

## 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:

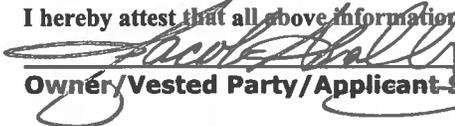
Must be paid immediately after project is logged in and a project number is provided by your Coordinator along with the project invoice.

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

8/23/2023  
Date



**DENVER**  
THE MILE HIGH CITY

# APPLICATION EASEMENT RELINQUISHMENT

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

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: 02/07/2023

PROJECT NAME: Leetsdale Apartments

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:

2021-PM-0000545, 2021-PM-0000545, 2021-PM-0000545

ADDRESS (approx.) OF EASEMENT: 5301 Leetsdale Dr.

**APPLICANT:**

Name: Jarrett Grant  
Company (if applicable): Harris Kocher Smith Title: Ordinance #434, Series of 1979  
Address: 1120 Lincoln St. #1000 Denver, CO 80203  
Telephone number: 303-623-6300 Email address: jgrant@hkseng.com

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

Company: Embrey Partners (or its Assignee)  
Owner Contact: Jacob Shalley  
Address: 1020 NE Loop 410, #700 San Antonio, TX  
Telephone Number: 210-804-5226 Email address: jshalley@embreydc.com

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

Title of document: Ordinance #434, Series of 1979, Recorded May 22, 1979  
Clerk & Recorder Recordation Number: Book 2019 Pg. 206  
Ordinance Number (if applicable): Ordinance #434, Series of 1979

**PORTION OF EASEMENT IF BEING RELINQUISHED:**

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





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**APPLICATION  
EASEMENT RELINQUISHMENT**

**QUANTITY OF EASEMENTS TO BE RELINQUISHED:** 89%

**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

There are two easements contained within the ordinance listed above. One being vacated Grape Street, with easements retained, that contains an existing storm main and gas main stub. The second being vacated Glencoe Street, with easements retained, that contains an existing Xcel gas main.

The storm main within the Grape Street easement will be rerouted around the site, the gas main stub is scheduled to be demolished, and the easement subsequently relinquished in its entirety. The gas main in the Glencoe Street easement will be cut/capped at the property line, and the easement subsequently partially relinquished, with the portion north of the site's property boundary to remain as shown on the attached exhibits.

**EXISTING UTILITIES:**

If there are existing utilities in the easement, please explain how these utilities will be accommodated and whether they will be removed or relocated.

If there are no existing utilities in the easement to the best of your knowledge, please state NO Utilities or N/A

The Grape St. easement contains an 18-inch storm sewer main and a gas main stub. There are no other known utilities in the easement. The storm main flows north to south and conveys flow from Grape St. north of Dakota Ave., as well as flow from a small portion of Alameda Ave. The storm main contained in the easement will be rerouted around the Site under 2022-SSPR-0000057. The gas main stub within the Grape St. easement is scheduled to be demolished.

The Glencoe St. easement contains existing gas facilities. There are no other known utilities in the easement. The gas main currently enters the property from the north to serve the existing buildings on-site. The existing buildings are planned to be demolished, and the gas main will be cut and capped at the northern property boundary.

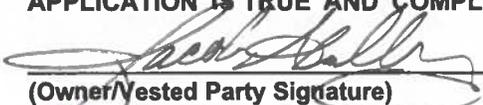
**EXPLANATION OF WHY THE EASEMENT RELINQUISHMENT IS BEING REQUESTED:**

Please explain why the easement needs to be relinquished.

We are developing this Site into a multifamily residential building and need the storm sewer and gas rerouted/removed and the easements relinquished in order to construct the site improvements.

As mentioned above, a portion of the Glencoe St. easement will remain north of our property boundary.

**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)

  
\_\_\_\_\_  
DATE





BY AUTHORITY

ORDINANCE NO. 434  
SERIES OF 1979

COUNCIL BILL NO. 457

INTRODUCED BY:

Schaitler, Santos, Monohue,  
Hackworth, Burke, Reynolds & Criden

A B I L L

FOR AN ORDINANCE VACATING CERTAIN PARTS OF THE SYSTEM OF THOROUGHFARES OF THE MUNICIPALITY; i.e., VACATING OF SOUTH GLENCOE STREET AND SOUTH GRAPE STREET BETWEEN LEETSDALE DRIVE AND DAKOTA AVENUE, SUBJECT TO CERTAIN RESERVATIONS.

WHEREAS, the Manager of Public Works of the City and County of Denver has found and determined that the public use, convenience and necessity no longer require those certain portions of those certain streets in the system of thoroughfares of the municipality hereinafter described, and, subject to approval by ordinance, has vacated the same with the reservations hereinafter set forth; now, therefore,

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

Section 1. That the action of the Manager of Public Works in vacating the following described portions of those certain streets in the City and County of Denver and State of Colorado, to-wit:

South Glencoe Street between Leetsdale Drive and Dakota Avenue.

Also

South Grape Street between Leetsdale Drive and Dakota Avenue.

be and the same is hereby approved and the described portions of those certain streets are hereby vacated and declared vacated, provided, however, said vacations shall be subject to the following conditions and reservations: That easements be and hereby are retained to protect the utilities in said vacated portions of South Glencoe Street and South Grape Street which utilities include gas lines and sewer lines.

PASSED by the Council September 4 1979

Chris Caldwell - President

APPROVED: W. H. W. W. W. - Mayor September 5, 1979

ATTEST: S. J. Foran - Clerk and Recorder,  
Ex-Officio Clerk of the  
City and County of Denver

PUBLISHED IN The Daily Journal Aug 31 1979 and Sept. 7 1979

I have made the findings and determinations set forth in the above and foregoing draft or form of a proposed Bill for an Ordinance, and, subject to approval by Ordinance, have vacated and do hereby vacate the described portions of those certain streets, subject to certain reservations, and request the Council of the City and County of Denver to approve such vacation, subject to certain reservations, by the enactment of an appropriate ordinance. I approve said draft or form of a proposed Bill for an Ordinance and recommend the introduction and passage thereof.

\_\_\_\_\_  
Manager of Public Works

PREPARED BY: Max P. Zacc - City Attorney 5-22 1979  
W. H.



098850

1979 OCT -2 AM 9:50

2019 206

F. J. SERAFINI  
COUNTY CLERK  
DENVER COUNTY

2019 208

Ordinance No. 434 Series 19 79

Councilman's Bill No. 457

Meeting Date Aug 27, 19 79

Read in full to the Board of Councilmen and referred to the Committee on

Public Works

Committee report adopted and bill ordered published.

Meeting Date 8-27, 19 79

Read by title and passed.

Meeting Date Sept 4, 19 79

**CITY COUNCIL**  
CITY & COUNTY OF DENVER  
REGULAR

**AUG 23 1979**

AM  
7:58 AM  
A

## 5301 Leetsdale Dr Partial Easement Relinquishment Storm Drainage

09/21/2023

**Master ID:** 2021-PROJMSTR-0000545      **Project Type:** ROW Relinquishment  
**Review ID:** 2022-RELINQ-0000008      **Review Phase:**  
**Location:** 5301 Leetsdale Dr.      **Review End Date:** 05/10/2022

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

Status Date: 04/21/2022  
Status: Approved  
Comments:

Reviewing Agency: City Forester Review      Review Status: Approved

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

Status Date: 05/10/2022  
Status: Approved  
Comments: Approved. No PRW tree conflict.

Reviewing Agency: Comcast Referral      Review Status: Approved

Status Date: 05/11/2022  
Status: Approved  
Comments: PWPRS Project Number: 2022-RELINQ-0000008 - 5301 Leetsdale Dr Easement Relinquishment Storm Drainage  
Reviewing Agency/Company: comcast  
Reviewers Name: Aaron Graham  
Reviewers Phone: 7206252058  
Reviewers Email: Aaron\_Graham2@cable.comcast.com  
Approval Status: Approved

Comments:

Reviewing Agency: Denver Water Referral      Review Status: Approved

Status Date: 05/11/2022  
Status: Approved  
Comments: PWPRS Project Number: 2022-RELINQ-0000008 - 5301 Leetsdale Dr Easement Relinquishment Storm Drainage  
Reviewing Agency/Company: Denver Water  
Reviewers Name: Gina Begly  
Reviewers Phone: 13036286219  
Reviewers Email: gina.begly@denverwater.org  
Approval Status: Approved

Comments:

Reviewing Agency: Survey Review      Review Status: Approved

# Comment Report

## 5301 Leetsdale Dr Partial Easement Relinquishment Storm Drainage

09/21/2023

**Master ID:** 2021-PROJMSTR-0000545      **Project Type:** ROW Relinquishment  
**Review ID:** 2022-RELINQ-0000008      **Review Phase:**  
**Location:** 5301 Leetsdale Dr.      **Review End Date:** 05/10/2022

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

**Reviewers Name:** Brian Pfohl  
**Reviewers Email:** Brian.Pfohl@denvergov.org

**Status Date:** 09/20/2023  
**Status:** Approved  
**Comments:**

**Status Date:** 04/27/2022  
**Status:** Not Required  
**Comments:**

**REDLINES uploaded to E-review webpage**

**Reviewing Agency:** Case Manager Review/Finalize      **Review Status:** Approved

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

**Status Date:** 04/21/2022  
**Status:** Approved  
**Comments:**

**Status Date:** 04/20/2022  
**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:** 05/09/2022  
**Status:** Approved  
Denver Fire Dept. Approved - RT  
**Comments:**

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

**Reviewers Name:** Rebecca Dierschow  
**Reviewers Email:** becca.dierschow@denvergov.org

**Status Date:** 05/11/2022  
**Status:** Approved - No Response  
**Comments:**

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

**Status Date:** 05/11/2022  
**Status:** Approved - No Response  
**Comments:**

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

**Status Date:** 05/11/2022

# Comment Report

## 5301 Leetsdale Dr Partial Easement Relinquishment Storm Drainage

09/21/2023

**Master ID:** 2021-PROJMSTR-0000545      **Project Type:** ROW Relinquishment  
**Review ID:** 2022-RELINQ-0000008      **Review Phase:**  
**Location:** 5301 Leetsdale Dr.      **Review End Date:** 05/10/2022

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

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

Status Date: 04/28/2022  
Status: Approved  
Comments:

Reviewing Agency: Construction Engineering Review      Review Status: Approved

Reviewers Name: Hudson Land  
Reviewers Email: Hudson.Land@denvergov.org

Status Date: 05/02/2022  
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: 05/11/2022  
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: 05/11/2022  
Status: Approved - No Response  
Comments:

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

Status Date: 05/11/2022  
Status: Approved - No Response  
Comments:

Reviewing Agency: Xcel Referral      Review Status: Approved

Status Date: 07/20/2023  
Status: Approved  
Comments: PWPRS Project Number: 2022-RELINQ-0000008 - 5301 Leetsdale Dr Easement Relinquishment Storm Drainage  
Reviewing Agency/Company: Public Service Company of Colorado dba Xcel Energy

# Comment Report

## 5301 Leetsdale Dr Partial Easement Relinquishment Storm Drainage

09/21/2023

**Master ID:** 2021-PROJMSTR-0000545      **Project Type:** ROW Relinquishment  
**Review ID:** 2022-RELINQ-0000008      **Review Phase:**  
**Location:** 5301 Leetsdale Dr.      **Review End Date:** 05/10/2022

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

Reviewers Name: Donna George  
Reviewers Phone: 3035713306  
Reviewers Email: donna.l.george@xcelenergy.com  
Approval Status: Approved

Comments:

Status Date: 05/11/2022  
Status: Denied  
Comments: PWPRS Project Number: 2022-RELINQ-0000008 - 5301 Leetsdale Dr Easement Relinquishment Storm Drainage  
Reviewing Agency/Company: Public Service Company of Colorado (PSCo) dba Xcel Energy  
Reviewers Name: Donna George  
Reviewers Phone: 13035713306  
Reviewers Email: donna.l.george@xcelenergy.com  
Approval Status: Denied

Comments:

.  
Please be aware PSCo has an existing natural gas distribution main pipeline (2" steel) within the easement proposed to be relinquished. The property owner/developer/contractor must submit an application to remove the pipeline via xcelenergy.com/InstallAndConnect.

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

Status Date: 05/11/2022  
Status: Approved - No Response  
Comments:

Reviewing Agency: DS Project Coordinator Review      Review Status: Approved

Reviewers Name: James Larsen  
Reviewers Email: James.Larsen@denvergov.org  
Status Date: 05/11/2022  
Status: Approved  
Comments: PWPRS Project Number: 2022-RELINQ-0000008 - 5301 Leetsdale Dr Easement Relinquishment Storm Drainage  
Reviewing Agency/Company: CPD/DS Project Coordination  
Reviewers Name: Jim Larsen  
Reviewers Phone: 720-865-2645  
Reviewers Email: James.Larsen@denvergov.org  
Approval Status: Approved

Comments:

Reviewing Agency: DES Transportation Review      Review Status: Approved

Reviewers Name: Matthew Farnen  
Reviewers Email: Matt.Farnen@denvergov.org  
Status Date: 04/26/2022

# Comment Report

## 5301 Leetsdale Dr Partial Easement Relinquishment Storm Drainage

09/21/2023

**Master ID:** 2021-PROJMSTR-0000545      **Project Type:** ROW Relinquishment  
**Review ID:** 2022-RELINQ-0000008      **Review Phase:**  
**Location:** 5301 Leetsdale Dr.      **Review End Date:** 05/10/2022

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

Status: Approved

Comments:

Reviewing Agency: DES Wastewater Review      Review Status: Approved w/Conditions

Reviewers Name: Danny Harris

Reviewers Email: danny.harris@denvergov.org

Status Date: 09/21/2023

Status: Approved w/Conditions

Comments: PWPRS Project Number: 2022-RELINQ-0000008 - 5301 Leetsdale Dr Easement Relinquishment Storm Drainage  
Reviewing Agency/Company: DES Wastewater  
Reviewers Name: Danny Harris  
Reviewers Phone: 7209130816  
Reviewers Email: danny.harris@denvergov.org  
Approval Status: Approved with conditions

Comments:

DES WW approves of the revised easement limits of the old Glencoe Vacated ROW attached to this review update

Attachment: ESMT RWAY VACA\_200835\_GLENCOE\_20230912.pdf

Attachment: ESMT RWAY VACA\_200835\_GRAPE\_20230912.pdf

Status Date: 05/10/2022

Status: Denied

Comments: The relinquishment request is denied until the reroute of the existing public storm sewer is designed, approved, constructed, and As-Built accepted by City Inspectors. Once the reroute as-builts have been accepted, notify me that 2022-relinq-0000008 is ready for approval by emailing me at danny.harris@denvergov.org.

**REDLINES uploaded to E-review webpage**

Reviewing Agency: RTD Referral      Review Status: Approved

Status Date: 05/11/2022

Status: Approved

Comments: PWPRS Project Number: 2022-RELINQ-0000008 - 5301 Leetsdale Dr Easement Relinquishment Storm Drainage  
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:

Reviewing Agency: CDOT Referral      Review Status: Approved

Status Date: 05/11/2022

Status: Approved

Comments: PWPRS Project Number: 2022-RELINQ-0000008 - 5301 Leetsdale Dr Easement Relinquishment Storm Drainage  
Reviewing Agency/Company: CDOT Region 1 ROW/survey  
Reviewers Name: dane courville

# Comment Report

## 5301 Leetsdale Dr Partial Easement Relinquishment Storm Drainage

09/21/2023

<b>Master ID:</b>	2021-PROJMSTR-0000545	<b>Project Type:</b>	ROW Relinquishment
<b>Review ID:</b>	2022-RELINQ-0000008	<b>Review Phase:</b>	
<b>Location:</b>	5301 Leetsdale Dr.	<b>Review End Date:</b>	05/10/2022

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

Reviewers Phone: 7206720231  
Reviewers Email: dane.courville@state.co.us  
Approval Status: Approved

**Comments:**

The vacation of the street called S. Grape St. associated with the South Capital Hill Subdivision between blocks 14 and 15 does not affect CDOT ROW. The south end of the vacation does border on the north ROW line of Leetsville Dr. (83). Per ROW plan set FCU\_083-1(12)\_ROW\_ALL the north ROW line of said Leetsville Dr appears to be at or near the "top back of curb" which is depicted properly on the provided and reviewed alley easement relinquishment exhibit/legal description. attached the stated ROW plan set.