

APPLICATION SUBMITTAL CHECKLIST

FOR CITY & COUNTY OF DENVER EASEMENT RELINQUISHMENT

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

1. Easement Relinquishment Application

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

2. Copy of Easements to be Relinquished

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

3. Land Descriptions *(select one)*

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

4. Site Plan

ACCURATELY, LABELED ENGINEERED DRAWINGS TO INCLUDE THE FOLLOWING:

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

5. Fees

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


Initial Processing Fee = \$1,000.00 (non-refundable)

Survey Land Description Review Fee = \$500 (non-refundable)

Ordinance Fee = \$300 (non-refundable)

Property Owner or Authorized Application Representative:

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

SIGNATURE:		DATE:	September 9, 2024
PRINT NAME:	David Maxwell	PHONE:	303-371-9000
EMAIL:	RebeccaT@paulscorp.com	COMPANY:	Union at the Park Homes, LLC

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

APPLICATION

FOR CITY & COUNTY OF DENVER EASEMENT RELINQUISHMENT

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

PROPERTY OWNER:

Company Name: Union at the Park Homes, LLC
Contact Name: David Maxwell
Property Address: 100 St. Paul St Unit 300, Denver, CO 80206
Billing Address: 100 St. Paul St Unit 300, Denver, CO 80206
Phone: 303-371-9000 Email: RebeccaT@paulscorp.com

PRIMARY CONTACT: Check if the same as Adjacent Property Owner

Company Name: Harris Kocher Smith
Contact Name: Timothy Sayler
Address: 1120 Lincoln Street, Denver, CO 80203
Phone: 303-623-6300 Email: tsayler@hkseng.com

PROJECT INFORMATION:

Project Name: DENVER 60 - LOT 2 BLOCK 6
Address of Property Containing Easement: 4498 N RIFLE STREET & 4496 N RIFLE STREET

Is this project associated with a LAND DEVELOPMENT REVIEW?

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

REASON FOR EASEMENT RELINQUISHMENT:

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

This easement was intended to be used as a turnaround in the event that N Rifle Street and E 45th Avenue were not built simultaneously. As both these roads were built simultaneously and are nearing completion, this easement is no longer needed.



EASEMENT RELINQUISHMENT INFORMATION: Quantity of easements to be relinquished: 1

List all easements to be relinquished:

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

No.	Clerk & Recorder Recordation No(s).	Ordinance No(s). if applicable	Relinquish in its Entirety:	Partially relinquish as described in attached land description(s):
1	2023101989		<input type="checkbox"/>	<input checked="" type="checkbox"/>
2			<input type="checkbox"/>	<input type="checkbox"/>
3			<input type="checkbox"/>	<input type="checkbox"/>
4			<input type="checkbox"/>	<input type="checkbox"/>
5			<input type="checkbox"/>	<input type="checkbox"/>

Describe the status of the Easement(s):

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


The "Turnaround Easement" as shown on sheet 2 of the Denver 60 Filing No. 1 Plat was granted to provide a turnaround in the event that N Rifle Street and E 45th Avenue were not built simultaneously. As both these roads were built simultaneously and are nearing completion, this easement is no longer needed. The intention is to only relinquish the turnaround easement described, not the entire plat.

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

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

APPLICANT SIGNATURE:

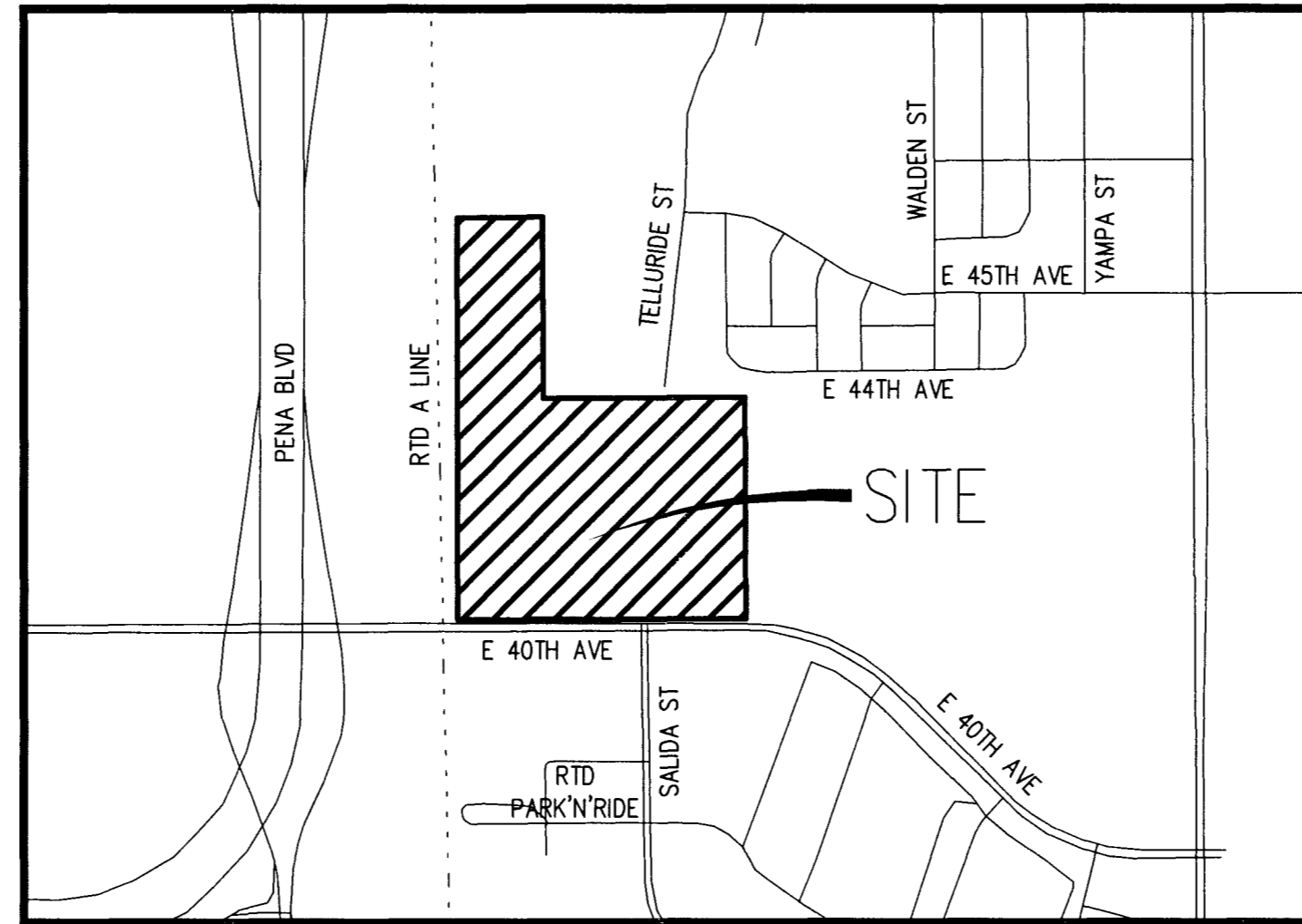
By signing below, I certify that I am the owner or vested party of the real property that is the subject of this Easement Relinquishment application and the information contained herein is accurate and complete:

SIGNATURE:  DATE: September 9, 2024
 PRINT NAME: David Maxwell PHONE: 303-371-9000
 EMAIL: RebeccaT@paulscorp.com COMPANY: Union at the Park Homes, LLC

City and County of Denver Department of Transportation & Infrastructure
 Right of Way Services | Engineering & Regulatory
 201 W. Colfax Ave, Dept. 507 | Denver, CO 80202
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 (720) 865-3003

DENVER 60 FILING NO. 1

SITUATED IN THE WEST 1/2 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 1 OF 3



VICINITY MAP
SCALE: 1" = 1000'

DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS GATEWAY EAST RESIDENTIAL, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNER OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2003023820, HAS LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCKS, LOTS AND TRACTS, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE WEST HALF OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 21;
THENCE SOUTH 00°15'27" EAST ALONG THE EAST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 1,271.64 FEET TO A POINT 55.00 FEET NORTH OF THE CENTER SOUTH 1/16TH CORNER OF SAID SECTION 21;
THENCE SOUTH 89°47'46" WEST ALONG A LINE 55.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,659.58 FEET TO THE EAST LINE OF THAT LAND DESCRIBED IN BOOK 3896 AT PAGE 549;
THENCE NORTH 00°04'04" WEST ALONG SAID EAST LINE, A DISTANCE OF 2,310.23 FEET TO THE SOUTH LINE OF THAT LAND DESCRIBED AT RECEPTION NO. 2022109104;
THENCE ALONG SAID PERIMETER THE FOLLOWING TWO (2) COURSES:
1) NORTH 89°21'56" EAST, A DISTANCE OF 491.68 FEET;
2) SOUTH 00°13'16" EAST, A DISTANCE OF 1,043.17 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21;
THENCE NORTH 89°45'07" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 1,160.92 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,620,186 SQUARE FEET OR 60.15 ACRES, MORE OR LESS.

UNDER THE NAME AND STYLE OF DENVER 60 FILING NO. 1, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE STREETS, AVENUES, EASEMENTS, AND OTHER PUBLIC PLACES HEREON SHOWN AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE, ALSO TO THE CITY AND COUNTY OF DENVER AND APPLICABLE PUBLIC UTILITIES AND CABLE TELEVISION EASEMENTS AS SHOWN.

OWNER CERTIFICATION:

GATEWAY EAST RESIDENTIAL, LLC, A COLORADO LIMITED LIABILITY COMPANY.

SIGNATURE: [Signature] DATE: 8/18/2023
NAME: Mike Serra III TITLE: Authorized Signatory

REBECCA TALADAY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 2005020360
MY COMMISSION EXPIRES JULY 14, 2027

STATE OF COLORADO }
COUNTY OF Denver } ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF August, 2023, BY Mike Serra III AS Authorized Signatory OF GATEWAY EAST RESIDENTIAL, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: July 14, 2027
NOTARY PUBLIC: [Signature] ADDRESS: 4610 Saint Paul Street #300 Denver, CO 80206

ACCEPTING CONVEYANCE AND MAINTENANCE RESPONSIBILITY FOR TRACTS A THROUGH D AS SPECIFIED IN PLAT NOTES #7 & #8:

THE DEDICATION OF TRACTS A, B, C AND D ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY SAND CREEK METROPOLITAN DISTRICT.

BY: [Signature] DATE: 8/18/2023
NAME: Mike Serra III TITLE: Secretary and Authorized Signatory

STATE OF COLORADO }
COUNTY OF Denver } ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF August, 2023, BY Mike Serra III AS Secretary and Authorized Signatory OF SAND CREEK METROPOLITAN DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: July 14, 2027
NOTARY PUBLIC: [Signature] ADDRESS: 4610 Saint Paul Street #300 Denver, CO 80206

APPROVALS:

I HEREBY CERTIFY THAT THIS MAP AND THE SURVEY REPRESENTED THEREBY ARE ACCURATE AND IN CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 49, ARTICLE III OF THE REVISED MUNICIPAL CODE OF THE CITY AND COUNTY OF DENVER, AND THAT THE REQUIRED IMPROVEMENTS HAVE BEEN PROVIDED FOR.

CITY ENGINEER: [Signature] DATE: 9/6/2023

APPROVED BY THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE: [Signature] DATE: 9/6/2023

EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE: [Signature] DATE: 9/6/2023

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT: [Signature] DATE: 8.31.2023

EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT: [Signature] DATE: 8.31.2023

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION: [Signature] DATE: 9/11/2023

EXECUTIVE DIRECTOR OF PARKS AND RECREATION: [Signature] DATE: 9/11/2023

CITY ATTORNEY'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE EVIDENCE OF TITLE TO THE LAND DESCRIBED HEREON, AND FIND THE TITLE TO THE STREETS, AVENUES, TRACTS AND OTHER PUBLIC PLACES TO BE IN THE ABOVE-NAMED DEDICATOR THIS 1st DAY OF September, 2023 AT 5:00 O'CLOCK P. M. FREE AND CLEAR OF ENCUMBRANCES EXCEPT AS SHOWN AND LISTED HEREIN.

BY: [Signature] ASSISTANT CITY ATTORNEY
NAME: Kerry Tipper

CITY COUNCIL CERTIFICATE:

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO BY RESOLUTION NO. CR23-134 THE SERIES OF 2023

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY AND COUNTY OF DENVER THIS 24th DAY OF October, A.D., 2023

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

BY: [Signature] DEPUTY CLERK AND RECORDER
NAME: Bum Caron



CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO }
CITY AND COUNTY OF DENVER } ss.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 1:51 O'CLOCK P. M., October 24th, 2023 AND DULY RECORDED UNDER RECEPTION NO. 2023101989

CLERK AND RECORDER: [Signature] NAME: Bum Caron
BY: [Signature] DEPUTY
FEE: \$33.00

SHEET INDEX:

SHEET 1 - PROPERTY DESCRIPTION / TRACT USE SUMMARY TABLE / CERTIFICATES

SHEET 2 - PLAT SHEET

SHEET 3 - LINE AND CURVE TABLES / LEGEND

TRACT USE SUMMARY TABLE:

PARCEL	OWNER & MAINTENANCE	PURPOSE
TRACT A	SAND CREEK METROPOLITAN DISTRICT	PUBLIC ACCESS, LANDSCAPING, TRAILS, FENCES, SIDEWALKS, UTILITIES, AND DRAINAGE
TRACT B	SAND CREEK METROPOLITAN DISTRICT	PUBLIC ACCESS, LANDSCAPING, TRAILS, FENCES, SIDEWALKS, UTILITIES, AND DRAINAGE
TRACT C	SAND CREEK METROPOLITAN DISTRICT	PUBLIC ACCESS, LANDSCAPING, TRAILS, FENCES, SIDEWALKS, UTILITIES, AND DRAINAGE
TRACT D	SAND CREEK METROPOLITAN DISTRICT	PUBLIC ACCESS, LANDSCAPING, TRAILS, FENCES, SIDEWALKS, UTILITIES AND PARK PURPOSES

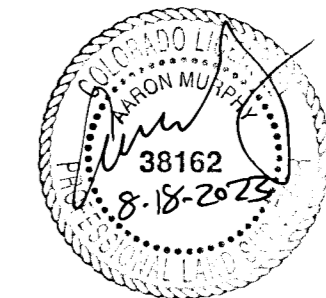
GENERAL NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. NCS-1025058-CO, REVISION NO.: 14 (6/14/2023), ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES AND HAVING A COMMITMENT DATE: JUNE 2, 2023 AT 5:00 P.M.
- 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 CERTIFICATION SHOWN HEREON.
- BASIS OF BEARINGS: BEARINGS ARE ASSUMED BASED ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED AT THE SOUTH 1/16TH CORNER BY A FOUND 3.25" ALUMINUM CAP, STAMPED: CDOT 1994 PLS 23524, IN RANGE BOX AND MONUMENTED AT THE CENTER SOUTH 1/16TH CORNER BY A SET 2" ALUMINUM CAP, STAMPED: PLS 38162, ON FOUND #6 REBAR, FLUSH WITH GROUND, AS BEARING SOUTH 89°47'46" WEST.
- THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
- N RIFLE ST, E 41ST AVE, E 43RD PL, E 43RD AVE, E 42ND AVE, E 45TH AVE, N SALIDA WAY, AND N TRUCKEE ST ARE ALL DEDICATED AS PUBLIC RIGHT-OF-WAY HEREON PER THIS PLAT.
- EASEMENTS FOR UTILITIES WILL BE DEDICATED BY SEPARATE DOCUMENT.
- TRACTS A, B, AND C ARE HEREBY CREATED AND CONVEYED TO SAND CREEK METROPOLITAN DISTRICT FOR PUBLIC ACCESS, LANDSCAPING, TRAILS, FENCES, SIDEWALKS, UTILITIES AND DRAINAGE PURPOSES. THESE TRACTS SHALL BE MAINTAINED BY SAND CREEK METROPOLITAN DISTRICT OR ITS DESIGNEE.
- TRACT D IS HEREBY CREATED AND CONVEYED TO SAND CREEK METROPOLITAN DISTRICT FOR PUBLIC ACCESS, LANDSCAPING, TRAILS, FENCES, SIDEWALKS, UTILITY AND PARK PURPOSES. THIS TRACT SHALL BE MAINTAINED BY SAND CREEK METROPOLITAN DISTRICT.
- THERE IS A TOTAL OF 11 LOTS, 7 BLOCKS AND 4 TRACTS.
- AN ACCESS EASEMENT FOR MUNICIPAL SERVICES PROVIDED BY THE CITY AND COUNTY OF DENVER IS HEREBY GRANTED TO THE CITY AND COUNTY OF DENVER ON AND ACROSS ALL PRIVATE DRIVES WITHIN THE PLATTED PROPERTY.
- A RIGHT OF ACCESS 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.
- THE SURVEYED PROPERTY IS SUBJECT TO TERMS AND CONDITIONS IN THE TITLE COMMITMENT REFERENCED IN NOTE 1.
- THE SURVEYED PROPERTY IS SUBJECT TO THE FOLLOWING DOCUMENTS LISTED IN THE TITLE COMMITMENT REFERENCED IN NOTE 1 WHICH CANNOT BE PLOTTED, AND ARE RECORDED IN THE CITY AND COUNTY OF DENVER AT THE FOLLOWING RECEPTION NUMBERS OR BOOK AND PAGES (UNLESS NOTED OTHERWISE): BOOK 2160 AT PAGE 805 (ADAMS COUNTY RECORDS); BOOK 2576 AT PAGE 181 (ARAPAHOE COUNTY RECORDS); BOOK 2786 AT PAGE 382 (ADAMS COUNTY RECORDS); RECEPTION NO. 058080; RECEPTION NO. 058081; RECEPTION NO. 097935; BOOK 3735 AT PAGE 141 (ADAMS COUNTY RECORDS); RECEPTION NO. 9500085835; RECEPTION NO. 098955; RECEPTION NO. 9500085836; RECEPTION NO. 9500085838; RECEPTION NO. C1269163 (ADAMS COUNTY RECORDS); RECEPTION NO. 9700105655; RECEPTION NO. 9700108500; RECEPTION NO. 9800013250; RECEPTION NO. 9800018524; RECEPTION NO. 2001125115; RECEPTION NO. 9900186753; RECEPTION NO. 2002049551; RECEPTION NO. 2002203305; RECEPTION NO. 2005090910; RECEPTION NO. 2014025381; RECEPTION NO. 2014059886; RECEPTION NO. 2003068958; RECEPTION NO. 2018132953; RECEPTION NO. 2018132956; RECEPTION NO. 2018133012; RECEPTION NO. 201300067179 (ADAMS COUNTY RECORDS); RECEPTION NO. 2020079591; RECEPTION NO. 9600030501; BOOK 4640 AT PAGE 166; RECEPTION NO. 9600039036; RECEPTION NO. 2021133078.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTES.
- THE FIELD WORK WAS COMPLETED ON MAY 25, 2023.
- THE TURNAROUND EASEMENT IS GRANTED TO THE CITY AND COUNTY OF DENVER FOR THE PURPOSES OF: PASSAGE OF ALL VEHICLES, PEDESTRIANS, UTILITIES, AND DRAINAGE. IT IS EXPRESSLY UNDERSTOOD THAT THE ACCEPTANCE OF THE DEDICATION OF THIS EASEMENT ALLOWS BUT DOES NOT REQUIRE CITY AND COUNTY OF DENVER TO PERFORM REPAIRS AND MAINTENANCE OF THIS EASEMENT.

SURVEYOR CERTIFICATE:

I HEREBY CERTIFY THAT THE SURVEY FOR THIS PLAT HAS BEEN MADE IN AGREEMENT WITH RECORDS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY AND COUNTY OF DENVER, AND THAT THIS PLAT IS IN CONFORMITY WITH SUCH RECORDS AND ALL MONUMENTS SHOWN HEREON EXIST AS DESCRIBED AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

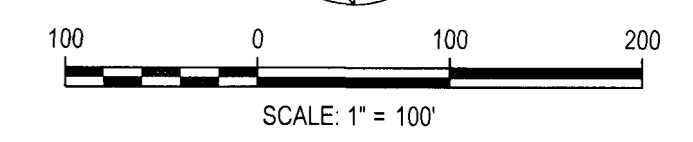
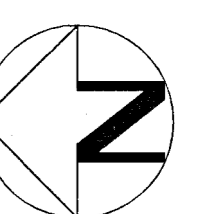
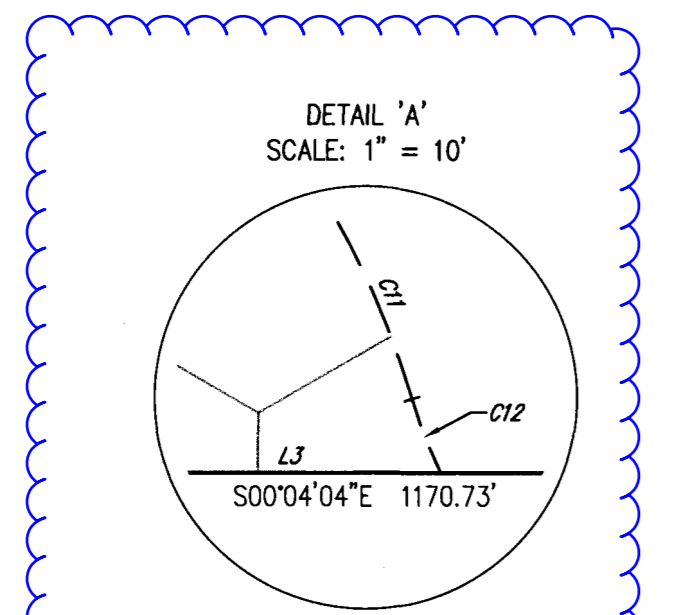
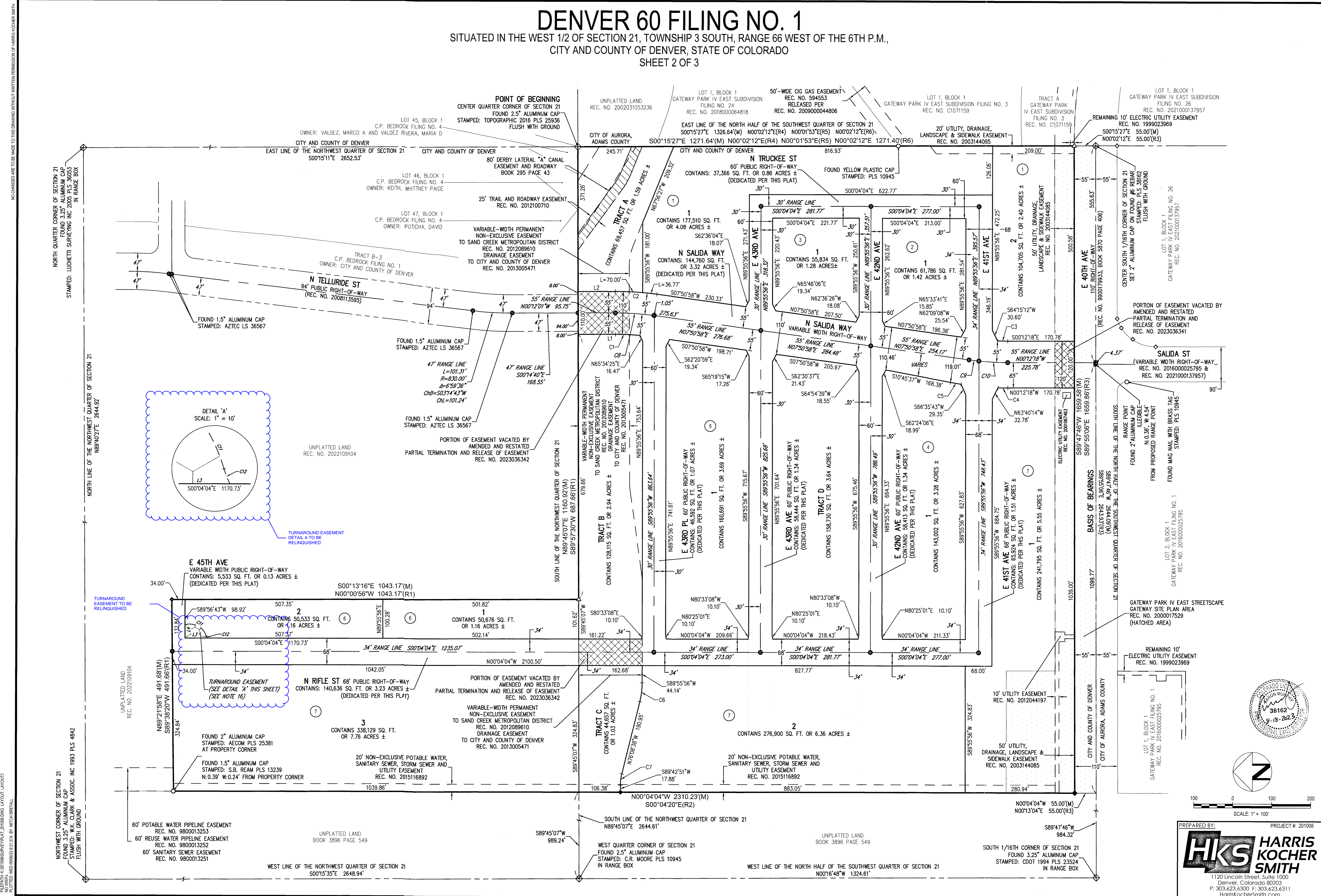
AARON MURPHY
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR, P.L.S. 38162
FOR AND BEHALF OF HARRIS KOCHER SMITH



