

June 5, 2020

CORY M. RUTZ  
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**VIA E-MAIL – DENVER.ROW@DENVERGOV.ORG**

Public Works Plans Review Services  
201 W. Colfax Ave., Department 507  
Denver, Colorado 80202-5329

Re: Easement Relinquishment Request

Greetings:

This firm represents R&B Investment LLC, a Colorado limited liability company (“**Owner**”), in connection with certain development matters related to its real property located at 1700-1738 Julian Street (the “**Property**”) in the City and County of Denver (the “**City**”), including a portion of the east/west alley vacated by, and more particularly described in, Ordinance No. 20170530, Series of 2017 (the “**Vacated Alley**”), recorded in the real property records of the City at Reception No. 2017074903, a copy of which is submitted with this letter (the “**Ordinance**”). The Ordinance reserved, for the benefit of the City, an easement within the Vacated Alley in connection with certain storm drainage and sanitary sewer facilities (the “**Easement Rights**”).

Since the date of the Ordinance, it is our understanding that the Easement Rights are obsolete, because the relevant storm drainage and sanitary sewer improvements have been cut and capped on private property and also on the main line, both outside of the Vacated Alley. As of the date of this letter, it appears that the City is no longer using the Easement Rights.

In connection with Owner’s proposed redevelopment of the Property into a 94-unit multi-family residential project, we submit this request to relinquish the Easement Rights for the reasons set forth above. Submitted with this letter are the following:

- A site plan of Owner’s proposed redevelopment of the Property;
- A legal description and exhibit of the Vacated Alley, which comprises the land area of the Easement Rights to be relinquished, prepared by a Land Surveyor licensed in the State of Colorado; and
- A copy of the Ordinance, which reserves the Easement Rights to be relinquished.

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We understand that \$1,600.00 will be required to cover the fees for this request, as set forth in the Easement Relinquishment Entrance Requirements document prepared by the Department of Public Works, upon determination by the Manager of Public Works to proceed with the relinquishment of the Easement Rights.

Please feel free to contact me or the Owner, at the address set forth below, with any questions or comments regarding this request.

Sincerely,



Cory M. Rutz  
For the Firm

CMR/  
Enclosures

cc: R&B Investment LLC  
Attn: Reid Goolsby  
2440 Meade Street  
Denver, Colorado 80211-4400  
Email: [reidgoolsby@gmail.com](mailto:reidgoolsby@gmail.com)  
Phone: (720) 645-1817

## 1720 Julian St

09/15/2020

**Master ID:** 2020-PROJMSTR-0000325      **Project Type:** ROW Relinquishment  
**Review ID:** 2020-RELINQ-0000014      **Review Phase:**  
**Location:** 1720 Julian St      **Review End Date:** 07/07/2020

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](mailto:davidj.edwards@denvergov.org)  
  
Status Date: 07/08/2020  
Status: Approved  
Comments: PWPRS Project Number: 2020-RELINQ-0000014 - 1720 Julian St  
Reviewing Agency/Company: Asset Management DOF  
Reviewers Name: David Edwards  
Reviewers Phone: 7209130889  
Reviewers Email: [davidj.edwards@denvergov.org](mailto:davidj.edwards@denvergov.org)  
Approval Status: Approved

Comments:  
Approve of easement relinquishment due to redevelopment

Status Date: 06/23/2020  
Status: Approved  
Comments: approved

Reviewing Agency: City Forester Review      Review Status: Approved

Reviewers Name: Nick Evers  
Reviewers Email: [Nick.Evers@denvergov.org](mailto:Nick.Evers@denvergov.org)  
  
Status Date: 07/07/2020  
Status: Approved  
Comments: Approved. No PRW tree conflict.

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

Status Date: 07/08/2020  
Status: Approved - No Response  
Comments:

Reviewing Agency: Denver Water Referral      Review Status: Approved

Status Date: 07/08/2020  
Status: Approved  
Comments: PWPRS Project Number: 2020-RELINQ-0000014 - 1720 Julian St  
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)

# Comment Report

## 1720 Julian St

09/15/2020

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**Location:** 1720 Julian St      **Review End Date:** 07/07/2020

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

Approval Status: Approved

Comments:

Reviewing Agency: Survey Review      Review Status: Approved

Reviewers Name: Jon Spirk  
Reviewers Email: Jon.Spirk@denvergov.org  
  
Status Date: 07/10/2020  
Status: Approved  
Comments: PWPRS Project Number: 2020-RELINQ-0000014 - 1720 Julian St  
Reviewing Agency/Company: DOTI/Survey  
Reviewers Name: Jon Spirk  
Reviewers Phone: 720-865-2666  
Reviewers Email: jon.spirk@denvergov.org  
Approval Status: Approved

Comments:  
Description and word doc have been approved. They can be found in the Legal Descriptions - APPROVED folder and are also uploaded here.

