



APPLICATION

FOR CITY & COUNTY OF DENVER EASEMENT RELINQUISHMENT

To apply for an Ordinance to Relinquish an Easement held by the City and County of Denver, complete this application and submit together with the Submittal Checklist and required application materials in accordance with the [Easement Relinquishment Application Requirements](#) to 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 this process can be sent to DOTI.ER@denvergov.org.

PROPERTY OWNER:

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: _____

PROJECT INFORMATION:

Project Name: _____
Address of Property
Containing Easement: _____

Is this project associated with a LAND DEVELOPMENT REVIEW?

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

REASON FOR EASEMENT RELINQUISHMENT:

Describe why you are requesting this relinquishment and why the easement(s) are no longer needed.

City and County of Denver Department of Transportation & Infrastructure
Right of Way Services | Engineering & Regulatory
201 W. Colfax Ave, Dept. 507 | Denver, CO 80202
www.denvergov.org/ROWPlanReview
DOTI.ER@denvergov.org
(720) 865-3003



EASEMENT RELINQUISHMENT INFORMATION: Quantity of easements to be relinquished: _____

List all easements to be relinquished:

*Original holding document
that reserves or grants the easement:*

Portion of the easement to be relinquished:

No.	Clerk & Recorder Recordation No(s).	Ordinance No(s). if applicable	Relinquish in its Entirety:	Partially relinquish as described in attached land description(s):
1	75-861		<input type="checkbox"/>	<input checked="" type="checkbox"/>
2			<input type="checkbox"/>	<input type="checkbox"/>
3			<input type="checkbox"/>	<input type="checkbox"/>
4			<input type="checkbox"/>	<input type="checkbox"/>
5			<input type="checkbox"/>	<input type="checkbox"/>

Describe the status of the Easement(s):

In the space below, describe each easement status. Include why the easement was originally granted and any additional relevant information

The easement was granted to the city as a utility easement as part of the re-subdivision of a part of Avondale, Villa Park, Gray's subdivision of Lots 1 & 16, of Maple Grove subdivision and Colfax Ave. This application for an easement relinquishment is for a partial relinquishment.

Are there utilities are in the Easement(s)? Yes No

If yes, list each utility and identify utility owner, utility type, and size (e.g. CCD 8-inch Sanitary Sewer); whether it will be removed, relocated, or abandoned in-place; and, expected schedule.

The portion of the easement that is being relinquished has existing underground electric on the boundary of the easement.

APPLICANT SIGNATURE:

By signing below, I certify that I am the owner or vested party of the real property that is the subject of this Easement Relinquishment application and the information contained herein is accurate and complete:

SIGNATURE: Sarah Harman Sarah Harman **DATE:** 1/25/24
PRINT NAME: Sarah Harman **PHONE:** 720 699 0322
EMAIL: sharman@urbanlandc.org **COMPANY:** Avondale Commons LLC, Urban Land Conservancy

City and County of Denver Department of Transportation & Infrastructure
 Right of Way Services | Engineering & Regulatory
 201 W. Colfax Ave, Dept. 507 | Denver, CO 80202
www.denvergov.org/ROWPlanReview
DOTI.ER@denvergov.org
 (720) 865-3003



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 heret  on has been incorporated into our plan submittal, 10/5/2023

Owner/Vested Party/Applicant Signature **Date**

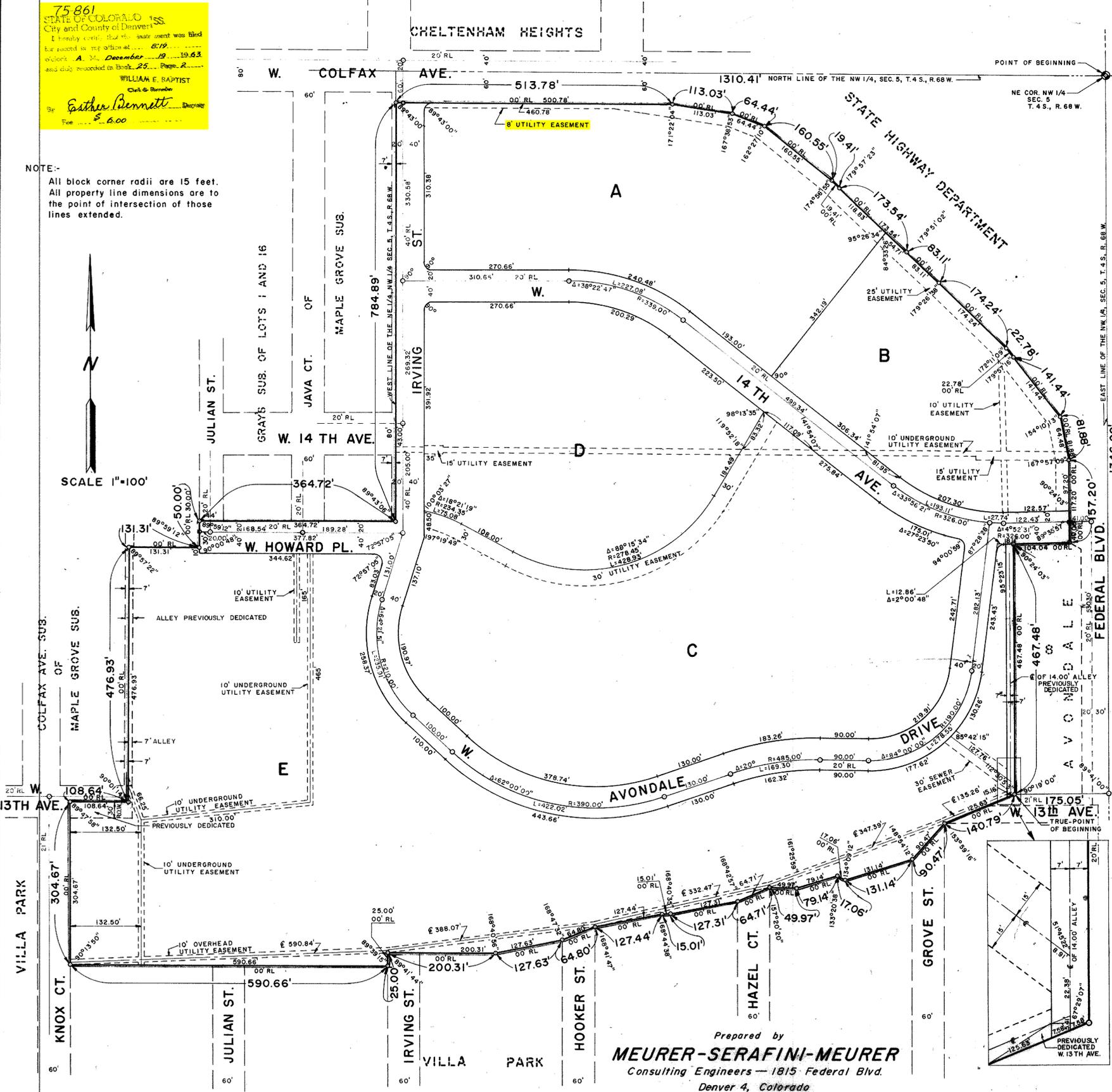


NEW AVONDALE

A RESUBDIVISION OF A PART OF AVONDALE; VILLA PARK; GRAY'S SUBDIVISION OF LOTS 1 & 16, OF MAPLE GROVE SUBDIVISION AND COLFAX AVENUE SUBDIVISION OF MAPLE GROVE SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO

75-861
 STATE OF COLORADO
 City and County of Denver
 I hereby certify that the above instrument was filed for record as per affidavit of William E. Baptist dated December 19, 1963 and duly recorded in Book 25, Page 2.
 WILLIAM E. BAPTIST
 Clerk & Recorder
 By Eather Bennett
 Fee \$ 6.00

NOTE:-
 All block corner radii are 15 feet.
 All property line dimensions are to the point of intersection of those lines extended.



KNOW ALL MEN BY THESE PRESENTS that the City and County of Denver, State of Colorado and the Denver Urban Renewal Authority being the owners of part of blocks 1, 2, 3, 4, 5, 6, 7, and 8, Avondale and blocks 3, 4, 5, 6, and 7, Villa Park; Gray's Subdivision of Lots 1 & 16, Maple Grove Subdivision and block 15 Colfax Avenue Subdivision of Maple Grove Subdivision, City and County of Denver, State of Colorado, more particularly described as follows: Commencing at the Northwest corner of the Northwest One-Quarter of Section 5, Township 4 South, Range 68 West of the 6th P. M.; thence Southerly along the centerline of Federal Blvd. and along the East line of said Northwest One-Quarter a distance of 1346.02 feet to the extension of the South line of Lot 25, Block 8, Avondale; thence on an angle to the right of 90°19'00" a distance of 175.05 feet to the Southwest corner of said Lot 26, said corner being the true point of beginning; thence on an angle to the right of 89°41'00" a distance of 467.48 feet; thence on an angle to the right of 89°35'57" a distance of 104.04 feet to a point 7100 feet west of the East line of said NW 1/4; thence on an angle to the left of 89°35'57" and parallel to said East line a distance of 157.20 feet to the South line of West 14th Avenue; thence on an angle to the left of 12°02'51" a distance of 81.88 feet to the North line of said West 14th Avenue; thence on an angle to the left of 25°49'47" a distance of 141.44 feet to the East line of the alley in Block 1, Avondale; thence on an angle to the left of 0°02'44" a distance of 22.78 feet to the West side of said alley; thence on an angle to the left of 7°48'51" a distance of 174.24 feet to the Northwest corner of Lot 15 in Block 1 in said Avondale; thence on an angle to the left of 0°33'22" a distance of 83.11 feet to the West side of Grove Street; thence on an angle to the right of 0°08'58" a distance of 173.54 feet to a point on the East line of the alley in Block 2, Avondale; thence on an angle to the right of 0°02'37" a distance of 19.41 feet to a point on the West line of said alley; thence on an angle to the left of 5°03'05" a distance of 160.55 feet to a point on the East line of Hazel Court; thence on an angle to the left of 17°32'50" a distance of 64.44 feet to the West line of Hazel Court; thence on an angle to the left of 12°21'07" a distance of 113.03 feet to a point on a line 20.00 feet South of and parallel to the South line of West Colfax Avenue; thence on an angle to the left of 8°37'56" and parallel to the South line of West Colfax Avenue a distance of 513.78 feet to a point on the West line of the Northwest One-Quarter of said Northwest One-Quarter; thence on an angle to the left of 90°17'00" and along said West line a distance of 784.89 feet to a point on the extension of the South line of Lot 5 of Block 4 of Gray's Subdivision of Lots 1 & 16 of Maple Grove Subdivision; thence on an angle to the right of 90°16'54" and along the South line and the South line extended of Lot 5, Block 4 of said subdivision a distance of 364.72 feet to the Southeast corner of Lot 46, Block 15 of the Colfax Avenue Subdivision of Maple Grove Subdivision; thence on an angle to the left of 90°00'48" and along the West line of Julian Street a distance of 50.00 feet to the Southwest corner of Lot 44 of Block 15; thence on an angle to the right of 90°00'48" and along the South line of said Lot 44 a distance of 131.31 feet to the centerline of the alley in said Block 15; thence on an angle to the left of 90°02'38" and along the centerline of said alley a distance of 476.93 feet to a point on the centerline of West 13th Avenue; thence on an angle to the right of 89°58'46" and along the centerline of West 13th Avenue a distance of 108.54 feet to a point on the East line extended of Knox Court; thence on an angle to the left of 90°18'16" and along the East line of Knox Court a distance of 304.67 feet to a point on the extension of the South line of Lots 11 and 38 in Block 3 and Lots 11 and 38 in Block 4, Villa Park; thence on an angle to the left of 89°46'10" and along said South line a distance of 590.66 feet to the Southeast corner of Lot 38 in Block 4 of said Villa Park; thence on an angle to the left of 90°20'45" and along the West line of Irving Street a distance of 25.00 feet to the Northeast corner of said Lot 38; thence on an angle to the right of 90°18'16" and along the South line extended and South line of Lot 10 in Block 5, Villa Park a distance of 200.31 feet to the Southwest corner of Lot 39 of said Block 5; thence on an angle to the left of 11°19'04" a distance of 127.63 feet to the Northeast corner of said Lot 39; thence on an angle to the left of 11°12'28" a distance of 64.80 feet to the Southwest corner of Lot 8, Block 6 of said Villa Park; thence on an angle to the right of 11°18'13" a distance of 127.44 feet to the Northeast corner of said Lot 8; thence on an angle to the right of 11°15'22" a distance of 16.01 feet to the Southwest corner of Lot 42 in said Block 6; thence on an angle to the left of 11°19'25" a distance of 127.31 feet to the Northeast corner of said Lot 42; thence on an angle to the left of 11°17'03" a distance of 64.71 feet to the Southwest corner of Lot 5, Block 7 of said Villa Park; thence on an angle to the right of 22°33'40" and along the South line of said Lot 5 a distance of 48.97 feet; thence on an angle to the left of 18°34'01" a distance of 79.14 feet to the Northeast corner of Lot 5; thence on an angle to the right of 46°39'22" a distance of 17.06 feet; thence on an angle to the left of 45°50'48" a distance of 131.14 feet to the West line of Grove Street; thence on an angle to the left of 31°05'48" a distance of 108.64 feet to the Northwest corner of Lot 1, Block 8 of said Villa Park; thence on an angle to the right of 26°00'44" a distance of 40.78 feet to the Southwest corner of Lot 26, Block 8, Avondale, the true point of beginning; which said owners purpose to vacate and resubdivide.

Have laid out, plotted and subdivided the above described land as herein shown under the name and style of NEW AVONDALE and by these presents do dedicate to the public the streets, avenues, places, drives and other public places herein shown and not already otherwise dedicated for public use, also easements for public utility and drainage purposes as shown.

Witness our hands and seals this 19 day of December A.D. 1963.
 CITY AND COUNTY OF DENVER
 A MUNICIPAL CORPORATION
 STATE OF COLORADO
 Mayor: Thomas J. Curran
 Attest: William E. Baptist
 CLERK AND RECORDER
 DENVER URBAN RENEWAL AUTHORITY
 Chairman: Robert C. Moore
 Secretary: William E. Baptist

STATE OF COLORADO
 CITY AND COUNTY OF DENVER) SS
 The foregoing instrument was acknowledged before me this 19 day of December, A.D. 1963, by Thomas J. Curran, Mayor, and William E. Baptist, Clerk and Recorder of the City and County of Denver, a Municipal Corporation, State of Colorado
 and William E. Baptist, Chairman and Robert C. Moore, Secretary of the Denver Urban Renewal Authority.
 My commission expires 12/31/64. Witness my hand and official seal William E. Baptist
 Notary Public

I hereby certify that I have examined the evidence of title to the land described hereon, and find the title to the avenues, places, drives, streets and other public places to be in the above named dedicators this 19 day of December A.D. 1963 at 11:30 o'clock A.M. free and clear of encumbrances.
Max P. Zell, City Attorney
 Attorney for the City and County of Denver

I hereby certify that this map and the survey represented thereby are accurate and in conformity with the requirements of Article 342 of the Revised Municipal Code of the City and County of Denver.
 Engineer, City and County of Denver: W. J. McEachern
 Approved by the Manager of Public Works: W. J. McEachern
 Approved by the Manager of Parks and Recreation: John J. O'Connell
 Approved by the Denver Planning Office: James D. Branan
 Approved by the City Traffic Engineer: John A. Schuch
 Approved by the Council of the City and County of Denver by Ordinance No. 437 of the series of 1963
 Witness my hand and corporate seal of the City and County of Denver this 18 day of December, A.D. 1963
William E. Baptist
 Clerk and Recorder, Ex-Officio Clerk of the City and County of Denver By Valerie Kethum
 Deputy City Clerk

I hereby certify that the survey for this plat has been made in agreement with the records on file in the Office of the City Engineer of the City and County of Denver and that the plat is in conformity with such records.
E. Max Serafini, Registered Land Surveyor

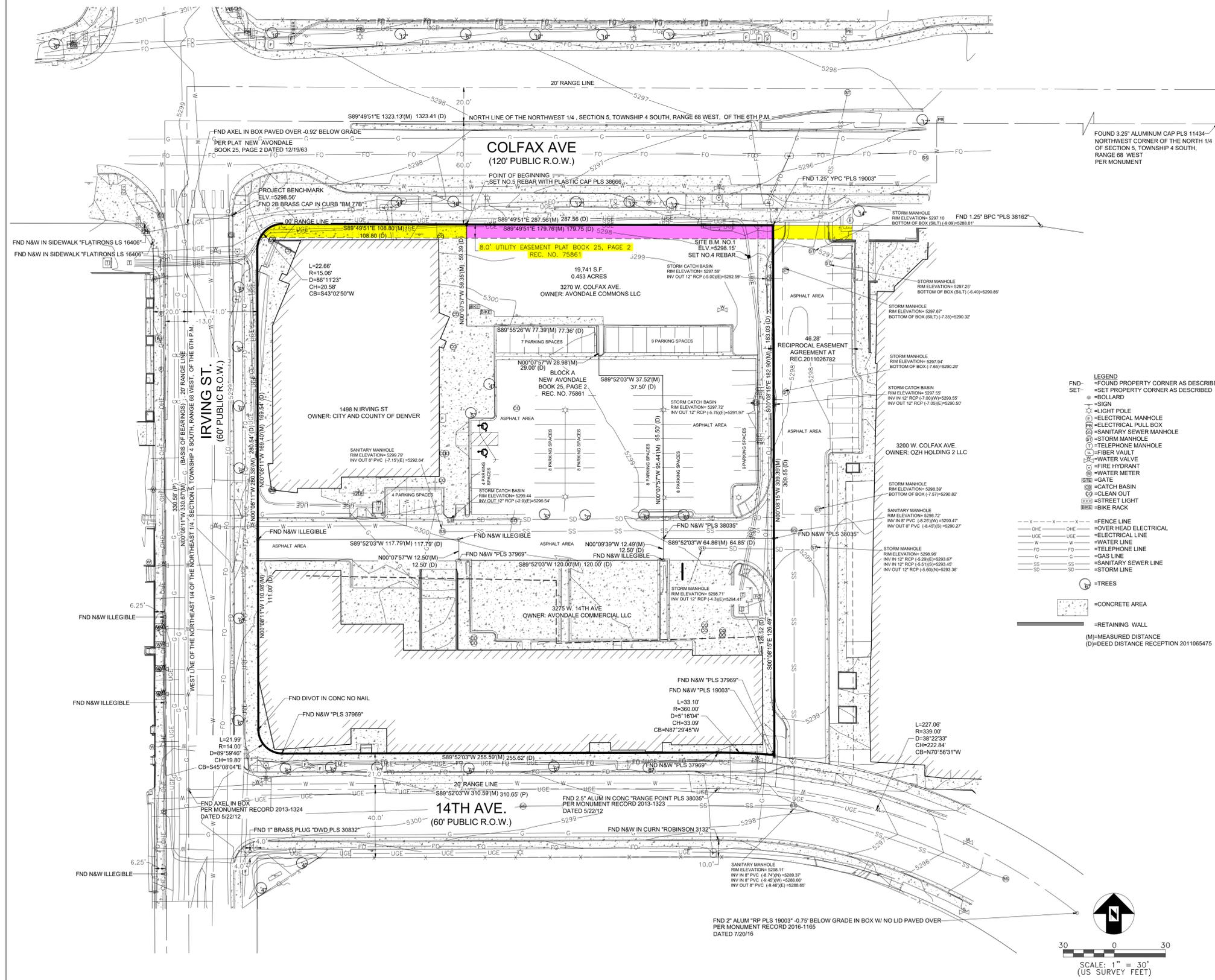
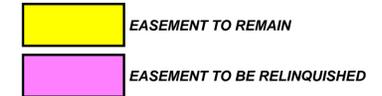
Prepared by
MEURER-SERAFINI-MEURER
 Consulting Engineers - 1815 Federal Blvd.
 Denver 4, Colorado

25-2 1/1

MILE HIGH VISTA SITE DEVELOPMENT PLAN, 1ST AMENDMENT

LOCATED IN A PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

LOCATED AT: 3270 W. COLFAX AVENUE



ZONE LOT LAND DESCRIPTION

PARCEL 1:
A PORTION OF BLOCK "A", NEW AVONDALE, RECORDED IN THE CITY AND COUNTY OF DENVER IN THE CLERK AND RECORDER OFFICE, STATE OF COLORADO, ON DECEMBER 19, 1963 AT BOOK 25 PAGE 2, BEING IN THE NW1/4 OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTH, WEST CORNER OF SAID BLOCK "A";

THENCE ALONG THE WEST AND NORTH LINES OF SAID BLOCK "A" THE FOLLOWING THREE (3) COURSES:

- NORTH 00 DEGREES 00 MINUTES 50 SECONDS EAST, A DISTANCE OF 280.54 FEET TO A POINT OF CURVE;
- ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF DEGREES 17 MINUTES 07 SECONDS, A CHORD THAT BEARS NORTH 45 DEGREES 09 MINUTES 24 SECONDS EAST, 21.27 FEET, AND AN ARC LENGTH OF 23.64 FEET;
- SOUTH 69 DEGREES 42 MINUTES 03 SECONDS EAST A DISTANCE OF 288.56 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 50 SECONDS WEST, A DISTANCE OF 310.55 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID BLOCK "A";

THENCE ALONG SAID SOUTHERLY LINE OF SAID BLOCK "A" THE FOLLOWING THREE (3) COURSES:

- ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 359.00 FEET, A CENTRAL ANGLE 05 DEGREES 16 MINUTES 30 SECONDS, A CHORD THAT BEARS NORTH 87 DEGREES 22 MINUTES 32 SECONDS WEST A DISTANCE OF 33.04 FEET, AND AN ARC LENGTH OF 33.05 FEET;
- SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 255.62 FEET TO A POINT OF CURVE;
- ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF DEGREES 00 MINUTES 51 SECONDS, A CHORD THAT BEARS NORTH 44 DEGREES 59 MINUTES 35 SECONDS WEST 21.22 FEET AND AN ARC LENGTH OF 23.57 FEET TO THE POINT OF BEGINNING.

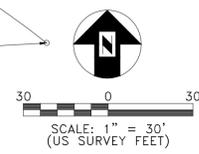
GENERAL NOTES

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT MAY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE CERTIFICATION SHOWN HEREON.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WILSON AND COMPANY TO DETERMINE TITLE OR EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY ON SUBDIVISION PLATS. TITLE COMMITMENT NUMBER ABD70271743-6 DATED FEBRUARY 25, 2011, PREPARED BY LAND TITLE GUARANTEE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS OF WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS OF RECORD.
- BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON A 20' RANGE LINE IN N. IRVING ST, BEING N00°08'11"W USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AS MONUMENTED AT THE NORTH ON W. COLFAX AVE BY A FOUND AXLE IN RANGE BOX AND MONUMENTED AT THE SOUTH ON W. 14TH AVE BY AXLE IN RANGE BOX.
- THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN", AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 080460114G, REVISED NOVEMBER 20, 2013.
- PROJECT BENCHMARK: CITY AND COUNTY OF DENVER BENCHMARK 77B, BEING A CITY AND COUNTY OF DENVER BRASS CAP, IN FRONT OF WALK AT THE SOUTHEAST CORNER OF IRVING ST. AND COLFAX AVE., HAVING AN ELEVATION OF 5298.56 FEET (NAVD 88).
- SITE BENCHMARKS WERE ESTABLISHED FOR THIS SITE AS DETAILED BELOW. SITE B.M. NO.1: SET NO.4 REBAR, AT NORTHEAST CORNER OF THE PROPERTY, HAVING AN ELEVATION OF 5298.15
- PER THE CITY AND COUNTY OF DENVER ZONING GIS, THE SUBJECT PROPERTY IS ZONED C-MX-12
- DISTANCES SHOWN ARE MEASURED UNLESS SPECIFIED OTHERWISE

SURVEYOR'S CERTIFICATION

I, MICHAEL J. LINDQUIST, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, DO HEREBY CERTIFY THAT IN MARCH 2023, A BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY SUPERVISION, IN ACCORDANCE WITH THE STANDARD OF CARE FOR THE STATE OF COLORADO, AND THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY AND ALL NOTES SHOWN HEREON IS AN ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY THIS SURVEY. ENCROACHMENTS, EASEMENTS, RIGHTS OF WAY OR PASSAGEWAYS ACROSS SAID PROPERTY THAT ARE IN EVIDENCE OR KNOWN TO ME, ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS SURVEY, AND THE INFORMATION SHOWN HEREON ARE NOT A WARRANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

MICHAEL J. LINDQUIST, PLS 38666



WILSON & COMPANY
990 S. BROADWAY, SUITE 220
DENVER, COLORADO 80209
PHONE: (303)297-2976 FAX: (303)297-2693

MILE HIGH VISTA

SITE DEVELOPMENT PLAN, 1ST AMENDMENT

LOCATED IN A PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

LOCATED AT: 3270 W. COLFAX AVENUE

EASEMENT TO REMAIN

EASEMENT TO BE RELINQUISHED

PROJECT INFORMATION

ZONE DISTRICT: C-MX-12
CONSTRUCTION TYPE: IA PODIUM, IB LEVELS 2-ROOF
102 RESIDENTIAL UNITS (R2)
SPRINKLER: NFPA 13

3270 W COLFAX - BUILD-TO AND ACTIVE USE REQUIREMENT		
BUILD-TO AND ACTIVE USE ANALYSIS	REQUIRED (% & FT)	PROVIDED (% & FT)
PRIMARY STREET - W. COLFAX		
TOTAL BUILD-TO (MIN% WITHIN MIN/IMAX)	70%	72%
ZONE LOT STREET FRONTAGE LENGTH (FEET)		302.68 ft
BUILDING LENGTH (THAT MEETS BUILD-TO) (FEET)	211.81 ft	218.15 ft (INCLUDING 10 ft GARDEN WALL)
ALTERNATIVES PROVIDED (LIST ALTERNATIVES HERE)	N/A	10' GARDEN WALL ALTERNATIVE (DZC, 7.3.6.1.B)
TOTAL ACTIVE USE (OF MIN % OF BUILD-TO RORD) (FEET)	100%	208.15 ft

3270 W COLFAX GFA ZONING (USE CLASSIFICATION)		
Level	GFA	
UTILITY BASEMENT	445 SF	445 SF
LEVEL 1	14760 SF	14760 SF
LEVEL 2	14971 SF	14971 SF
LEVEL 3	14708 SF	14708 SF
LEVEL 4	14708 SF	14708 SF
LEVEL 5	14708 SF	14708 SF
LEVEL 6	14708 SF	14708 SF
LEVEL 7	14708 SF	14708 SF
ROOF DECK AMENITY	3621 SF	3621 SF
GRAND TOTAL GFA	107337 SF	107337 SF

EMERCO Ultra Space Saver Squared

Setbacks

Installation

The Ultra Space Saver Squared has several steps for installation. Please read the instructions and install the rack according to the instructions. Make sure the rack is installed on a flat, level surface. The rack should be installed on a concrete or masonry surface. The rack should be installed on a surface that is at least 1/2" thick and has a minimum compressive strength of 3,000 psi. The rack should be installed on a surface that is at least 1/2" thick and has a minimum compressive strength of 3,000 psi. The rack should be installed on a surface that is at least 1/2" thick and has a minimum compressive strength of 3,000 psi.

Recommended Base Materials

Concrete: 1/2" thick, minimum 3,000 psi compressive strength. Make sure the surface is level and free of debris. The rack should be installed on a surface that is at least 1/2" thick and has a minimum compressive strength of 3,000 psi. The rack should be installed on a surface that is at least 1/2" thick and has a minimum compressive strength of 3,000 psi. The rack should be installed on a surface that is at least 1/2" thick and has a minimum compressive strength of 3,000 psi.

Installation:

Read and follow the instructions for installation. The rack should be installed on a flat, level surface. The rack should be installed on a surface that is at least 1/2" thick and has a minimum compressive strength of 3,000 psi. The rack should be installed on a surface that is at least 1/2" thick and has a minimum compressive strength of 3,000 psi. The rack should be installed on a surface that is at least 1/2" thick and has a minimum compressive strength of 3,000 psi.

Reading your Demo designed layout

The demo designed layout shows the recommended spacing between racks. The racks should be installed on a flat, level surface. The rack should be installed on a surface that is at least 1/2" thick and has a minimum compressive strength of 3,000 psi. The rack should be installed on a surface that is at least 1/2" thick and has a minimum compressive strength of 3,000 psi. The rack should be installed on a surface that is at least 1/2" thick and has a minimum compressive strength of 3,000 psi.

Notes:

- Make sure other parts of the rack are not damaged during installation.
- Use the correct tools and equipment for installation.
- Follow the instructions for installation.

2 INTERIOR BIKE RACK DETAILS
1/2" = 1'-0"

1 SDP PLAN - SITE PLAN
1" = 30'-0"

ARCHITECTURAL SITE PLAN

3

SHEET 3 OF 17

studio completiva
3275 14TH AVE STE 201
DENVER, CO 80204
PHONE: (720) 446-5120

EXHIBIT A
LAND DESCRIPTION

A PORTION OF THE 8' UTILITY EASEMENT IN BLOCK A, NEW AVONDALE, BOOK 25 PAGE 2, RECEPTION NUMBER 75861, NORTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH P.M., CITY AND COUNTY OF DENVER COLORADO; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 8 FEET, OF THE EAST 179.76 FEET OF THE WEST 302.64 FEET OF SAID BLOCK A.

CONTAINING 1,438 SQUARE FEET OR 0.033 ACRES, MORE OR LESS.

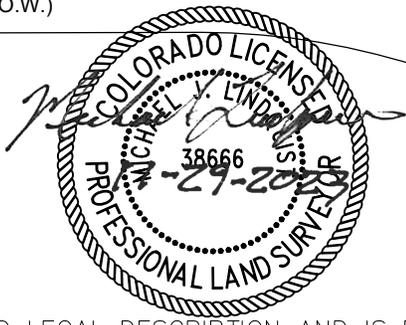
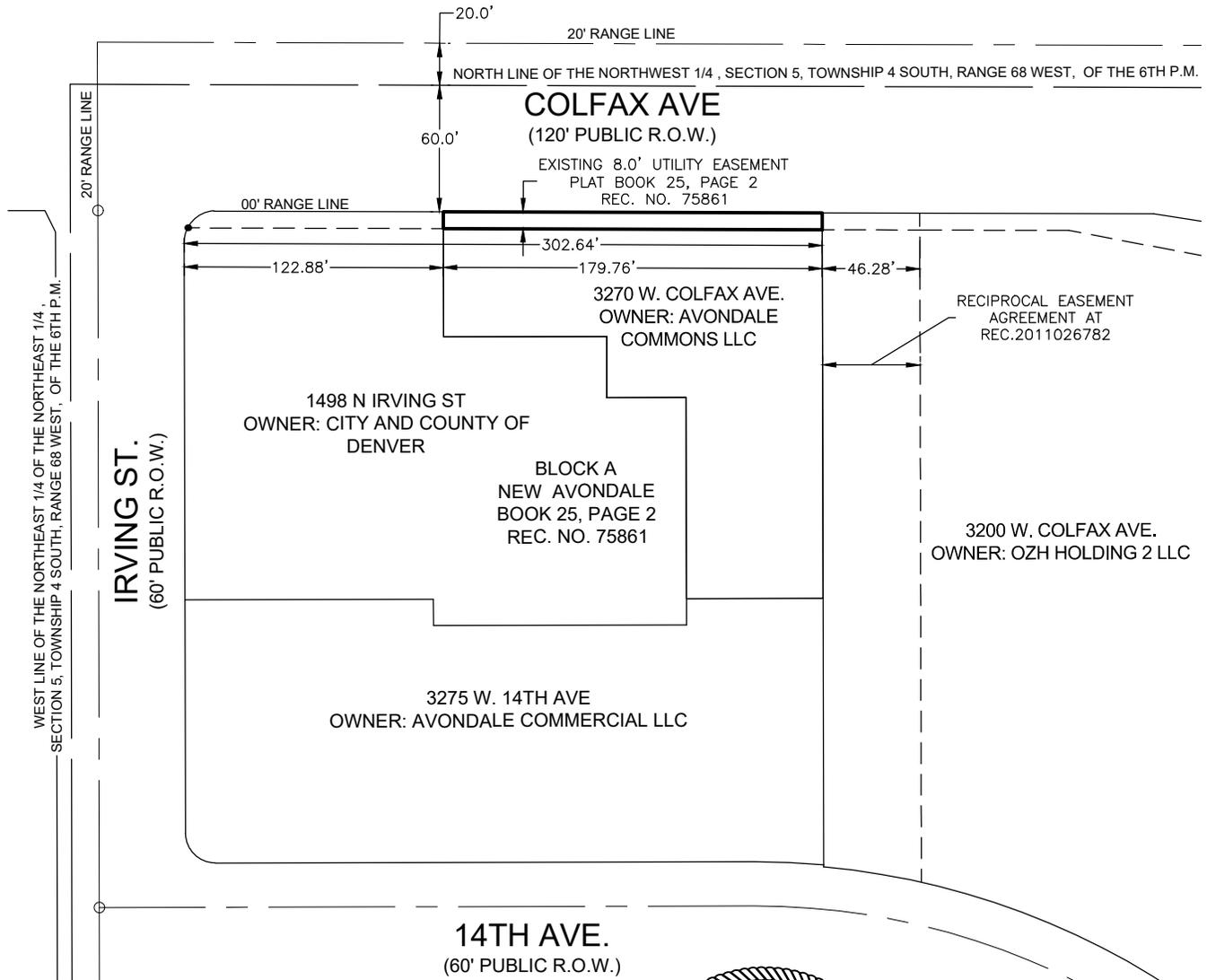
LEGAL DESCRIPTION STATEMENT:

I, MICHAEL LINDQUIST, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.

MICHAEL LINDQUIST, COLORADO PLS 38666
WILSON & COMPANY
990 S. BROADWAY, SUITE 220
DENVER, CO 80209
(303) 297-2976



EXHIBIT A
 NW 1/4 OF SEC 24, T3S, R68W OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO.



NOTE:
 THIS DRAWING IS MEANT TO DEPICT THE ATTACHED LEGAL DESCRIPTION AND IS FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

					SHT. NO: 2 of 2	WILSON & COMPANY 990 South Broadway Suite 220 Denver, CO 80209 Phone: 303-297-2976 Fax: 303-297-2693
					SCALE: 1" = 80'	
					DWN. BY: TJB	DATE: 9-25-2023
					CHK. BY:	
					PROJ. MGR: MJL	9-25-2023
					CLIENT APP:	
01						A PORTION OF BLOCK "A" NEW AVONDALE CITY AND COUNTY OF DENVER STATE OF COLORADO
NO.	REVISION-DESCRIPTION	BY	DATE	CHK'D	APP'D	

3270 W. Colfax

01/24/2024

Master ID: 2022-PROJMSTR-0000610 **Project Type:** ROW Relinquishment
Review ID: 2023-RELINQ-0000021 **Review Phase:**
Location: 3270 W. Colfax **Review End Date:** 11/02/2023

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: Nicholas Boschert
Reviewers Email: Nicholas.Boschert@denvergov.org

Status Date: 11/01/2023
Status: Approved
Comments:

Reviewing Agency: City Forester Review Review Status: Approved

Reviewers Name: Erin Hatch
Reviewers Email: Erin.Hatch@denvergov.org

Status Date: 11/01/2023
Status: Approved
Comments: Approved. No anticipated impact on existing PRW trees. Coordinate with associated SDP for existing tree protection and planting.

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

Status Date: 11/03/2023
Status: Approved - No Response
Comments:

Reviewing Agency: Denver Water Referral Review Status: Approved

Status Date: 11/03/2023
Status: Approved
Comments: PWPRS Project Number: 2023-RELINQ-0000021-3270 W. Colfax
Reviewing Agency/Company: Denver Water
Reviewers Name: Gina Begly
Reviewers Phone: 3036286219
Reviewers Email: gina.begly@denverwater.org
Approval Status: Approved

Comments:

Reviewing Agency: Survey Review Review Status: Approved

Reviewers Name: Dana Sperling
Reviewers Email: Dana.Sperling@denvergov.org

Status Date: 12/06/2023
Status: Approved
Comments: PWPRS Project Number: 2023-RELINQ-0000021-3270 W. Colfax
2023-RELINQ-0000021

Comment Report

3270 W. Colfax

01/24/2024

Master ID: 2022-PROJMSTR-0000610 **Project Type:** ROW Relinquishment
Review ID: 2023-RELINQ-0000021 **Review Phase:**
Location: 3270 W. Colfax **Review End Date:** 11/02/2023

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

Reviewing Agency/Company: DOTI-SURVEY
Reviewers Name: DANA SPERLING
Reviewers Phone: 7204565207
Reviewers Email: dana.sperling@denvergov.org
Approval Status: Approved

Comments:

Status Date: 11/02/2023
Status: Denied
Comments: resubmittal required
the survey redline comments are in the project folder

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

Reviewers Name: Brianne White
Reviewers Email: Brianne.White@denvergov.org

Status Date: 11/03/2023
Status: Comments Compiled
Comments:

Status Date: 10/23/2023
Status: Confirmation of Payment
Comments:

Reviewing Agency: Denver Fire Department Review Review Status: Approved

Reviewers Name: Brian Dimock
Reviewers Email: Brian.Dimock@denvergov.org

Status Date: 10/25/2023
Status: Approved
Comments:

Reviewing Agency: Landmark Review Review Status: Approved

Reviewers Name: Emma-Marie Censky
Reviewers Email: emma.censky@denvergov.org

Status Date: 10/17/2023
Status: Approved
Comments:

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

Status Date: 11/03/2023
Status: Approved - No Response
Comments:

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

Comment Report

3270 W. Colfax

01/24/2024

Master ID: 2022-PROJMSTR-0000610 **Project Type:** ROW Relinquishment
Review ID: 2023-RELINQ-0000021 **Review Phase:**
Location: 3270 W. Colfax **Review End Date:** 11/02/2023

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

Status Date: 11/03/2023
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: 11/01/2023
Status: Approved
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:

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

Status Date: 11/03/2023
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: 11/03/2023
Status: Approved - No Response
Comments:

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

Status Date: 01/24/2024
Status: Approved
Comments: PWPRS Project Number: 2023-RELINQ-0000021-3270 W. Colfax
Reviewing Agency/Company: Lumen/ CenturyLink
Reviewers Name: VeShon Sheridan
Reviewers Phone: 804-234-6825
Reviewers Email: veshon.sheridan@lumen.com
Approval Status: Approved

Comment Report

3270 W. Colfax

01/24/2024

Master ID: 2022-PROJMSTR-0000610 **Project Type:** ROW Relinquishment
Review ID: 2023-RELINQ-0000021 **Review Phase:**
Location: 3270 W. Colfax **Review End Date:** 11/02/2023

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

Comments:

P858323 - Qwest Corporation d/b/a CENTURYLINK, QC ("CenturyLink") has reviewed the request for the subject vacate/abandon and has determined there are no CenturyLink facilities within the easement area as shown and/or described on the provided exhibits.

It is the intent and understanding of CenturyLink that this vacation shall not reduce our rights to any other existing 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 (relocations@centurylink.com) and repair of said facilities.

Status Date: 11/30/2023
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2023-RELINQ-0000021-3270 W. Colfax
Reviewing Agency/Company: Lumen/CenturyLink
Reviewers Name: VeShon Sheridan
Reviewers Phone: 804-234-6825
Reviewers Email: veshon.sheridan@lumen.com
Approval Status: Approved with conditions

Comments:

P858323 - Qwest Corporation d/b/a CENTURYLINK QC ("CenturyLink") has reviewed the request for the subject vacation and has determined that in order to protect its facilities CenturyLink must deny the request at this time.

There are existing underground facilities within the area of the requested easement release. A request should be sent to relocations@centurylink.com to request a relocation of the facilities.

Status Date: 11/03/2023
Status: Approved - No Response
Comments:

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

Status Date: 12/13/2023
Status: Approved
Comments: PWPRS Project Number: 2023-RELINQ-0000021-3270 W. Colfax
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

Comments:

a PSCo easement was acquired over the area to be relinquished that still contains electric distribution facilities

Status Date: 11/03/2023
Status: Denied
Comments: PWPRS Project Number: 2023-RELINQ-0000021-3270 W. Colfax
Reviewing Agency/Company: Public Service Company of Colorado (PSCo) dba Xcel Energy
Reviewers Name: Donna George
Reviewers Phone: 3035713306

Comment Report

3270 W. Colfax

01/24/2024

Master ID: 2022-PROJMSTR-0000610 **Project Type:** ROW Relinquishment
Review ID: 2023-RELINQ-0000021 **Review Phase:**
Location: 3270 W. Colfax **Review End Date:** 11/02/2023

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

Reviewers Email: donna.l.george@xcelenergy.com
Approval Status: Denied

Comments:
PSCo has existing underground electric distribution facilities within the portion of easement proposed to be relinquished. Therefore, the easement must remain until these utilities have been fully demolished and/or removed. The Applicant/Requestor must complete the application process for the removal via xcelenergy.com/InstallAndConnect.

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

Status Date: 11/03/2023
Status: Approved - No Response
Comments:

Reviewing Agency: DS Project Coordinator Review Review Status: Approved

Reviewers Name: Bridget Rassbach
Reviewers Email: Bridget.Rassbach@denvergov.org
Status Date: 11/03/2023
Status: Approved
Comments: PWPRS Project Number: 2023-RELINQ-0000021-3270 W. Colfax
Reviewing Agency/Company: Project Coordination
Reviewers Name: Bridget Rassbach
Reviewers Phone: (720) 865-2797
Reviewers Email: bridget.rassbach@denvergov.org
Approval Status: Approved

Comments:

Reviewing Agency: DES Transportation Review Review Status: Approved

Reviewers Name: Viktoriya Luckner
Reviewers Email: Viktoriya.Luckner@denvergov.org
Status Date: 12/07/2023
Status: Approved
Comments: PWPRS Project Number: 2023-RELINQ-0000021-3270 W. Colfax
Reviewing Agency/Company: DS Transportation
Reviewers Name: Viktoriya Luckner
Reviewers Phone: 720-913-1782
Reviewers Email: Viktoriya.Luckner@denvergov.org
Approval Status: Approved

Comments:

Status Date: 11/03/2023
Status: Denied
Comments: Denied on behalf of this critical reviewer. This is still under review. Please contact the reviewer to resolve.

Comment Report

3270 W. Colfax

01/24/2024

Master ID: 2022-PROJMSTR-0000610 **Project Type:** ROW Relinquishment
Review ID: 2023-RELINQ-0000021 **Review Phase:**
Location: 3270 W. Colfax **Review End Date:** 11/02/2023

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

Status Date: 11/03/2023
Status: Approved - No Response
Comments:

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

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

Status Date: 10/30/2023
Status: Approved
Comments: No objection on behalf of DES Wastewater. No known public storm or sanitary mains are adjacent to easement.

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

Status Date: 11/03/2023
Status: Approved
Comments: PWPRS Project Number: 2023-RELINQ-0000021-3270 W. Colfax
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.

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

Status Date: 11/03/2023
Status: Approved
Comments: PWPRS Project Number: 2023-RELINQ-0000021-3270 W. Colfax
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. The proposed relinquishment is within private property and is south of the south ROW line of Colfax Ave.