FILEPATH: K:\201008\SURVEY\PLAT_201008.DWG LAYOUT: LAYOUT
PLOT DATE: THU 07/27/2023 10:58:19 BY: CESAR DEBALLO

DENVER 60 FILING NO. 1

SITUATED IN THE WEST 1/2 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 2 OF 3



PREPARED BY: **HKS** PROJECT#: 201008
HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
 HarrisKocherSmith.com

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

NORTH QUARTER CORNER OF SECTION 21
 FOUND 3.25" ALUMINUM CAP
 STAMPED: LUCCHETTI SURVEYING INC 2005 PLS 36053
 IN RANGE BOX

NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21
 N89°40'27"E 2644.92'

UNPLATTED LAND
 REC. NO. 2022108104

NORTHWEST CORNER OF SECTION 21
 FOUND 3.25" ALUMINUM CAP
 STAMPED: W. CLARK & ASSOC. INC 1993 PLS 4842
 FLUSH WITH GROUND

UNPLATTED LAND
 BOOK 3896 PAGE 549

UNPLATTED LAND
 BOOK 3896 PAGE 549

UNPLATTED LAND
 BOOK 3896 PAGE 549

SOUTH 1/16TH CORNER OF SECTION 21
 FOUND 3.25" ALUMINUM CAP
 STAMPED: CDOT 1994 PLS 23524
 IN RANGE BOX

LOT 1, BLOCK 1
 GATEWAY PARK IV EAST FILING NO. 1
 REC. NO. 2016000025795

LOT 2, BLOCK 1
 GATEWAY PARK IV EAST FILING NO. 1
 REC. NO. 2016000025795

LOT 1, BLOCK 1
 GATEWAY PARK IV EAST FILING NO. 26
 REC. NO. 2021000137957

LOT 1, BLOCK 1
 GATEWAY PARK IV EAST SUBDIVISION
 FILING NO. 26
 REC. NO. 2021000137957

REMAINING 10' ELECTRIC UTILITY EASEMENT
 REC. NO. 1999023969

50' UTILITY, DRAINAGE, LANDSCAPE & SIDEWALK EASEMENT
 REC. NO. 2003144085

20' UTILITY, DRAINAGE, LANDSCAPE & SIDEWALK EASEMENT
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50' UTILITY, DRAINAGE, LANDSCAPE & SIDEWALK EASEMENT
 REC. NO. 2003144085

20' UTILITY, DRAINAGE, LANDSCAPE & SIDEWALK EASEMENT
 REC. NO. 2003144085

50' UTILITY, DRAINAGE, LANDSCAPE & SIDEWALK EASEMENT
 REC. NO. 2003144085




























REMAINING 10' ELECTRIC UTILITY EASEMENT
 REC. NO. 1999023969

DENVER 60 FILING NO. 1

SITUATED IN THE WEST 1/2 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 3 OF 3

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

LEGEND:

-  FOUND SECTION CORNER AS DESCRIBED
-  SECTION LINE
-  SET 18"X#5 REBAR WITH 1.25" BLUE PLASTIC CAP STAMPED: PLS 38162
-  FOUND MONUMENT AS DESCRIBED
-  FOUND 1.25" BLUE PLASTIC CAP STAMPED: PLS 38162
-  FOUND 1.25" ORANGE PLASTIC CAP STAMPED: TOPOGRAPHIC PLS 25936
-  FOUND MAG. NAIL WITH 1" BRASS TAG STAMPED: PLS 38367
-  FOUND BROKEN 1.25" YELLOW PLASTIC CAP STAMPED: PLS 107???
-  EXISTING RIGHT-OF-WAY
-  RIGHT-OF-WAY LINE TO BE DEDICATED PER THIS PLAT
-  RANGE POINT TO BE SET UPON COMPLETION OF ROADWAY CONSTRUCTION, PER CITY OF DENVER STANDARDS PLS 38162 UNLESS OTHERWISE NOTED
-  RANGE LINE
-  PROPERTY BOUNDARY
-  LOT/TRACT/BLOCK LINE
-  EXISTING EASEMENT
-  EASEMENT TO BE DEDICATED PER THIS PLAT
-  BLOCK NUMBER
-  PORTION OF EASEMENT VACATED BY AMENDED AND RESTATED PARTIAL TERMINATION AND RELEASE OF EASEMENT
-  TURNAROUND EASEMENT DEDICATED PER THIS PLAT (SEE NOTE 16)
-  GATEWAY PARK IV EAST STREETSCAPE GATEWAY SITE PLAN AREA RECEPTION NO. 2000017529
-  MEASURED AND TITLE DIMENSIONS
-  RECORD DIMENSION PER SPECIAL WARRANTY DEED RECEPTION NO. 2022109104
-  RECORD DIMENSION PER ORDER FOR IMMEDIATE POSSESSION BOOK 3896 PAGE 549
-  RECORD DIMENSION PER WARRANTY DEED BOOK 5870 PAGE 406
-  RECORD DIMENSION PER GATEWAY IV EAST SUBDIVISION FILING NO. 3 RECEPTION NO. C1071159
-  RECORD DIMENSION PER GATEWAY IV EAST SUBDIVISION FILING NO. 24 RECEPTION NO. 2018000064818
-  RECORD DIMENSION PER WARRANTY DEED RECEPTION NO. C1053236

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°12'01"W	95.70'
L2	S00°12'01"E	95.79'
L3	N00°04'04"W	56.72'
L4	N89°56'43"E	34.35'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	650.00'	5°32'56"	62.95'	N02°34'27"E	62.93'
C2	760.00'	8°02'59"	106.77'	S03°49'29"W	106.69'
C3	650.00'	2°18'19"	26.15'	S00°56'52"W	26.15'
C4	770.00'	1°52'10"	25.12'	N00°43'47"E	25.12'
C5	770.00'	2°03'08"	27.58'	S09°44'03"W	27.58'
C6	200.00'	13°55'26"	48.60'	N83°06'21"W	48.48'
C7	120.00'	14°08'31"	29.62'	N83°12'53"W	29.54'
C8	705.00'	8°02'59"	99.05'	N03°49'29"E	98.97'
C9	705.00'	2°04'03"	25.44'	N06°48'56"E	25.44'
C10	705.00'	5°59'13"	73.67'	N02°47'18"E	73.63'
C11	45.00'	88°58'23"	69.88'	S28°50'39"W	63.07'
C12	25.00'	9°30'08"	4.15'	S68°34'46"W	4.14'

FILE PATH: K:\2018SURVEY\PLAT_2018DENVER LAYOUT LAYOUT3
NO. 38162
PLOTTED: THU 07/21/2023 11:02:00 BY: CESAR DIPALLO



PREPARED BY: PROJECT #: 201008



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

4498 and 4496 N Rifle St Turnaround Easement Relinquishment

10/23/2024

Master ID: Project Type: ROW Relinquishment
Review ID: 2024-RELINQ-0000015 **Review Phase:**
Location: 4498 and 4496 N Rifle St **Review End Date:** 10/03/2024

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

Reviewing Agency: Asset Management Review Review Status: Approved

Reviewers Name: Kathryn Spritzer
 Reviewers Email: Kathryn.spritzer@denvergov.org

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

Reviewing Agency: City Forester Review Review Status: Approved

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

Status Date: 09/18/2024
 Status: Approved
 Comments: No anticipated impact to existing PRW trees.

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

Status Date: 10/04/2024
 Status: Approved - No Response
 Comments:

Reviewing Agency: Denver Water Referral Review Status: Approved

Status Date: 10/04/2024
 Status: Approved
 Comments: PWPRS Project Number: 2024-RELINQ-0000015 4498 and 4496 N Rifle St Turnaround Easement Relinquishment
 Reviewing Agency/Company: Denver Water
 Reviewers Name: Gina Begly
 Reviewers Phone: 303-628-6219
 Reviewers Email: gina.begly@denverwater.org
 Approval Status: Approved

Comments:

Reviewing Agency: Survey Review Review Status: Approved

Reviewers Name: Kathy Svechovsky
 Reviewers Email: Kathy.Svechovsky@denvergov.org

Status Date: 10/23/2024
 Status: Approved
 Comments: PWPRS Project Number: 2024-RELINQ-0000015 4498 and 4496 N Rifle St Turnaround Easement Relinquishment

Comment Report

4498 and 4496 N Rifle St Turnaround Easement Relinquishment

10/23/2024

Master ID: **Project Type:** ROW Relinquishment
Review ID: 2024-RELINQ-0000015 **Review Phase:**
Location: 4498 and 4496 N Rifle St **Review End Date:** 10/03/2024

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

Reviewing Agency/Company: DOTI/ROW
Reviewers Name: Kathy Svechovsky
Reviewers Phone: 720-865-3127
Reviewers Email: kathy.svechovsky@denvergov.org
Approval Status: Approved

Comments:

Status Date: 10/03/2024
Status: Denied
Comments: Survey redlines have been placed in the REDLINES folder.

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

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

Status Date: 10/04/2024
Status: Comments Compiled
Comments:

Status Date: 09/16/2024
Status: Confirmation of Payment
Comments:

Reviewing Agency: Denver Fire Department Review Review Status: Approved

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

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

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

Status Date: 09/13/2024
Status: Approved - No Response
Comments:

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

Status Date: 10/04/2024
Status: Approved - No Response
Comments:

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

Status Date: 10/04/2024

Comment Report

4498 and 4496 N Rifle St Turnaround Easement Relinquishment

10/23/2024

Master ID: **Project Type:** ROW Relinquishment
Review ID: 2024-RELINQ-0000015 **Review Phase:**
Location: 4498 and 4496 N Rifle St **Review End Date:** 10/03/2024

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

Status: Approved - No Response
Comments:

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

Status Date: 10/04/2024
Status: Approved - No Response
Comments:

Reviewing Agency: Construction Engineering Review Review Status: Approved

Reviewers Name: Kim Blair
Reviewers Email: Kim.Blair@denvergov.org

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

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

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

Status Date: 10/04/2024
Status: Approved - No Response
Comments:

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

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

Status Date: 10/04/2024
Status: Approved - No Response
Comments:

Reviewing Agency: CenturyLink Referral Review Status: Approved

Status Date: 10/18/2024
Status: Approved
Comments: PWPRS Project Number: 2024-RELINQ-0000015 4498 and 4496 N Rifle St Turnaround Easement Relinquishment
Reviewing Agency/Company: CenturyLink/Lumen
Reviewers Name: Varina Hoopes
Reviewers Phone: 4075926104
Reviewers Email: Varina.Hoopes@lumen.com
Approval Status: Approved

Comment Report

4498 and 4496 N Rifle St Turnaround Easement Relinquishment

10/23/2024

Master ID: **Project Type:** ROW Relinquishment
Review ID: 2024-RELINQ-0000015 **Review Phase:**
Location: 4498 and 4496 N Rifle St **Review End Date:** 10/03/2024

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

Comments:

Engineer Note: As always developer will call out for locates (811) before digging.

Status Date: 10/04/2024

Status: Approved - No Response

Comments:

Reviewing Agency: Xcel Referral Review Status: Approved

Status Date: 10/04/2024

Status: Approved

Comments: PWPRS Project Number: 2024-RELINQ-0000015 4498 and 4496 N Rifle St Turnaround Easement Relinquishment

Reviewing Agency/Company: Public Service Company of Colorado (PSCo) dba Xcel Energy

Reviewers Name: Donna George

Reviewers Phone: 3035713306

Reviewers Email: Donna.L.George@xcelenergy.com

Approval Status: Approved

Comments:

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

Status Date: 10/04/2024

Status: Approved - No Response

Comments:

Reviewing Agency: DS Project Coordinator Review Review Status: Approved

Reviewers Name: Zachary Santen

Reviewers Email: Zachary.Santen@denvergov.org

Status Date: 09/13/2024

Status: Approved

Comments:

Reviewing Agency: DES Transportation Review Review Status: Approved

Reviewers Name: Christopher Mueller

Reviewers Email: Christopher.Mueller@denvergov.org

Status Date: 09/13/2024

Status: Approved

Comments:

Reviewing Agency: DES Wastewater Review Review Status: Approved

Reviewers Name: Philip Kim

Reviewers Email: Philip.Kim@denvergov.org

Status Date: 09/12/2024

Status: Approved

Comment Report

4498 and 4496 N Rifle St Turnaround Easement Relinquishment

10/23/2024

Master ID: **Project Type:** ROW Relinquishment
Review ID: 2024-RELINQ-0000015 **Review Phase:**
Location: 4498 and 4496 N Rifle St **Review End Date:** 10/03/2024

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

Comments:

Reviewing Agency: RTD Referral Review Status: Approved

Status Date: 10/04/2024
Status: Approved
Comments: PWPRS Project Number: 2024-RELINQ-0000015 4498 and 4496 N Rifle St Turnaround Easement Relinquishment
Reviewing Agency/Company: RTD
Reviewers Name: clayton s woodruff
Reviewers Phone: 303-299-2943
Reviewers Email: Clayton.woodruff@rtd-denver.com
Approval Status: Approved

Comments:

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

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

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

Status Date: 10/04/2024
Status: Approved - No Response
Comments: