

## 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.

\_\_\_\_\_  
Owner/Vested Party/Applicant Signature

8-10-22  
\_\_\_\_\_  
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: 07/26/2022

PROJECT NAME: 6105 N Tower Road, Denver, CO 80249

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:

2021PM719, 2021PM719, 2021PM719

ADDRESS (approx.) OF EASEMENT: 6105 N Tower Road, Denver, CO 80249

### APPLICANT:

Name: James P. Fitzmorris

Company (if applicable): JR Engineering, LLC Title: Resolution 20200259

Address: 7200 South Alton Way, Suite C400, Centennial, CO 80112

Telephone number: 720-740-9393 Email address: jfitzmorris@jrengineering.com

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

Company: Rail Stop LLC Corporation

Owner Contact: Mark Throckmorton

Address: 1125 17th Street; STE 2500; Denver, CO 80202

Telephone Number: 303-295-3071 Email address: mark@fulendiweder.com

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

Title of document: Resolution 20200259

Clerk & Recorder Recordation Number: Recordation 2020047071

Ordinance Number (if applicable): \_\_\_\_\_

### PORTION OF EASEMENT IF BEING RELINQUISHED:

Easement in  
it's entirety

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





APPLICATION
EASEMENT RELINQUISHMENT

QUANTITY OF EASEMENTS TO BE RELINQUISHED: 1

Easement Groupings if submitting with multiple easements:

DESCRIBE THE CURRENT STATE OF THE EASEMENT(S):

In the space below, please describe what the easement was granted for, if it is a partial relinquishment or being relinquished in it's entirety and any addition background information

Resolution No. CR20-0259 was granted by the City and County of Denver on April 30, 5 2020. It reserves the right for utility owners to continue to use, maintain, and operate utilities within the easement. This application is to relinquish a portion of the easement as no utilities exist within this easement.

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

No Utilities

EXPLANATION OF WHY THE EASEMENT RELINQUISHMENT IS BEING REQUESTED:

Please explain why the easement needs to be relinquished.

Resolution No. CR20-0259 is requested to be partially relinquished for the development of a multi-unit dwelling complex.

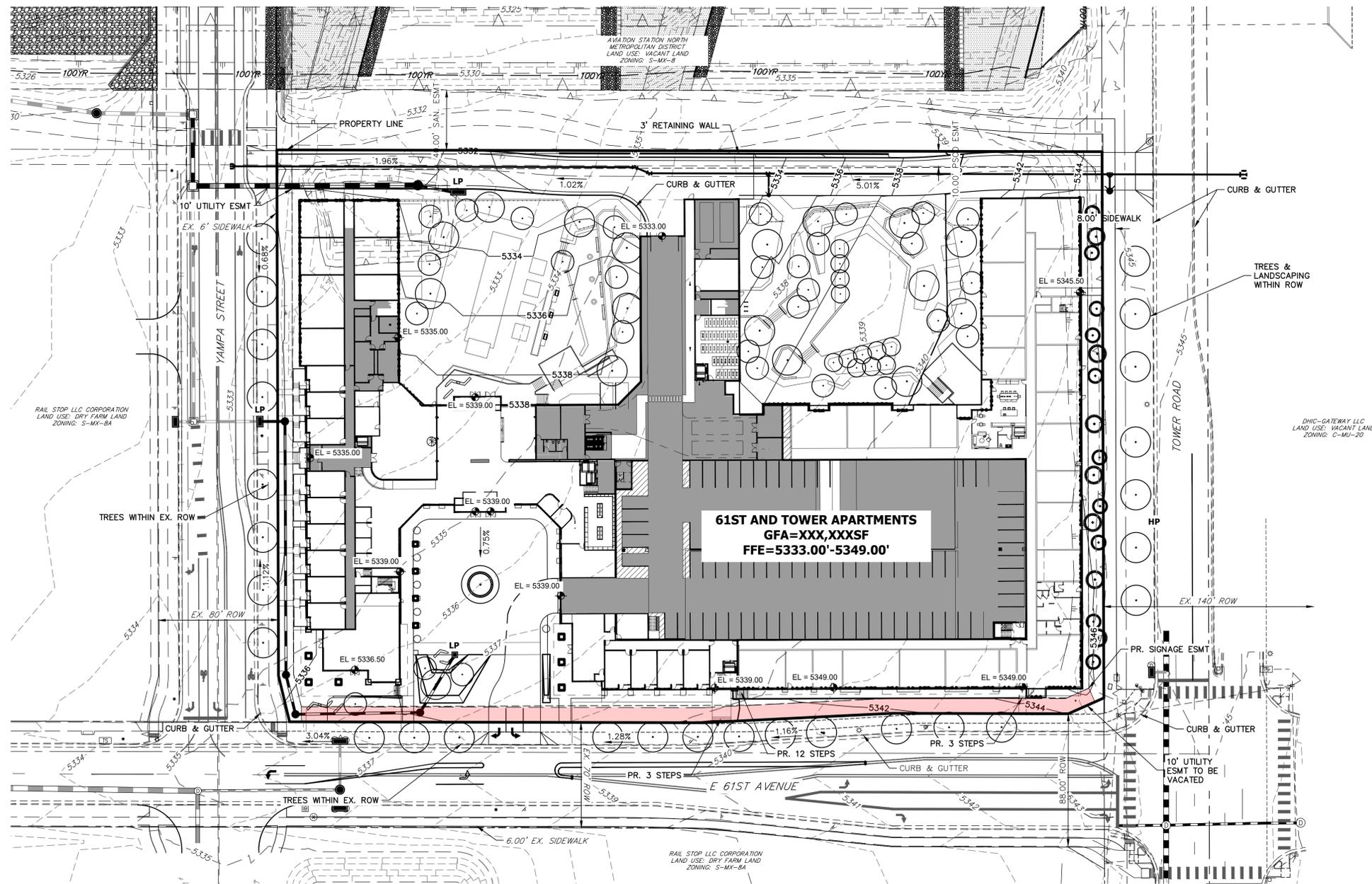
I/WE HEREBY CERTIFY THAT I/WE ARE THE OWNER(S) OF THE REAL PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION AND THAT THE FOREGOING INFORMATION ON THIS APPLICATION IS TRUE AND COMPLETE.

