

## Green Valley Ranch and Airport Relinquishment

12/14/2021

**Master ID:** 2019-PROJMSTR-0000578      **Project Type:** ROW Relinquishment  
**Review ID:** 2021-RELINQ-0000010      **Review Phase:**  
**Location:**      **Review End Date:** 06/25/2021

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 - No Response

Reviewers Name: DavidJ Edwards  
Reviewers Email: DavidJ.Edwards@denvergov.org

Status Date: 06/28/2021  
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: 06/25/2021  
Status: Approved  
Comments: Approved. No expected PRW tree conflict.

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

Status Date: 06/28/2021  
Status: Approved - No Response  
Comments:

Reviewing Agency: Denver Water Referral      Review Status: Approved

Status Date: 06/28/2021  
Status: Approved  
Comments: PWPRS Project Number: 2021-RELINQ-0000010 - Green Valley Ranch and Airport 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: Not Required

Reviewers Name: Johanna Lee  
Reviewers Email: Johanna.Lee@denvergov.org

Status Date: 06/22/2021  
Status: Not Required  
Comments: Since this relinquishment is the entire easement Survey review is not required.

# Comment Report

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

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

Status Date: 07/13/2021  
Status: Confirmation of Payment  
Comments:

Status Date: 06/28/2021  
Status: Comments Compiled  
Comments:

Reviewing Agency: Denver Fire Department Review      Review Status: Approved

Reviewers Name: Richard Tenorio  
Reviewers Email: Richard.Tenorio@denvergov.org

Status Date: 06/28/2021  
Status: Approved  
Comments: PWPRS Project Number: 2021-RELINQ-0000010 - Green Valley Ranch and Airport Relinquishment  
Reviewing Agency/Company: Denver Fire Department  
Reviewers Name: Rich Tenorio  
Reviewers Phone: 720.633.3222  
Reviewers Email: richard.tenorio@denvergov.org  
Approval Status: Approved

Comments:  
Denver Fire Dept. Approved - RT

Status Date: 06/24/2021  
Status: Approved  
Comments: Denver Fire Dept. Approved - RT

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

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

Status Date: 06/28/2021  
Status: Approved - No Response  
Comments:

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

Status Date: 06/28/2021  
Status: Approved - No Response  
Comments:

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

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Status Date: 06/28/2021  
Status: Approved - No Response  
Comments:

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

Status Date: 06/28/2021  
Status: Approved - No Response  
Comments:

Reviewing Agency: Parks and Recreation Review      Review Status: Approved

Reviewers Name: Greg Neitzke  
Reviewers Email: Greg.Neitzke@denvergov.org

Status Date: 06/09/2021  
Status: Approved  
Comments:

Reviewing Agency: Construction Engineering Review      Review Status: Approved

Reviewers Name: Matthew Schwindt  
Reviewers Email: Matthew.Schwindt@denvergov.org

Status Date: 06/24/2021  
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: 06/28/2021  
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: 06/28/2021  
Status: Approved - No Response  
Comments:

Reviewing Agency: CenturyLink Referral      Review Status: Approved

Status Date: 06/28/2021  
Status: Approved  
Comments: PWPRS Project Number: 2021-RELINQ-0000010 - Green Valley Ranch and Airport Relinquishment

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

Reviewing Agency/Company: Lumen  
Reviewers Name: LISA A GALLEGOS-THOMPSON  
Reviewers Phone: 4064430583  
Reviewers Email: lisa.gallegos@lumen.com  
Approval Status: Approved

Comments:

Status Date: 06/28/2021  
Status: Denied  
Comments: PWPRS Project Number: 2021-RELINQ-0000010 - Green Valley Ranch and Airport Relinquishment  
Reviewing Agency/Company: Lumen  
Reviewers Name: Lisa Gallegos  
Reviewers Phone: 406-439-1883  
Reviewers Email: lisa.gallegos@lumen.com  
Approval Status: Denied

Comments:  
Please contact Lisa Gallegos regarding this request. The project number associated with this request is P837253.

Reviewing Agency: Xcel Referral      Review Status: Approved

Status Date: 06/28/2021  
Status: Approved  
Comments: PWPRS Project Number: 2021-RELINQ-0000010 - Green Valley Ranch and Airport 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: 06/28/2021  
Status: Approved - No Response  
Comments:

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

Reviewers Name: Emily Collins  
Reviewers Email: Emily.Collins@denvergov.org

Status Date: 06/28/2021  
Status: Approved - No Response  
Comments:

Reviewing Agency: DES Transportation Review      Review Status: Approved

# Comment Report

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**Location:**      **Review End Date:** 06/25/2021

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:** 06/24/2021  
**Status:** Approved  
**Comments:**

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

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

**Status Date:** 12/14/2021  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2021-RELINQ-0000010 - Green Valley Ranch and Airport Relinquishment  
Reviewing Agency/Company: DOTI DES Wastewater  
Reviewers Name: PHILIP KIM  
Reviewers Phone: 7208653134  
Reviewers Email: philip.kim@denvergov.org  
Approval Status: Approved

**Comments:**  
COA office has the executed copy of the temp. PNEE

**Status Date:** 06/10/2021  
**Status:** Denied  
**Comments:** PNEE will be relinquished once the new temporary PNEE is recorded. Please coordinate with the COA office on the modified language.

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

**Status Date:** 06/28/2021  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2021-RELINQ-0000010 - Green Valley Ranch and Airport Relinquishment  
Reviewing Agency/Company: RTD  
Reviewers Name: Clayton Scott Woodruff  
Reviewers Phone: 3032992943  
Reviewers Email: clayton.woodruff@rtd-denver.com  
Approval Status: Approved

**Comments:**  
The RTD has no comments

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

**Status Date:** 06/28/2021  
**Status:** Approved - No Response  
**Comments:**



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](mailto:DOTI.ER@denvergov.org)

### 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.  
Christy Lee Jones, President      5/23/21  
Owner/Vested Party/Applicant Signature      Date





**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: 5/20/2021

PROJECT NAME: The Flyway

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-PROJMSTR-0000578, 2019-PROJMSTR-0000578, 2019-PROJMSTR-0000578

ADDRESS (approx.) OF EASEMENT: NEC Memphis and Bolling Drive

### APPLICANT:

Name: Adam Myers

Company (if applicable): CP Bedrock LLC Title: Managing Director

Address: 610 West 26th St, Suite 910

Telephone number: 212-695-8090 Email address: AMyers@northriverco.com

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

Company: \_\_\_\_\_

Owner Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Email address: \_\_\_\_\_

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

Title of document: Permanent Non-Exclusive Easement

Clerk & Recorder Recordation Number: 2017094266

Ordinance Number (if applicable): N/A

### PORTION OF EASEMENT IF BEING RELINQUISHED:

Easement in  
it's entirety

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







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Engineering and Regulatory  
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Denver, CO 80202 P: 720-865-3003  
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### 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 its entirety and any addition background information

Drainage easement to convey upstream flows through site in an open channel. It is being relinquished in its entirety, and replaced with a new PNEE that will allow the construction of a Costco building.

**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

There are no utilities, but there is an existing open channel within the existing easement for storm drainage flows that will be routed through a proposed box culvert. A new easement will be dedicated over the box culvert to replace this PNEE.

**EXPLANATION OF WHY THE EASEMENT RELINQUISHMENT IS BEING REQUESTED:**

Please explain why the easement needs to be relinquished.

The existing PNEE currently runs through the building location of a proposed Costco. The flows will be routed through the site in a proposed box culvert, which will include a new easement to replace this one.

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.

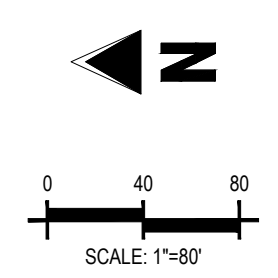
Christopher S. King, President      5/23/21  
(Owner/Vested Party Signature)      DATE





# THE FLYWAY SITE DEVELOPMENT PLAN

A PORTION OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH P.M.  
CITY AND COUNTY OF DENVER, STATE OF COLORADO  
SWC GREEN VALLEY RANCH BOULEVARD & AIRPORT WAY



SITE PLAN SCHEDULE	
1	EXISTING FIRE HYDRANT TO REMAIN
2	EXISTING STORM INLET TO REMAIN
3	EXISTING CROSS-PAN TO BE REMOVED
4	EXISTING LIGHT POLE TO BE RELOCATED
5	EXISTING TRAFFIC CONTROL BOX TO BE RELOCATED
6	EXISTING FLARED END SECTION TO BE REMOVED
7	EXISTING CONCRETE TO BE REMOVED
8	PROPOSED SAND/OIL SEPARATOR
9	PROPOSED TRAFFIC CONTROL BOX
10	PROPOSED FLARED END SECTION
11	PROPOSED STORM SEWER INLET
12	PROPOSED STORM SEWER MANHOLE
13	PROPOSED SANITARY SEWER MANHOLE
14	PROPOSED FIRE HYDRANT
15	PROPOSED WATER METER VAULT
16	PROPOSED ASPHALT PAVING
17	PROPOSED CURB CUT
18	PROPOSED FLUSH CURB
19	PROPOSED CONCRETE CROSS-PAN
20	PROPOSED BUILDING
21	PROPOSED FUELING STATION
22	PROPOSED SIDEWALK (WIDTH PER PLAN)
23	PROPOSED TRASH ENCLOSURE (SEE DETAILS ON SHEET 39)
24	PROPOSED CROSSWALK
25	PROPOSED SCREEN WALL (SEE DETAIL ON SHEET 6)
26	PROPOSED RETAINING WALL (SEE DETAIL ON SHEET 6)
27	PROPOSED ADA RAMP
28	PROPOSED ELECTRIC TRANSFORMER
29	PROPOSED SITE LIGHTING
30	PROPOSED ELECTRIC VEHICLE CHARGING EQUIPMENT
31	PROPOSED UNDERGROUND FUEL STORAGE TANKS
32	PROPOSED LEFT TURN LANE EXTENSION
33	PROPOSED TRAFFIC SIGNAL
34	PROPOSED PEDESTRIAN CROSSING SIGNAL
35	BICYCLE PARKING
36	PROPOSED TRASH COMPACTOR
37	PROPOSED FUEL STATION CONTROLLER ENCLOSURE
38	PROPOSED FUEL STATION EMERGENCY SHUTOFF
39	PROPOSED PERGOLA (SEE COSTCO ARCHITECTURAL DETAILS)
40	EXISTING SIGNALIZED INTERSECTION
41	PROPOSED PICK-UP LANE
42	PROPOSED CONCRETE STAIRWAY

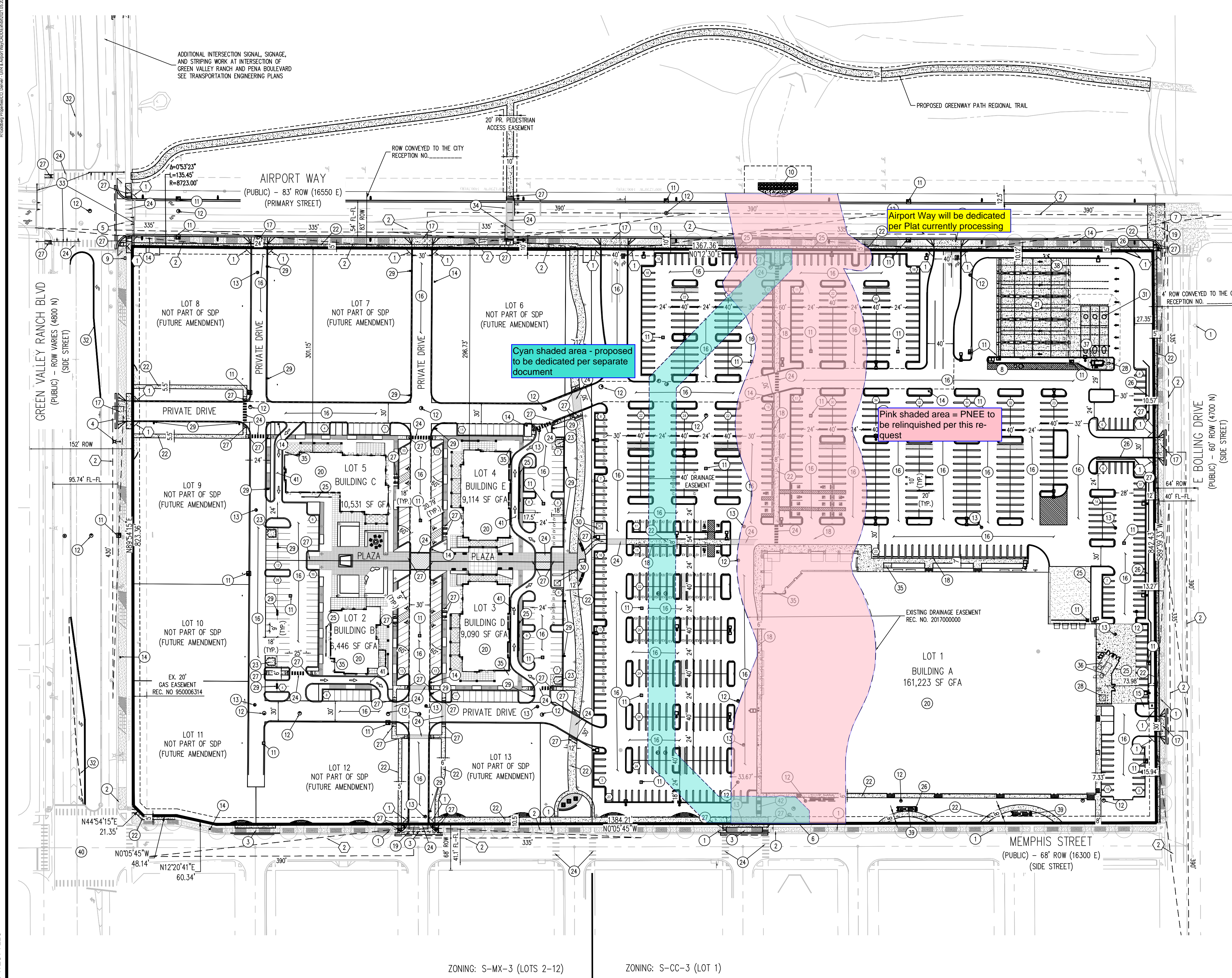
  

SITE LEGEND	
	ZONE LOT BOUNDARY
	PROPOSED EASEMENT
	PROPOSED STORM INLET
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER METER VAULT
	PROPOSED ELECTRIC TRANSFORMER
	PROPOSED SITE LIGHTING
	PROPOSED CONCRETE PAVEMENT
	PROPOSED DECORATIVE PAVING (SEE LANDSCAPE PLANS)
	PROPOSED TRASH ENCLOSURE
	PROPOSED SIGN
	PROPOSED CURB STOP
	PROPOSED ELECTRIC VEHICLE PARKING
	FUTURE ELECTRIC VEHICLE PARKING
	PROPOSED ADA PARKING
	PROPOSED CART CORRAL
	PROPOSED PARKING COUNT
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING WATER MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING STORM INLET
	EXISTING LIGHT POLE
	EXISTING SIGN
	EXISTING COMMUNICATIONS VAULT
	EXISTING ELECTRIC VAULT
	EXISTING IRRIGATION VALVE
	EXISTING TRAFFIC CONTROL BOX

SIGHT TRIANGLES	
1	PEDESTRIAN SIGHT TRIANGLE. THE PEDESTRIAN SIGHT TRIANGLE HAS A 10-FT LEG LOCATED AT THE EDGE OF THE DRIVEWAY AND A 10-FT LEG LOCATED AT THE BACK OF THE SIDEWALK. NO ITEMS THAT ARE WIDER THAN 18-INCHES MAY BE TALLER THAN 30-INCHES WITHIN THIS TRIANGLE.
2	ROADWAY SIGHT TRIANGLE. THE ROADWAY SIGHT TRIANGLE HAS A 18-FT LEG LOCATED IN THE CENTER OF THE EXIT LANE OF THE DRIVEWAY 18-FT FROM THE EDGE OF THE TRAVELLED WAY. THE SECOND LEG SHALL BE PER AASHTO GUIDELINES FOR DEPARTURE TRIANGLES AND LOCATED IN THE CENTER OF THE APPROACHING LANE. NO ITEMS THAT ARE WIDER THAN 18-INCHES MAY BE TALLER THAN 30-INCHES WITHIN THIS TRIANGLE EXCEPT FOR STREET TREES AND TRAFFIC CONTROL DEVICES AND EQUIPMENT.
3	CORNER SIGHT TRIANGLE. THE CORNER SIGHT TRIANGLE HAS A 30-FT LEG LOCATED AT THE EDGE OF EACH STREET FLOWLINE AND A 30-FT LEG LOCATED IN THE INTERSECTING STREET'S FLOWLINE. CORNER SIGHT TRIANGLES MUST BE FREE OF ALL ITEMS OVER 30" IN HEIGHT EXCEPT FOR TRAFFIC CONTROL DEVICES AND EQUIPMENT.

- NOTES:**
- REFER TO TRAFFIC ENGINEERING PLANS FOR ADDITIONAL DETAILS FOR RIGHT-OF-WAY IMPROVEMENTS.
  - CONTRACTOR SHALL REPAIR OR REPLACE EXISTING CURB, GUTTER, AND SIDEWALK ALONG PROPERTY FRONTAGE THAT IS DAMAGED, NOT TO CURRENT CITY STANDARDS, OR NOT ADA COMPLIANT, AS DIRECTED BY THE ROW INSPECTOR DURING CONSTRUCTION.



PREPARED BY: **Galloway**  
 1802 E. North Ave., Suite 200  
 Denver, CO 80202  
 PREPARED FOR: DCG WEST I LLC