

# APPLICATION

## FOR ENCROACHMENTS & ENCUMBRANCES IN THE PUBLIC RIGHT-OF-WAY

An Encroachment Permit is required prior to placing privately-owned improvements (“Encroachment” or “Encumbrance”) in the public Right-of-Way (ROW). Only Encroachment Permit Applications in accordance with [Rules and Regulations](#) and [Permit Entrance Requirements](#) for Encroachments in the Public Right-of-Way will be considered by the Department of Transportation & Infrastructure (DOTI). **It is the City’s sole discretion whether to grant an Encroachment Permit based on any facts the City feels are relevant. Approval is not guaranteed.**

To apply, complete this application and submit together with required application materials in accordance with the [Permit Entrance Requirements](#) to [DOTI.ER@denvergov.org](mailto:DOTI.ER@denvergov.org). Please type or print clearly. If necessary, attach additional sheets to fully answer any of the following sections. Incomplete applications packages will not be accepted. Questions on this application or the process can be sent to [DOTI.ER@denvergov.org](mailto:DOTI.ER@denvergov.org).

☐ **Check if this application is for Tier Determination only.** *If checked, the project will not be submitted for full review until confirmation, and remaining submittal requirements, are received by owner.*

### ADJACENT PROPERTY OWNER:

The adjacent property owner or Authorized Special District will be the Encroachment Owner and Permittee and is the responsible party for the Encroachment in accordance with the Rules and Regulations, including all fees and annual billing.

Company Name: \_\_\_\_\_  
Contact Name: \_\_\_\_\_  
Property Address: \_\_\_\_\_  
Billing Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### PRIMARY CONTACT: ☐ Check if the same as Adjacent Property Owner

Company Name: \_\_\_\_\_  
Contact Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

## ENCROACHMENT INFORMATION:

Project Name: \_\_\_\_\_  
Adjacent Property Address: \_\_\_\_\_  
Coordinates (Lat/Long): \_\_\_\_\_  
Encroachment Area, in SF: \_\_\_\_\_

### Is this project associated with a LAND DEVELOPMENT REVIEW?

Yes ☐ No ☐ If 'Yes', provide Project Master, Site Plan and/or Concept Development Project Numbers:

### Is the proposed encroachment located in Future Right-of-Way?

*Finalizing permit and/or processing resolution for the Encroachment will not occur until the ROW dedication is finalized.*

Yes ☐ No ☐ If 'Yes', provide ROW Dedication Project Number:

**Location Description:** (e.g. Located on the South side of 23rd Ave, twenty (20) feet from face of curb, and ten (10) feet west of pavement on Private Drive.)

### Description of Encroachment:

*Describe the proposed encroachment, including the type and quantity of objects.*

### Reason for Private Improvements in the Public ROW:

*Private improvements should be located on private property. Only in cases where there are physical constraints that preclude the placement of private improvements on private property that an encroachment may be considered within the right-of-way. Make your case as to why this is a good use of the public right-of-way.*

## ATTESTATION:


***By submitting this permit application and signing below, I understand and agree to the following:***

1. That I am the property owner adjacent to the Encroachment Area, or the authorized representative of a Special District, that is responsible for the placement, maintenance, repair, replacement, removal, site restoration, ownership, or is otherwise responsible for the Encroachment in accordance with the Rules & Regulations for Encroachments and Encumbrances in the Public Right-of-Way.
2. That it is the City's sole discretion to classify the Tier of an Encroachment and whether to grant an Encroachment Permit based on any facts the City feels are relevant. The issuance of an Encroachment Permit confers no rights to the Right-of-Way, the Encroachment Permit is revocable and DOTI can order the removal of the Encroachment and restoration of the Encroachment Area for any reason the City feels relevant.
3. Permittee agrees to defend, indemnify, reimburse and hold harmless the City, its appointed and elected officials, agents and employees for, from and against all liabilities, claims, judgments, suits or demands for damages to persons or property arising out of, resulting from, or relating to an Encroachment Permit and the Encroachment ("Claims"). This indemnity shall be interpreted in the broadest possible manner to indemnify City for any acts or omissions of Permittee or its subcontractors either passive or active, irrespective of fault, including City's negligence whether active or passive.
4. Permittee's duty to defend and indemnify City shall arise at the time written notice of the Claim is first provided to City regardless of whether claimant has filed suit on the Claim. Permittee's duty to defend and indemnify City shall arise even if City is the only party sued by claimant and/or claimant alleges that City's negligence or willful misconduct was the sole cause of claimant's damages.
5. Permittee will defend any and all Claims which may be brought or threatened against City and will pay on behalf of City any expenses incurred by reason of such Claims including, but not limited to, court costs and attorney fees incurred in defending and investigating such Claims or seeking to enforce this indemnity obligation. Such payments on behalf of City shall be in addition to any other legal remedies available to City and shall not be considered City's exclusive remedy.
6. Insurance coverage requirements specified in an Encroachment Permit shall in no way lessen or limit the liability of Permittee under the terms of this indemnification obligation. Permittee shall obtain, at its own expense, any additional insurance that it deems necessary for the City's protection.
7. This defense and indemnification obligation shall survive the expiration or termination of any issued Encroachment Permit.
8. Permittee is fully responsible for all costs to install, maintain, repair, replace, remove, and restore the Encroachment Area, including annual City Encroachment Permit Fees. A lien will be placed on the Permittee's property for failure to remove a revoked or abandoned Encroachment for cost incurred by CCD to remove the Encroachment and restore the Encroachment Area on behalf of the Permittee.
9. Indemnity and Insurance for Tier I and Tier II Encroachments: Pursuant to and not superseding any General Terms and Conditions, as a condition for placement of a Tier I or Tier II Encroachment, the Owner of such Tier I or Tier II Encroachment shall hold CCD harmless from all loss or damage to persons or property on account of injury arising from the construction, repair, or maintenance of the Tier I or Tier II Encroachment. Obtain and Maintain a Commercial General Liability insurance policy with limits of \$1,000,000 for each occurrence, \$1,000,000 for each personal and advertising injury claim, \$2,000,000 products and completed operations aggregate, and \$2,000,000 policy aggregate. The City and County of Denver, its Elected and Appointed Officials, Employees and Volunteers shall be included as Additional Insured.
10. Indemnity and Insurance for Tier III Encroachments: Pursuant to and not superseding any General Terms and Conditions, as a condition for placement of a Tier III Encroachment, the Owner of such Tier III Encroachment shall hold CCD harmless from all loss or damage to persons or property on account of injury arising from the construction, repair, or maintenance of the Tier III Encroachment. Obtain and Maintain a Commercial General Liability insurance policy with limits of \$1,000,000 for each occurrence, \$1,000,000 for each personal and advertising injury claim, \$2,000,000 products and completed operations aggregate, and \$5,000,000 policy aggregate. A combination of primary and excess coverage may be used to meet the aggregate limit. The City and County of Denver, its Elected and Appointed Officials, Employees and Volunteers shall be included as Additional Insured.

ADJACENT PROPERTY  
OWNER SIGNATURE:

PRINT NAME:

COMPANY:

  
Jeff Panek

CP VII Wynkoop, LLC

DATE: 3/18/24

TITLE: Authorized Signatory

# SUBMITTAL CHECKLIST

## FOR ENCROACHMENTS & ENCUMBRANCES IN THE PUBLIC RIGHT-OF-WAY

**Any Submittal not meeting all minimum checklist criteria herein will be rejected as incomplete.**

### Encroachments shall be in accordance with:

- ☒ [Rules and Regulations Governing Encroachments & Encumbrances in the Public Right-of-Way](#)
- ☒ [Transportation Standards and Details for the Engineering Division](#)

### Application

- ☒ **Signed by adjacent property owner** as owner of Encroachment or authorized Special District representative

### Evidence of Adjacent Property Ownership & Parcel Land Description

*Required for all Encroachment Permit Applications*

- ☒ Current Title Work/Warranty Deed confirming ownership and parcel land description for adjacent property
- ☒ Parcel Land Description in Word format

### Land Description sealed and signed by a Professional Land Surveyor licensed in Colorado

*Required for Tier II Underground Encroachments and all Tier III Encroachments (can be submitted after 1<sup>st</sup> review)*

- ☒ Encroachment Area Land Description and Exhibit(s) in PDF format stamped and signed by PLS
- ☒ Encroachment Area Land Description in Word format

### Site Plans sealed and signed by a Professional Engineer licensed in Colorado

#### GENERAL

- ☒ Vicinity map
- ☒ North arrows and numerical and bar scales (Scale not to exceed 1" = 40')
- ☒ Legend
- ☒ PE stamp area
- ☒ Plan set date and revision number (if applicable)

#### PLAN VIEW

*Show, label and dimension existing and proposed final site conditions, including but not limited to the following (aerial imagery is allowed; however, it does not replace requirement for accurately scaled engineering drawings):*

- ☒ Property lines, right-of-way width
- ☒ Edge of pavement, curb and gutter, sidewalks, nearby driveways and alleys
- ☒ Street lights, pedestrian lights, signal poles, utility poles
- ☒ Surface utility features (e.g. cabinets, handholes, manholes, inlets, vaults, valves, fire hydrants)
- ☒ Regulatory Floodplain boundaries (FEMA)
- ☒ Underground and overhead utilities (e.g. water, sewer, power, communications, gas, irrigation)
- ☒ Trees and landscaping in the ROW
- ☒ Street names and adjacent property address(es)
- ☒ Regional Transportation District (RTD) bus stop with any amenities
- ☒ Location and size of Encroachment – Show and dimension limits of both above and below ground elements

City and County of Denver — Department of Transportation & Infrastructure

Right-of-Way Services | Engineering & Regulatory  
201 West Colfax Ave. Dept. 507 | Denver, CO 80202  
[www.denvergov.org/doti](http://www.denvergov.org/doti)  
Phone: 720-865-3003



- ☒ Construction Materials
- ☒ Projection from building
- ☒ Distance from Encroachment to the nearest flowline
- ☒ Distance from Encroachment to any other Streetscape feature/obstruction in the vicinity
- ☒ Distance from property line to back of curb
- ☒ Electrical service alignment, electrical connection location, and voltage/amps
- ☒ No proposed Encroachments located in the intersection clear zone per Transportation Std. Dwg. 7.9

#### ELEVATION OR CROSS-SECTION VIEWS

- ☒ Location and size of Encroachment – Show and dimension limits of both above and below ground elements
- ☒ Existing and final grade
- ☒ Existing utilities and their size and depth
- ☒ Vertical height/clearance of the Encroachment from finish grade

#### DETAIL SHEET(S)

- ☒ Manufacturer's and/or construction detail(s)
- ☒ Referenced City detail(s) by drawing number on the appropriate plan and elevation view(s)
- ☐ Office of the Forester's (OCF) tree protection detail and notes
- ☐ Special, non-standard, or modified City details

#### STRUCTURAL PLANS ☒ Not Applicable

- ☐ Structural plans
- ☐ Manufacturers certification

#### ADDITIONAL REQUIRED MATERIAL(S) ☒ Not Applicable

- ☐ Approval from applicable reviewing authorities (e.g. design review district, floodplain, Arts & Venues)
- ☐ For properties sharing the Encroachment, appropriate legal documentation for review by the City

#### COMMENT RESOLUTION SHEET(S) IF APPLICABLE ☒ Not Applicable for 1<sup>st</sup> Submittal

- ☐ Reviewer's and Agency Name
- ☐ Review comments (reviewer comments must be verbatim)
- ☐ Formal written response to each comment

### Fees:

Fees must be paid immediately after ER provides a project number and invoice for your application.

Fees (Non-Refundable):	Tier I Encroachment:	Tier II Encroachment:	Tier III Encroachment:
Initial Processing	No Fee	\$1,500.00	\$1,500.00
Land Description Review	N/A	\$300.00	\$300.00
Resolution Review	N/A	N/A	\$300.00
Annual Permit	No Fee	\$200.00	\$200.00

### Attestation:

I hereby attest that the above information is incorporated into the Encroachment Application and plan submittal:

SIGNATURE: Kristen Link DATE: 09-15-2023

PRINT NAME: Kristen Link EMAIL: klink@carmelpartners.com

COMPANY: CP VII Wynkoop, LLC

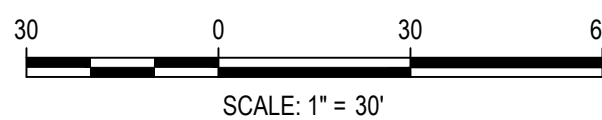


NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

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PLOT DATE: 08/22/2023 3:18:49P BY: JEFFREY WNE  
PLOTTED: TUE 08/22/2023 3:18:49P BY: JEFFREY WNE



Know what's below.  
Call before you dig.



DESIGNED BY: JMN  
CHECKED BY: MSM  
DRAWN BY: JMN

ISSUE DATE: 08-25-2023	
DATE	REVISION COMMENTS

**HARRIS  
KOCHER  
SMITH**

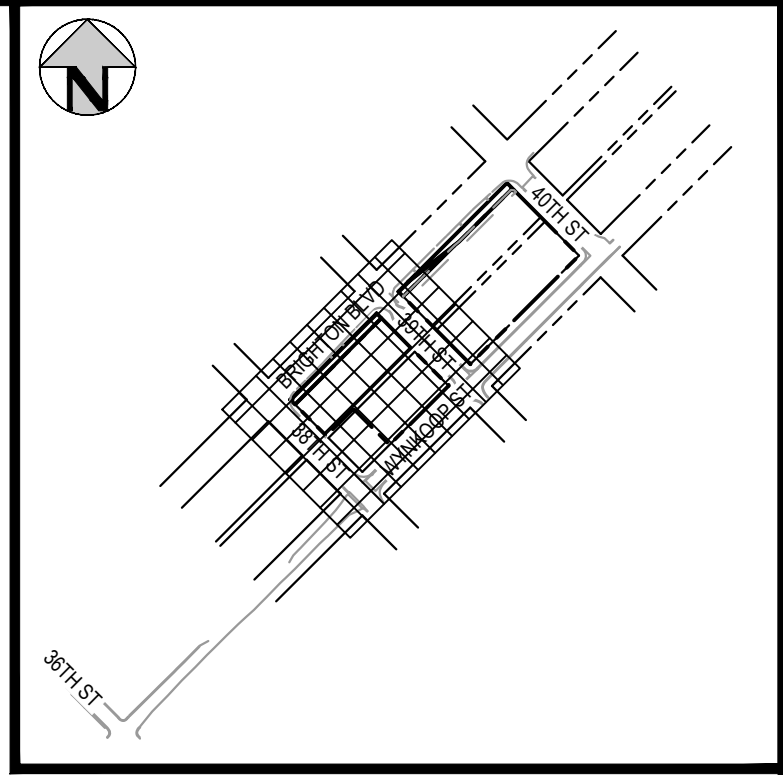
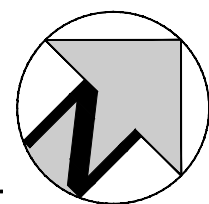
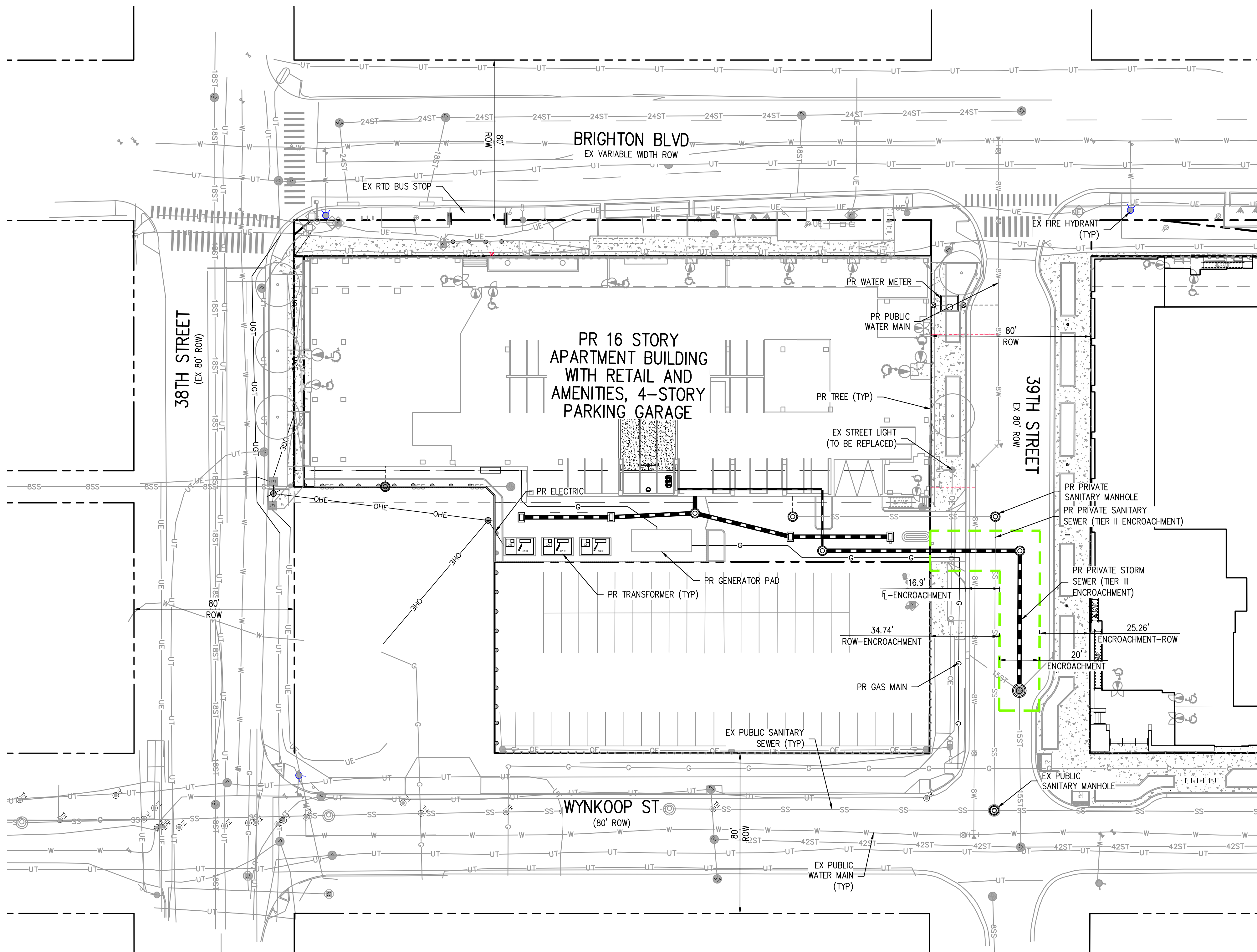
451 S Main Street, Suite 210  
Fort Worth, Texas 76104  
817.749.6279  
HarrisKocherSmith.com  
TBPE Firm No. F-15501



3800 BRIGHTON  
PRIVATE STORM SEWER PLAN



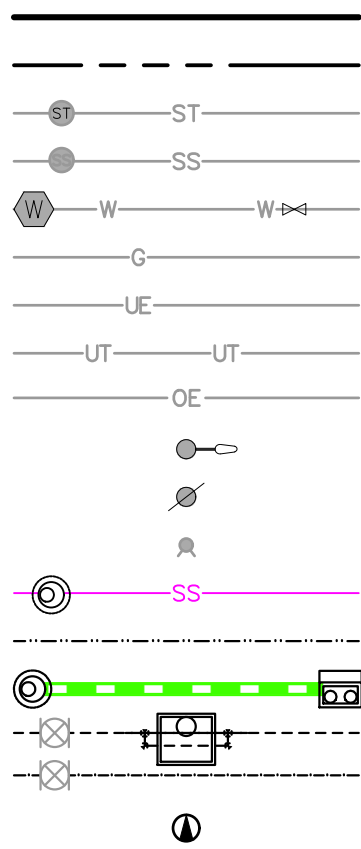
PROJECT #: 211109
SHEET NUMBER
1
1 OF 2



KEY MAP  
SCALE: 1"=500'

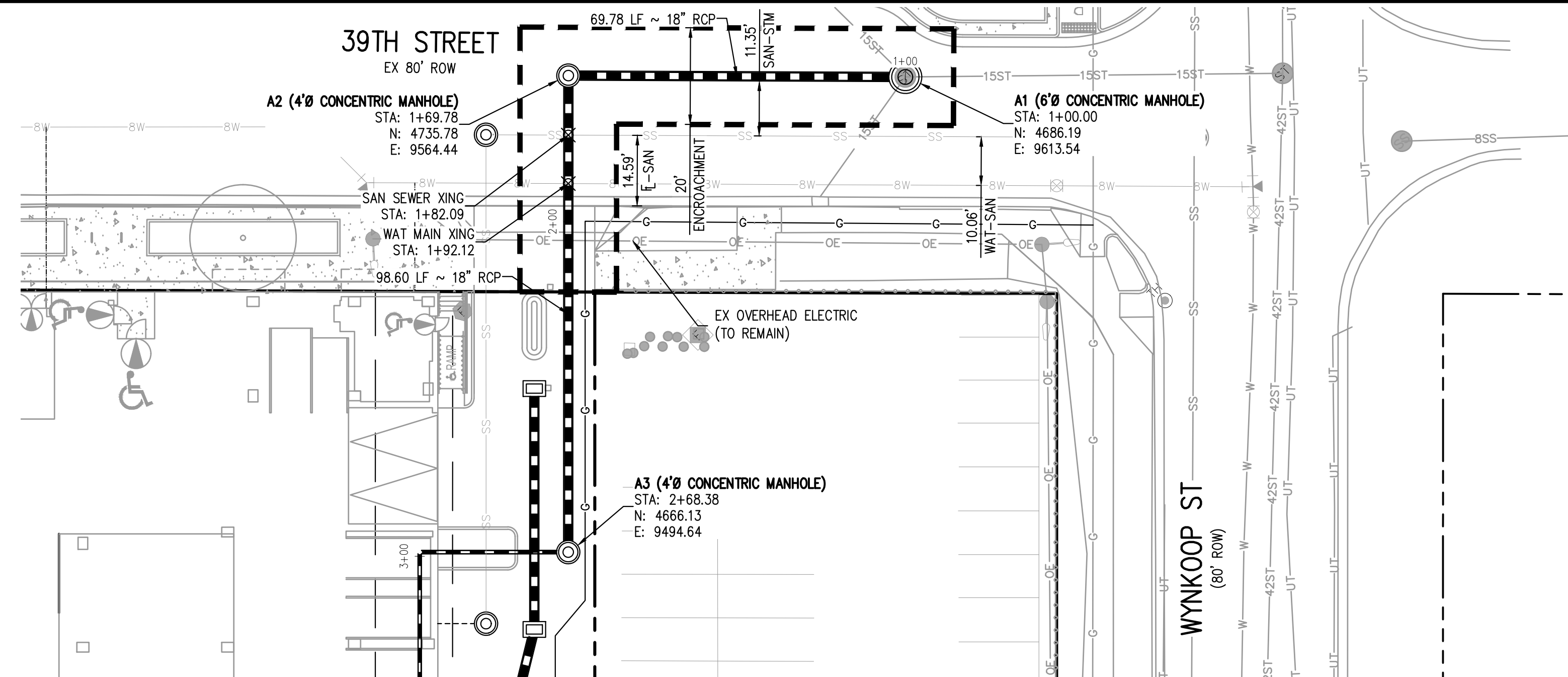
**LEGEND:**

- ZONE LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING STORM SEWER W/MANHOLE AND INLET
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING WATER LINE W/METER AND VALVE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING OVERHEAD ELECTRIC
- EXISTING STREET LIGHT
- EXISTING TELEPHONE POLE
- EXISTING FIRE HYDRANT
- PROPOSED SANITARY SEWER W/MANHOLE
- PROPOSED SANITARY SERVICE
- PROPOSED STORM SEWER W/ MANHOLE AND INLET
- PROPOSED WATER SERVICE W/METER
- PROPOSED FIRE SERVICE
- PROPOSED BUILDING ENTRANCE

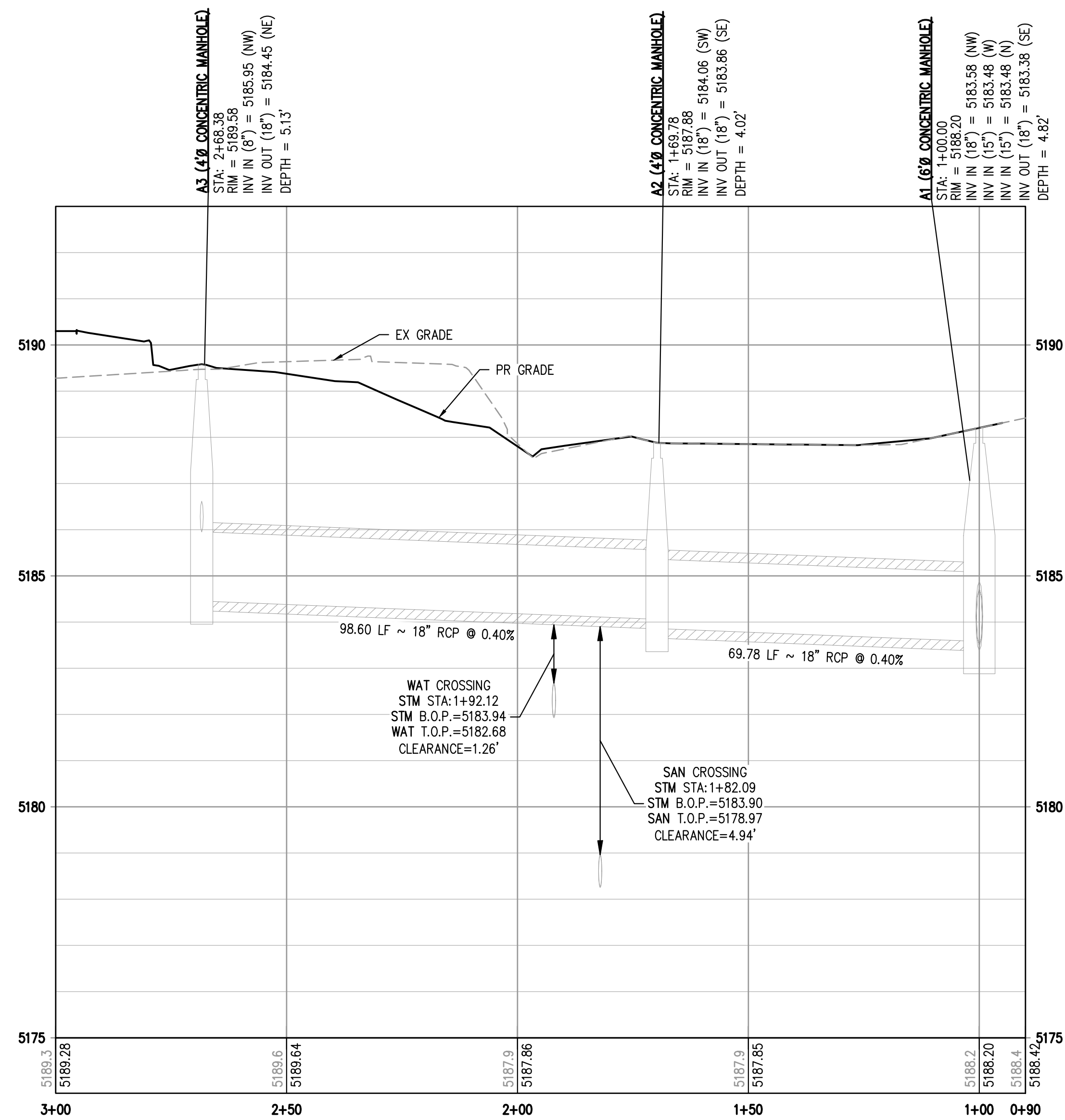




NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



STORM SEWER LINE A PLAN

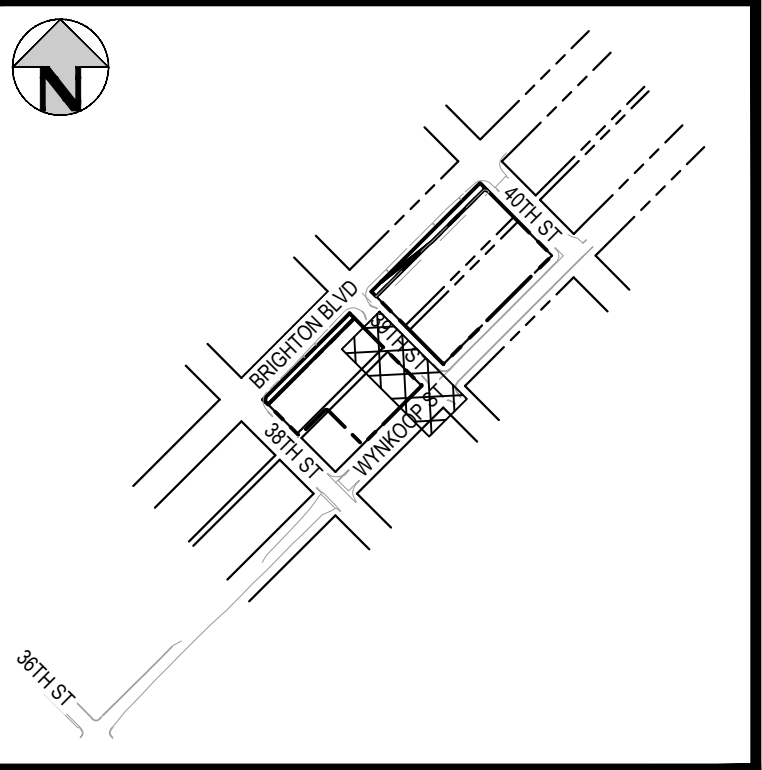
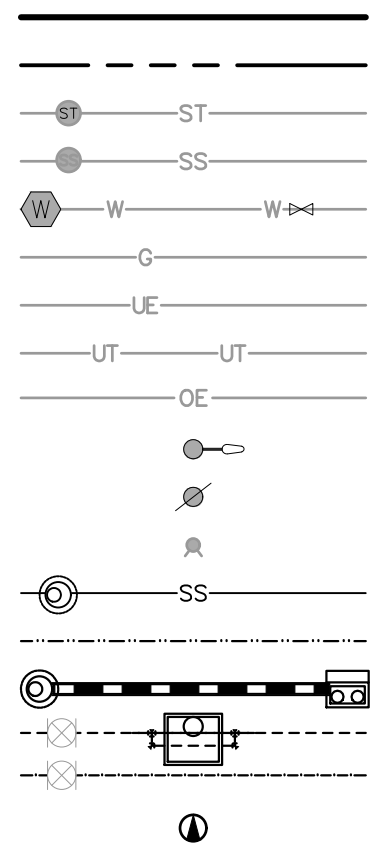


STORM LINE A PROFILE

HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 2'

LEGEND:

- ZONE LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING STORM SEWER W/MANHOLE AND INLET
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING WATER LINE W/METER AND VALVE
- EXISTING GAS LINE
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- PROPOSED BUILDING ENTRANCE

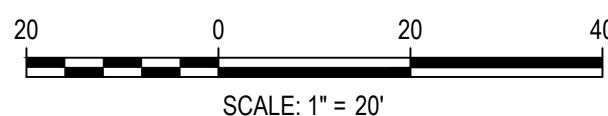


KEY MAP  
SCALE: 1"=500'

FILEPATH: 0:21109ENGINEERING\EXHIBITS\STORM SEWER ENCROACHMENT EXHIBITS\DWG LAYOUT: LAYOUT2  
PLOT DATE: 08/22/23 3:16:53P BY: JEFFREY WINE



Know what's below.  
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DESIGNED BY: JMN  
CHECKED BY: MSM  
DRAWN BY: JMN

ISSUE DATE: 08-25-2023

DATE REVISION COMMENTS



451 S Main Street, Suite 210  
Fort Worth, Texas 76104  
817.749.6279  
HarrisKocherSmith.com  
TBPE Firm No. F-15501



3800 BRIGHTON  
PRIVATE STORM SEWER PLAN & PROFILE



PROJECT #: 211109

SHEET NUMBER

2

2 OF 2

**EXHIBIT A  
LAND DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF 39TH STREET LYING BETWEEN WYNKOOP STREET AND BRIGHTON BOULEVARD, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE 20-FOOT RANGE LINE IN WYNKOOP STREET BETWEEN 39TH STREET AND 40TH STREET, ASSUMED AS BEARING SOUTH 45°00'00" WEST. SAID LINE BEING MONUMENTED AT 39TH STREET BY A 2" ALUMINUM CAP STAMPED "CCD RANGE POINT, PLS 38189" IN A RANGE BOX, AND MONUMENTED AT 40TH STREET BY A 1" AXLE IN A RANGE BOX.

**COMMENCING** AT THE EAST CORNER OF BLOCK 39, ST. VINCENTS ADDITION SECOND FILING;

THENCE NORTH 44°45'40" WEST ALONG THE NORTHEAST LINE OF SAID BLOCK 39, A DISTANCE OF 91.14 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 44°45'40" WEST ALONG SAID NORTHEAST LINE, A DISTANCE OF 20.00 FEET;

THENCE DEPARTING THE SAID NORTHEAST LINE NORTH 45°03'41" EAST, A DISTANCE OF 54.78 FEET;

THENCE SOUTH 44°43'07" EAST, A DISTANCE OF 89.83 FEET;

THENCE SOUTH 45°16'53" WEST, A DISTANCE OF 20.00 FEET;

THENCE NORTH 44°43'07" WEST, A DISTANCE OF 69.75 FEET;

THENCE SOUTH 45°03'41" WEST, A DISTANCE OF 34.76 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 2,491 SQUARE FEET OR 0.06 ACRES, MORE OR LESS.

PREPARED BY: SHAWN D. CLARKE, PLS  
CO #38061  
SCLARKE@HKSENG.COM

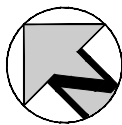
FOR AND ON BEHALF OF: HARRIS KOCHER SMITH  
1120 LINCOLN STREET, SUITE 1000  
DENVER, CO 80203  
303.623.6300





# ILLUSTRATION FOR EXHIBIT A

SITUATED IN 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



BLOCK 30  
ST VINCENTS ADDITION  
SECOND FILING

PARCEL CONTAINS  
2,491 SQ. FT. OR 0.06 AC.±

1" AXLE  
1.6' DOWN IN  
RANGE BOX

20' RANGE LINE  
S45°00'00"W 480.10'  
BASIS OF BEARINGS

2" ALUM. CAP  
0.3' DOWN IN RANGE BOX  
STAMPED "CCD RANGE  
POINT, PLS 38189"

S44°43'07"E 89.83'

N52°03'33"W 41.64'  
(TIE)

S45°16'53"W

39TH ST  
(80' R.O.W.)

N44°43'07"W 69.75'

N45°03'41"E 54.78'

S45°03'41"W

POINT OF BEGINNING

POINT OF COMMENCEMENT

20.00'

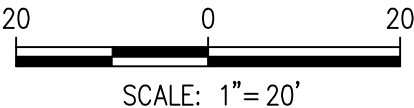
N44°45'40"W

N44°45'40"W 91.14'

BLOCK 39  
ST VINCENTS ADDITION  
SECOND FILING

WYNKOOP ST  
(80' R.O.W.)

NOTE:  
THIS EXHIBIT DOES NOT REPRESENT A  
MONUMENTED LAND SURVEY. IT IS  
INTENDED TO DEPICT ONLY THE  
ATTACHED DESCRIPTION.



**HKS**

**HARRIS  
KOCHER  
SMITH**

1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303.623.6300 F: 303.623.6311  
HarrisKocherSmith.com

ILLUSTRATION

PROJECT #:	211109
CHECKED BY:	SDC
DRAWN BY:	TWG
SHEET NUMBER	
	2
	2 OF 2

## Tier III - 3800 Brighton Blvd - Storm Sewer

02/13/2024

**Master ID:** 2021-PROJMSTR-0000667 **Project Type:** Tier III Encroachment Resolution  
**Review ID:** 2023-ENCROACHMENT-0000171 **Review Phase:**  
**Location:** **Review End Date:** 10/26/2023

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

Reviewing Agency: DS Transportation Review

Review Status: Approved

**Reviewers Name:** Mindy Christensen  
**Reviewers Email:** [Mindy.Christensen@denvergov.org](mailto:Mindy.Christensen@denvergov.org)

**Status Date:** 10/26/2023  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2023-ENCROACHMENT-0000171 - Tier III - 3800 Brighton Blvd - Storm Sewer  
Reviewing Agency/Company: City & County of Denver  
Reviewers Name: Mindy Christensen  
Reviewers Phone: 7208653216  
Reviewers Email: [mindy.christensen@denvergov.org](mailto:mindy.christensen@denvergov.org)  
Approval Status: Approved

Comments:

Reviewing Agency: DS Project Coordinator Review

Review Status: Approved - No Response

**Reviewers Name:** Sarah Kaplan  
**Reviewers Email:** [Sarah.Kaplan@denvergov.org](mailto:Sarah.Kaplan@denvergov.org)

**Status Date:** 10/27/2023  
**Status:** Approved - No Response  
**Comments:**

Reviewing Agency: Survey Review

Review Status: Approved

**Reviewers Name:** Scott Castaneda  
**Reviewers Email:** [Robert.Castaneda@denvergov.org](mailto:Robert.Castaneda@denvergov.org)

**Status Date:** 02/13/2024  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2023-ENCROACHMENT-0000171 - Tier III - 3800 Brighton Blvd - Storm Sewer  
Reviewing Agency/Company: DOTI ROWS Survey  
Reviewers Name: Robert Castaneda  
Reviewers Phone: 7208791937  
Reviewers Email: [robert.castaneda@denvergov.org](mailto:robert.castaneda@denvergov.org)  
Approval Status: Approved

Comments:

**Status Date:** 10/27/2023  
**Status:** Denied  
**Comments:** See Red Lines.

# Comment Report

## Tier III - 3800 Brighton Blvd - Storm Sewer

02/13/2024

**Master ID:** 2021-PROJMSTR-0000667 **Project Type:** Tier III Encroachment Resolution  
**Review ID:** 2023-ENCROACHMENT-0000171 **Review Phase:**  
**Location:** **Review End Date:** 10/26/2023

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: Danny Harris  
Reviewers Email: Danny.Harris@denvergov.org

Status Date: 10/26/2023  
Status: Approved  
Comments:

Reviewing Agency: City Council Referral Review Status: Approved - No Response

Status Date: 10/27/2023  
Status: Approved - No Response  
Comments:

Reviewing Agency: CenturyLink Referral Review Status: Approved

Status Date: 12/05/2023  
Status: Approved  
Comments: PWPRS Project Number: 2023-ENCROACHMENT-0000171 - Tier III - 3800 Brighton Blvd - Storm Sewer  
Reviewing Agency/Company: Lumen/CenturyLink  
Reviewers Name: VeShon Sheridan  
Reviewers Phone: 804-234-6825  
Reviewers Email: veshon.sheridan@lumen.com  
Approval Status: Approved

Comments:  
P858274 - Qwest Corporation d/b/a CENTURYLINK, QC ("CenturyLink") has reviewed the request for the subject encroachment and has determined there are no CenturyLink facilities within the subject area as shown and/or described on the provided exhibits. It is the intent and understanding of CenturyLink that this encroachment shall not reduce our rights to any other easements or rights we have on this site or in the area.  
This No objection response is submitted WITH THE STIPULATION that IF CenturyLink facilities are found and/or damaged within the area as described, the Applicant will bear the cost of relocation and /or repair of said facilities.

Status Date: 10/27/2023  
Status: Approved - No Response  
Comments:

Reviewing Agency: Xcel Referral Review Status: Approved w/Conditions

Status Date: 10/27/2023  
Status: Approved w/Conditions  
Comments: PWPRS Project Number: 2023-ENCROACHMENT-0000171 - Tier III - 3800 Brighton Blvd - Storm Sewer  
Reviewing Agency/Company: Public Service Company of Colorado (PSCo) dba Xcel Energy  
Reviewers Name: Donna George  
Reviewers Phone: 3035713306  
Reviewers Email: donna.l.george@xcelenergy.com  
Approval Status: Approved with conditions

Comments:

# Comment Report

## Tier III - 3800 Brighton Blvd - Storm Sewer

02/13/2024

**Master ID:** 2021-PROJMSTR-0000667 **Project Type:** Tier III Encroachment Resolution  
**Review ID:** 2023-ENCROACHMENT-0000171 **Review Phase:**  
**Location:** **Review End Date:** 10/26/2023

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

PSCo/Xcel Energy has existing underground secondary electric distribution facilities and planned natural gas distribution facilities within this area. Please contact Colorado 811 before excavating. Use caution and hand dig when excavating within 18-inches of each side of the marked facilities. Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant/Requestor.

**Status Date:** 10/27/2023  
**Status:** Approved - No Response  
**Comments:**

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

**Status Date:** 10/27/2023  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2023-ENCROACHMENT-0000171 - Tier III - 3800 Brighton Blvd - Storm Sewer  
Reviewing Agency/Company: RTD  
Reviewers Name: clayton s woodruff  
Reviewers Phone: 303-299-2943  
Reviewers Email: Clayton.woodruff@rtd-denver.com  
Approval Status: Approved

**Comments:**  
The RTD engineering review has no exceptions to this project at this time.  
This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

**Status Date:** 10/27/2023  
**Status:** Approved - No Response  
**Comments:**

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

**Status Date:** 10/27/2023  
**Status:** Approved - No Response  
**Comments:**

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

**Status Date:** 10/27/2023  
**Status:** Approved - No Response  
**Comments:**

**Reviewing Agency:** Street Maintenance Referral **Review Status:** Approved - No Response

**Status Date:** 10/27/2023  
**Status:** Approved - No Response  
**Comments:**

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

**Status Date:** 10/27/2023  
2023-ENCROACHMENT-0000171



# Comment Report

## Tier III - 3800 Brighton Blvd - Storm Sewer

02/13/2024

**Master ID:** 2021-PROJMSTR-0000667 **Project Type:** Tier III Encroachment Resolution  
**Review ID:** 2023-ENCROACHMENT-0000171 **Review Phase:**  
**Location:** **Review End Date:** 10/26/2023

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

Status: Approved - No Response

Comments:

Reviewing Agency: Building Department Review

Review Status: Approved

Reviewers Name: Keith Peetz

Reviewers Email: Keith.Peetz@denvergov.org

Status Date: 10/19/2023

Status: Approved

Comments:

Reviewing Agency: Division of Real Estate Referral

Review Status: Approved

Reviewers Name: Shannon Cruz

Reviewers Email: shannon.cruz@denvergov.org

Status Date: 10/10/2023

Status: Approved

Comments:

Reviewing Agency: Denver Fire Department Review

Review Status: Approved

Reviewers Name: Brian Dimock

Reviewers Email: Brian.Dimock@denvergov.org

Status Date: 10/16/2023

Status: Approved

Comments:

Reviewing Agency: Denver Water Referral

Review Status: Approved

Status Date: 10/27/2023

Status: Approved

Comments: PWPRS Project Number: 2023-ENCROACHMENT-0000171 - Tier III - 3800 Brighton Blvd - Storm Sewer

Reviewing Agency/Company: Denver Water

Reviewers Name: Kela Naso

Reviewers Phone: 13036286302

Reviewers Email: kela.naso@denverwater.org

Approval Status: Approved

Comments:

Status Date: 10/27/2023

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: 10/24/2023

Status: Approved

# Comment Report

## Tier III - 3800 Brighton Blvd - Storm Sewer

02/13/2024

**Master ID:** 2021-PROJMSTR-0000667 **Project Type:** Tier III Encroachment Resolution  
**Review ID:** 2023-ENCROACHMENT-0000171 **Review Phase:**  
**Location:** **Review End Date:** 10/26/2023

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

Comments:

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

Status Date: 10/27/2023  
Status: Approved - No Response  
Comments:

Reviewing Agency: Denver Office of Disability Rights Referral Review Status: Approved

Status Date: 10/27/2023  
Status: Approved  
Comments: PWPRS Project Number: 2023-ENCROACHMENT-0000171 - Tier III - 3800 Brighton Blvd - Storm Sewer  
Reviewing Agency/Company: DODR  
Reviewers Name: Spencer Pocock  
Reviewers Phone: 720-913-8411  
Reviewers Email: Spencer.Pocock@denvergov.org  
Approval Status: Approved

Comments:  
Final construction, including any later modifications to the public sidewalk (which is considered a public Accessible Route), as well as any other areas open to the general public, must comply with all applicable 2010 ADA requirements.

Status Date: 10/27/2023  
Status: Approved - No Response  
Comments:

Reviewing Agency: Construction Engineering Review Review Status: Approved

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

Status Date: 10/24/2023  
Status: Approved  
Comments: 1. Prior to the solicitation of bids or proposals from general contractors, the developer of this project is strongly encouraged to schedule an office meeting with the Right-of-Way Services Construction Inspections team (303) 446-3469 to discuss the project's impact to city traffic, streets, roads, alleys and sidewalks, and the associated ROW permit fees that will need to be paid by the selected general contractor.

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

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

Status Date: 10/27/2023  
Status: Approved - No Response  
Comments:

Reviewing Agency: City Forester Review Review Status: Approved

# Comment Report

## Tier III - 3800 Brighton Blvd - Storm Sewer

02/13/2024

**Master ID:** 2021-PROJMSTR-0000667 **Project Type:** Tier III Encroachment Resolution  
**Review ID:** 2023-ENCROACHMENT-0000171 **Review Phase:**  
**Location:** **Review End Date:** 10/26/2023

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

**Reviewers Name:** Nick Evers  
**Reviewers Email:** Nick.Evers@denvergov.org  
**Status Date:** 10/25/2023  
**Status:** Approved  
**Comments:** Approved. No expected PRW tree conflict.

**Reviewing Agency:** Landmark Review **Review Status:** Approved

**Reviewers Name:** Emma-Marie Censky  
**Reviewers Email:** emma.marie@denvergov.org  
**Status Date:** 10/09/2023  
**Status:** Approved  
**Comments:**

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

**Status Date:** 10/27/2023  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2023-ENCROACHMENT-0000171 - Tier III - 3800 Brighton Blvd - Storm Sewer  
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:** 10/27/2023  
**Status:** Approved - No Response  
**Comments:**

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

**Reviewers Name:** Shari Bills  
**Reviewers Email:** Shari.Bills@denvergov.org  
**Status Date:** 10/27/2023  
**Status:** Approved - No Response  
**Comments:**