

APPLICATION SUBMITTAL CHECKLIST

FOR CITY & COUNTY OF DENVER PUBLIC RIGHT-OF-WAY VACATION

Any Public Right-of-Way (ROW) Vacation 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. ROW Vacation Application

ROW Vacation Application completed and signed by property owner or a vested party

2. Land Descriptions

- Land description(s) prepared by a Professional Land Surveyor licensed in the State of Colorado for the portion of ROW to be vacated prepared in accordance with [DOTI Survey Land Description Requirements](#)
 - PDF format stamped and signed by Professional Land Surveyor
 - Text only in Microsoft Word format

3. Site Plan

ACCURATELY, LABELED, AND DIMENSIONED 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
- Hatch area of ROW to be vacated
- Hatch newly proposed ROW dedications, if applicable
- Hatch existing and newly proposed easements, if applicable
- Property lines
- Right-of-way lines
- Label property addresses and street names
- Proposed improvements in ROW vacation area
- All existing, abandoned, and relocated utilities
- Aerial imagery can be used, but does not replace the required accurately engineered drawings
- Existing improvements within ROW, includes edge of pavement, curb & gutter, trees, landscaping, sidewalks, driveways, alleys, signs, etc.


4. Fees

ROW VACATION 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: 1/24/25

PRINT NAME: Billy Piranian PHONE: 303-901-2676

EMAIL: billypiranian@gmail.com COMPANY: 3800 west hlc

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 PUBLIC RIGHT-OF-WAY VACATION

To apply for an Ordinance to Vacate Public Right-of-Way (ROW) in the City and County of Denver, complete this application and submit together with the Submittal Checklist and required application materials in accordance with the [ROW Vacation 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: 3800 WEST LLC
Contact Name: Billy Piranian
Property Address: 3800 W. Colfax
Phone: 303-901-2676 Email: billypiranian@gmail.com

PRIMARY CONTACT:

Check if the same as Adjacent Property Owner

Company Name: MODE Civil Services
Contact Name: Ian Crawford
Address: 6145 Broadway Suite 45, Denver, CO 80216
Phone: 773-304-8404 Email: icrawford@modecivil.com

PROJECT INFORMATION:

Project Name: 3800 W. Colfax
Address of Property Associated with ROW Vacation: 3800 W. Colfax, Denver, CO 80204

Is this project associated with a LAND DEVELOPMENT REVIEW?

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

2024PM0000409 – 2024-CONCEPT-0000217

Is this project also dedicating new ROW?

Yes No If 'Yes', provide ROW Dedication Project Number(s) and describe the ROW dedication:

This project will be dedicating ROW along Colfax and the western alley - there will not be any ROW dedicated along the alley being vacated. ROW dedications along Colfax and the western alley will be submitted at a later date (with SDP).

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REASON FOR ROW VACATION:

Describe why you are requesting this ROW Vacation and why the ROW is no longer needed.

The ROW to be vacated is an atypical 12' wide ally running east-west. The alley was originally dedicated from Lot 44 to CCOD via ordinance in 1912. Vacating this alley ROW was encouraged by CCOD reviewers during the Concept Meeting.

ROW VACATION INFORMATION:

Describe the status of the ROW:

In the space below, describe the current use of the ROW to be vacated.


The current use of the ROW to be vacated is a 12' alley running east-west connecting Newton Street to a primary north-south alley to the west.

Are there utilities are in the ROW? 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 remain or be removed, relocated, or abandoned in-place; and, expected schedule. For utilities to remain in-place, the City will reserve a utility easement over the vacated area with the ROW Vacation Ordinance. See [ROW Vacation Application Requirements](#) for standard easement language.

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 ROW Vacation Application and the information contained herein is accurate and complete:

SIGNATURE:  DATE: 1/24/25
 PRINT NAME: Billy Piranian PHONE: 303-901-2676
 EMAIL: bilypiranian@gmail.com COMPANY: 3800 WEST LLC

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3800 W Colfax Ave Alley Vacation

10/28/2025

Master ID: 2024-PROJMSTR-0000409 **Project Type:** ROW Vacation
Review ID: 2025-VACA-0000008 **Review Phase:**
Location: 3800 W Colfax Ave **Review End Date:** 07/25/2025

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 w/Conditions

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

Status Date: 07/08/2025
Status: Approved w/Conditions
Comments: Approved if approved by CPD building department. The easement and plans show that the applicant may not realize that half of the vacated alley will go to the southern owner, which could affect setbacks.

Reviewing Agency: Building Department Review Review Status: Approved

Reviewers Name: Daniel Krausz
Reviewers Email: daniel.krausz@denvergov.org

Status Date: 10/06/2025
Status: Approved
Comments: PWPRS Project Number: 2025-VACA-0000008 3800 W Colfax Ave Alley Vacation
Reviewing Agency/Company: City of Denver
Reviewers Name: Daniel Krausz
Reviewers Phone: 720-865-2811
Reviewers Email: daniel.krausz@denvergov.org
Approval Status: Approved

Comments:

Status Date: 07/07/2025
Status: Denied
Comments: The detached garage at 1476 Osceola St requires a distance of 21ft from the garage access door to the opposing edge of the adjacent alley (the alley that runs parallel to Osceola and Newton streets). It appears sufficient width is not available and that the alley submitting to be vacated serves as required access to the garage at 1476 Osceola St.

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

Status Date: 10/28/2025
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2025-VACA-0000008 3800 W Colfax Ave Alley Vacation
Reviewing Agency/Company: Qwest / Lumen / CenturyLink
Reviewers Name: Tom Hoopes
Reviewers Phone: 4075921794
Reviewers Email: tom.hoopes@lumen.com
Approval Status: Approved with conditions

Comments:

After review, Lumen has buried facilities in the Southern Right-of-Way of West Colfax Ave. that are in potential

Comment Report

3800 W Colfax Ave Alley Vacation

10/28/2025

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conflict with the included plans. Lumen recommends having all utilities in the area located to ensure safety and protection of all facilities.

Attachment: P866781 Vacation Approval with Stipulation Letter-102725.pdf-25-10-27-15-58.pdf

Status Date: 07/28/2025
Status: Approved - No Response
Comments:

REDLINES uploaded to E-review webpage

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

Status Date: 07/28/2025
Status: Approved
Comments: PWPRS Project Number: 2025-VACA-0000008 3800 W Colfax Ave Alley Vacation
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:
The proposed effort is located within a CDOT on-system ROW and within an area under Denver Maintenance agreement. Proposed effort is approved as the location is under a Denver Maintenance agreement.

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

Status Date: 07/28/2025
Status: Approved - No Response
Comments:

Reviewing Agency: City Forester Review **Review Status:** Approved

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

Status Date: 07/16/2025
Status: Approved
Comments: 2025-VACA-0000008 - 3800 W Colfax Alley Vacation
OCF Comments 7-16-25

1. Vacation is approved as there are no existing ROW trees within proposed alley vacation.
2. ATTN: Be aware that there is an existing private property tree in the back yard of 1473 Newton immediately adjacent to proposed alley vacation.
 - A. Since tree falls outside OCF jurisdiction, we will not be involved in discussions regarding this tree.
 - B. To avoid potential litigation, OCF strongly recommends applicant coordinate with adjacent property owner to discuss potential impacts to private tree and determine whether mitigation is necessary.

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

Status Date: 07/28/2025
Status: Approved
Comments: PWPRS Project Number: 2025-VACA-0000008 3800 W Colfax Ave Alley Vacation

Comment Report

3800 W Colfax Ave Alley Vacation

10/28/2025

Master ID: 2024-PROJMSTR-0000409 **Project Type:** ROW Vacation
Review ID: 2025-VACA-0000008 **Review Phase:**
Location: 3800 W Colfax Ave **Review End Date:** 07/25/2025

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

Reviewing Agency/Company: Comcast
Reviewers Name: Miguel Flores
Reviewers Phone: 7204130113
Reviewers Email: miguel_flores@comcast.com
Approval Status: Approved

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

Reviewers Name: Bridget Rassbach
Reviewers Email: Bridget.Rassbach@denvergov.org

Status Date: 07/28/2025
Status: Approved - No Response
Comments:

Reviewing Agency: DES Transportation Review Review Status: Approved

Reviewers Name: Winton Brazil
Reviewers Email: Winton.Brazil@denvergov.org

Status Date: 07/24/2025
Status: Approved
Comments:

Reviewing Agency: DES Wastewater Review Review Status: Approved

Reviewers Name: Brenden Marron
Reviewers Email: Brenden.Marron@denvergov.org

Status Date: 07/24/2025
Status: Approved
Comments: No objection on behalf of DES Wastewater for vacation. Alley . Existing drainage patterns must be maintained. This includes current run-on from 1473 N Newton.

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

Reviewers Name: Spencer Pocock
Reviewers Email: Spencer.Pocock@denvergov.org

Status Date: 07/28/2025
Status: Approved
Comments: PWPRS Project Number: 2025-VACA-0000008 3800 W Colfax Ave Alley Vacation
Reviewing Agency/Company: CPD - Accessibility Review
Reviewers Name: Spencer Pocock
Reviewers Phone: 720-913-8411
Reviewers Email: Spencer.Pocock@denvergov.org
Approval Status: Approved

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

Status Date: 07/28/2025

Comment Report

3800 W Colfax Ave Alley Vacation

10/28/2025

Master ID: 2024-PROJMSTR-0000409 **Project Type:** ROW Vacation
Review ID: 2025-VACA-0000008 **Review Phase:**
Location: 3800 W Colfax Ave **Review End Date:** 07/25/2025

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

Status: Approved - No Response
Comments:

Reviewing Agency: Denver Fire Department Review **Review Status:** Approved

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

Status Date: 07/16/2025
Status: Approved
Comments:

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

Status Date: 07/07/2025
Status: Approved - No Response
Comments:

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

Status Date: 08/04/2025
Status: Approved
Comments: PWPRS Project Number: 2025-VACA-0000008 3800 W Colfax Ave Alley Vacation
Reviewing Agency/Company: Metro Water Recovery
Reviewers Name: Kevin Boch
Reviewers Phone: 720-520-1516
Reviewers Email: kboch@MetroWaterRecovery.com
Approval Status: Approved

Comments:
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Status Date: 07/28/2025
Status: Approved - No Response
Comments:

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

Status Date: 07/28/2025
Status: Approved - No Response
Comments:

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

Status Date: 07/28/2025

Comment Report

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10/28/2025

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Status: Approved - No Response
Comments:

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

Status Date: 07/28/2025
Status: Approved - No Response
Comments:

Reviewing Agency: Construction Engineering Review Review Status: Approved

Reviewers Name: Michael Holm
Reviewers Email: Michael.Holm@denvergov.org

Status Date: 07/22/2025
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: 07/28/2025
Status: Approved - No Response
Comments:

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

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

Status Date: 07/28/2025
Status: Approved - No Response
Comments:

Reviewing Agency: Survey Review Review Status: Approved

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

Status Date: 09/11/2025
Status: Approved
Comments: PWPRS Project Number: 2025-VACA-0000008 3800 W Colfax Ave Alley Vacation
Reviewing Agency/Company: DOTI - ROWS
Reviewers Name: Johanna Lee
Reviewers Phone: 7208653105

Comment Report

3800 W Colfax Ave Alley Vacation

10/28/2025

Master ID: 2024-PROJMSTR-0000409 **Project Type:** ROW Vacation
Review ID: 2025-VACA-0000008 **Review Phase:**
Location: 3800 W Colfax Ave **Review End Date:** 07/25/2025

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

Reviewers Email: johanna.lee@denvergov.org
Approval Status: Approved

Comments:

Attachment: 2025VACA008_Desc-Illust-001.pdf

Attachment: 2025VACA008_Desc-001.docx

Status Date: 07/23/2025
Status: Denied
Comments: Survey Redlines are in the Project Redline folder.

REDLINES uploaded to E-review webpage

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

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

Status Date: 07/28/2025
Status: Approved - No Response
Comments:

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

Status Date: 07/28/2025
Status: Approved - No Response
Comments:

Reviewing Agency: RTD Referral Review Status: Approved

Status Date: 07/28/2025
Status: Approved
Comments: PWPRS Project Number: 2025-VACA-0000008 3800 W Colfax Ave Alley Vacation
Reviewing Agency/Company: RTD
Reviewers Name: clayton woodruff
Reviewers Phone: 3032992943
Reviewers Email: clayton.woodruff@rtd-denver.com
Approval Status: Approved

Comments:
Project Name: 2024PM0000409 - 3800 W Colfax Ave

Department Comments
Bus Operations No exceptions
Bus Stop Program No exceptions
Commuter Rail No exceptions

Comment Report

3800 W Colfax Ave Alley Vacation

10/28/2025

Master ID: 2024-PROJMSTR-0000409 **Project Type:** ROW Vacation
Review ID: 2025-VACA-0000008 **Review Phase:**
Location: 3800 W Colfax Ave **Review End Date:** 07/25/2025

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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: Solid Waste Review Review Status: Approved - No Response

Status Date: 07/28/2025
Status: Approved - No Response
Comments:

Reviewing Agency: Xcel Referral Review Status: Approved

Status Date: 07/28/2025
Status: Approved
Comments: PWPRS Project Number: 2025-VACA-0000008 3800 W Colfax Ave Alley Vacation
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

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

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

Status Date: 07/28/2025
Status: Comments Compiled
Comments:

Status Date: 07/17/2025
Status: Confirmation of Payment
Comments: