 [Broadway Station]Survey\Draw\Exhibits\Reserved Easement Relinquishment\Area Parcel C RN 2021231033817-BMS NW\SW\ESMT RELINQUISHMENT-CHIO.dwg

Broadway Station Filing No. 4 - 748 S Cherokee St

11/06/2025

Master ID: 2025-PROJMSTR-0000120 **Project Type:** ROW Relinquishment
Review ID: 2025-RELINQ-0000016 **Review Phase:**
Location: 748 S Cherokee St **Review End Date:** 09/22/2025

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: Shannon Cruz
Reviewers Email: Shannon.Cruz@denvergov.org

Status Date: 09/09/2025
Status: Approved
Comments:

Reviewing Agency: City Forester Review

Review Status: Approved

Reviewers Name: Eric Huetig
Reviewers Email: Eric.Huetig@denvergov.org

Status Date: 09/16/2025
Status: Approved
Comments: 2025-RELINQ-0000016
OCF Comments 9-16-25
1. Proposed relinquishment is approved.
A. ATTN: Any proposed changes after initial OCF approval must be reviewed and approved by our office.

Reviewing Agency: Comcast Referral

Review Status: Approved - No Response

Status Date: 09/23/2025
Status: Approved - No Response
Comments:

Reviewing Agency: Denver Water Referral

Review Status: Approved

Status Date: 09/23/2025
Status: Approved
Comments: PWPRS Project Number: 2025-RELINQ-0000016 Broadway Station Filing No. 4 - 748 S Cherokee St
Reviewing Agency/Company: Denver Water
Reviewers Name: Gina Begly
Reviewers Phone: 3036286219
Reviewers Email: gina.begly@denverwater.org
Approval Status: Approved

Comments:

Reviewing Agency: Survey Review

Review Status: Approved

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

Status Date: 09/19/2025
2025-RELINQ-0000016

Comment Report

Broadway Station Filing No. 4 - 748 S Cherokee St

11/06/2025

Master ID: 2025-PROJMSTR-0000120 **Project Type:** ROW Relinquishment
Review ID: 2025-RELINQ-0000016 **Review Phase:**
Location: 748 S Cherokee St **Review End Date:** 09/22/2025

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

Status: Approved
Comments: descriptions are in the Legal Descriptions Approved folder

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

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

Status Date: 09/23/2025
Status: Comments Compiled
Comments:

Status Date: 09/03/2025
Status: Confirmation of Payment
Comments:

Reviewing Agency: Denver Fire Department Review **Review Status:** Approved - No Response

Reviewers Name: Adam Grier
Reviewers Email: Adam.Grier@denvergov.org

Status Date: 09/18/2025
Status: Approved - No Response
Comments:

Reviewing Agency: Landmark Review **Review Status:** Not Required

Status Date: 09/02/2025
Status: Not Required
Comments:

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

Status Date: 09/23/2025
Status: Approved - No Response
Comments:

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

Status Date: 09/23/2025
Status: Approved - No Response
Comments:

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

Reviewers Name: Scott Wisniewski
Reviewers Email: Scott.Wisniewski@denvergov.org

Status Date: 09/23/2025

2025-RELINQ-0000016

Comment Report

Broadway Station Filing No. 4 - 748 S Cherokee St

11/06/2025

Master ID: 2025-PROJMSTR-0000120 **Project Type:** ROW Relinquishment
Review ID: 2025-RELINQ-0000016 **Review Phase:**
Location: 748 S Cherokee St **Review End Date:** 09/22/2025

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

Status: Approved - No Response
Comments:

Reviewing Agency: Construction Engineering Review **Review Status:** Approved

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

Status Date: 09/11/2025
Status: Approved
Comments:

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

Reviewers Name: Nathan Pope
Reviewers Email: Nathan.Pope@denvergov.org

Status Date: 09/23/2025
Status: Approved - No Response
Comments:

Reviewing Agency: TES Sign and Stripe Review **Review Status:** Approved

Reviewers Name: Emma De Vos Tidd
Reviewers Email: emma.devostidd@denvergov.org

Status Date: 09/23/2025
Status: Approved
Comments: PWPRS Project Number: 2025-RELINQ-0000016 Broadway Station Filing No. 4 - 748 S Cherokee St
Reviewing Agency/Company: DOTI - Transportation and Mobility Engineering
Reviewers Name: Emma De Vos Tidd
Reviewers Phone: 3033324247
Reviewers Email: emma.devostidd@denvergov.org
Approval Status: Approved

Comments:

Reviewing Agency: CenturyLink Referral **Review Status:** Approved w/Conditions

Status Date: 11/06/2025
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2025-RELINQ-0000016 Broadway Station Filing No. 4 - 748 S Cherokee St
Reviewing Agency/Company: CenturyLink
Reviewers Name: Stephanie Canary
Reviewers Phone: 352-425-8763
Reviewers Email: stephanie.canary@lumen.com
Approval Status: Approved with conditions

Comments:
Lumen Engineering Notes on Plan: MAIN DUCT BANK RUN WILL NEED AN EASEMENT IF REMAINS IN PLACE

Comment Report

Broadway Station Filing No. 4 - 748 S Cherokee St

11/06/2025

Master ID: 2025-PROJMSTR-0000120 **Project Type:** ROW Relinquishment
Review ID: 2025-RELINQ-0000016 **Review Phase:**
Location: 748 S Cherokee St **Review End Date:** 09/22/2025

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

AFTER POTHOLES & FOUND NOT IN CONFLICT WITH WALL. POLE/PED & 400PR CABLE TO BE REMOVED.
NO ISSUES HERE. Relocation Job In Progress.

Attachment: LNO Vacate Easement P867629 DOTI 25 REL-016.pdf

Status Date: 09/23/2025
Status: Approved - No Response
Comments:

REDLINES uploaded to E-review webpage

Reviewing Agency: Xcel Referral Review Status: Approved

Status Date: 10/09/2025
Status: Approved
Comments: PWPRS Project Number: 2025-RELINQ-0000016 Broadway Station Filing No. 4 - 748 S Cherokee St
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:
approved per Matt Hayden, Xcel Designer

Status Date: 09/23/2025
Status: Denied
Comments: PWPRS Project Number: 2025-RELINQ-0000016 Broadway Station Filing No. 4 - 748 S Cherokee St
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: Denied

Comments:
Additional information on existing electric and potentially natural gas facilities is being investigated.

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

Status Date: 09/23/2025
Status: Approved - No Response
Comments:

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

Status Date: 09/23/2025
Status: Approved - No Response
Comments:

Reviewing Agency: DES Transportation Review Review Status: Approved

2025-RELINQ-0000016

Comment Report

Broadway Station Filing No. 4 - 748 S Cherokee St

11/06/2025

Master ID: 2025-PROJMSTR-0000120 **Project Type:** ROW Relinquishment
Review ID: 2025-RELINQ-0000016 **Review Phase:**
Location: 748 S Cherokee St **Review End Date:** 09/22/2025

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

Reviewers Name: Viktoriya Luckner
Reviewers Email: Viktoriya.Luckner@denvergov.org
Status Date: 09/10/2025
Status: Approved
Comments:

Reviewing Agency: DES Wastewater Review **Review Status:** Approved

Reviewers Name: Zhixu Yuan
Reviewers Email: Zhixu.Yuan@denvergov.org
Status Date: 09/22/2025
Status: Approved
Comments:

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

Status Date: 09/23/2025
Status: Approved
Comments: PWPRS Project Number: 2025-RELINQ-0000016 Broadway Station Filing No. 4 - 748 S Cherokee St
Reviewing Agency/Company: RTD
Reviewers Name: clayton woodruff
Reviewers Phone: 3032992943
Reviewers Email: clayton.woodruff@rtd-denver.com
Approval Status: Approved

Comments:
Department Comments
Bus Operations No exceptions
Bus Stop Program No exceptions
Commuter Rail No exceptions
Construction Management No exceptions
Engineering No exceptions
Light Rail No exceptions
Real Property No exceptions
Service Development No exceptions
Transit Oriented Development No exceptions
Utilities 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: 09/23/2025
Status: Approved
Comments: PWPRS Project Number: 2025-RELINQ-0000016 Broadway Station Filing No. 4 - 748 S Cherokee St

Comment Report

Broadway Station Filing No. 4 - 748 S Cherokee St

11/06/2025

Master ID:	2025-PROJMSTR-0000120	Project Type:	ROW Relinquishment
Review ID:	2025-RELINQ-0000016	Review Phase:	
Location:	748 S Cherokee St	Review End Date:	09/22/2025

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

Reviewing Agency/Company: CDOT
Reviewers Name: Michelle White
Reviewers Phone: 303-512-4218
Reviewers Email: michelle.m.white@state.co.us
Approval Status: Approved

Comments:
Proposed effort is approved as the location does not affect CDOT interests.