

From: [Castaneda, Scott S. - PW Staff Land Surveyor](#)
To: [Levingston, Courtney L. - CPD CE0429 City Planner Senior](#)
Cc: [Rezoning - CPD](#)
Subject: RE: Survey Comments for 3411 Albion St Application 18I00065
Date: Tuesday, October 23, 2018 10:43:36 AM
Attachments: [image005.png](#)

Hi Courtney,

The legal description via the title commitment is the preferred one, as this typically mirrors the legal description as written in the vesting instrument (usually a deed of some sort). If they change it to that it should be fine. Let me know if you'd like me to respond with formal comments or need to do anything else!

Thanks,
Scott

(Robert) Scott Castaneda | Staff Land Surveyor
Public Works Right of Way Services Survey | City and County of Denver
p: (720) 913-4521 | robert.castaneda@denvergov.org
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From: Levingston, Courtney L. - CPD CE0429 City Planner Senior
Sent: Monday, October 22, 2018 9:43 AM
To: Castaneda, Scott S. - PW Staff Land Surveyor <Robert.Castaneda@denvergov.org>
Cc: Rezoning - CPD <Rezoning@denvergov.org>
Subject: Survey Comments for 3411 Albion St Application 18I00065

Hi Scott,

The applicant would like your feedback regarding the legal for the rezoning application at 3411 Albion St. Please see below and let me know if you have any questions or require additional information.

Thanks!

Courtney L. Levingston, AICP, LEED AP | Senior City Planner
Community Planning and Development | City and County of Denver
p: (720) 865.3074 | courtney.levingston@denvergov.org
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From: Bruce O'Donnell <bodonnell@starboardrealtygroup.com>
Sent: Friday, October 19, 2018 1:19 PM
To: Levingston, Courtney L. - CPD CE0429 City Planner Senior
<Courtney.Levingston@denvergov.org>
Subject: [EXTERNAL] Re: Comment Letter for 3411 Albion St Application 18I00065

Use caution with attachments or links.

Courtney: Below are two other legal descriptions for 3411 Albion. Please see if the City Surveyor prefers one of these over the one we originally submitted.

OPTION 1 - FROM THE PURCHASE CONTRACT:

J COOKS JRS NORTH DIVISION OF CAPITOL HILL 01302 Block 39,
Lots 16 To 25 inclusive,
CITY AND COUNTY OF DENVER,
STATE OF COLORADO,
CONTAINING ±31,200 SQUARE FEET OR ±0.72 ACRES MORE OR LESS

OPTION 2 - FROM THE TITLE COMMITMENT:

LOTS SIXTEEN TO TWENTY-FIVE, INCLUSIVE, (16 TO 25), BLOCK THIRTY-NINE (39), J. COOK JR'S. NORTH DIVISION OF CAPITOL HILL, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Will one of these work? Also, We're working on the other revisions to the application and expect to get it back to you early next week.

Thanks and have a great weekend,

Bruce C. O'Donnell


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On Thu, Oct 18, 2018 at 4:00 PM Levingston, Courtney L. - CPD CE0429 City Planner Senior
<Courtney.Levingston@denvergov.org> wrote:

Hi Bruce,

Please find the attached comment letter for the rezoning application at 3411 Albion Street. As a heads up, the surveyor found issues with the legal, so you'll want to take a look at that right away.

Please let me know if you have any questions or concerns.

Thanks,

Courtney L. Levingston, AICP, LEED AP | Senior City Planner
Community Planning and Development | City and County of Denver
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