Attachment: Jullian Street Easement Relinquishment\_Aproved.pdf

Attachment: EASEMENT VACATION LEGAL.docx

Status Date: 07/07/2020  
Status: Denied  
Comments: I need a copy of the description in word doc format.

**REDLINES uploaded to E-review webpage**

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

Reviewers Name: Devin Price  
Reviewers Email: Devin.Price@denvergov.org  
  
Status Date: 06/16/2020  
Status: Confirmation of Payment  
Comments:

Reviewing Agency: Denver Fire Department Review      Review Status: Approved - No Response

Reviewers Name: Richard Tenorio  
Reviewers Email: richard.tenorio@denvergov.org  
  
Status Date: 07/08/2020  
Status: Approved - No Response  
Comments:

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

# Comment Report

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09/15/2020

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**Review ID:** 2020-RELINQ-0000014      **Review Phase:**  
**Location:** 1720 Julian St      **Review End Date:** 07/07/2020

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

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

**Status Date:** 07/08/2020  
**Status:** Approved - No Response  
**Comments:**

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

**Status Date:** 07/08/2020  
**Status:** Approved - No Response  
**Comments:**

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

**Status Date:** 07/08/2020  
**Status:** Approved - No Response  
**Comments:**

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

**Status Date:** 07/08/2020  
**Status:** Approved - No Response  
**Comments:**

**Reviewing Agency:** Parks and Recreation Review      **Review Status:** Approved

**Reviewers Name:** Emily McKee  
**Reviewers Email:** Emily.McKee@denvergov.org

**Status Date:** 07/07/2020  
**Status:** Approved  
**Comments:**

**Reviewing Agency:** Construction Engineering Review      **Review Status:** Approved

**Reviewers Name:** Porames Saejiw  
**Reviewers Email:** Joe.Saejiw@denvergov.org

**Status Date:** 07/01/2020  
**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:** 07/08/2020  
**Status:** Approved - No Response  
**Comments:**

# Comment Report

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09/15/2020

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**Location:** 1720 Julian St      **Review End Date:** 07/07/2020

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

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

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

Status Date: 07/08/2020  
Status: Approved - No Response  
Comments:

Reviewing Agency: CenturyLink Referral      Review Status: Approved

Status Date: 07/28/2020  
Status: Approved  
Comments: PWPRS Project Number: 2020-RELINQ-0000014 - 1720 Julian St  
Reviewing Agency/Company: CenturyLink  
Reviewers Name: Kandice Bremer  
Reviewers Phone: 4026137933  
Reviewers Email: kandice.bremer@centurylink.com  
Approval Status: Approved

Comments:  
CenturyLink utilities have been located and are not at risk.

Attachment: P829500 No objections letter.docx

Status Date: 07/20/2020  
Status: Denied  
Comments: PWPRS Project Number: 2020-RELINQ-0000014 - 1720 Julian St  
Reviewing Agency/Company: CenturyLink  
Reviewers Name: Kandice Bremer  
Reviewers Phone: 4026137933  
Reviewers Email: kandice.bremer@centurylink.com  
Approval Status: Denied

Comments:  
There are CenturyLink utilities in the area of the alley being vacated. These utilities will either need to be protected in place, with no rights vacated or the utilities will need to be relocated for vacation and CenturyLink will need a new dedicated easement. The developer will need to pay for the relocation.

Status Date: 07/14/2020  
Status: Denied  
Comments: PWPRS Project Number: 2020-RELINQ-0000014 - 1720 Julian St  
Reviewing Agency/Company: CenturyLink  
Reviewers Name: Kandice Bremer  
Reviewers Phone: 4026137933  
Reviewers Email: kandice.bremer@centurylink.com  
Approval Status: Denied

Comments:  
Denied until resolution of existing CenturyLink utilities are addressed.

# Comment Report

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**Review ID:** 2020-RELINQ-0000014      **Review Phase:**  
**Location:** 1720 Julian St      **Review End Date:** 07/07/2020

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

**Status Date:** 07/08/2020  
**Status:** Denied  
**Comments:** PWPRS Project Number: 2020-RELINQ-0000014 - 1720 Julian St  
Reviewing Agency/Company: CenturyLink  
Reviewers Name: Glady Zeilstra  
Reviewers Phone: 480-560-0404  
Reviewers Email: glady.zeilstra@centurylink.com  
Approval Status: Denied

**Comments:**  
Please contact Glady Zeilstra regarding this request. The project number associated with this request is P829500.

**Status Date:** 07/07/2020  
**Status:** Approved  
**Comments:** Approved. No PRW tree conflict.

**REDLINES uploaded to E-review webpage**

Reviewing Agency: Xcel Referral      Review Status: Approved

**Status Date:** 07/08/2020  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2020-RELINQ-0000014 - 1720 Julian St  
Reviewing Agency/Company: Public Service Company of Colorado (PSCo) dba Xcel Energy  
Reviewers Name: Donna George  
Reviewers Phone: 303-571-3306  
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:** 07/08/2020  
**Status:** Approved - No Response  
**Comments:**

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

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

**Status Date:** 07/08/2020  
**Status:** Approved - No Response  
**Comments:**

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

**Reviewers Name:** Kevin Spencer  
**Reviewers Email:** Kevin.Spencer@denvergov.org

**Status Date:** 07/07/2020  
**Status:** Approved w/Conditions

# Comment Report

## 1720 Julian St

09/15/2020

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**Review ID:** 2020-RELINQ-0000014      **Review Phase:**  
**Location:** 1720 Julian St      **Review End Date:** 07/07/2020

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

Comments: comments provided on e-review site.

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

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

Status Date: 09/14/2020  
Status: Approved w/Conditions  
Comments: Ref 2020-SUDP-0002779 for ownership transfer from public to private. Reference previous comment for cutoffs completed. Manhole rehab/cutoff in the alley required prior to issuance of excavation/shoring or foundation only.

Status Date: 06/30/2020  
Status: Denied  
Comments: Project Name: 1720 N Julian St  
Address: 1720 N Julian St  
DS Master Project Number: 2018-PM-0000263  
2020-RELINQ-0000014  
DS Wastewater Engineer: Brenden Marron  
DS Wastewater Engineer Email: Brenden.Marron@DenverGov.Org  
DS Project Coordinator: Bridget Rassbach

Sanitary main downstream MH REF 2013D00539

- The following sanitary service line cutoffs have been inspected and approved by DOTI:
- a) Permit Number 2020-PW-0009431 for 1708 N Julian
  - b) Permit Number 2020-PW-0009433 for 1712 N Julian
  - c) Permit Number 2020-PW-0009802 for 1720 N Julian
  - d) Permit Number 2020-PW-0009437 for 1726 N Julian
  - e) Permit Number 2020-PW-0009439 for 1730 N Julian
  - f) Permit Number 2020-PW-0009439 for 1734 N Julian
  - g) Permit Number 2020-PW-0009442 for 1738 N Julian

There is no objection to abandoning the west to east segment of public sanitary main within this relinquishment request, however, record of this having occurred was not found. It is acknowledged there are currently no service lines connected to this segment of public sanitary main, but the sanitary main is still a public asset at this time. You can submit for a Sewer Use and Drainage Permit requesting transfer of public to private and abandon the segment of public sanitary main. The main will need to be disconnected from the manhole in the alley. Submit this denial with the relinquishment exhibit and a letter stating the parcels adjacent to, and potentially served by, this segment of public sanitary main are under single ownership and in good faith there are no plans ownership will change. This is to document the public main is no longer necessary Your request will be to take ownership and abandon the public sanitary main segment identified as 32254SAGM from upstream terminal manhole 14763SAMH to downstream manhole 1423863SAMH

Reviewing Agency: ERA Transportation Review      Review Status: Approved w/Conditions

Reviewers Name: Steven Forvilly  
Reviewers Email: steven.forvilly@denvergov.org

Status Date: 07/07/2020

2020-RELINQ-0000014



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**Status:** Approved w/Conditions  
**Comments:** City GIS still shows a City-owned sanitary sewer main in the subject easement. Please submit evidence that the sewer main has been abandoned at the 3-way manhole in the alley.

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

**Reviewers Name:** Mike Sasarak  
**Reviewers Email:** Mike.Sasarak@denvergov.org

**Status Date:** 07/10/2020  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2020-RELINQ-0000014 - 1720 Julian St  
Reviewing Agency/Company: ER - Wastewater  
Reviewers Name: Mike Sasarak  
Reviewers Phone: 7209138504  
Reviewers Email: mike.sasarak@denvergov.org  
Approval Status: Approved

**Comments:**  
ER - Upon receipt of email clarification received from applicant on 7/8/2020 ER-Wastewater approves this project.

**Status Date:** 07/07/2020  
**Status:** Denied  
**Comments:** The SDP submitted did not have a utility plan. Have the sanitary connections serving the residents at 1726 N. Julian and 1720 N. Julian been re-routed to the north-south alley at the rear of the lots? City's GIS records show these services connecting to the existing 8-inch vcp within the relinquishment area. Show on a plan and discuss in the Relinquishment Request Letter how sanitary service to these two residences are maintained. See redlines.

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

**Status Date:** 07/08/2020  
**Status:** Approved - No Response  
**Comments:**

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

**Status Date:** 07/08/2020  
**Status:** Approved - No Response  
**Comments:**