



### 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:

Not Required  Legal Description of easement proposed to be relinquished set forth in City Ordinance No. 20220141

- 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.

SEE ATTACHED

Owner/Vested Party/Applicant Signature

Date

*7/13/2023*



**35 BRIGHTON OWNER, LLC,**  
a Delaware limited liability company

By: MIHI Brighton Venture, LLC,  
a Delaware limited liability company,  
Its: Sole Member

By: McCaffery Brighton LLC,  
a Delaware limited liability company,  
Its: Manager

By: McCaffery Interests, Inc.,  
an Illinois corporation,  
Its: Sole Member

By:   
Name: Edmund C. Woodbury  
Title: President



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

# APPLICATION EASEMENT RELINQUISHMENT

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

DATE: 7/13/2023

PROJECT NAME: 35th & Wynkoop

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:

2022-PROJMSTR-0000436, 2023-SDP-0000144

ADDRESS (approx.) OF EASEMENT: 3510 N. Brighton Blvd.

### APPLICANT:

Name: Edmund Woodbury

Company (if applicable): McCaffery Interests, Inc. Title: President

Address: 176 N. Racine Av., Suite 200, Chicago, IL 60607

Telephone number: (312) 944-3777 Email address: ewoodbury@mccafferyinc.com

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

Company: 35 Brighton Owner, LLC, a Delaware limited liability company

Owner Contact: Malcolm Craig

Address: c/o McCaffery Interests, Inc., 730 17th Street, Suite 370, Denver, CO 80202

Telephone Number: (303) 996-0255 Email address: mcraig@mccafferyinc.com

### ORIGINAL HOLDING DOCUMENT THE EASEMENT IS HELD IN:

Title of document: Ordinance No. 20220141

Clerk & Recorder Recordation Number: 2022024413

Ordinance Number (if applicable): 20220141

### PORTION OF EASEMENT IF BEING RELINQUISHED:

Easement in its entirety

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





APPLICATION
EASEMENT RELINQUISHMENT

QUANTITY OF EASEMENTS TO BE RELINQUISHED: 1

Easement Groupings if submitting with multiple easements: N/A

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 its entirety and any additional background information

We understand the City reserved the easement for utilities located in the public alley which was vacated in Ordinance No. 20220141.

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 utilities are being relocated to the real property conveyed and dedicated to the City for purposes of relocating a portion of the alley which was vacated in Ordinance No. 20220141.

EXPLANATION OF WHY THE EASEMENT RELINQUISHMENT IS BEING REQUESTED:

Please explain why the easement needs to be relinquished.

The easement needs to be relinquished to permit development of the real property.

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

SEE ATTACHED

(Owner/Vested Party Signature)

7/13/2023
DATE



**35 BRIGHTON OWNER, LLC,**  
a Delaware limited liability company

By: MIHI Brighton Venture, LLC,  
a Delaware limited liability company,  
Its: Sole Member

By: McCaffery Brighton LLC,  
a Delaware limited liability company,  
Its: Manager

By: McCaffery Interests, Inc.,  
an Illinois corporation,  
Its: Sole Member

By:   
Name: Edmund C. Woodbury  
Title: President

1 **BY AUTHORITY**

2 ORDINANCE NO 20220141

COUNCIL BILL NO. CB22-0141

3 SERIES OF 2022

COMMITTEE OF REFERENCE:

4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance vacating a portion of the alley bounded by North Brighton**  
7 **Boulevard, 35th Street, Wynkoop Street and 36th Street, with reservations.**

8 **WHEREAS**, the Executive Director of the Department of Transportation and Infrastructure of  
9 the City and County of Denver has found and determined that the public use, convenience and  
10 necessity no longer require that certain area in the system of thoroughfares of the municipality  
11 hereinafter described and, subject to approval by ordinance, has vacated the same with the  
12 reservations hereinafter set forth;

13 **BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:**

14 **Section 1.** That the action of the Executive Director of the Department of Transportation  
15 and Infrastructure in vacating the following described right-of-way in the City and County of Denver,  
16 State of Colorado, to wit:

17 **PARCEL DESCRIPTION ROW NO. 2021-VACA-0000007-001:**

18 THAT PORTION OF THE 16-FOOT WIDE PUBLIC ALLEY IN BLOCK 6, FIRST ADDITION TO  
19 IRONTON, ADJACENT TO LOTS 13 THROUGH 16, INCLUSIVE AND LOTS 17 THROUGH 20,  
20 INCLUSIVE, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 22 AND THE  
21 SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE  
22 SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE  
23 PARTICULARLY DESCRIBED AS FOLLOWS:

24  
25 **BEGINNING** AT THE SOUTHWESTERLY MOST CORNER OF SAID LOT 17, SAID POINT ALSO  
26 BEING A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 35TH STREET, AN 80-  
27 FOOT WIDE PUBLIC RIGHT-OF-WAY;  
28 THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 45°26'37" WEST, A DISTANCE OF 16.00  
29 FEET TO THE SOUTHEASTERLY MOST CORNER OF SAID LOT 16, SAME BEING A POINT ON  
30 THE NORTHWESTERLY LINE OF SAID PUBLIC ALLEY;  
31 THENCE ALONG THE NORTHWESTERLY LINE OF SAID ALLEY AND THE SOUTHEASTERLY  
32 LINES OF SAID LOTS 13 THROUGH 16, INCLUSIVE, NORTH 44°35'06" EAST, A DISTANCE OF  
33 80.08 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 13;  
34 THENCE SOUTH 45°26'19" EAST, A DISTANCE OF 16.00 FEET TO A POINT ON THE  
35 NORTHWESTERLY LINE OF SAID LOT 20, SAID POINT ALSO BEING ON THE  
36 SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID PUBLIC ALLEY;





1 COMMITTEE APPROVAL DATE: February 1, 2022 by Consent  
 2 MAYOR-COUNCIL DATE: N/A  
 3 PASSED BY THE COUNCIL: February 14, 2022  
 4 *Sam Johnson* - PRESIDENT  
 5 APPROVED: \_\_\_\_\_ - MAYOR *M. B.* Feb 15, 2022  
 6 ATTEST: *P. Griffin* - CLERK AND RECORDER,  
 7 EX-OFFICIO CLERK OF THE  
 8 CITY AND COUNTY OF DENVER  
 9 NOTICE PUBLISHED IN THE DAILY JOURNAL: February 10, 2022 ; February 17, 2022  
 10 PREPARED BY: Martin A. Plate, Assistant City Attorney DATE: February 3, 2022  
 11 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the  
 12 City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
 13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §  
 14 3.2.6 of the Charter.  
 15  
 16 Kristin M. Bronson, Denver City Attorney  
 17  
 18 BY: *Jonathan Griffin*, Assistant City Attorney DATE: Feb 3, 2022





# 35TH & WYNKOOP APARTMENTS SITE DEVELOPMENT PLAN

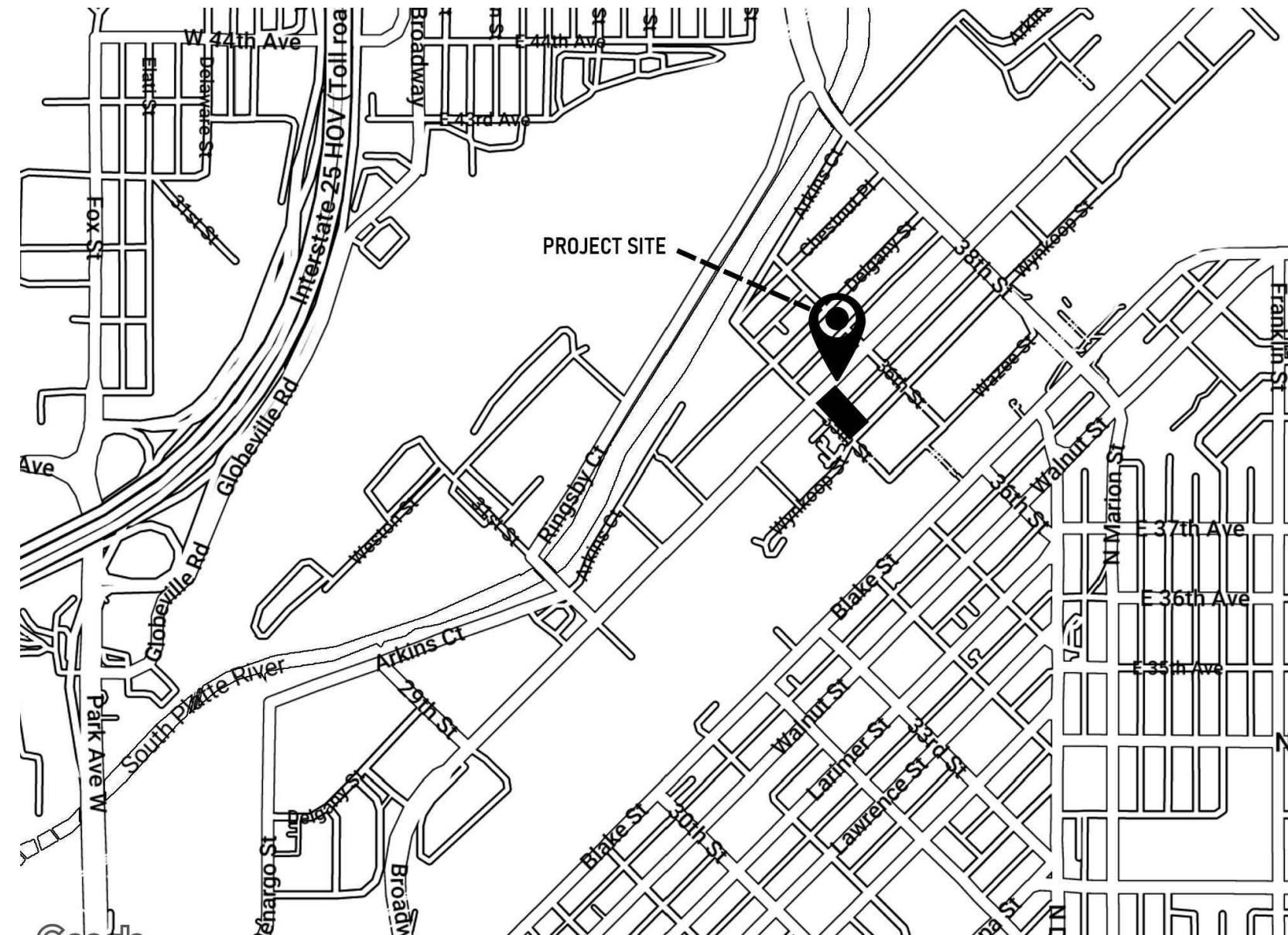
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22 AND THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN CITY AND COUNTY OF DENVER, STATE OF COLORADO

LOCATED AT: 3510 NORTH BRIGHTON BOULEVARD, 3509 WYNKOOP STREET AND 3521 WYNKOOP STREET SPC 1

CONTACT LIST		
APPLICANT	CIVIL ENGINEER	SURVEYOR
JOHNSON NATHAN STROHE (JNS)	R&R ENGINEERS-SURVEYORS, INC.	39 NORTH ENGINEERING & SURVEYING LLC
1600 WYNKOOP ST. STE 100 DENVER, CO 80202 (303) 892-7062 CONTACT: GREG LEMON	1635 WEST 13TH AVENUE, SUITE 310 DENVER, CO 80204 (303) 753-6730 CONTACT: CLIF DAYTON, PE	4495 HALE PARKWAY, SUITE 302 DENVER, CO 80220 (303) 325-5071 CONTACT: DAMIEN CAIN

## STATISTICAL INFORMATION

ZONE DISTRICT	I-MX-5, WITH UO-2, IO-1 AND DO-7 OVERLAYS	
GENERAL ZONE LOT INFORMATION	SQ. FT.	ACRES
ZONE LOT SIZE	22,825	0.524
PRIMARY AND SIDE STREET DESIGNATIONS	PRIMARY STREET: 35TH STREET, WYNKOOP STREET, BRIGHTON BLVD	
PROPOSED USE (S)	MULTI-UNIT DWELLING	
NUMBER OF DWELLING UNITS	205 UNITS	
GROSS FLOOR AREA FOR EACH USE (FOR NON RESIDENTIAL AND MIXED-USE PROJECTS)	RESIDENTIAL: 149,264 SF PARKING GARAGE: 19,908 SF	ROOFTOP: 2,733 SF TOTAL: 212,784 SF
BUILDING FORM USED	GENERAL	
DESIGN ELEMENTS	ALLOWED	PROVIDED
BUILDING HEIGHT, STORIES (MIN/MAX)	12 STORIES MAX.	12 STORIES
BUILDING HEIGHT, FEET (MIN/MAX)	150 FEET MAX.	137'-5 1/2"
SETBACKS	REQUIRED	PROVIDED
PRIMARY STREET (MIN)	0'-0" REQUIRED	0'-0" (35TH STREET) 0'-0" (WYNKOOP STREET) 0'-0" (BRIGHTON BLVD)
BUILD-TO	REQUIRED	PROVIDED
I-MX-5 BUILD-TO ON PRIMARY STREETS (35TH STREET)	50% WITHIN 0'-10" 251'-0" X 50% = 125'-6" LF	PROVIDED =250'-8" LF (99%)
I-MX-5 BUILD-TO ON PRIMARY STREETS (WYNKOOP STREET)	50% WITHIN 0'-10" 80'-0" X 50% = 40'-0" LF	PROVIDED =69'-10" LF (87%)
I-MX-5 BUILD-TO ON PRIMARY STREETS (BRIGHTON BLVD)	50% WITHIN 0'-10" 100'-0" X 50% = 50'-0" LF	PROVIDED =79'-4" LF (79%)
BUILD-TO	REQUIRED	PROVIDED
OVERLAY BUILD-TO ON PRIMARY STREETS (35TH STREET)	70% WITHIN 0'-10" 251'-0" X 70% = 175'-8" LF	PROVIDED =250'-8" LF (99%)
OVERLAY BUILD-TO ON PRIMARY STREETS (WYNKOOP STREET)	70% WITHIN 0'-10" 80'-0" X 70% = 56'-0" LF	PROVIDED =69'-10" LF (87%)
OVERLAY BUILD-TO ON PRIMARY STREETS (BRIGHTON BLVD)	70% WITHIN 0'-10" 100'-0" X 70% = 70'-0" LF	PROVIDED =79'-4" LF (79%)
PARKING	REQUIRED (MIN / MAX)	PROVIDED
STANDARD SPACES	0	37
COMPACT SPACES	0	5
ACCESSIBLE	4	4
TOTAL	0	46
BICYCLE (ENCLOSED/FIXED) (80/20)	33 ENCLOSED, 10 FIXED	42 ENCLOSED, 10 FIXED
LOADING SPACES	1	1
GROUND STORY ACTIVATION (TRANSPARENCY)	REQUIRED (MIN)	PROVIDED
TOTAL TRANSPARENCY PRIMARY STREET (35TH STREET) (REFER TO SHEET 9 OF 18 FOR ANALYSIS)	50% 250'-8" X 50% = 125'-4" LF	GLAZING = 194'-9 1/2" LF (77.7%)
TOTAL TRANSPARENCY PRIMARY STREET (WYNKOOP STREET) (REFER TO SHEET 10 OF 18 FOR ANALYSIS)	50% 79'-4" X 50% = 39'-8" LF	GLAZING =40'-6 1/2" LF (51.1%)
TOTAL TRANSPARENCY PRIMARY STREET (BRIGHTON BLVD) (REFER TO SHEET 9 OF 18 FOR ANALYSIS)	50% 79'-4" X 50% = 39'-8" LF	GLAZING = 49'-11 1/2" LF (63%)
GROUND STORY ACTIVATION (ACTIVATION USE)	REQUIRED (MIN)	PROVIDED
STREET LEVEL NON RESIDENTIAL ACTIVATION USE - 70% (35TH STREET)	70% 250'-8" X 70% = 175'-5 1/2" LF	ACTIVE USE = 176'-8" LF (70.5%)
STREET LEVEL NON RESIDENTIAL ACTIVATION USE - 70% (WYNKOOP STREET)	70% 79'-4" X 70% = 55'-6" LF	ACTIVE USE = 88'-5" LF (73.6%)
STREET LEVEL NON RESIDENTIAL ACTIVATION USE - 70% (BRIGHTON BLVD)	70% 79'-4" X 70% = 55'-6 1/2" LF	ACTIVE USE = 79'-4" LF (100%)
INCREMENTAL MASS REDUCTION OR PRIVATE OPEN SPACE BECAUSE ZONE LOT IS >18,750 SF 10% PRIVATE OPEN SPACE SHALL BE PROVIDED IN LIEU OF INCREMENTAL MASS REDUCTION PER SECTION 9.4.5.11.G.3 - 22,825 SF ZONE LOT; 2,283 SF PRIVATE OPEN SPACE	2,283 SF	2,283 SF
REQUIRED AFFORDABLE HOUSING UNITS	13 UNITS	13 UNITS



VICINITY MAP



SHEET NO.	SHEET NAME	REV
ARCHITECTURAL		
1	COVER SHEET	
2	SURVEY, EXISTING CONDITIONS	
3	SURVEY, PROPOSED CONDITIONS	
4	SITE PLAN	
5	GRADING PLAN	
6	UTILITY PLAN	
7	LANDSCAPE PLAN	
8	LANDSCAPE SITE DETAILS	
9	LANDSCAPE SITE DETAILS	
10	LANDSCAPE PLANTING DETAILS	
11	BUILDING ELEVATIONS	
12	BUILDING ELEVATIONS	
13	FLOOR PLAN, L1	
14	FLOOR PLAN, L2	
15	FLOOR PLAN, L3-11	
16	FLOOR PLAN, L12	
17	FLOOR PLAN, ROOF	
18	PHOTOMETRIC, SITE	
19	PHOTOMETRIC, L12	
20	EXTERIOR LIGHTS, CUTSHEETS	
21	EXTERIOR LIGHTS, CUTSHEETS	

## GENERAL NOTES

- THIS SITE DEVELOPMENT PLAN WAS REVIEWED UNDER THE DENVER ZONING CODE EFFECTIVE DATE JUNE 25TH, 2010, RESTATED IN ITS ENTIRETY ON JULY 1, 2021 AS AMENDED THROUGH FEBRUARY 25TH, 2022.
- THE 2022PM0000436 DEVELOPMENT PLAN HAS COMPLETED THE FIRST COMPONENT OF THE TWO-PART EHA GRACE PERIOD REQUIREMENTS. SDP PLAN SET APPROVAL IS REQUIRED PRIOR TO AUGUST 30, 2023 TO CONTINUE UNDER PREVIOUS RULES AND REGULATIONS.
- ANGLES NOT SHOWN ARE EITHER 90 DEGREES OR A SUPPLEMENT OF THE ANGLE INDICATED.
- PARKING SPACES FOR PERSONS WITH DISABILITIES WILL BE CLEARLY DELINEATED WITH UPRIGHT SIGNS.
- APPROVAL FOR THIS PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH ADA REQUIREMENTS.
- SITE(S) SHALL BE LANDSCAPED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY (CO) DURING THE GROWING SEASON OF APRIL 1ST TO OCTOBER 1ST. AT ALL OTHER TIMES THE INDIVIDUAL SITES SHALL BE LANDSCAPED WITHIN 45 (FORTY-FIVE) DAYS OF THE START OF THE FOLLOWING GROWING SEASON.
- AN ACCESS EASEMENT FOR EMERGENCY SERVICES IS HEREBY GRANTED ON AND ACROSS ALL AREAS FOR POLICE, FIRE, MEDICAL, AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH UNDERGROUND AUTOMATIC IRRIGATION SYSTEM, TREE, SHRUBS, AND DECORATIVE GRASSES WILL BE IRRIGATED BY A SEPARATE ZONE FROM SOD/GRASS; THIS INCLUDES TREES PLANTED IN SOD/GRASS AREA. THE IRRIGATION SYSTEM IS TO HAVE A RAIN SENSOR SHUTOFF INSTALLED.
- PRIVATE ROADWAYS ARE NON-DEDICATED STREETS AND WILL NOT BE MAINTAINED BY THE CITY AND COUNTY OF DENVER. THIS IS A RESIDENTIAL BUILDING LARGER THAN 25,000 GSF, MORE THAN 5 STORIES IN HEIGHT, AND TALLER THAN 62.5' SO IS SUBJECT TO DENVER GREEN BUILDING ORDINANCE COOL ROOF REQUIREMENTS AS WELL AS COMPLIANCE OPTION 'F' - NGBS GOLD CERTIFICATION.
- FENCES, WALLS, SIGNS AND ACCESSORY STRUCTURES ARE SUBJECT TO SEPARATE REVIEWS AND PERMITS.
- RESPONSIBILITY FOR THE MAINTENANCE OF THE COMMONLY OWNED LAND AND/OR STORM WATER DETENTION FACILITY CONSTRUCTED AS PART OF THIS DEVELOPMENT WILL BE THAT OF THE BUILDING OWNER.
- A PRIVATE COMPANY WILL BE HIRED TO PICK UP AND DISPOSE OF THE TRASH COLLECTED IN THE DUMPSTER PROVIDED FOR THE BUILDING. PER ARTICLE III, SEC 48 OF THE DENVER MUNICIPAL CODE, TRASH RECEPTACLES NEED TO BE PROVIDED BY A PRIVATE TRASH REMOVAL SERVICE IF THE RESIDENTIAL MULTI-UNIT DWELLING EXCEEDS 8-UNITS.