(Owner/Vested Party Signature)

8.10.22
DATE



# 61ST AND TOWER APARTMENTS SITE DEVELOPMENT PLAN



## LEGEND

	6" VERTICAL CATCH CURB & 2" GUTTER	HP: 53XX.XX	HIGH POINT
	6" VERTICAL SPILL CURB & 1" GUTTER	LP: 53XX.XX	LOW POINT
	EXISTING 100YR FLOOD PLAIN		DRAINAGE ARROW
	PROPOSED PROPERTY LINE	EL: 53XX.XX	FINISHED FLOOR ELEVATION
	PROPOSED DRAINAGE SWALE	53XX.XX	PROPOSED SPOT ELEVATION
	EXISTING MINOR CONTOUR	53XX.XX SW	PROPOSED SIDEWALK SPOT ELEVATION
	EXISTING MAJOR CONTOUR	53XX.XX	EXISTING SPOT ELEVATION
	PROPOSED MINOR CONTOURS	53XX.XX SW	EXISTING SIDEWALK SPOT ELEVATION
	PROPOSED MAJOR CONTOURS	TOF	TOP OF FOUNDATION
	ADA ACCESSIBLY ROUTE		
	EXISTING CURB & GUTTER		
	EXISTING EDGE OF ASPHALT		
	EXISTING EDGE OF CONCRETE		
	EXISTING DRAINAGE SWALE		

## BENCHMARK

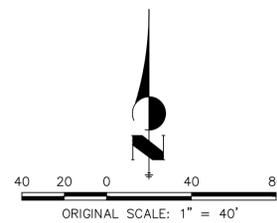
THE BENCHMARK USED FOR THIS SITE IS: NGS CONTROL POINT "PEÑA", ELEVATION 5414.53, NAVD 1988, LOCATED JUST SOUTH OF THE PEÑA BLVD. BRIDGE OVER 40TH AVENUE IN A RANGE POINT BOX.

## BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., MONUMENTED AS SHOWN HERON AND CONSIDERED TO BEAR S89°51'30"E.



Know what's below.  
Call before you dig.



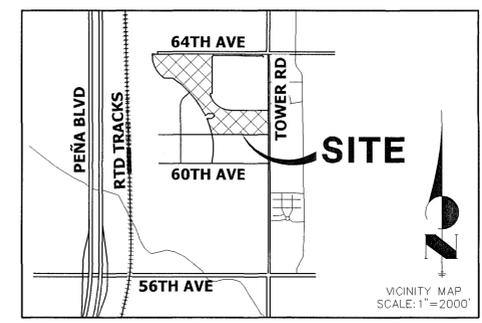
SITE PLAN  
61ST AND TOWER APARTMENTS  
JOB NO. 15500.24  
07/27/22  
SHEET 1 OF 2



Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

# PEÑA STATION FILING NO. 2

## A PARCEL OF LAND BEING A RESUBDIVISION OF BLOCK 4 AND TRACT D, PEÑA STATION FILING NO. 1 TOGETHER WITH A PORTION OF THE NORTH 1/2 OF SECTION 9, TOWNSHIP 3S, RANGE 66 WEST OF THE 6TH P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO



### LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT RAIL STOP, LLC, AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1, THE AN AND DC IRREVOCABLE TRUST, SAN ISIDRO SIX INVESTMENTS, LLC., AND SMT INVESTORS LIMITED PARTNERSHIP, ET. AL. HAS LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCKS AND TRACTS AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING ALL OF BLOCK 4 AND TRACT D, PEÑA STATION FILING NO. 1 RECORDED UNDER RECEPTION NO. 2015112439 IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER, TOGETHER WITH A PORTION OF THE NORTH 1/2 OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, S00°21'23"E A DISTANCE OF 30.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 64TH AVENUE AND THE POINT OF BEGINNING;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES:

- S89°51'30"E A DISTANCE OF 2048.17 FEET;
- S00°08'30"W A DISTANCE OF 35.00 FEET;
- S89°51'30"E A DISTANCE OF 505.27 FEET;
- S45°01'27"E A DISTANCE OF 35.26 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF TOWER ROAD;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S00°11'13"E A DISTANCE OF 16.47 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING SEVEN (7) COURSES:

- THENCE NORTHWESTERLY, ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S89°48'47"W, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89°40'17" AND AN ARC LENGTH OF 46.95 FEET, TO A POINT OF TANGENT;
- N89°51'30"W A DISTANCE OF 139.00 FEET;
- N82°25'34"W A DISTANCE OF 81.17 FEET;
- N89°51'30"W A DISTANCE OF 935.58 FEET, TO A POINT OF TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°19'43" AND AN ARC LENGTH OF 47.30 FEET, TO A POINT OF TANGENT;
- S00°11'13"E A DISTANCE OF 868.51 FEET;
- S76°58'54"W A DISTANCE OF 58.86 FEET, TO A POINT OF NON-TANGENT CURVE ON THE NORTHERLY LINE OF TRACT D, PEÑA STATION FILING NO. 1 RECORDED UNDER RECEPTION NO. 2015112439 IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER;

THENCE ON SAID NORTHERLY LINE, THE FOLLOWING TWO (2) COURSES:

- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N76°58'54"E, HAVING A RADIUS OF 505.00 FEET, A CENTRAL ANGLE OF 76°51'22" AND AN ARC LENGTH OF 677.40 FEET, TO A POINT OF TANGENT;
- S89°52'28"E A DISTANCE OF 782.77 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF TOWER ROAD;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S00°11'13"E A DISTANCE OF 562.52 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 61ST AVENUE.

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES:

- S66°09'58"W A DISTANCE OF 25.85 FEET;
- N89°52'28"W A DISTANCE OF 117.65 FEET;
- S87°09'36"W A DISTANCE OF 125.64 FEET;
- N89°52'28"W A DISTANCE OF 964.20 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TELLURIDE WAY;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES:

- N16°44'52"W A DISTANCE OF 116.94 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S76°22'32"W, HAVING A RADIUS OF 2053.50 FEET, A CENTRAL ANGLE OF 05°59'41" AND AN ARC LENGTH OF 214.86 FEET, TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1030.00 FEET, A CENTRAL ANGLE OF 03°42'25", AND AN ARC LENGTH OF 66.64 FEET, TO THE SOUTHWESTERLY CORNER OF TRACT E, PEÑA STATION FILING NO. 1 AND A POINT OF NON-TANGENT;

THENCE ON THE PERIMETER OF SAID TRACT E, THE FOLLOWING FIVE (5) COURSES:

- S89°52'28"E A DISTANCE OF 113.21 FEET;
- N50°23'46"E A DISTANCE OF 87.46 FEET;
- N23°55'48"W A DISTANCE OF 67.56 FEET;
- N89°52'28"W A DISTANCE OF 128.30 FEET;
- S50°23'46"W A DISTANCE OF 75.30 FEET, TO A POINT OF NON-TANGENT CURVE ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID TELLURIDE WAY;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES:

- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S62°23'17"W, HAVING A RADIUS OF 1030.00 FEET, A CENTRAL ANGLE OF 2°37'04", AND AN ARC LENGTH OF 47.06" TO A POINT OF TANGENT;
- N30°13'47"W A DISTANCE OF 188.46 FEET, TO A POINT OF TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2036.00 FEET, A CENTRAL ANGLE OF 26°28'29" AND AN ARC LENGTH OF 940.77 FEET, TO A POINT OF NON-TANGENT;
- N43°27'26"W A DISTANCE OF 25.47 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF TELLURIDE WAY;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N89°52'28"W A DISTANCE OF 203.24 FEET, TO A POINT ON THE NORTHERLY LINE OF TRACT B, PEÑA STATION FILING NO. 1, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

THENCE ON SAID NORTHERLY LINE AND ITS EXTENSION, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N35°00'08"E, HAVING A RADIUS OF 647.00 FEET, A CENTRAL ANGLE OF 55°33'10" AND AN ARC LENGTH OF 627.32 FEET, TO A POINT OF TANGENT;

THENCE N00°33'18"E A DISTANCE OF 36.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 64TH AVENUE;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°51'09"E A DISTANCE OF 54.68 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,978,266 SQUARE FEET OR 45.4147 ACRES

UNDER THE NAME AND STYLE OF PEÑA STATION FILING NO. 2, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE STREETS, AVENUES, 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 TELECOMMUNICATION COMPANIES, EASEMENTS AS SHOWN.

### NOTICE:

PER C.R.S. 13-80-105, 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.

### GENERAL NOTES:

- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF DENVER COUNTY, COLORADO.
- DEFINITION: CERTIFICATION - A STATEMENT THAT IS BASED ON THE PROFESSIONAL SURVEYOR'S KNOWLEDGE, INFORMATION, AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- THIS SURVEY/PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING LLC FOR RECORDED INFORMATION ON EASEMENTS OR ENCUMBRANCES WHICH AFFECT THIS PROPERTY, JR ENGINEERING LLC RELIED UPON TITLE COMMITMENT BY LAND TITLE GUARANTEE COMPANY, ORDER NO. ABD70605960-7 DATED DECEMBER 4, 2019 AT 5:00 P.M..
- EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
- THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 27278" IN A RANGE BOX AT THE NORTHEAST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 20689", AT THE NORTH 1/4 CORNER, BEING ASSUMED TO BEAR S89°51'30"E A DISTANCE OF 2648.19 FEET.
- AIR COVENANTS AND AVIGATION EASEMENTS EXIST THAT AFFECT THE SUBJECT PROPERTY. AIR COVENANTS AND AVIGATION EASEMENT REC. NO.S 20000016832, 20000016834, AND 20000016829, AND ZONING ORDINANCE 131, 134, AND 137 REC. NO.S 2000026679, 2000026682 AND 2000026685.
- THERE ARE 3 BLOCKS AND 3 TRACTS IN PEÑA STATION FILING NO. 2.
- TRACTS A, B, AND C WILL BE USED FOR DRAINAGE, OPEN SPACE, AND PEDESTRIAN ACCESS. THE TRACTS WILL BE OWNED AND MAINTAINED BY THE AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1.
- RIGHT OF ACCESS FOR EMERGENCY SERVICES ON AND ACROSS ALL PLATTED PROPERTY FOR POLICE, FIRE, MEDICAL AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES IS HEREBY GRANTED.
- THE PERMANENT NON-EXCLUSIVE EASEMENT RECORDED UNDER RECEPTION NO. 2017047050 AFFECTS TRACTS A, B, & C.
- THE DRAINAGE AND UTILITY EASEMENTS AS SHOWN IS FOR THE USE OF APPLICABLE PUBLIC UTILITIES AND TELECOMMUNICATIONS COMPANIES FOR PROVISIONS OF FIBER OPTICS, ELECTRIC, TELEPHONE, GAS AND CABLE TELEVISION SERVICES. OTHER UTILITIES I.E. WATER SERVICE LINES AND FIRE LINES HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES. DENVER WATER METERS ARE ALLOWED WITHIN THE UTILITY EASEMENT.
- UTILITY EASEMENTS ARE DEDICATED TO THE CITY AND COUNTY OF DENVER FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
- PURSUANT TO THE LANGUAGE WITHIN THE EASEMENT DOCUMENT RECORDED UNDER RECEPTION NO. 2019044851, ALL PORTIONS OF SAID EASEMENT THAT LIE WITHIN YAMPA STREET AS DEDICATED ON THIS PLAT ARE HEREBY RELINQUISHED.
- THE FOLLOWING DOCUMENTS AFFECT THE SUBJECT PROPERTY: BOOK 3073 AT PAGE 423, REC. NO. 15551, BOOK 3647 AT PAGE 699, REC. NO. R-92-0015457, REC. NO. 9800071386, REC. NO. 9800141049, REC. NO. 9800154977, REC. NO. 2012179294, REC. NO. 2012179296, REC. NO. 2012179296, REC. NO. 2014080968, REC. NO. 2015077733, REC. NO. 2015077742, REC. NO. 2015112439, REC. NO. 2015149245, REC. NO. 2015149334, REC. NO. 2016081434, REC. NO. 2016081436, REC. NO. 2016082291, REC. NO. 2016152135, REC. NO. 2015077734, REC. NO. 2015149335, REC. NO. 2015116222, REC. NO. 2016010197, REC. NO. 2019000521, REC. NO. 2016141680, REC. NO. 2017071509, REC. NO. 2018046155, REC. NO. 2018160336, REC. NO. 2019046925, REC. NO. 2019046927, REC. NO. 2019096202, REC. NO. 2019096203, REC. NO. 2019093911, REC. NO. 2019093912, AND REC. NO. 2019093969.

**OWNER:**  
AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO

BY: Ferdinand L. Belz III  
FERDINAND L. BELZ III, PRESIDENT

STATE OF Colorado  
COUNTY OF Denver

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF JANUARY, 2020

BY FERDINAND L. BELZ III, AS PRESIDENT OF AVIATION NORTH METROPOLITAN DISTRICT NO. 1

MY COMMISSION EXPIRES 3/23/2022

WITNESS MY HAND AND OFFICIAL SEAL

Marleen Ziegler  
MARLEEN ZIEGLER

NAME OF NOTARY  
1125 17th St. #200 Denver, CO 80202  
ADDRESS OF NOTARY

**OWNER:**  
THE AN AND DC IRREVOCABLE TRUST

BY: Gregory F. Fletcher  
GREGORY F. FLETCHER, TRUSTEE

STATE OF Arizona  
COUNTY OF Maricopa

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF January, 2020

BY GREGORY Y. FLETCHER AND SUZETTE C. TYLER AS TRUSTEES OF THE AN AND DC IRREVOCABLE TRUST

MY COMMISSION EXPIRES 3/16/21

WITNESS MY HAND AND OFFICIAL SEAL

Rory Blakemore  
RORY BLAKEMORE

NAME OF NOTARY  
1242 E. Jackson St. Phoenix, AZ 85034  
ADDRESS OF NOTARY

**OWNER:**  
SMT INVESTORS LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP ALSO KNOWN AS SMT INVESTORS LP, AN ARIZONA LIMITED PARTNERSHIP, SCM-NEAL, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, SCM-WHEATMAN, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, SCM-ZAHARIS, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, SCM-PENOLETON, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, SCM-WILSON, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, SCM D HAT, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, SCM LASKY, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, SCM SPECTRUM, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, SCM-POG, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, SCM WAYNE, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, AND SCM KDL, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP

BY: Michael T. Cowley  
MICHAEL T. COWLEY, MANAGER

STATE OF Arizona  
COUNTY OF Maricopa

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF January, 2020

BY MICHAEL T. COWLEY, AS MANAGER OF COWLEY MANAGEMENT, LLC

MY COMMISSION EXPIRES 3/16/21

WITNESS MY HAND AND OFFICIAL SEAL

Rory Blakemore  
RORY BLAKEMORE

NAME OF NOTARY  
1242 E. Jackson St. Phoenix, AZ 85034  
ADDRESS OF NOTARY

**OWNER:**  
RAIL STOP, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Ferdinand L. Belz III  
FERDINAND L. BELZ III, PRESIDENT, L.C. FULENWIJDER INC., MANAGER

STATE OF Colorado  
COUNTY OF Denver

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF January, 2020

BY FERDINAND L. BELZ III, AS MANAGER OF RAIL STOP LLC;

MY COMMISSION EXPIRES 3/23/2022

WITNESS MY HAND AND OFFICIAL SEAL

Marleen Ziegler  
MARLEEN ZIEGLER

NAME OF NOTARY  
1125 17th St. #200 Denver, CO 80202  
ADDRESS OF NOTARY

### SHEET INDEX

- 1 - COVER
- 2 - KEYMAP
- 3-5 - PLAN SHEETS

### OWNER:

SAN ISIDRO SIX INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: Michael Norberg  
MICHAEL NORBERG, MANAGER

STATE OF Arizona  
COUNTY OF Maricopa

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF January, 2020

BY MICHAEL NORBERG, MANAGER OF SAN ISIDRO SIX INVESTMENTS, LLC.

MY COMMISSION EXPIRES 3/16/21

WITNESS MY HAND AND OFFICIAL SEAL

Rory Blakemore  
RORY BLAKEMORE

NAME OF NOTARY  
1242 E. Jackson St. Phoenix, AZ 85034  
ADDRESS OF NOTARY

### ATTORNEY'S CERTIFICATION:

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 DEDICATORS

THIS 21st DAY OF February, A.D. 2020, AT 5:00 O'CLOCK, P.M., FREE AND CLEAR OF ENCUMBRANCES, EXCEPT AS SHOWN AND LISTED HEREIN.

Kristin M. Bronson  
KRISTIN M. BRONSON

ATTORNEY AT LAW FOR THE CITY AND COUNTY OF DENVER  
ASSISTANT CITY ATTORNEY

### SURVEYOR'S CERTIFICATION:

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 THIS PLAT IS IN CONFORMITY WITH SUCH RECORDS AND ALL MONUMENTS SHOWN HEREON EXIST AS DESCRIBED AND ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR  
COLORADO NO. 38252  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

Jarrold Adams  
JARROLD ADAMS

APPROVED BY THE EXECUTIVE DIRECTOR OF PUBLIC WORKS:  
Yousuf B. Roman  
YOUSUF B. ROMAN

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:  
Chris Allen  
CHRIS ALLEN

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:  
Happy Haynes  
HAPPY HAYNES

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO, BY RESOLUTION NO. 2020 0259 OF THE SERIES OF 2020

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY AND COUNTY OF DENVER THIS 13th DAY OF APRIL, A.D., 2020

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

BY: Aaron Gulbust  
AARON GULBUST

DEPUTY CLERK AND RECORDER

**CLERK & RECORDER'S CERTIFICATION**

STATE OF COLORADO }SS  
CITY AND COUNTY OF DENVER

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT

9:12 O'CLOCK A.M., April 13, 2020

AND DULY RECORDED UNDER RECEPTION NO. 2020050433

CLERK AND RECORDER

BY: Jarrold Adams  
JARROLD ADAMS

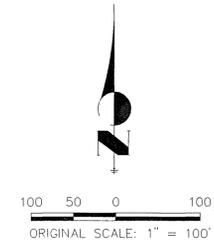
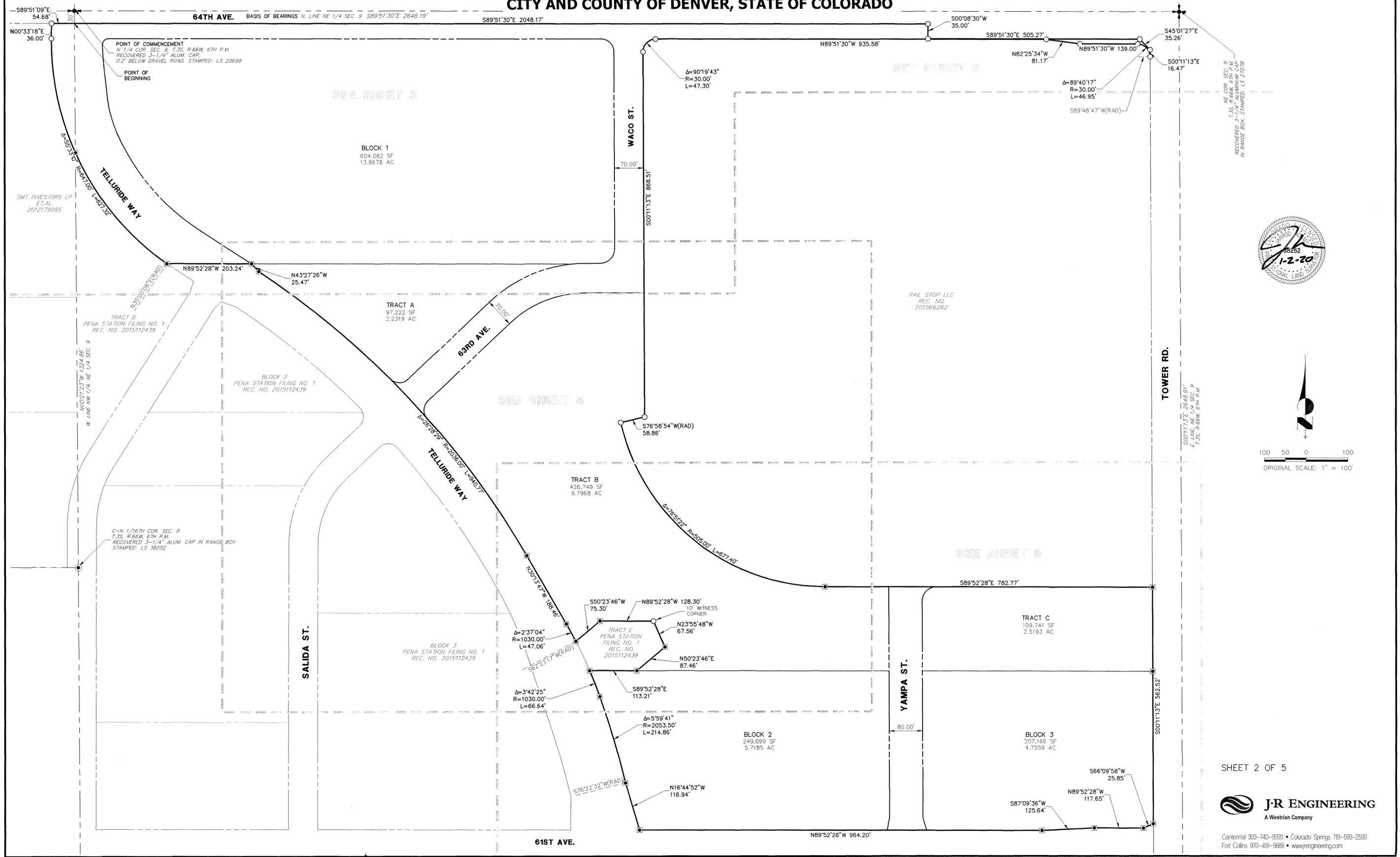
FEES \$3.00



# PEÑA STATION FILING NO. 2

## A PARCEL OF LAND BEING A RESUBDIVISION OF BLOCK 4 AND TRACT D, PEÑA STATION FILING NO. 1 TOGETHER WITH A PORTION OF THE NORTH 1/2 OF SECTION 9, TOWNSHIP 3S, RANGE 66 WEST OF THE 6TH P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO

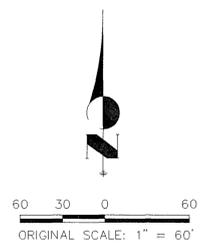
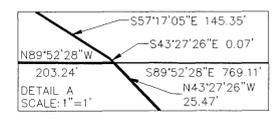
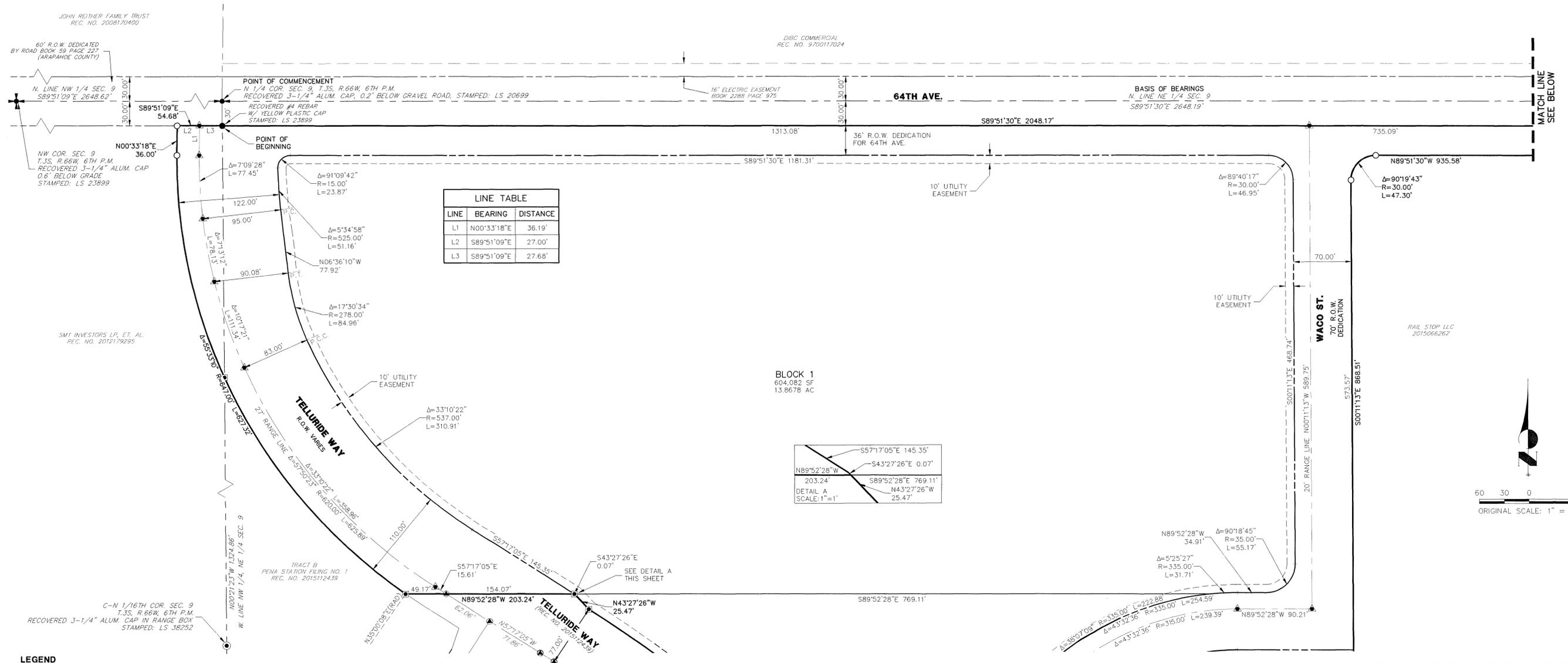
- LEGEND**
- SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "LS 38252"
  - RECOVERED 1-1/2" ALUMINUM CAP STAMPED "LS 38252"



50-59 2/5

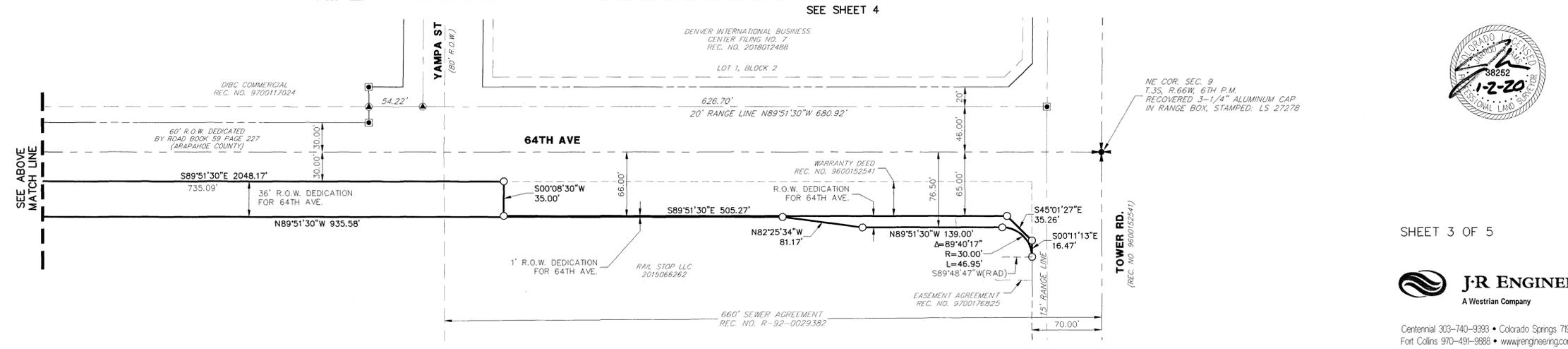
# PEÑA STATION FILING NO. 2

## A PARCEL OF LAND BEING A RESUBDIVISION OF BLOCK 4 AND TRACT D, PEÑA STATION FILING NO. 1 TOGETHER WITH A PORTION OF THE NORTH 1/2 OF SECTION 9, TOWNSHIP 3S, RANGE 66 WEST OF THE 6TH P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO



- LEGEND**
- SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "LS 38252"
  - ◻ RECOVERED 1-1/2" ALUMINUM CAP STAMPED "LS 38252"
  - ▲ RANGE POINT TO BE SET WITH ROAD CONSTRUCTION OF PEÑA STATION FILING NO. 1 AND DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 7
  - RECOVERED DENVER RANGE POINT #6 REBAR W/ ALUMINUM CAP STAMPED "LS 38252"
  - ▲ RANGE POINT TO BE SET AFTER CONSTRUCTION 30" LONG #6 REBAR WITH DURABLE CAP STAMPED "RANGE POINT" & THE PLS NUMBER OF THE RESPONSIBLE SURVEYOR

- LINETYPE LEGEND**
- OUTER BOUNDARY
  - PROPOSED PROPERTY LINE
  - EXISTING PROPERTY LINE
  - PROPOSED R.O.W. LINE
  - EXISTING R.O.W. LINE
  - RANGE LINE
  - EXISTING EASEMENT LINE
  - PROPOSED EASEMENT LINE
  - SECTION LINE



SHEET 3 OF 5

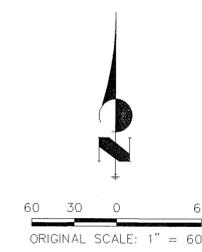
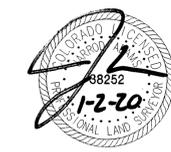
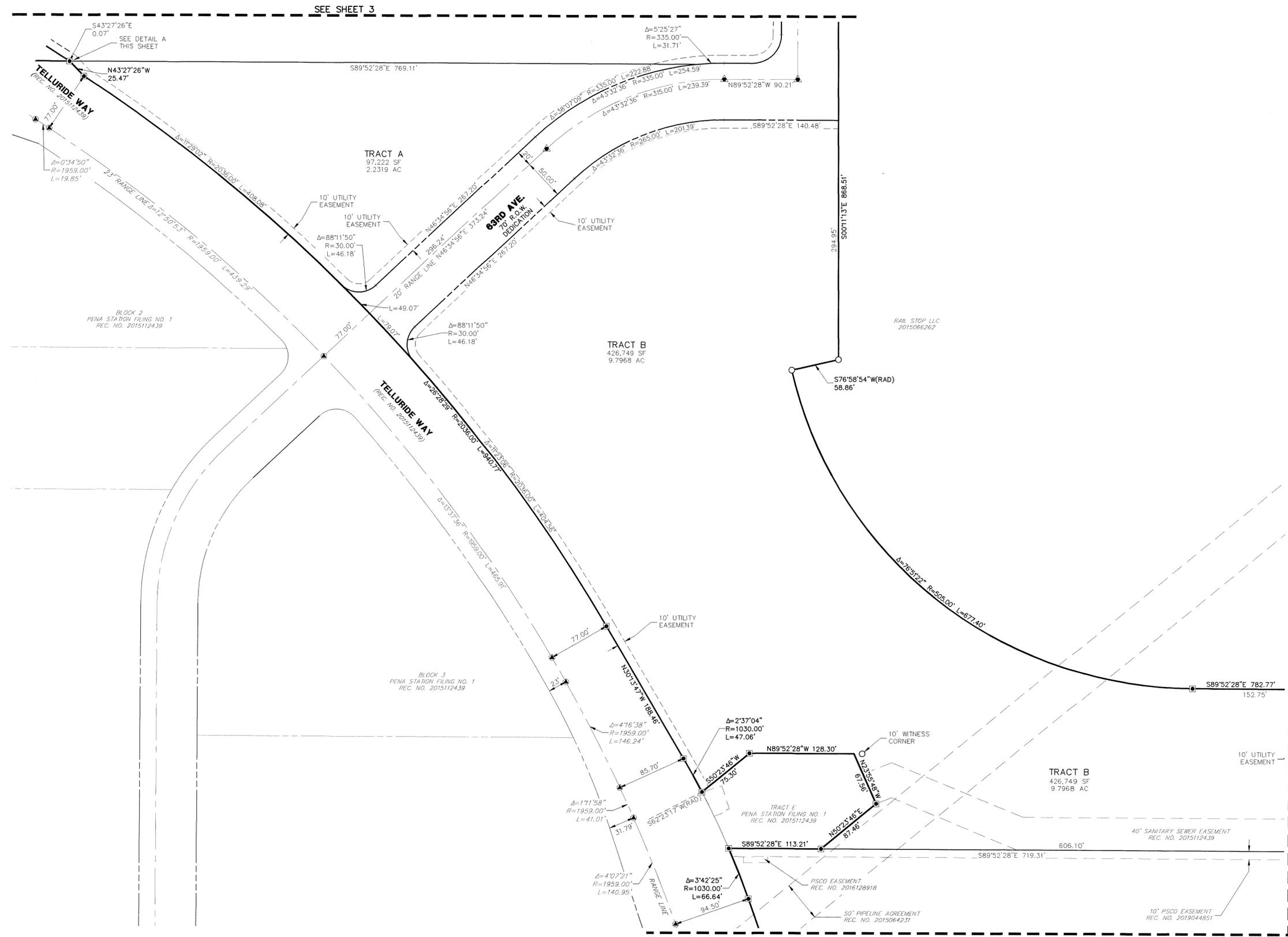


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# PEÑA STATION FILING NO. 2

## A PARCEL OF LAND BEING A RESUBDIVISION OF BLOCK 4 AND TRACT D, PEÑA STATION FILING NO. 1 TOGETHER WITH A PORTION OF THE NORTH 1/2 OF SECTION 9, TOWNSHIP 3S, RANGE 66 WEST OF THE 6TH P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO



- LEGEND**
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  - EXISTING PROPERTY LINE
  - PROPOSED R.O.W. LINE
  - EXISTING R.O.W. LINE
  - RANGE LINE
  - EXISTING EASEMENT LINE
  - PROPOSED EASEMENT LINE
  - SECTION LINE

SHEET 4 OF 5

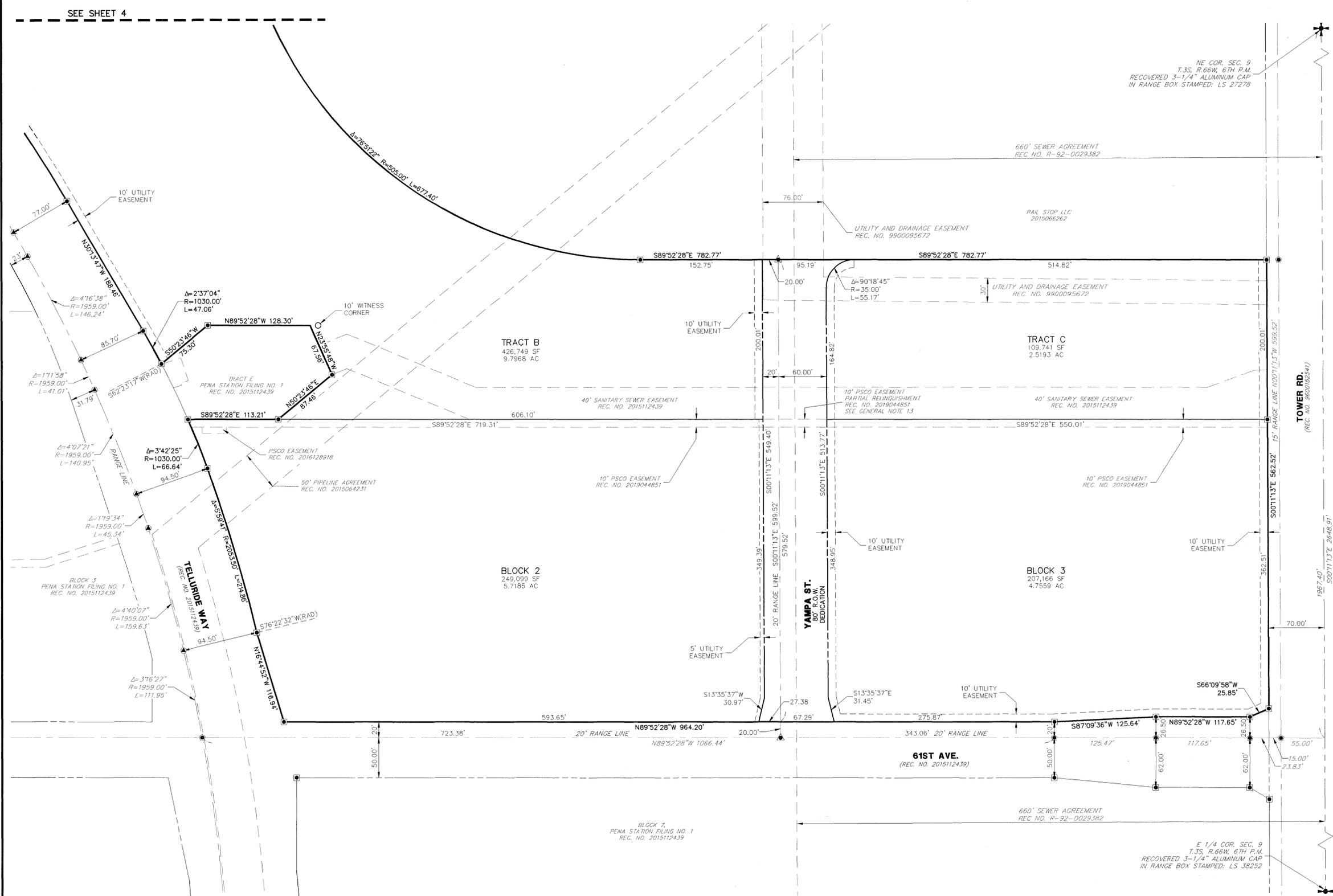


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50-59 4/5

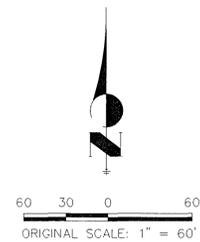
# PEÑA STATION FILING NO. 2

A PARCEL OF LAND BEING A RESUBDIVISION OF BLOCK 4 AND TRACT D, PEÑA STATION FILING NO. 1 TOGETHER WITH A PORTION OF THE NORTH 1/2 OF SECTION 9, TOWNSHIP 3S, RANGE 66 WEST OF THE 6TH P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO



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  - PROPOSED PROPERTY LINE
  - EXISTING PROPERTY LINE
  - PROPOSED R.O.W. LINE
  - EXISTING R.O.W. LINE
  - - - RANGE LINE
  - - - EXISTING EASEMENT LINE
  - - - PROPOSED EASEMENT LINE
  - - - SECTION LINE



SHEET 5 OF 5

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## 6105 N Tower Rd Partial Relinquishment

01/19/2023

**Master ID:** 2021-PROJMSTR-0000719      **Project Type:** ROW Relinquishment  
**Review ID:** 2022-RELINQ-0000020      **Review Phase:**  
**Location:** 6105 N Tower Rd.      **Review End Date:** 09/20/2022

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: Katherine Rinehart  
Reviewers Email: [Katherine.Rinehart@denvergov.org](mailto:Katherine.Rinehart@denvergov.org)

Status Date: 09/06/2022  
Status: Approved  
Comments: Area referenced found on page 5 of 5 of Pena Station Filing No. 2.

If future dedication of area is needed for ROW please contact the Division of Real Estate.

Reviewing Agency: City Forester Review      Review Status: Approved

Reviewers Name: Erin Hatch  
Reviewers Email: [Erin.Hatch@denvergov.org](mailto:Erin.Hatch@denvergov.org)

Status Date: 09/21/2022  
Status: Approved  
Comments:

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

Status Date: 09/21/2022  
Status: Approved - No Response  
Comments:

Reviewing Agency: Denver Water Referral      Review Status: Approved

Status Date: 09/21/2022  
Status: Approved  
Comments: PWPRS Project Number: 2022-RELINQ-0000020 - 6105 N Tower Rd Partial Relinquishment  
Reviewing Agency/Company: Denver Water  
Reviewers Name: Gina Begly  
Reviewers Phone: 303-628-6219  
Reviewers Email: [gina.begly@denverwater.org](mailto:gina.begly@denverwater.org)  
Approval Status: Approved

Comments:  
Status Date: 09/21/2022  
Status: Approved - No Response  
Comments:

Reviewing Agency: Survey Review      Review Status: Approved

# Comment Report

## 6105 N Tower Rd Partial Relinquishment

01/19/2023

**Master ID:** 2021-PROJMSTR-0000719      **Project Type:** ROW Relinquishment  
**Review ID:** 2022-RELINQ-0000020      **Review Phase:**  
**Location:** 6105 N Tower Rd.      **Review End Date:** 09/20/2022

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

**Reviewers Name:** Johanna Lee  
**Reviewers Email:** Johanna.Lee@denvergov.org  
**Status Date:** 01/19/2023  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2022-RELINQ-0000020 - 6105 N Tower Rd Partial Relinquishment  
Reviewing Agency/Company: Right-of-Way Services - Survey, DOTI  
Reviewers Name: Johanna Lee  
Reviewers Phone: 720.865.3105  
Reviewers Email: Johanna.lee@denvergov.org  
Approval Status: Approved

**Comments:**

**Status Date:** 09/08/2022  
**Status:** Denied  
**Comments:** See attached Survey redlines.

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

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

**Status Date:** 12/14/2022  
**Status:** Confirmation of Payment  
**Comments:**

**Status Date:** 09/21/2022  
**Status:** Comments Compiled  
**Comments:**

**Status Date:** 09/08/2022  
**Status:** Confirmation of Payment  
**Comments:**

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

**Reviewers Name:** Richard Tenorio  
**Reviewers Email:** richard.tenorio@denvergov.org

**Status Date:** 09/20/2022  
**Status:** Approved  
**Comments:** Denver Fire Dept. Approved - RT

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

**Reviewers Name:** Karen Bryant  
**Reviewers Email:** Karen.Bryant@denvergov.org

**Status Date:** 09/21/2022  
**Status:** Approved - No Response

2022-RELINQ-0000020

# Comment Report

## 6105 N Tower Rd Partial Relinquishment

01/19/2023

**Master ID:** 2021-PROJMSTR-0000719      **Project Type:** ROW Relinquishment  
**Review ID:** 2022-RELINQ-0000020      **Review Phase:**  
**Location:** 6105 N Tower Rd.      **Review End Date:** 09/20/2022

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

Comments:

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

Status Date: 09/21/2022  
Status: Approved - No Response  
Comments:

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

Status Date: 09/21/2022  
Status: Approved - No Response  
Comments:

Reviewing Agency: Parks and Recreation Review      Review Status: Approved

Reviewers Name: Jennifer Cervera  
Reviewers Email: Jennifer.Cervera@denvergov.org  
  
Status Date: 09/20/2022  
Status: Approved  
Comments:

Reviewing Agency: Construction Engineering Review      Review Status: Approved

Reviewers Name: Kim Blair  
Reviewers Email: Kim.Blair@denvergov.org  
  
Status Date: 09/06/2022  
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: 09/21/2022  
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: 09/21/2022  
Status: Approved - No Response  
Comments:

Reviewing Agency: CenturyLink Referral      Review Status: Approved

# Comment Report

## 6105 N Tower Rd Partial Relinquishment

01/19/2023

**Master ID:** 2021-PROJMSTR-0000719      **Project Type:** ROW Relinquishment  
**Review ID:** 2022-RELINQ-0000020      **Review Phase:**  
**Location:** 6105 N Tower Rd.      **Review End Date:** 09/20/2022

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

**Status Date:** 10/07/2022  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2022-RELINQ-0000020 - 6105 N Tower Rd Partial Relinquishment  
Reviewing Agency/Company: CENTURYLINK  
Reviewers Name: Lisa Gallegos  
Reviewers Phone: 4064430583  
Reviewers Email: lisa.gallegos@lumen.com  
Approval Status: Approved

Comments:

Attachment: Relinquishment Approval.pdf

**Status Date:** 09/21/2022  
**Status:** Approved w/Conditions  
**Comments:** PWPRS Project Number: 2022-RELINQ-0000020 - 6105 N Tower Rd Partial Relinquishment  
Reviewing Agency/Company: CenturyLink  
Reviewers Name: Lisa Gallegos  
Reviewers Phone: 406-443-0583  
Reviewers Email: lisa.gallegos@lumen.com  
Approval Status: Approved with conditions

Comments:  
See attached.

Attachment: Ltr of Reservation.pdf

**Status Date:** 09/21/2022  
**Status:** Approved - No Response  
**Comments:**

**REDLINES uploaded to E-review webpage**

Reviewing Agency: Xcel Referral      Review Status: Approved

**Status Date:** 09/21/2022  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2022-RELINQ-0000020 - 6105 N Tower Rd Partial Relinquishment  
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: Approved

Comments:

**Status Date:** 09/21/2022  
**Status:** Approved - No Response  
**Comments:**

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

# Comment Report

## 6105 N Tower Rd Partial Relinquishment

01/19/2023

**Master ID:** 2021-PROJMSTR-0000719      **Project Type:** ROW Relinquishment  
**Review ID:** 2022-RELINQ-0000020      **Review Phase:**  
**Location:** 6105 N Tower Rd.      **Review End Date:** 09/20/2022

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

**Status Date:** 09/21/2022  
**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:** 09/01/2022  
**Status:** Approved  
**Comments:** No objection to the proposed relinquishment.

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

**Reviewers Name:** Viktoriya Luckner  
**Reviewers Email:** Viktoriya.Luckner@denvergov.org

**Status Date:** 09/20/2022  
**Status:** Approved  
**Comments:**

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

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

**Status Date:** 08/30/2022  
**Status:** Approved  
**Comments:**

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

**Status Date:** 09/21/2022  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2022-RELINQ-0000020 - 6105 N Tower Rd Partial Relinquishment  
Reviewing Agency/Company: RTD  
Reviewers Name: C. Scott Woodruff  
Reviewers Phone: 303-299-2943  
Reviewers Email: clayton.woodruff@rtd-denver.com  
Approval Status: Approved

**Comments:**

**Status Date:** 09/21/2022  
**Status:** Approved - No Response  
**Comments:**

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

**Status Date:** 09/21/2022

# Comment Report

## 6105 N Tower Rd Partial Relinquishment

01/19/2023

<b>Master ID:</b>	2021-PROJMSTR-0000719	<b>Project Type:</b>	ROW Relinquishment
<b>Review ID:</b>	2022-RELINQ-0000020	<b>Review Phase:</b>	
<b>Location:</b>	6105 N Tower Rd.	<b>Review End Date:</b>	09/20/2022

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

Status: Approved  
Comments: PWPRS Project Number: 2022-RELINQ-0000020 - 6105 N Tower Rd Partial Relinquishment  
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.

Status Date: 09/21/2022

Status: Approved - No Response

Comments: