



**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](mailto:DOTI.ER@denvergov.org)

## 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

Date





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# 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: 07/30/2021

PROJECT NAME: 3900 Brighton

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:

2019PM0000164, 2019PM0000164, 2019PM0000164

ADDRESS (approx.) OF EASEMENT: 3901 Wynkoop Street

**APPLICANT:**

Name: Matt Long  
Company (if applicable): HKS Title: 3900 Block of Brighton Boulevard  
Address: 1120 Lincoln Street, Suite 1000 Denver, CO 80203  
Telephone number: 303.623.6300 Email address: mlong@hkseng.com

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

Company: Carmel Partners  
Owner Contact: Sally Vecchio  
Address: 707 17th Street, Suite 3050 Denver, CO 80202  
Telephone Number: 303-759-5123 Email address: svecchio@carmelpartners.com

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

Title of document: 3900 Block of Brighton Boulevard - North Easement  
Clerk & Recorder Recordation Number: Book 814, Page 463  
Ordinance Number (if applicable): 851

**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: 1

Easement Groupings if submitting with multiple easements: N/A

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

The current use of the easement area is surface parking and some underground/overhead utilities as discussed below.

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

There are several utilities located within the existing easement. The applicant proposes to work with the utility providers mentioned below to relocate (or abandon as applicable) the existing utilities in support of the easement relinquishment. The utilities known by the applicant to be existing (as of the date of this request) and the proposed explanation of how those uses will be accommodated, removed or relocated, is as follows.
Based on recent surveying, utility locates and research of Denver and utility agency maps, there are several utilities that will need to be relocated, abandoned in place or removed, to allow for relinquishment for the existing easement. These existing utilities including the following:

EXPLANATION OF WHY THE EASEMENT RELINQUISHMENT IS BEING REQUESTED:

Please explain why the easement needs to be relinquished.

The primary reasoning behind relinquishing the above mentioned easement is to allow for future development of the city block without the encumbrance of the reserved easement.

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)

8/2/2021
DATE





## 3900 Block of Brighton Blvd

10/08/2021

**Master ID:** 2019-PROJMSTR-0000634      **Project Type:** ROW Relinquishment  
**Review ID:** 2021-RELINQ-0000018      **Review Phase:**  
**Location:**      **Review End Date:** 09/03/2021

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

**Status Date:** 09/30/2021  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2021-RELINQ-0000018 - 3900 Block of Brighton Blvd  
 Reviewing Agency/Company: Asset Management  
 Reviewers Name: Katherine Rinehart  
 Reviewers Phone: 720-913-1525  
 Reviewers Email: katherine.rinehart@denvergov.org  
 Approval Status: Approved

**Comments:**  
 My concerns resolved. Approved.

**Status Date:** 08/25/2021  
**Status:** Approved w/Conditions  
**Comments:** There wasn't a list of utilities included with the request. Have utilities agreed to relocate or abandon?

The Easement reserves rights on behalf of the city too - need Wastewater to review and approve.

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

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

**Status Date:** 09/03/2021  
**Status:** Approved  
**Comments:** Approved. No expected PRW tree conflict.

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

**Status Date:** 09/07/2021  
**Status:** Approved - No Response  
**Comments:**

**Reviewing Agency:** Denver Water Referral      **Review Status:** Approved

**Status Date:** 09/07/2021  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2021-RELINQ-0000018 - 3900 Block of Brighton Blvd  
 Reviewing Agency/Company: Denver Water  
 Reviewers Name: Gina Begly

# Comment Report

## 3900 Block of Brighton Blvd

10/08/2021

**Master ID:** 2019-PROJMSTR-0000634      **Project Type:** ROW Relinquishment  
**Review ID:** 2021-RELINQ-0000018      **Review Phase:**  
**Location:**      **Review End Date:** 09/03/2021

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

Reviewers Phone: 303-628-6219  
Reviewers Email: gina.begly@denverwater.org  
Approval Status: Approved

Comments:

Reviewing Agency: Survey Review      Review Status: Not Required

Reviewers Name: John Clarke  
Reviewers Email: John.Clarke@denvergov.org  
Status Date: 08/31/2021  
Status: Not Required  
Comments: Survey is not required to review this RELINQ since it is Reservations on Ord 851, Series 1973, in it's entirety.

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

Reviewers Name: Devin Price  
Reviewers Email: Devin.Price@denvergov.org  
Status Date: 09/07/2021  
Status: Comments Compiled  
Comments:

Status Date: 08/25/2021  
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: 09/07/2021  
Status: Approved  
Comments: PWPRS Project Number: 2021-RELINQ-0000018 - 3900 Block of Brighton Blvd  
Reviewing Agency/Company: Denver Fire Dept. / Fire Prevention Division  
Reviewers Name: Rich Tenorio  
Reviewers Phone: 720.633.3222  
Reviewers Email: richard.tenorio@denvergov.org  
Approval Status: Approved

Comments:  
Denver Fire Dept. Approved - RT

Status Date: 09/01/2021  
Status: Approved  
Comments: Denver Fire Dept. Approved - RT

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

# Comment Report

## 3900 Block of Brighton Blvd

10/08/2021

**Master ID:** 2019-PROJMSTR-0000634      **Project Type:** ROW Relinquishment  
**Review ID:** 2021-RELINQ-0000018      **Review Phase:**  
**Location:**      **Review End Date:** 09/03/2021

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

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

**Status Date:** 09/07/2021  
**Status:** Approved - No Response  
**Comments:**

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

**Status Date:** 09/07/2021  
**Status:** Approved - No Response  
**Comments:**

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

**Status Date:** 09/07/2021  
**Status:** Approved - No Response  
**Comments:**

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

**Status Date:** 09/07/2021  
**Status:** Approved - No Response  
**Comments:**

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

**Reviewers Name:** Greg Neitzke  
**Reviewers Email:** Greg.Neitzke@denvergov.org

**Status Date:** 08/24/2021  
**Status:** Approved  
**Comments:**

**Reviewing Agency:** Construction Engineering Review      **Review Status:** Approved - No Response

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

**Status Date:** 09/07/2021  
**Status:** Approved - No Response  
**Comments:**

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

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

**Status Date:** 09/07/2021  
**Status:** Approved - No Response  
**Comments:**

# Comment Report

## 3900 Block of Brighton Blvd

10/08/2021

**Master ID:** 2019-PROJMSTR-0000634      **Project Type:** ROW Relinquishment  
**Review ID:** 2021-RELINQ-0000018      **Review Phase:**  
**Location:**      **Review End Date:** 09/03/2021

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: 09/07/2021  
Status: Approved - No Response  
Comments:

Reviewing Agency: CenturyLink Referral      Review Status: Approved

Status Date: 09/30/2021  
Status: Approved  
Comments: PWPRS Project Number: 2021-RELINQ-0000018 - 3900 Block of Brighton Blvd  
Reviewing Agency/Company: CenturyLink  
Reviewers Name: Robert Rodgers  
Reviewers Phone: 6023157656  
Reviewers Email: Robert.rodgers@centurylink.com  
Approval Status: Approved

Comments:  
Relinquishment is being coordinated with CenturyLink for removal of CTL facilities

Status Date: 09/07/2021  
Status: Approved w/Conditions  
Comments: PWPRS Project Number: 2021-RELINQ-0000018 - 3900 Block of Brighton Blvd  
Reviewing Agency/Company: CenturyLink  
Reviewers Name: Robert Rodgers  
Reviewers Phone: 6023157656  
Reviewers Email: Robert.rodgers@centurylink.com  
Approval Status: Approved with conditions

Comments:  
CenturyLink has an aerial cable running through this easement path that would need to be removed. The applicant will need to coordinate and reimburse CenturyLink on removal of their facilities prior to recording the easement relinquishment.

Reviewing Agency: Xcel Referral      Review Status: Approved

Status Date: 09/07/2021  
Status: Approved  
Comments: PWPRS Project Number: 2021-RELINQ-0000018 - 3900 Block of Brighton Blvd  
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

2021-RELINQ-0000018

# Comment Report

## 3900 Block of Brighton Blvd

10/08/2021

**Master ID:** 2019-PROJMSTR-0000634      **Project Type:** ROW Relinquishment  
**Review ID:** 2021-RELINQ-0000018      **Review Phase:**  
**Location:**      **Review End Date:** 09/03/2021

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

Status Date: 09/07/2021  
Status: Approved - No Response  
Comments:

Reviewing Agency: DS Project Coordinator Review      Review Status: Approved w/Conditions

Reviewers Name: Sarah Kaplan  
Reviewers Email: Sarah.Kaplan@denvergov.org

Status Date: 09/07/2021  
Status: Approved w/Conditions  
Comments: PWPRS Project Number: 2021-RELINQ-0000018 - 3900 Block of Brighton Blvd  
Reviewing Agency/Company: Development Services, CPD  
Reviewers Name: Sarah Kaplan  
Reviewers Phone: 7208652991  
Reviewers Email: sarah.kaplan@denvergov.org  
Approval Status: Approved with conditions

Comments:  
The SDP for 2019PM0000164 is currently in review with Leah Guerand. Please ensure all recordation(s) / approvals are coordinated with the SDP set ahead of final approval and recordation.

Reviewing Agency: DES Transportation Review      Review Status: Approved

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

Status Date: 10/08/2021  
Status: Approved  
Comments: From: Luckner, Viktoriya V. - DOTI Sr Engineer <Viktoriya.Luckner@denvergov.org>  
Sent: Thursday, October 7, 2021 10:04 AM  
To: Price, Devin - DOTI Business Operations Administrator <Devin.Price@denvergov.org>  
Subject: RE: 2021-RELINQ-0000018 - 3900 Block of Brighton Blvd Status

Good morning Devin,

I actually do not object to this relinquishment. Could you please change the status to approved?

Thank you,

Viktoriya Luckner, P.E. | Senior Engineer

Status Date: 10/07/2021  
Status: Denied  
Comments: Denied on behalf of Viktoriya Luckner - still under review  
Please contact Viktoriya Luckner: Viktoriya.Luckner@denvergov.org

Status Date: 09/07/2021  
Status: Approved - No Response  
Comments:



# Comment Report

## 3900 Block of Brighton Blvd

10/08/2021

**Master ID:** 2019-PROJMSTR-0000634      **Project Type:** ROW Relinquishment  
**Review ID:** 2021-RELINQ-0000018      **Review Phase:**  
**Location:**      **Review End Date:** 09/03/2021

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

Reviewing Agency: DES Wastewater Review      Review Status: Approved

Reviewers Name: Kelsey Kijowski  
Reviewers Email: Kelsey.Kijowski@denvergov.org

Status Date: 09/30/2021  
Status: Approved  
Comments: PWPRS Project Number: 2021-RELINQ-0000018 - 3900 Block of Brighton Blvd  
Reviewing Agency/Company: DOTI DES Wastewater  
Reviewers Name: Kelsey Kijowski  
Reviewers Phone: 720-913-8834  
Reviewers Email: kelsey.kijowski@denvergov.org  
Approval Status: Approved

Comments:  
The sanitary re-route as-builts have been approved and accepted.

Status Date: 08/31/2021  
Status: Denied  
Comments: The public sanitary main is currently being relocated under 2019-SSPR-0000202. Once the new main has been constructed and the existing main abandoned, with as-builts approved and all work accepted by the mainline inspection team, then this relinquishment can be approved. Please notify me and send applicable supporting documentation via email when these requirements have been met.

Reviewing Agency: RTD Referral      Review Status: Approved

Status Date: 09/07/2021  
Status: Approved  
Comments: PWPRS Project Number: 2021-RELINQ-0000018 - 3900 Block of Brighton Blvd  
Reviewing Agency/Company: RTD  
Reviewers Name: Clayton Scott Woodruff  
Reviewers Phone: 3032992943  
Reviewers Email: clayton.woodruff@rtd-denver.com  
Approval Status: Approved

Comments:

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

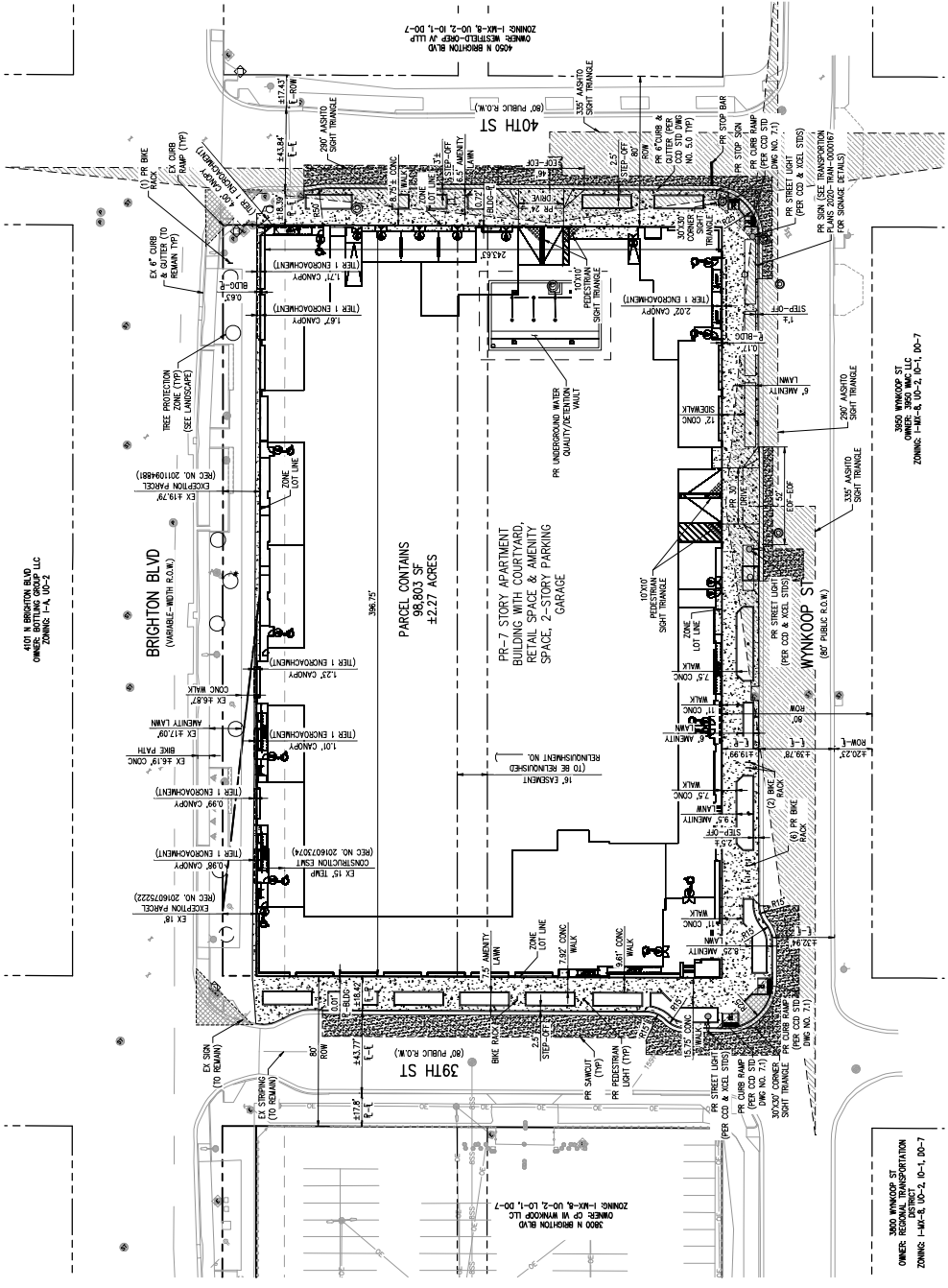
Status Date: 09/07/2021  
Status: Approved - No Response  
Comments:

**3900 BRIGHTON**  
**SITE DEVELOPMENT PLAN**  
 A PART OF THE SOUTHWEST 1/4 OF SECTION 23,  
 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,  
 CITY AND COUNTY OF DENVER, STATE OF COLORADO  
 LOCATED AT: 3901 WYNKOOP STREET

400 N BRIGHTON BLVD  
 OWNER: BOTTING GROUP LLC  
 ZONING: I-A, UO-2

PARCEL CONTAINS  
 98,803 SF  
 42.27 ACRES

3900 WYNKOOP ST  
 OWNER: RECONSTRUCTION DISTRICT  
 ZONING: I-M-3, UO-2, D-1, D-7

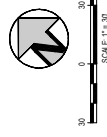


- LEGEND:**
- ZONE LOT LINE
  - RIGHT-OF-WAY
  - EXISTING FIRE HYDRANT
  - EXISTING STREET LIGHTS
  - EXISTING STORM MANHOLE/INLET
  - EXISTING SANITARY MANHOLE
  - EXISTING SIGN
  - PROPOSED BUILDING ENTRANCE
  - PROPOSED ACCESSIBLE RAMP
  - ACCESSIBLE ROUTE

- CONCRETE
- SMOOTH
- 30" CORNER SHIRT TRIMMAGE PER DENVER STANDARDS (CORNER TRIMMAGES MUST BE FREE OF ALL ITEMS OVER 30" IN HEIGHT EXCEPT FOR TRAFFIC CONTROL DEVICES AND EQUIPMENT)
- 10" PEDESTRIAN SHIRT TRIMMAGE PER DENVER STANDARDS (NO ITEMS THAT ARE WIDER THAN 18 INCHES MAY BE TALLER THAN 30" WITHIN THE PEDESTRIAN SHIRT TRIMMAGE)
- 30" RETAINING WALL PER ASPHALT STANDARDS (NO ITEMS THAT ARE WIDER THAN 18 INCHES MAY BE TALLER THAN 30" WITHIN THE ASPHALT SHIRT TRIMMAGE EXCEPT FOR STREET TREES AND TRAFFIC CONTROL DEVICES AND EQUIPMENT)

**NOTES:**

1. DISTRICT UTILITIES MAY EXIST IN THIS PROPERTY'S STREET FRONTAGE. THE UTILITY INFORMATION CENTER OF COLORADO OR PRIVATE UTILITY LOCATE COMPANIES MAY BE UNABLE TO LOCATE OR LOCATE DISTRICT UTILITIES. THESE UTILITIES ARE TYPICALLY IRRIGATION OR ELECTRIC LINES. SITE DEVELOPMENT PLAN APPROVAL DOES NOT CONSTITUTE A NOTICE TO PROCEED FOR ROW WORK. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PROJECT ROW PERMITS ASSOCIATED WITH CONSTRUCTION IN THE ROW. IMPROVEMENTS MADE WITHIN THE PUBLIC ROW TOTALING MORE THAN \$20,000 REQUIRE A PERFORMANCE BOND. CONTACT THE ROW INSPECTOR FOR THIS AREA OF THE CITY AT 330-446-3469 OR IMPROVEMENTS@DENVER.ORG AT LEAST 2 WEEKS BEFORE ANY ROW PERMIT NEEDS.
2. ALL WORK IN THE ROW SHALL CONFORM TO CURRENT CITY AND COUNTY OF DENVER STANDARDS AND SPECIFICATIONS FOR THE CITY PRIOR TO A TEMPORARY CERTIFICATE OF OCCUPANCY (TCO) CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING ADEQUATE TRAFFIC CONTROL THROUGHOUT THE PROJECT, INCLUDING PROPER TRAFFIC CONTROL DEVICES AND/OR PERSONNEL AS REQUIRED. A TRAFFIC CONTROL PLAN (TCP) IS SUBJECT TO CITY AND COUNTY OF DENVER AND/OR CDDT APPROVAL PRIOR TO COMMENCING WORK ON ROADWAY ROW. A COPY OF APPROVED TCP'S MUST BE AVAILABLE ON SITE DURING WORK. TRAFFIC CONTROL TO BE IN ACCORDANCE WITH MUTCD, SECTION V.
3. PER SECTION 49-501.1 OF THE DENVER MUNICIPAL CODE, THE PROPERTY OWNER OR LESSEE OF ANY REAL PROPERTY IS RESPONSIBLE FOR THE CONTINUING CARE, MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL IMPROVEMENTS INSTALLED IN THE PUBLIC ROW BETWEEN THE PROPERTY BOUNDARIES AND THE ADJACENT PUBLIC ROW.
4. BASED ON CALCULATION PROVIDED ON SHEET 18.
5. REFER TO THE TRANSPORTATION ENGINEERING PLAN FOR ADDITIONAL ROW IMPROVEMENTS (2020-RAN-000047).
6. CONTRACTOR SHALL REPAIR OR REPLACE EXISTING CURB, GUTTER, AND SIDEWALK ALONG THE PROPERTY FRONTAGE THAT IS DAMAGED, NOT TO CURRENT CITY STANDARDS OR NOT COMPLIANT WITH ADA, AS DIRECTED BY ROW INSPECTOR DURING CONSTRUCTION.
7. NO CONSTRUCTION ACCESS, ACTIVITY, OR STORAGE OF MATERIALS/EQUIPMENT IS PERMITTED WITHIN TREE PROTECTION ZONES, INCLUDING GRADING. INSTALLATION OF UNDERGROUND UTILITIES, INSTALLATION OF SITE IMPROVEMENTS, AND/OR CHANGING ALL CONSTRUCTION ACTIVITIES MUST OCCUR OUTSIDE TREE PROTECTION ZONES (SEE NOTE 2 IN CDDT PROTECTION NOTES TO DETERMINE TREE PROTECTION ZONE BOUNDARIES).
8. ALL PROPOSED GRADE CHANGES MUST OCCUR OUTSIDE OF THE BOUNDARIES.



09-28-2020  
 02-19-2021  
 04-29-2021

SITE PLAN  
 SHEET 4 OF 27  
 REVISION DATE: 07-16-2021  
 ISSUE DATE: 05-26-2020  
 3900 BRIGHTON - SITE DEVELOPMENT PLAN - 2019PMM000164