OWNER'S CERTIFICATION

I (WE), THE UNDERSIGNED, SHALL COMPLY WITH ALL REGULATIONS CONTAINED IN THE DENVER ZONING CODE. THE FOLLOWING SIGNATURES CONSTITUTE ALL OWNERS AND HOLDERS OF DEEDS OF TRUST FOR LAND AND STRUCTURES INCLUDED IN THIS PLAN:

COMPANY NAME, INC.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
PRINT OWNER NAME

STATE OF COLORADO  
CITY AND COUNTY OF DENVER

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ BY (OWNER NAME)

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

ADDRESS \_\_\_\_\_

OWNER'S SIGNATURE

I (WE), THE UNDERSIGNED, SHALL COMPLY WITH ALL REGULATIONS CONTAINED IN THE FORMER CHAPTER 59 OF THE REVISED MUNICIPAL CODE OF THE CITY AND COUNTY OF DENVER. THE FOLLOWING SIGNATURES CONSTITUTE ALL OWNERS AND HOLDERS OF DEEDS OF TRUST FOR LAND AND STRUCTURES INCLUDED IN THIS PLAN:

COMPANY NAME, INC.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
PRINT OWNER NAME

STATE OF COLORADO  
CITY AND COUNTY OF DENVER

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ BY (OWNER NAME)

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

ADDRESS \_\_\_\_\_

SURVEYOR'S CERTIFICATION

I, \_\_\_\_\_, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY FOR \_\_\_\_\_ (DEVELOPMENT NAME) WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAN ACCURATELY AND PROPERLY SHOWS SAID SURVEY.

SURVEYOR NAME, P.L.S.# \_\_\_\_\_

APPROVALS

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
FOR THE ZONING ADMINISTRATOR

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
FOR THE MANAGER OF COMMUNITY PLANNING AND DEVELOPMENT

AN APPROVED SITE DEVELOPMENT PLAN SHALL EXPIRE AFTER 18 MONTHS FROM THE DATE OF APPROVAL IF AN APPROVED ZONING PERMIT AND BUILDING PERMIT (AS APPLICABLE) HAVE NOT BEEN OBTAINED AND IF CONSTRUCTION, (AS APPLICABLE) HAS NOT STARTED.

CLERK AND RECORDERS CERTIFICATION

STATE OF COLORADO

\_\_\_\_\_ JSS.

CITY AND COUNTY OF DENVER

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., \_\_\_\_\_ 20\_\_\_\_ AND DULY RECORDED UNDER RECEPTION # \_\_\_\_\_.

CLERK AND RECORDER, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER

BY: \_\_\_\_\_, DEPUTY

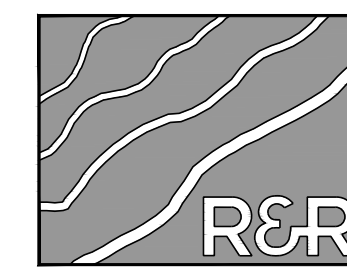
FEE: \_\_\_\_\_



1600 Wynkoop St., Suite 100 | Denver, CO 80202  
303.892.7062

WWW.JNS.DESIGN

JOB NUMBER: #####



ENGINEERS  
SURVEYORS

COVER SHEET

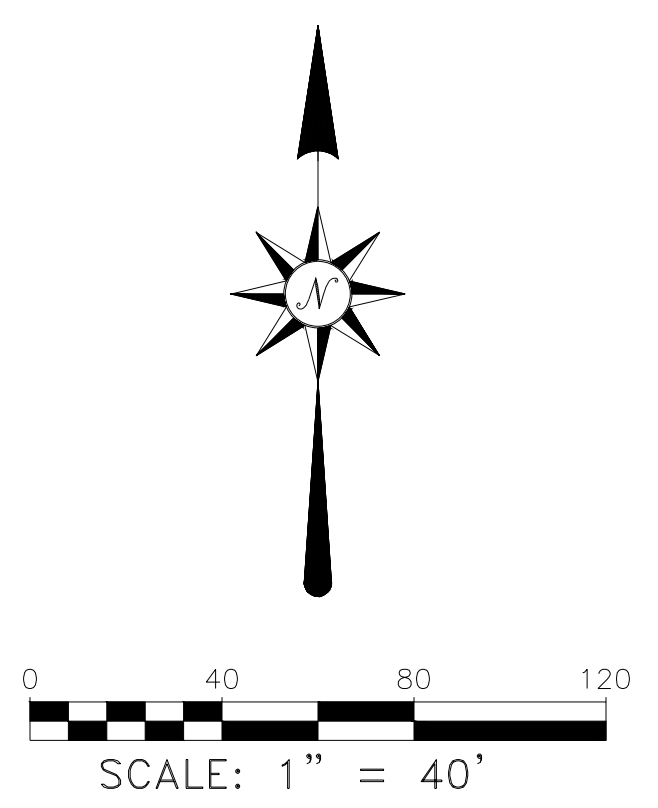
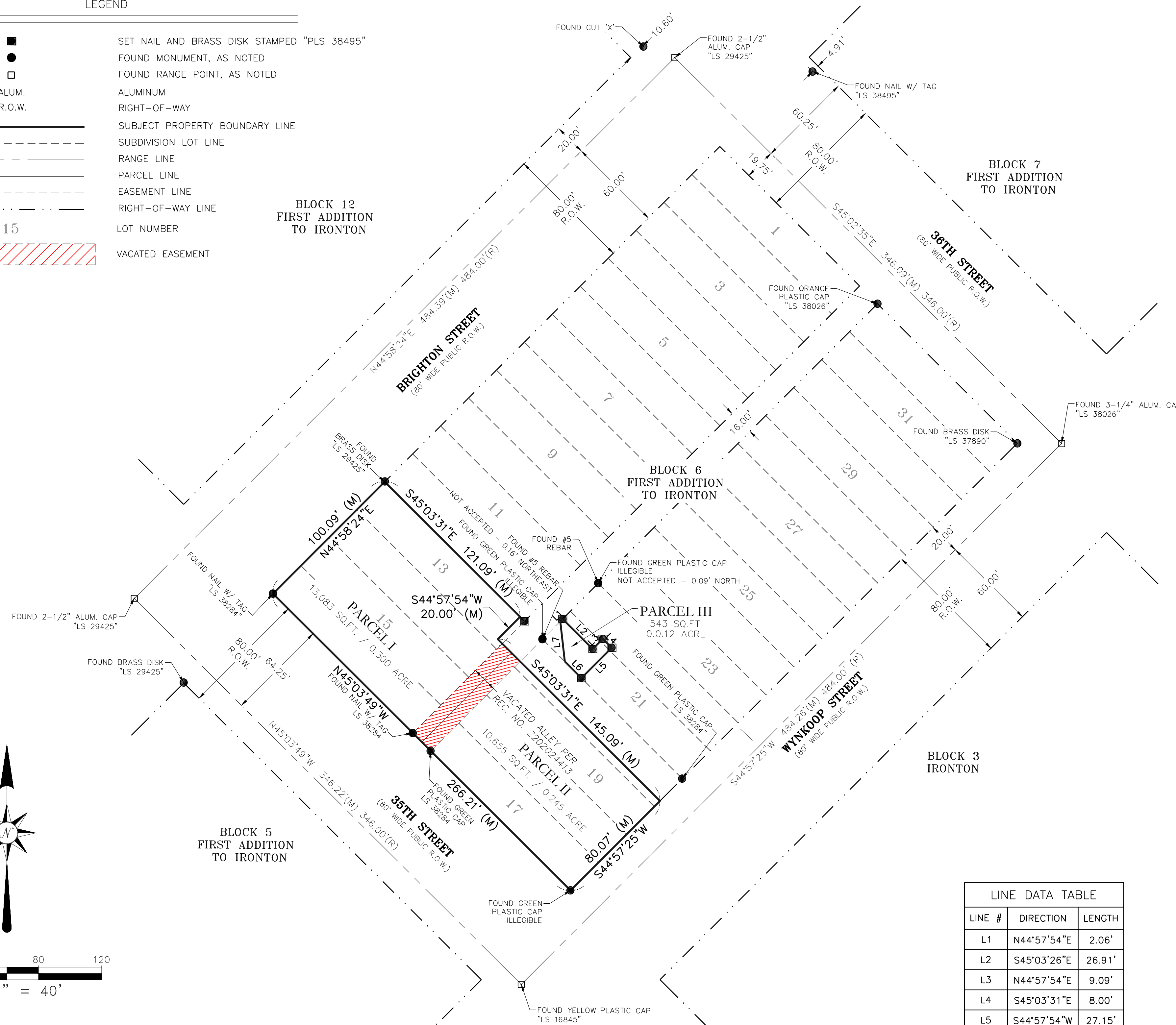
1 / 21

# 35TH & WYNKOOP APARTMENTS SITE DEVELOPMENT PLAN

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22 AND THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN CITY AND COUNTY OF DENVER, STATE OF COLORADO

LOCATED AT: 3510 NORTH BRIGHTON BOULEVARD, 3509 WYNKOOP STREET AND 3521 WYNKOOP STREET SPC 1

LEGEND	
■	SET NAIL AND BRASS DISK STAMPED "PLS 38495"
●	FOUND MONUMENT, AS NOTED
□	FOUND RANGE POINT, AS NOTED
ALUM.	ALUMINUM
R.O.W.	RIGHT-OF-WAY
—	SUBJECT PROPERTY BOUNDARY LINE
- - -	SUBDIVISION LOT LINE
—	RANGE LINE
—	PARCEL LINE
- - -	EASEMENT LINE
- - -	RIGHT-OF-WAY LINE
15	LOT NUMBER
▨	VACATED EASEMENT



LINE #	DIRECTION	LENGTH
L1	N44°57'54"E	2.06'
L2	S45°03'26"E	26.91'
L3	N44°57'54"E	9.09'
L4	S45°03'31"E	8.00'
L5	S44°57'54"W	27.15'
L6	N45°03'31"W	14.91'
L7	N06°23'22"W	25.61'

### SURVEY CERTIFICATION

I, KEVIN J. KUCHARCZYK, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HAVE AFFIXED MY STAMP AND SIGNATURE REPRESENTING THAT THE SURVEYING SERVICES ADDRESSED HEREON HAVE BEEN PERFORMED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND ARE BASED UPON THE PROFESSIONAL SURVEYOR'S KNOWLEDGE, INFORMATION, BELIEF AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ME OR R&R ENGINEERS-SURVEYORS, INC. TO DETERMINE OWNERSHIP. THE FIELD WORK WAS COMPLETED ON JUNE 3, 2022, AND AGAIN ON JANUARY 31, 2023.

KEVIN J. KUCHARCZYK, P.L.S.  
COLORADO REG. NO. 34591  
FOR AND ON BEHALF OF  
R&R ENGINEERS-SURVEYORS, INC.

THE WORD "CERTIFICATION" AND/OR "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

### LEGAL DESCRIPTION PER TITLE COMMITMENT

#### PARCEL I:

LOTS 13 TO 16, BLOCK 6, FIRST ADDITION TO IRONTON, AND LOTS 13 TO 15, BLOCK 6, IRONTON, TOGETHER WITH THE SOUTHEASTERLY PORTION OF VACATED ALLEY, VACATED BY ORDINANCE NO. 20220141, SERIES OF 2022, RECORDED FEBRUARY 22, 2022, AS RECEPTION NO. 2022024413, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

#### PARCEL II:

LOTS 17, 18 AND THE SOUTH 20 FEET OF LOT 19, BLOCK 6, PARTLY IN IRONTON AND PARTLY IN FIRST ADDITION TO IRONTON, AND LOT 20 AND THE NORTH 5 FEET OF LOT 19, BLOCK 6, IRONTON, TOGETHER WITH THE NORTHWESTERLY PORTION OF VACATED ALLEY, VACATED BY ORDINANCE NO. 20220141, SERIES OF 2022, RECORDED FEBRUARY 22, 2022, AS RECEPTION NO. 2022024413, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

#### PARCEL III:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING A PORTION OF LOT 21, BLOCK 6, IRONTON, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 22, THENCE SOUTH 45°00'00" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOTS 21 AND 22, A DISTANCE OF 50.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 21;  
THENCE NORTH 45°00'00" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 21, A DISTANCE OF 90.09 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING ALONG THE SOUTHWESTERLY LINE OF SAID LOT 21, NORTH 45°00'00" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 21, A DISTANCE OF 18.06 FEET;  
THENCE SOUTH 45°00'00" EAST, A DISTANCE OF 26.91 FEET;  
THENCE NORTH 45°00'00" EAST, A DISTANCE OF 9.09 FEET;  
THENCE SOUTH 45°00'00" EAST, A DISTANCE OF 8.00 FEET;  
THENCE SOUTH 45°00'00" WEST, A DISTANCE OF 27.15 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

### GENERAL NOTES

- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
- BEARINGS ARE BASED ON THE 15.75-FOOT RANGE LINE IN 35TH STREET BETWEEN BRIGHTON BOULEVARD AND WYNKOOP STREET AS MONUMENTED AT THE NORTHWEST END BY A 2-1/2" ALUMINUM CAP IN RANGE BOX STAMPED "LS 29425" AND AT THE SOUTHEAST END BY A YELLOW PLASTIC CAP MARKED "LS 16845". SAID LINE BEARS SOUTH 45°26'37" EAST.
- LINEAR DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- SITE ADDRESS: 3510 NORTH BRIGHTON BOULEVARD, 3509 WYNKOOP STREET AND 3521 WYNKOOP STREET SPC 1, DENVER, COLORADO 80203.
- SUBJECT PARCEL CONTAINS 25,742 SQUARE FEET OR 0.591 ACRES.
- EASEMENTS SHOWN HEREON WERE OBTAINED FROM THE ALTA COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 20000310798A PREPARED BY STEWART TITLE GUARANTY COMPANY, DATED FEBRUARY 07, 2022 AT 5:30 P.M.
- UTILITIES SHOWN HEREON ARE DRAWN FROM OBSERVABLE EVIDENCE IN THE FIELD AND/OR THE BEST INFORMATION AVAILABLE FROM THE UTILITY COMPANIES. THIS INFORMATION IS FOR GENERAL USE ONLY AND NOT TO BE USED FOR ANY EXCAVATION PURPOSES. CONTRACTOR TO FIELD LOCATE AND VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION WORK IN AREA SET FORTH IN THIS DRAWING.
- BENCHMARK: CCD BENCHMARK "ELLIS: BEING AN NGS HORIZONTAL MARKER DISK IN TOP OF FLAGSTONE OUTFALL INTO PLATTE RIVER (EAST SIDE). INTERSECTION OF ARKINS COURT AND 36TH AVENUE. ELEVATION = 5162.35 FEET (NAVD 1988 DATUM)  
SITE BENCHMARK: TOP OF NO. 5 REBAR WITH GREEN PLASTIC CAP STAMPED PLS 38284 AT THE EASTERLY CORNER OF LOT 20. ELEVATION = 5192.54 FEET (NAVD 1988 DATUM)

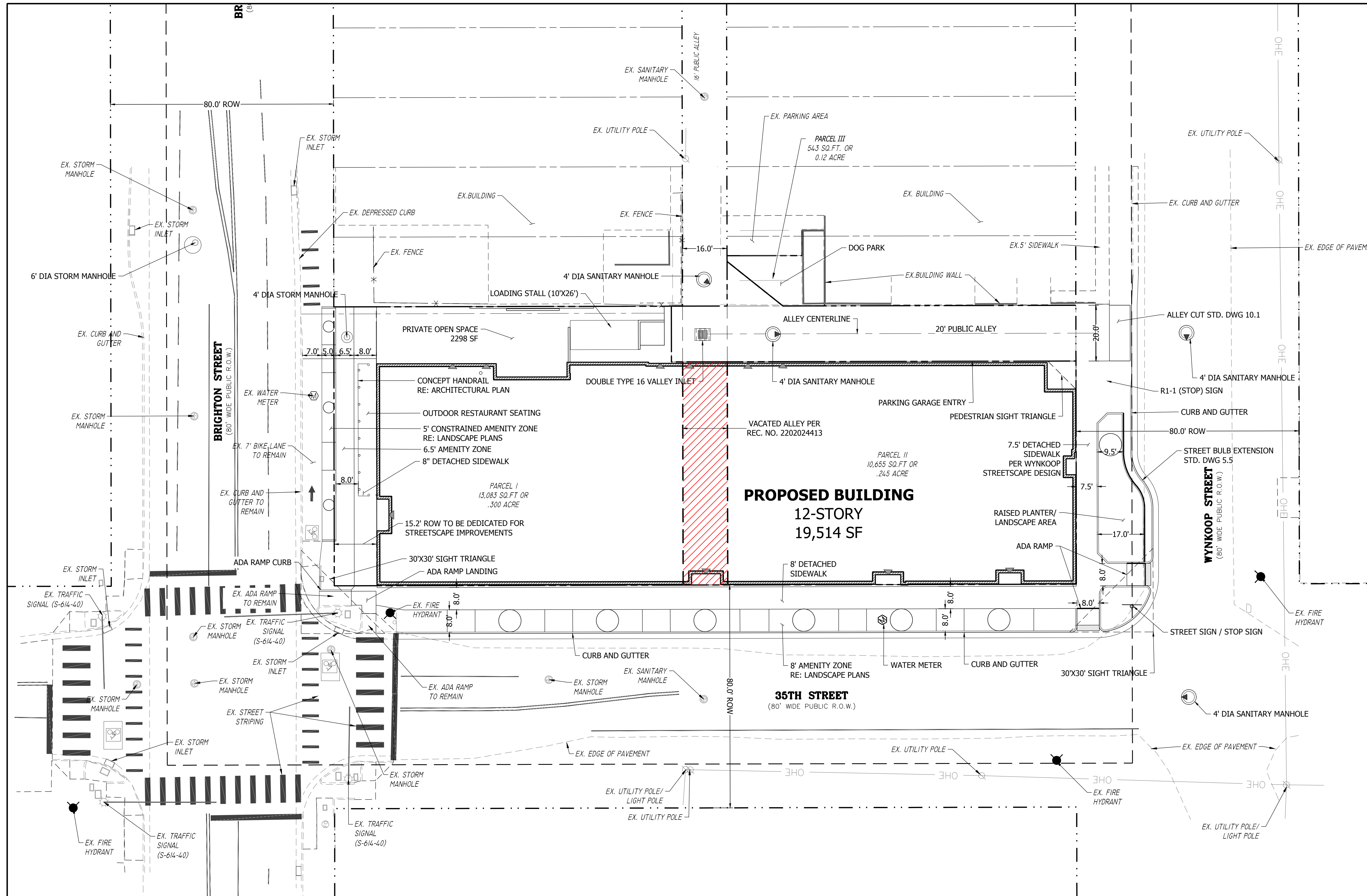
**JNS** JOHNSON NATHAN STROHE  
1600 Wynkoop St., Suite 100 | Denver, CO 80202  
303.892.7062  
WWW.JNS.DESIGN  
PROJECT NUMBER:

Survey  
**2 / 21**

# 35TH & WYNKOOP APARTMENTS SITE DEVELOPMENT PLAN

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22 AND THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN CITY AND COUNTY OF DENVER, STATE OF COLORADO

LOCATED AT: 3510 NORTH BRIGHTON BOULEVARD, 3509 WYNKOOP STREET AND 3521 WYNKOOP STREET SPC 1

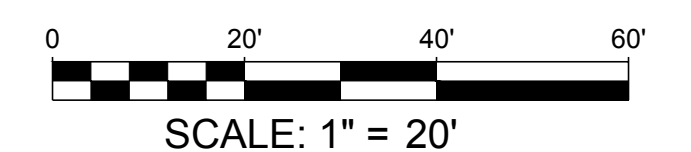


## NOTES

- GENERALIZED DESIGN AND NOTES FOR ANY MAJOR, CHANGED OR NEW IMPROVEMENTS TO THE PUBLIC RIGHT-OF-WAY REQUIRED OF THIS DEVELOPMENT PROJECT IS SHOWN FOR REFERENCE. A TRANSPORTATION ENGINEERING PLAN (TEP) IS A SET OF CONSTRUCTION PLANS TO DOCUMENT IN DETAIL THESE IMPROVEMENTS. CCD INSPECTORS USE THIS DOCUMENT TO ENSURE THEY ARE CONSTRUCTED PER CCD STANDARDS. REFER TO 2023-TRAN-000126.
- PER SECTION 49-551.1 OF DENVER MUNICIPAL CODE, THE PROPERTY OWNER OR LESSEE OF ANY REAL PROPERTY HANDLES THE CONTINUING CARE, MAINTENANCE, REPAIR AND REPLACEMENT OF ALL IMPROVEMENTS INSTALLED IN THE PUBLIC ROW BETWEEN THE PROPERTY LINE AND THE CURB LINE ADJOINING THEIR PROPERTY.
- THIS PROJECT IS LOCATED WITHIN THE RINO BUSINESS IMPROVEMENT DISTRICT (THE "DISTRICT"). THIS DISTRICT MAY INCLUDE, BUT IS NOT LIMITED TO, STREETSCAPE AMENITIES SUCH AS TREES, TREE GRATES, IRRIGATION, PEDESTRIAN LIGHTS, ELECTRIC POWER SUPPLY, SIDEWALK, PAVERS, PLANTERS, WALLS, BENCHES AND TRASH RECEPTACLES. ANY DAMAGE TO THE STREETSCAPE AMENITIES OF THIS DISTRICT, INCLUDING UTILITIES, AS A RESULT OF THE CONSTRUCTION OF THIS PROJECT SHALL BE REPAIRED AND/OR REPLACED BY THE CONTRACTOR AT HIS COST.
- DISTRICT UTILITIES MAY EXIST IN THIS PROPERTY'S STREET FRONTAGE. THE UTILITY NOTIFICATION CENTER OF COLORADO OR PRIVATE UTILITY LOCATE COMPANIES MAY BE UNABLE TO IDENTIFY OR LOCATE DISTRICT UTILITIES. THESE UTILITIES ARE TYPICALLY IRRIGATION OR ELECTRIC LINES.

## LEGEND

DESCRIPTION	APPEARANCE
ZONE LOT LINE	--- --
FLOODPLAIN	--- --
EASEMENT	--- --
VERTICAL CURB AND GUTTER	=====
CONCRETE SIDEWALK	=====
FIRE HYDRANT	●
BUILDING	▒
BUILDING ENTRANCE	▲
VACATED EASEMENT	▨



SITE PLAN

4 / 21

## 3510 N. Brighton Blvd.

08/09/2024

**Master ID:** 2022-PROJMSTR-0000436      **Project Type:** ROW Relinquishment  
**Review ID:** 2023-RELINQ-0000019      **Review Phase:**  
**Location:** 3510 N. Brighton Blvd.      **Review End Date:** 08/08/2023

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:** 07/27/2023  
**Status:** Approved  
**Comments:**

**Reviewing Agency:** City Forester Review      **Review Status:** Approved - No Response

**Reviewers Name:** Nick Evers  
**Reviewers Email:** Nick.Evers@denvergov.org

**Status Date:** 08/09/2023  
**Status:** Approved - No Response  
**Comments:**

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

**Status Date:** 08/09/2023  
**Status:** Approved - No Response  
**Comments:**

**Reviewing Agency:** Denver Water Referral      **Review Status:** Approved - No Response

**Status Date:** 08/09/2023  
**Status:** Approved - No Response  
**Comments:**

**Reviewing Agency:** Survey Review      **Review Status:** Approved w/Conditions

**Reviewers Name:** Scott Castaneda  
**Reviewers Email:** Robert.Castaneda@denvergov.org

**Status Date:** 08/08/2023  
**Status:** Approved w/Conditions  
**Comments:** Project Name: 3510 N. Brighton Blvd.  
 Project Location: 3510 N. Brighton Blvd.  
 Project Record: 2023-RELINQ-0000019  
 Project Master: 2022-PROJMSTR-0000436  
 Survey Reviewer: Scott Castaneda Robert.castaneda@denvergov.org 720-879-1937  
 Comments Filed: 08.08.2023

1st Submittal Survey Review Status: Approved W/Conditions

# Comment Report

## 3510 N. Brighton Blvd.

08/09/2024

**Master ID:** 2022-PROJMSTR-0000436      **Project Type:** ROW Relinquishment  
**Review ID:** 2023-RELINQ-0000019      **Review Phase:**  
**Location:** 3510 N. Brighton Blvd.      **Review End Date:** 08/08/2023

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

Relinquishment of reservations in vacated alley appear to be and have been indicated by the applicant, to be of the entire vacated alley as per Ordinance 2022024413. Survey review of relinquishment of an entire vacation is not required. Instead, statement by CAO should be used.

Reviewing Agency: Case Manager Review/Finalize      Review Status: Confirmation of Payment

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

Status Date: 08/02/2024  
Status: Confirmation of Payment  
Comments:

Status Date: 08/10/2023  
Status: Confirmation of Payment  
Comments:

Status Date: 08/09/2023  
Status: Comments Compiled  
Comments:

Reviewing Agency: Denver Fire Department Review      Review Status: Approved

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

Status Date: 08/02/2023  
Status: Approved  
Comments:

Reviewing Agency: Landmark Review      Review Status: Approved

Reviewers Name: Emma-Marie Censky  
Reviewers Email: Emma.Censky@denvergov.org

Status Date: 07/19/2023  
Status: Approved  
Comments:

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

Status Date: 08/09/2023  
Status: Approved - No Response  
Comments:

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

Status Date: 08/09/2023  
Status: Approved - No Response  
Comments:

# Comment Report

## 3510 N. Brighton Blvd.

08/09/2024

**Master ID:** 2022-PROJMSTR-0000436      **Project Type:** ROW Relinquishment  
**Review ID:** 2023-RELINQ-0000019      **Review Phase:**  
**Location:** 3510 N. Brighton Blvd.      **Review End Date:** 08/08/2023

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

Reviewing Agency: Parks and Recreation Review      Review Status: Approved

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

Status Date: 08/02/2023  
Status: Approved  
Comments:

Reviewing Agency: Construction Engineering Review      Review Status: Approved

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

Status Date: 08/03/2023  
Status: Approved  
Comments: 1. Prior to the solicitation of bids or proposals from general contractors, the developer of this project is strongly encouraged to schedule an office meeting with the Right-of-Way Services Construction Inspections team (303) 446-3469 to discuss the project's impact to city traffic, streets, roads, alleys and sidewalks, and the associated ROW permit fees that will need to be paid by the selected general contractor.

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

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

Status Date: 08/09/2023  
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: 08/09/2023  
Status: Approved - No Response  
Comments:

Reviewing Agency: CenturyLink Referral      Review Status: Approved

Status Date: 08/09/2023  
Status: Approved  
Comments: PWPRS Project Number: 2023-RELINQ-0000019 - 3510 N. Brighton Blvd  
Reviewing Agency/Company: Lumen/ CenturyLink  
Reviewers Name: VeShon Sheridan  
Reviewers Phone: 842346825  
Reviewers Email: veshon.sheridan@lumen.com  
Approval Status: Approved

Comments:

# Comment Report

## 3510 N. Brighton Blvd.

08/09/2024

**Master ID:** 2022-PROJMSTR-0000436      **Project Type:** ROW Relinquishment  
**Review ID:** 2023-RELINQ-0000019      **Review Phase:**  
**Location:** 3510 N. Brighton Blvd.      **Review End Date:** 08/08/2023

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

Lumen Project P850553.

Qwest Corporation d/b/a CENTURYLINK, QC ("CenturyLink") has reviewed the request for the subject easement vacation and has determined there are no active CenturyLink facilities within the easement area as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference

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 area as described, the Applicant will bear the cost of relocation and repair of said facilities.

POC - VeShon Sheridan

NIS| Right-of-Way Agent II | Contractor - Faulk & Foster

Millwheel Way, Henrico, VA / USA 23228

804-234-6825 / VeShon.Sheridan@Lumen.com

Reviewing Agency: Xcel Referral

Review Status: Approved

Status Date: 08/02/2024

Status: Approved

Comments: PWPRS Project Number: 2023-RELINQ-0000019 - 3510 N. Brighton Blvd  
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:

Per Aaron Moser/Xcel Design work is completed.

Status Date: 08/09/2023

Status: Denied

Comments: PWPRS Project Number: 2023-RELINQ-0000019 - 3510 N. Brighton Blvd  
Reviewing Agency/Company: Public Service Company of Colorado dba Xcel Energy  
Reviewers Name: Donna George  
Reviewers Phone: 3035713306  
Reviewers Email: donna.l.george@xcelenergy.com  
Approval Status: Denied

Comments:

Please be aware that electric distribution facilities are located within the alley, therefore the easement must remain until these facilities have been fully demolished. The demolition is scheduled to begin shortly. Please continue working with Aaron Moser (aaron.m.moser@xcelenergy.com), the Designer assigned to the project.

Reviewing Agency: City Councilperson and Aides Referral

Review Status: Approved - No Response

Status Date: 08/09/2023

Status: Approved - No Response

Comments:

Reviewing Agency: DS Project Coordinator Review

Review Status: Approved

# Comment Report

## 3510 N. Brighton Blvd.

08/09/2024

**Master ID:** 2022-PROJMSTR-0000436      **Project Type:** ROW Relinquishment  
**Review ID:** 2023-RELINQ-0000019      **Review Phase:**  
**Location:** 3510 N. Brighton Blvd.      **Review End Date:** 08/08/2023

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

**Reviewers Name:** James Larsen  
**Reviewers Email:** James.Larsen@denvergov.org  
**Status Date:** 08/02/2023  
**Status:** Approved  
**Comments:**

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

**Reviewers Name:** Mindy Christensen  
**Reviewers Email:** Mindy.Christensen@denvergov.org  
**Status Date:** 08/04/2023  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2023-RELINQ-0000019 - 3510 N. Brighton Blvd  
Reviewing Agency/Company: City & County of Denver/DOTI DES Transportation  
Reviewers Name: Mindy Christensen  
Reviewers Phone: 7208653216  
Reviewers Email: mindy.christensen@denvergov.org  
Approval Status: Approved

**Comments:**

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

**Reviewers Name:** Jim Turner  
**Reviewers Email:** jim.turner@denvergov.org  
**Status Date:** 08/09/2024  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2023-RELINQ-0000019 - 3510 N. Brighton Blvd  
Reviewing Agency/Company: DES-Wastewater  
Reviewers Name: Jim Turner  
Reviewers Phone: 303-514-6734  
Reviewers Email: jim.turner@denvergov.org  
Approval Status: Approved

**Comments:**

**Status Date:** 08/03/2023  
**Status:** Denied  
**Comments:** A reroute of the existing sanitary sewer in the public alley is required to be designed (through a sanitary SSPR), approved, constructed, and As-Built Accepted by City Inspectors prior to approval of the utility easement relinquishment by Wastewater. Be advised that no project SDP or Stormwater SSPR's will be approved until the sanitary sewer reroute and utility easement relinquishment is complete. The following outline is the recommended procedure for public sanitary sewer reroute:

a) Submit sanitary relocation plans. (A stand-alone sanitary relocation set is necessary in order to expedite the overall relocation and utility easement relinquishment process.)



# Comment Report

## 3510 N. Brighton Blvd.

08/09/2024

**Master ID:** 2022-PROJMSTR-0000436      **Project Type:** ROW Relinquishment  
**Review ID:** 2023-RELINQ-0000019      **Review Phase:**  
**Location:** 3510 N. Brighton Blvd.      **Review End Date:** 08/08/2023

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

- b) Apply for utility easement relinquishment. (DES will deny it, with a comment stating that the vacation will be approved by DES once the sewer reroute is as-built and accepted.)
- c) Apply for Building Permit and SUDP. (SUDP, and therefore the Building Permit, will be denied until the utility easement relinquishment.)
- d) Obtain approval of the sanitary relocation plans.
- e) Construct the sewer relocation.
- f) Prepare as-builts, submit to the City, and obtain acceptance of the relocation.
- g) Contact ER (aka ERA) to request that the utility easement relinquishment be moved forward to City Council.
- h) Upon utility easement relinquishment, the SUDP, and therefore Building, may be issued (assuming all other requirements beyond the relinquishment are met).

Reviewing Agency: ERA Transportation Review

Review Status: Approved - No Response

Status Date: 08/09/2023  
Status: Approved - No Response  
Comments:

Reviewing Agency: ERA Wastewater Review

Review Status: Approved

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

Status Date: 08/08/2023  
Status: Approved  
Comments:

Reviewing Agency: RTD Referral

Review Status: Approved

Status Date: 08/09/2023  
Status: Approved  
Comments: PWPRS Project Number: 2023-RELINQ-0000019 - 3510 N. Brighton Blvd  
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:  
The RTD engineering review has no exceptions to this project at this time.

# Comment Report

## 3510 N. Brighton Blvd.

08/09/2024

**Master ID:** 2022-PROJMSTR-0000436      **Project Type:** ROW Relinquishment  
**Review ID:** 2023-RELINQ-0000019      **Review Phase:**  
**Location:** 3510 N. Brighton Blvd.      **Review End Date:** 08/08/2023

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

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.

**Status Date:** 08/09/2023  
**Status:** Approved - No Response  
**Comments:**

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

**Status Date:** 08/09/2023  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2023-RELINQ-0000019 - 3510 N. Brighton Blvd  
Reviewing Agency/Company: CDOT Region 1 ROW/survey  
Reviewers Name: dane courville  
Reviewers Phone: 7206720231  
Reviewers Email: dane.courville@state.co.us  
Approval Status: Approved

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