

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 1st 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)
- N/A 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)
- N/A 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
Phone: 720-865-3003



- N/A 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
- N/A 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)

- N/A Manufacturer’s and/or construction detail(s)
- N/A Referenced City detail(s) by drawing number on the appropriate plan and elevation view(s)
- N/A Office of the Forester’s (OCF) tree protection detail and notes
- N/A 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 1st 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: _____ DATE: 4/19/23
 PRINT NAME: Chris Jedd EMAIL: cj@alpineinv.com
 COMPANY: Cherokee Partners Denver, LLC



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. 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.

ENCROACHMENT OWNER/ADJACENT PROPERTY OWNER:

The adjacent property owner 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: _____

Telephone Number: _____ Email Address: _____

OWNER REPRESENTATIVE: *Check if the same as Adjacent Property Owner*

Company Name: _____

Contact Name: _____

Address: _____

Telephone Number: _____ Email Address: _____

ENCROACHMENT INFORMATION:

Project Name: _____

Adjacent Property Address: _____

Coordinates (Lat/Long): _____

Encroachment Area, in SF: _____

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
 Phone: 720-865-3003

Is this project associated with a LAND DEVELOPMENT REVIEW?

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

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, dimensions, and quantity of objects. If the space below is not enough space to describe the encroachment, attach the description as a sheet. Additionally, provide required application materials in accordance with the Permit Entrance Requirements. It is not acceptable to use "please see attached plans" or other vague descriptors.

Justification 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. It is not acceptable to use "you want/need it" or other vague descriptors.

FOR ER INTERNAL USE ONLY:

Tier Determination: _____ Project Number: _____ Initials: _____

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: _____ **DATE:** _____

PRINT NAME: _____ **TITLE:** _____

COMPANY: _____

K:\DEN_Civil\096638012_11th and Cherokee\CADD\Exhibits\2023-0418_Encroachment_Site Plan - Existing Sloops\Encroachment_Sloops.dwg McDaniel, Eric 5/16/2023 1:06 PM

LEGEND

- ZONE LOT LINE
- ENCROACHMENT FOUNDATION
- TREE PROTECTION ZONE
- PROP. STORM SEWER
- EXISTING STORM SEWER
- PROP. SANITARY SEWER
- EXISTING SANITARY SEWER
- PROP. WATER MAIN
- EXISTING WATER MAIN
- EXISTING FIBER OPTIC LINE
- EXISTING UNDERGROUND POWER LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING UNDERGROUND GAS LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROP. MAJOR CONTOUR
- PROP. MINOR CONTOUR

ABBREVIATIONS

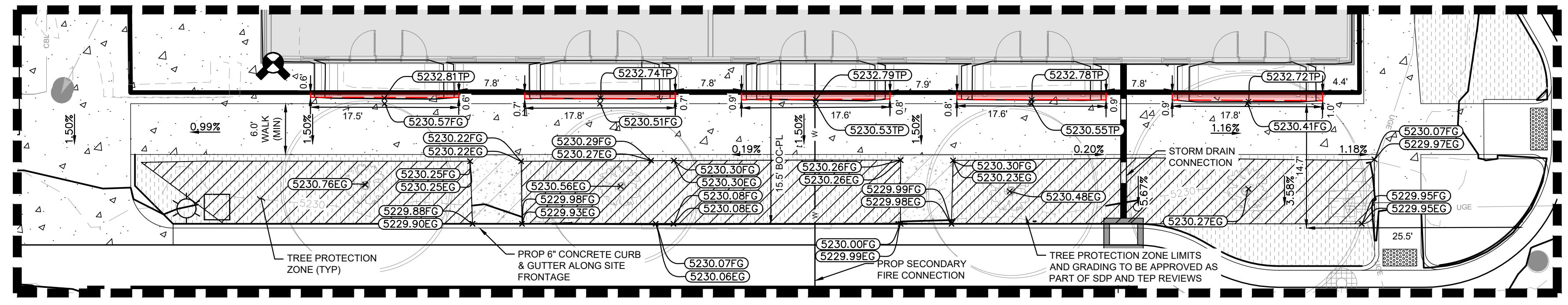
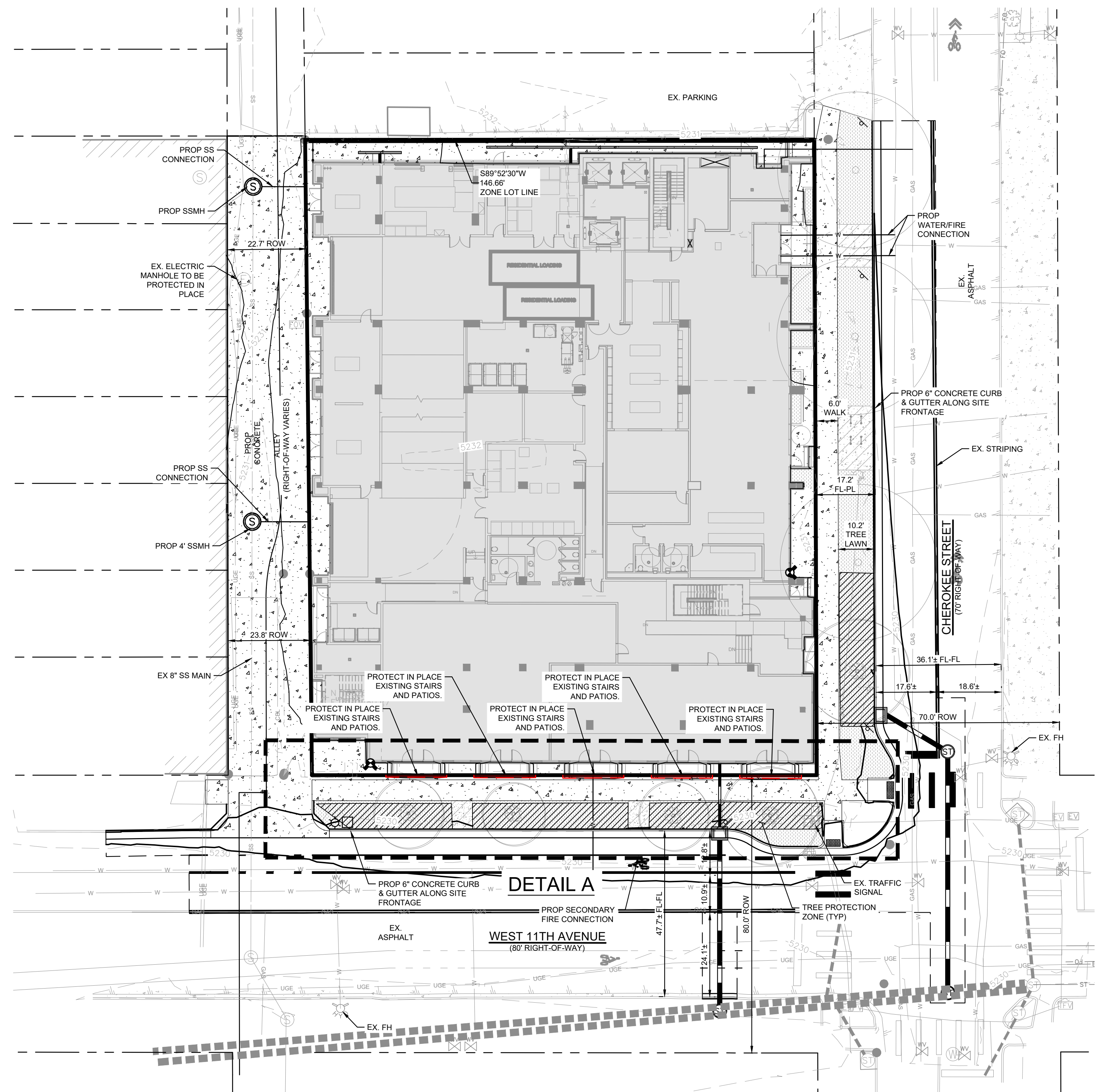
- FL FLOW LINE
- FG FINISH GRADE
- TS TOP OF STAIR
- TP TOP OF PATIO
- BOC BACK OF CURB

GENERAL NOTES

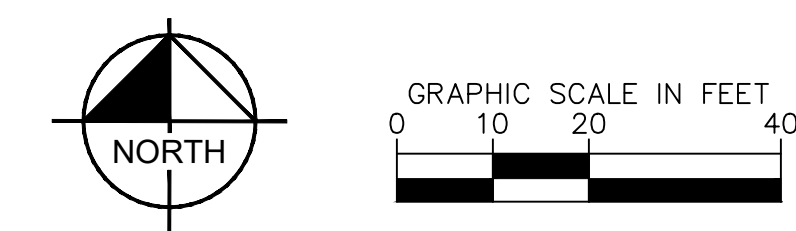
1. EXISTING STAIRS ENCROACHMENTS INTO RIGHT-OF-WAY WILL BE PROCESSED AS A TIER III ENCROACHMENT APPROVAL.
2. NO CONSTRUCTION ACCESS, ACTIVITY, OR STORAGE OF MATERIALS/DEBRIS/EQUIPMENT IS PERMITTED WITHIN TREE PROTECTION ZONES, INCLUDING GRADING, INSTALLATION OF UNDERGROUND UTILITIES, INSTALLATION OF SITE IMPROVEMENTS, AND/OR GRUBBING. ALL CONSTRUCTION ACTIVITY MUST OCCUR OUTSIDE TREE PROTECTION ZONES (SEE NOTE 2 IN OCF TREE PROTECTION NOTES TO DETERMINE TREE PROTECTION ZONE BOUNDARIES.)
3. ALL EXISTING GRADES WITHIN TREE PROTECTION ZONE (TPZ) BOUNDARIES MUST REMAIN AS-IS. ALL PROPOSED GRADE CHANGES MUST OCCUR ENTIRELY OUTSIDE TPZ BOUNDARIES.

STANDARD OCF TREE PROTECTION NOTES

1. EXISTING TREES TO BE PRESERVED IN PUBLIC RIGHT OF WAY (ROW) OR PUBLIC PLACE SHALL BE PROTECTED PER OCF STANDARDS AND PRACTICES. TREE PROTECTION SHALL BE:
 - A. INSTALLED PRIOR TO COMMENCEMENT OF DEMOLITION AND/OR CONSTRUCTION ACTIVITIES
 - B. INSPECTED AND APPROVED BY OCF STAFF
 - C. REMAIN IN PLACE AND AS APPROVED UNTIL CERTIFICATE OF OCCUPANCY OR SUBSTANTIAL COMPLETION AND FINAL ACCEPTANCE IS ISSUED
2. TREE PROTECTION REQUIREMENTS:
 - A. TREE PROTECTION ZONE (TPZ) SHALL BE INSTALLED AT THE DRIPLINE, FURTHEST EXTENT OF TREE CANOPY, OR IS EQUAL TO EIGHTEEN INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT BREST HEIGHT (DBH = 4.5" ABOVE SOIL LINE), WHICHEVER IS GREATER
 - B. INSTALL SIX FOOT (6') CHAIN LINK FENCING PRIOR TO COMMENCEMENT OF PROJECT CONSTRUCTION ACTIVITIES
 - C. OCF STAFF SHALL INSPECT AND APPROVE BOUNDARIES OF TREE PROTECTION ZONE(S) PRIOR TO COMMENCEMENT OF DEMOLITION OR CONSTRUCTION ACTIVITIES
 - D. ONCE TPZ IS IN PLACE, THE FOLLOWING ARE NOT PERMITTED WITHIN TPZ WITHOUT PRIOR WRITTEN APPROVAL FROM OCF:
 - i. ENTRANCE AND/OR ACCESS
 - ii. MOVING, RESIZING, REMOVING, OR ALTERING IN ANY MANNER
 - iii. STORAGE OF MATERIALS/DEBRIS/EQUIPMENT
 - iv. CONSTRUCTION ACTIVITIES INCLUDING BUT NOT LIMITED TO: ROTOTILLING, TRENCHING, GRADING, INSTALLATION OF UNDERGROUND UTILITIES AND/OR SITE IMPROVEMENTS, LANDSCAPING, IRRIGATION WORK
 - E. IRRIGATION LINE WORK SHALL BE COMPLETED BY DIRECTIONAL BORE
 - F. "TREE PROTECTION ZONE" SIGNS SHALL REMAIN IN PLACE AS POSTED BY OCF AND SHALL BE MAINTAINED IN THE CONDITION IN WHICH THEY WERE INSTALLED
 - G. TREE PRUNING FOR CLEARANCE ISSUES MUST HAVE PRIOR AUTHORIZATION BY OCF STAFF
3. EXISTING ROW OR PUBLIC PLACE TREES APPROVED FOR REMOVAL BY OCF MUST BE PROTECTED IN PLACE UNTIL REMOVED BY AN OCF-LICENSED TREE CONTRACTOR:
 - A. AN OCF TREE REMOVAL PERMIT IS REQUIRED
 - B. TREE REMOVAL PERMITS ARE NOT INCLUDED WITH BUILDING PERMITS AND/OR PLAN APPROVAL AND MUST BE OBTAINED SEPARATELY FROM THE OCF
 - C. FAILURE TO PROTECT TREES UNTIL REMOVAL OR REMOVING WITHOUT A OCF-ISSUED PERMIT WILL RESULT IN NOTICE OF VIOLATION AND/OR MAY INCLUDE CITATIONS/FINES
4. CLEAR VISIBILITY INTO TPZ MUST BE MAINTAINED. ALL CONSTRUCTION BANNERS, SCREENS, BARRIERS, AND/OR SIGNS (EXCEPT OCF-POSTED TPZ SIGNS) MUST BE SEMI-TRANSPARENT AND NOT IMPED E INSPECTION OF TPZ BY OCF STAFF
5. FOR PROJECTS WITH A DURATION OF 5 DAYS OR LONGER:
 - A. PROTECTED TREES SHALL BE DEEP-ROOT WATERED AT A MINIMUM INTERVAL OF ONCE EVERY TWO WEEKS WHEN TEMPERATURES ARE AT OR ABOVE 40-DEGREES F
 - B. TREES SHALL BE WATERED AT THE RATE OF 25 GALLONS PER INCH DBH
 - C. INSECT AND DISEASE TREATMENTS SHALL BE APPLIED WHEN NECESSARY OR AS ORDERED BY OCF
 - i. OCF MAY ASK FOR PROOF OF WATERING AND/OR TREATMENT.



DETAIL A
1" = 10'



| | | | |
|---|------------------|-------------------------|---------------|
| CITY AND COUNTY OF DENVER DEPARTMENT OF TRANSPORTATION & INFRASTRUCTURE (DOT) DEVELOPMENT SERVICES ENGINEERING SERVICES | | | |
| DES PROJECT NO. 2022-SDP-0000268 / 2022-CONCEPT-000179 | | | |
| PROJECT NAME: 11TH AND CHEROKEE | | | |
| DESIGNED BY: EAM | DATE: 05/01/2023 | DATE ISSUED: 05/01/2023 | DRAWING NO. 1 |
| DRAWN BY: MVZ | DATE: 05/01/2023 | SHEET 1 OF 2 SHEETS | |
| CHECKED BY: EAM | DATE: 05/01/2023 | | |

2023 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EAM
DRAWN BY: MVZ
CHECKED BY: EAM
DATE: 05/01/2023

11TH AND CHEROKEE
TIER III ENCROACHMENT DETAILS
SITE PLAN

| | | | | |
|-----|----------|----|------|------|
| NO. | REVISION | BY | DATE | APPR |
| | | | | |

PROJECT NO. 096638012
SHEET 1

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 1 OF 5

PORTIONS OF WEST 11TH AVENUE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE 21' RANGE LINE OF CHEROKEE STREET TO BEAR SOUTH 00°18'04" EAST, A DISTANCE OF 513.22 FEET BETWEEN FOUND 3" BRASS CAPS IN RANGE BOXES STAMPED "DWD LS 16398" AT THE INTERSECTION OF THE 20' RANGE LINE OF 12TH AVENUE WITH THE THE 21' RANGE LINE OF CHEROKEE STREET AND AT THE INTERSECTION OF THE 20' RANGE LINE OF WEST 11TH AVENUE AND THE 21' RANGE LINE OF CHEROKEE STREET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

AREA 1:

THAT PORTION OF WEST 11TH AVENUE DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE 20' RANGE LINE OF WEST 11TH AVENUE AND THE 21' RANGE LINE OF CHEROKEE STREET; THENCE NORTH 46°35'08" WEST, A DISTANCE OF 29.05 FEET TO THE SOUTHEASTERLY CORNER OF LOT 17, BLOCK 57, SUBDIVISION OF BLOCKS 42, 44, 45, 45, 57, 58, 59, 60, EVANS ADDITION TO DENVER; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 17, SOUTH 89°54'50" WEST, A DISTANCE OF 4.37 FEET TO THE POINT OF BEGINNING OF AREA 1;

THENCE SOUTH 00°08'30" WEST, A DISTANCE OF 0.98 FEET; THENCE NORTH 89°49'34" WEST, A DISTANCE OF 17.78 FEET; THENCE NORTH 00°08'30" EAST, A DISTANCE OF 0.90 FEET TO A POINT ON SAID SOUTHERLY LINE; THENCE ALONG SAID SOUTHERLY LINE, NORTH 89°54'50" EAST, A DISTANCE OF 17.78 FEET TO THE POINT OF BEGINNING OF AREA 1; CONTAINING 17 SQUARE FEET, MORE OR LESS;

TOGETHER WITH:

AREA 2:

THAT PORTION OF WEST 11TH AVENUE DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE 20' RANGE LINE OF WEST 11TH AVENUE AND THE 21' RANGE LINE OF CHEROKEE STREET; THENCE NORTH 46°35'08" WEST, A DISTANCE OF 29.05 FEET TO THE SOUTHEASTERLY CORNER OF LOT 17, BLOCK 57, SUBDIVISION OF BLOCKS 42, 44, 45, 45, 57, 58, 59, 60, EVANS ADDITION TO DENVER; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 17, SOUTH 89°54'50" WEST, A DISTANCE OF 29.98 FEET TO THE POINT OF BEGINNING OF AREA 2;

THENCE SOUTH 00°08'30" WEST, A DISTANCE OF 0.88 FEET; THENCE NORTH 89°54'21" WEST, A DISTANCE OF 17.65 FEET; THENCE NORTH 00°08'30" EAST, A DISTANCE OF 0.83 FEET TO A POINT ON SAID SOUTHERLY LINE; THENCE ALONG SAID SOUTHERLY LINE, NORTH 89°54'50" EAST, A DISTANCE OF 17.65 FEET TO THE POINT OF BEGINNING OF AREA 2; CONTAINING 15 SQUARE FEET, MORE OR LESS;



JOB NUMBER: 22-77,296
DRAWN BY: M. LUND
DATE: AUGUST 05, 2022

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Flatirons, Inc.
Land Surveying Services



4501 LOGAN ST.
DENVER, CO 80216
PH: (303) 936-6997
FAX: (303) 923-3180

www.FlatironsInc.com

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

TOGETHER WITH: SHEET 2 OF 5

AREA 3:

THAT PORTION OF WEST 11TH AVENUE DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE 20' RANGE LINE OF WEST 11TH AVENUE AND THE 21' RANGE LINE OF CHEROKEE STREET; THENCE NORTH 46°35'08" WEST, A DISTANCE OF 29.05 FEET TO THE SOUTHEASTERLY CORNER OF LOT 17, BLOCK 57, SUBDIVISION OF BLOCKS 42, 44, 45, 45, 57, 58, 59, 60, EVANS ADDITION TO DENVER; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 17, SOUTH 89°54'50" WEST, A DISTANCE OF 55.54 FEET TO THE POINT OF BEGINNING OF AREA 3;

THENCE SOUTH 00°08'30" WEST, A DISTANCE OF 0.77 FEET; THENCE SOUTH 89°35'09" WEST, A DISTANCE OF 17.57 FEET; THENCE NORTH 00°08'30" EAST, A DISTANCE OF 0.87 FEET TO A POINT ON SAID SOUTHERLY LINE; THENCE ALONG SAID SOUTHERLY LINE, NORTH 89°54'50" EAST, A DISTANCE OF 17.57 FEET TO THE POINT OF BEGINNING OF AREA 3; CONTAINING 14 SQUARE FEET, MORE OR LESS;

TOGETHER WITH:

AREA 4:

THAT PORTION OF WEST 11TH AVENUE DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE 20' RANGE LINE OF WEST 11TH AVENUE AND THE 21' RANGE LINE OF CHEROKEE STREET; THENCE NORTH 46°35'08" WEST, A DISTANCE OF 29.05 FEET TO THE SOUTHEASTERLY CORNER OF LOT 17, BLOCK 57, SUBDIVISION OF BLOCKS 42, 44, 45, 45, 57, 58, 59, 60, EVANS ADDITION TO DENVER; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 17, SOUTH 89°54'50" WEST, A DISTANCE OF 80.93 FEET TO THE POINT OF BEGINNING OF AREA 4;

THENCE SOUTH 00°08'30" WEST, A DISTANCE OF 0.71 FEET; THENCE SOUTH 89°49'46" WEST, A DISTANCE OF 17.81 FEET; THENCE NORTH 00°08'30" EAST, A DISTANCE OF 0.73 FEET TO A POINT ON SAID SOUTHERLY LINE; THENCE ALONG SAID SOUTHERLY LINE, NORTH 89°54'50" EAST, A DISTANCE OF 17.81 FEET TO THE POINT OF BEGINNING OF AREA 4; CONTAINING 13 SQUARE FEET, MORE OR LESS;



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DRAWN BY: M. LUND
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Flatirons, Inc.
Land Surveying Services

4501 LOGAN ST.
DENVER, CO 80216
PH: (303) 936-6997
FAX: (303) 923-3180

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EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 3 OF 5

TOGETHER WITH:

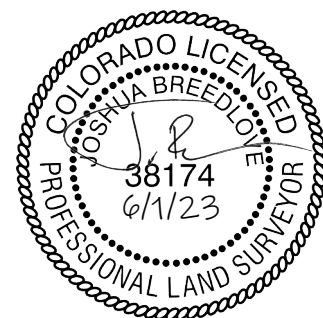
AREA 5:

THAT PORTION OF WEST 11TH AVENUE DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE 20' RANGE LINE OF WEST 11TH AVENUE AND THE 21' RANGE LINE OF CHEROKEE STREET; THENCE NORTH 46°35'08" WEST, A DISTANCE OF 29.05 FEET TO THE SOUTHEASTERLY CORNER OF LOT 17, BLOCK 57, SUBDIVISION OF BLOCKS 42, 44, 45, 45, 57, 58, 59, 60, EVANS ADDITION TO DENVER; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 17, SOUTH 89°54'50" WEST, A DISTANCE OF 106.54 FEET TO THE POINT OF BEGINNING OF AREA 5;

THENCE SOUTH 00°08'30" WEST, A DISTANCE OF 0.59 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 17.55 FEET; THENCE NORTH 00°08'30" EAST, A DISTANCE OF 0.57 FEET TO A POINT ON SAID SOUTHERLY LINE; THENCE ALONG SAID SOUTHERLY LINE, NORTH 89°54'50" EAST, A DISTANCE OF 17.55 FEET TO THE POINT OF BEGINNING OF AREA 5; CONTAINING 10 SQUARE FEET, MORE OR LESS;

I, JOSHUA BREEDLOVE, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JOSHUA BREEDLOVE
COLORADO P.L.S. #38174
VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 22-77,296
DRAWN BY: M. LUND
DATE: AUGUST 05, 2022

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Flatirons, Inc.
Land Surveying Services



4501 LOGAN ST.
DENVER, CO 80216
PH: (303) 936-6997
FAX: (303) 923-3180
www.FlatironsInc.com

BY:MLUND FILE:77296-ALTA-COMBINED-DESCRIPTIONS_RECOVER.DWG DATE: AUGUST 05, 20226/1/2023 9:52 AM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 4 OF 5

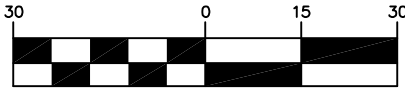
12TH AVENUE
(RIGHT-OF-WAY VARIES)

FOUND 3" BRASS CAP
IN RANGE BOX STAMPED
"DWD LS 16398"

20' RANGE LINE



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

LOT 11

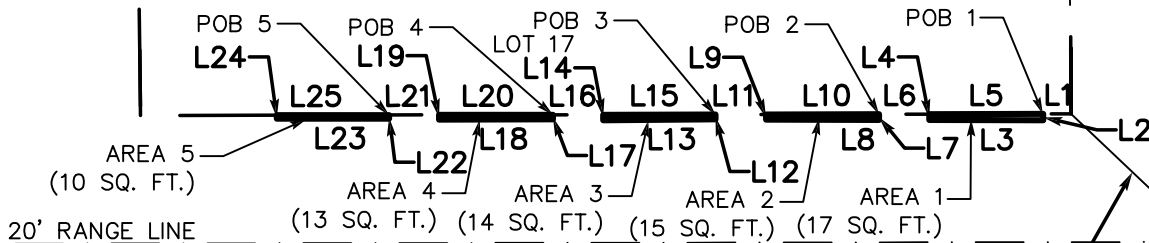
BLOCK 57

SUBDIVISION OF BLOCKS 43,
44, 45, 46, 57, 58, 59, 60,
EVANS ADDITION TO DENVER

LOT 12

LOT 13

21' RANGE LINE
BASIS OF BEARINGS
S00°18'04"E 513.22'
CHEROKEE STREET
(70' RIGHT-OF-WAY)



WEST 11TH AVENUE
(80' RIGHT-OF-WAY)

N46°35'08"W
29.05' (AM)

POINT OF COMMENCEMENT
FOUND 3" BRASS CAP IN RANGE
BOX STAMPED "DWD LS 16398"

POB: POINT OF BEGINNING



JOB NUMBER: 22-77,296
DRAWN BY: M. LUND
DATE: AUGUST 05, 2022

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EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 5 OF 5

| LINE TABLE | | |
|------------|-------------|--------|
| LINE # | DIRECTION | LENGTH |
| L1 | S89°54'50"W | 4.37 |
| L2 | S00°08'30"W | 0.98 |
| L3 | N89°49'34"W | 17.78 |
| L4 | N00°08'30"E | 0.90 |
| L5 | N89°54'50"E | 17.78 |
| L6 | S89°54'50"W | 29.98 |
| L7 | S00°08'30"W | 0.88 |
| L8 | N89°54'21"W | 17.65 |
| L9 | N00°08'30"E | 0.83 |
| L10 | N89°54'50"E | 17.65 |
| L11 | S89°54'50"W | 55.54 |
| L12 | S00°08'30"W | 0.77 |
| L13 | S89°35'09"W | 17.57 |
| L14 | N00°08'30"E | 0.87 |
| L15 | N89°54'50"E | 17.57 |
| L16 | S89°54'50"W | 80.93 |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE # | DIRECTION | LENGTH |
| L17 | S00°08'30"W | 0.71 |
| L18 | S89°49'46"W | 17.81 |
| L19 | N00°08'30"E | 0.73 |
| L20 | N89°54'50"E | 17.81 |
| L21 | S89°54'50"W | 106.54 |
| L22 | S00°08'30"W | 0.59 |
| L23 | N90°00'00"W | 17.55 |
| L24 | N00°08'30"E | 0.57 |
| L25 | N89°54'50"E | 17.55 |



JOB NUMBER: 22-77,296
DRAWN BY: M. LUND
DATE: AUGUST 05, 2022

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www.FlatironsInc.com

2ND_Tier III - 11th Ave and Cherokee St - Patio - Ramp - Stairs

06/09/2023

Master ID: 2022-PROJMSTR-0000268 **Project Type:** Tier III Encroachment Resolution
Review ID: 2022-ENCROACHMENT-0000098 **Review Phase:**
Location: **Review End Date:** 05/16/2023

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: Matthew Farmen
Reviewers Email: Matt.Farmen@denvergov.org

Status Date: 05/16/2023
Status: Approved
Comments:

Status Date: 02/15/2023
Status: Approved
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000098 - Tier III - 11th Ave and Cherokee St - Patio - Ramp - Stairs
Reviewing Agency/Company: DS Transportation
Reviewers Name: Matthew Steder
Reviewers Phone: 720-913-4535
Reviewers Email: matt.steder@denvergov.org
Approval Status: Approved

Comments:

Status Date: 02/09/2023
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000098 - Tier III - 11th Ave and Cherokee St - Patio - Ramp - Stairs
Reviewing Agency/Company: DOTI ROWS DS Transportation
Reviewers Name: Matthew Steder
Reviewers Phone: 720-913-4535
Reviewers Email: matt.steder@denvergov.org
Approval Status: Approved with conditions

Comments:

Encroachment maintains 5' min sidewalk (6' provided) and 8' min tree lawn along W 11th Ave per CCD Std Dwg 3.0
Grading outside encroachment shows ROW sidewalk cross-slope standards can be achieved and positive drainage to W 11th Avenue through tree lawn while preserving designated tree protection areas.
Encroachment to be notated with Transportation Engineering Plan.

Attachment: 2022-ENCROACHMENT-0000098_Revised Site Plan_2023-0111 (003).pdf

Status Date: 12/05/2022
Status: Denied
Comments: Denied on behalf of this critical reviewer. Please contact marco.cabanillas@denvergov.org to obtain approval for this project.

Status Date: 11/30/2022
Status: Approved - No Response
Comments:

Comment Report

2ND_Tier III - 11th Ave and Cherokee St - Patio - Ramp - Stairs

06/09/2023

Master ID: 2022-PROJMSTR-0000268 **Project Type:** Tier III Encroachment Resolution
Review ID: 2022-ENCROACHMENT-0000098 **Review Phase:**
Location: **Review End Date:** 05/16/2023

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

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

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

Status Date: 05/17/2023
Status: Approved - No Response
Comments:

Status Date: 11/30/2022
Status: Approved - No Response
Comments:

Reviewing Agency: Survey Review Review Status: Approved

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

Status Date: 06/09/2023
Status: Approved
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000098 - Tier III - 11th Ave and Cherokee St - Patio - Ramp - Stairs
Reviewing Agency/Company: DOTI-SURVEY
Reviewers Name: DANA SPERLING
Reviewers Phone: 7204565207
Reviewers Email: dana.sperling@denvergov.org
Approval Status: Approved

Comments:
approved documents are in the approved legal description fold 2nd Submittal

Status Date: 05/16/2023
Status: Denied
Comments: survey comments have been uploaded

Status Date: 01/09/2023
Status: Approved
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000098 - Tier III - 11th Ave and Cherokee St - Patio - Ramp - Stairs
Reviewing Agency/Company: DOTI-SURVEY
Reviewers Name: DANA SPERLING
Reviewers Phone: 7204565207
Reviewers Email: dana.sperling@denvergov.org
Approval Status: Approved

Comments:
documents received and comment addressed

Status Date: 11/30/2022
Status: Denied
Comments: Denied Resubmittal Required
Site plan needs distances of encroachment to the property lines.

Comment Report

2ND_Tier III - 11th Ave and Cherokee St - Patio - Ramp - Stairs

06/09/2023

Master ID: 2022-PROJMSTR-0000268 **Project Type:** Tier III Encroachment Resolution
Review ID: 2022-ENCROACHMENT-0000098 **Review Phase:**
Location: **Review End Date:** 05/16/2023

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

Vesting Deed is required
Title commitment not older than 90 days
Description and Illustration (Exhibit A) in PDF format in encroachment area
Description area in word document format

Status Date: 11/30/2022
Status: Approved - No Response
Comments:

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

Reviewers Name: Zhixu Yuan
Reviewers Email: Zhixu.Yuan@denvergov.org

Status Date: 05/13/2023
Status: Approved
Comments:

Status Date: 02/14/2023
Status: Approved
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000098 - Tier III - 11th Ave and Cherokee St - Patio - Ramp - Stairs
Reviewing Agency/Company: DS-WW
Reviewers Name: Zhixu Yuan
Reviewers Phone: 7208653140
Reviewers Email: zhixu.yuan@denvergov.org
Approval Status: Approved

Comments:
Per updated sheet

Attachment: 2022-ENCROACHMENT-0000098_Revised Site Plan_2023-0117.pdf

Status Date: 12/05/2022
Status: Denied
Comments: Denied on behalf of this critical reviewer. Please contact zhixu.yuan@denvergov.org to obtain approval for this project.

Status Date: 11/30/2022
Status: Approved - No Response
Comments:

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

Status Date: 05/17/2023
Status: Approved - No Response
Comments:

Status Date: 12/08/2022
Status: Approved
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000098 - Tier III - 11th Ave and Cherokee St - Patio - Ramp - Stairs
Reviewing Agency/Company: Denver City Council, District 10
Reviewers Name: Chris Hinds

Comment Report

2ND_Tier III - 11th Ave and Cherokee St - Patio - Ramp - Stairs

06/09/2023

Master ID: 2022-PROJMSTR-0000268 **Project Type:** Tier III Encroachment Resolution
Review ID: 2022-ENCROACHMENT-0000098 **Review Phase:**
Location: **Review End Date:** 05/16/2023

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

Reviewers Phone: 720-337-7710
Reviewers Email: chris.hinds@denvergov.org
Approval Status: Approved

Comments:

Met with applicant, applicant addressed all concerns. No issues with this encroachment remain. Thank you!

Status Date: 12/05/2022

Status: Denied

Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000098 - Tier III - 11th Ave and Cherokee St - Patio - Ramp - Stairs
Reviewing Agency/Company: Denver City Council, District 10
Reviewers Name: Chris Hinds
Reviewers Phone: 720-337-7710
Reviewers Email: chris.hinds@denvergov.org
Approval Status: Denied

Comments:

Per Brianna White, I can use this form to request a briefing on this topic. Unfortunately, "Approval Status" appears to be a mandatory field to submit this form, so I will click "Denied" as any other option would indicate that I've approved the encroachment and therefore don't need a briefing. May I please have a briefing on this proposal?

From: White, Brianna - DOTI CA2379 Business Operations Administrator Brianna.White@denvergov.org Sent: Tuesday, November 8, 2022 11:39 AM To: Hinds, Chris - CC Member District 10 Denver City Council Subject: RE: Review End Date 12/01/2022 - 2022-ENCROACHMENT-0000098 - Tier III - 11th Ave and Cherokee St - Patio - Ramp - Stairs

Good Afternoon Councilman Hinds,

Thank you for reaching out to us. We understand that not everyone has access to Accela. The review materials are also available for reviewers to access on our E-Review web page and the link is always included in the review announcements. On this page, you can view all the documents that were submitted by the applicant by clicking on the project number. It also includes a form for reviewers to leave any comments or concerns, and a request for a briefing from the applicant can be made in this location as well. We provide a Comment Report to the applicant with all the reviewers comments at the end of the review period, and the applicant is required to resolve the comments with the reviewer before we can move on to the next steps in our process.

Please let us know if you have any questions

Status Date: 11/30/2022

Status: Approved - No Response

Comments:

Reviewing Agency: CenturyLink Referral

Review Status: Approved - No Response

Status Date: 05/17/2023

2022-ENCROACHMENT-0000098

Comment Report

2ND_Tier III - 11th Ave and Cherokee St - Patio - Ramp - Stairs

06/09/2023

Master ID: 2022-PROJMSTR-0000268 **Project Type:** Tier III Encroachment Resolution
Review ID: 2022-ENCROACHMENT-0000098 **Review Phase:**
Location: **Review End Date:** 05/16/2023

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

Status: Approved - No Response
Comments:

Status Date: 12/06/2022
Status: Approved

Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000098 - Tier III - 11th Ave and Cherokee St - Patio - Ramp - Stairs
Reviewing Agency/Company: CenturyLink
Reviewers Name: Lisa Gallegos
Reviewers Phone: 4064430583
Reviewers Email: lisa.gallegos@lumen.com
Approval Status: Approved

Comments:

Attachment: Encroachment Ltr approval.pdf

Status Date: 11/30/2022
Status: Approved - No Response
Comments:

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

Status Date: 05/17/2023
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000098 - 2ND_Tier III - 11th Ave and Cherokee St - Patio - Ramp - Stairs
Reviewing Agency/Company: Public Service Company of Colorado dba Xcel Energy
Reviewers Name: Donna George
Reviewers Phone: 3035713306
Reviewers Email: donna.l.george@xcelenergy.com
Approval Status: Approved with conditions

Comments:

Please be aware PSCo has existing underground electric distribution facilities in the area of the proposed encroachment. Please contact the Utility Notification Center of Colorado 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/Requ

Status Date: 05/17/2023
Status: Approved - No Response
Comments:

Status Date: 12/05/2022
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000098 - Tier III - 11th Ave and Cherokee St - Patio - Ramp - Stairs
Reviewing Agency/Company: Public Service Company of Colorado dba Xcel Energy
Reviewers Name: Donna George
Reviewers Phone: 3035713306
Reviewers Email: donna.l.george@xcelenergy.com
Approval Status: Approved with conditions

Comment Report

2ND_Tier III - 11th Ave and Cherokee St - Patio - Ramp - Stairs

06/09/2023

Master ID: 2022-PROJMSTR-0000268 **Project Type:** Tier III Encroachment Resolution
Review ID: 2022-ENCROACHMENT-0000098 **Review Phase:**
Location: **Review End Date:** 05/16/2023

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

Comments:

Please be aware PSCo has existing underground electric distribution facilities in the area of the proposed encroachment. Please contact the Utility Notification Center of Colorado 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: 11/30/2022
Status: Approved - No Response
Comments:

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

Status Date: 05/17/2023
Status: Approved - No Response
Comments:

Status Date: 11/30/2022
Status: Approved - No Response
Comments:

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

Status Date: 05/17/2023
Status: Approved - No Response
Comments:

Status Date: 12/05/2022
Status: Approved
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000098 - Tier III - 11th Ave and Cherokee St - Patio - Ramp - Stairs
Reviewing Agency/Company: Comcast
Reviewers Name: Dennis Longwell
Reviewers Phone: 72043550 91
Reviewers Email: Dennis_Longwell@comcast.com
Approval Status: Approved

Status Date: 11/30/2022
Status: Approved - No Response
Comments:

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

Status Date: 05/17/2023
Status: Approved - No Response
Comments:

Status Date: 11/30/2022
Status: Approved - No Response
Comments:

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

Comment Report

2ND_Tier III - 11th Ave and Cherokee St - Patio - Ramp - Stairs

06/09/2023

Master ID: 2022-PROJMSTR-0000268 **Project Type:** Tier III Encroachment Resolution
Review ID: 2022-ENCROACHMENT-0000098 **Review Phase:**
Location: **Review End Date:** 05/16/2023

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

Status Date: 05/17/2023
Status: Approved - No Response
Comments:

Status Date: 11/30/2022
Status: Approved - No Response
Comments:

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

Status Date: 05/17/2023
Status: Approved - No Response
Comments:

Status Date: 11/30/2022
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: 05/04/2023
Status: Approved
Comments:

Status Date: 11/30/2022
Status: Approved - No Response
Comments:

Reviewing Agency: Division of Real Estate Referral Review Status: Approved

Reviewers Name: Yohanna Harrison
Reviewers Email: yohanna.harrison@denvergov.org

Status Date: 05/15/2023
Status: Approved
Comments:

Reviewing Agency: Denver Fire Department Review Review Status: Approved

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

Status Date: 05/12/2023
Status: Approved
Comments:

Status Date: 11/30/2022
Status: Approved - No Response

Comment Report

2ND_Tier III - 11th Ave and Cherokee St - Patio - Ramp - Stairs

06/09/2023

Master ID: 2022-PROJMSTR-0000268 **Project Type:** Tier III Encroachment Resolution
Review ID: 2022-ENCROACHMENT-0000098 **Review Phase:**
Location: **Review End Date:** 05/16/2023

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

Comments:

Reviewing Agency: Denver Water Referral

Review Status: Approved

Status Date: 05/17/2023

Status: Approved

Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000098 - Tier III - 11th Ave and Cherokee St - Patio - Ramp - Stairs
Reviewing Agency/Company: Denver Water
Reviewers Name: Kela Naso
Reviewers Phone: 13036286302
Reviewers Email: kela.naso@denverwater.org
Approval Status: Approved

Comments:

Status Date: 05/17/2023

Status: Approved - No Response

Comments:

Status Date: 12/05/2022

Status: Approved

Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000098 - Tier III - 11th Ave and Cherokee St - Patio - Ramp - Stairs
Reviewing Agency/Company: Denver Water
Reviewers Name: Kela Naso
Reviewers Phone: 13036286302
Reviewers Email: kela.naso@denverwater.org
Approval Status: Approved

Status Date: 11/30/2022

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: 05/15/2023

Status: Approved

Comments:

Status Date: 11/28/2022

Status: Approved

Comments:

Reviewing Agency: Policy and Planning Referral

Review Status: Approved - No Response

Status Date: 05/17/2023

Status: Approved - No Response

Comments:

Status Date: 11/30/2022

Comment Report

2ND_Tier III - 11th Ave and Cherokee St - Patio - Ramp - Stairs

06/09/2023

Master ID: 2022-PROJMSTR-0000268 **Project Type:** Tier III Encroachment Resolution
Review ID: 2022-ENCROACHMENT-0000098 **Review Phase:**
Location: **Review End Date:** 05/16/2023

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

Status: Approved - No Response
Comments:

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

Status Date: 05/17/2023
Status: Approved
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000098 - 2ND_Tier III - 11th Ave and Cherokee St - Patio - Ramp - Stairs
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: 05/17/2023
Status: Approved - No Response
Comments:

Status Date: 12/05/2022
Status: Approved
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000098 - Tier III - 11th Ave and Cherokee St - Patio - Ramp - Stairs
Reviewing Agency/Company: DODR
Reviewers Name: Spencer Pocock
Reviewers Phone: 720-913-8411
Reviewers Email: Spencer.Pocock@denvergov.org
Approval Status: Approved

Status Date: 11/30/2022
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: 05/16/2023
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.
2. A 5ft min unobstructed pedestrian path must be present after construction.

Status Date: 11/29/2022
Status: Approved

Comment Report

2ND_Tier III - 11th Ave and Cherokee St - Patio - Ramp - Stairs

06/09/2023

Master ID: 2022-PROJMSTR-0000268 **Project Type:** Tier III Encroachment Resolution
Review ID: 2022-ENCROACHMENT-0000098 **Review Phase:**
Location: **Review End Date:** 05/16/2023

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

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: 05/17/2023
Status: Approved - No Response
Comments:

Status Date: 11/30/2022
Status: Approved - No Response
Comments:

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

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

Status Date: 05/16/2023
Status: Approved
Comments: Approved. Install TPZ as indicated.

Status Date: 01/27/2023
Status: Approved
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000098 - Tier III - 11th Ave and Cherokee St - Patio - Ramp - Stairs
Reviewing Agency/Company: Denver Parks and Rec - Forestry
Reviewers Name: Nick Evers
Reviewers Phone: 7206759194
Reviewers Email: nick.evers@denvergov.org
Approval Status: Approved

Comments:
Approved. Forestry's comments have been addressed.

Status Date: 11/18/2022
Status: Denied

Comments:

1. There are existing ROW trees adjacent to property. The Office of the City Forester (OCF) requires preservation of existing trees within all public rights of way. Trees in fair to excellent condition located within ROW's must be retained and protected through the entire duration of the project unless authorized removal is granted by this office. Failure to meet protection requirements shall result in a Notice of Violation or Administrative Citation per each infraction.
 - a. Include an existing tree protection plan sheet in next submittal. Show locations of existing trees and accurately scaled tree canopies.
 - i. See note 2 in OCF tree protection notes to determine tree protection zone boundaries.
 - b. Add OCF tree protection detail & tree protection notes to tree protection plan sheet.
2. OCF has updated tree planting/protection detail. Include updated detail, dated 4/1/22 (pdf & CAD details included with

Comment Report

2ND_Tier III - 11th Ave and Cherokee St - Patio - Ramp - Stairs

06/09/2023

Master ID: 2022-PROJMSTR-0000268 **Project Type:** Tier III Encroachment Resolution
Review ID: 2022-ENCROACHMENT-0000098 **Review Phase:**
Location: **Review End Date:** 05/16/2023

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

redlines). If applicant cannot access CAD file, email Forestry@denvergov.org to request file (include project number for reference: 2022-ENCROACHMENT-0000098).

3. Show tree protection (TPZ) zone(s) on this sheet. Show each TPZ boundary as thick line so it can be easily interpreted by contractor. Add the following notes:

a. No construction access, activity, or storage of materials/debris/equipment is permitted within tree protection zones, including grading, installation of underground utilities, installation of site improvements, and/or grubbing. All construction activity must occur outside tree protection zones (see note 2 in OCF tree protection notes to determine tree protection zone boundaries).

b. All existing grades within tree protection zone (TPZ) boundaries must remain as-is. All proposed grade changes must occur entirely outside TPZ boundaries.

4. Coordinate encroachment and tree protection across encroachment application (2022-ENCROACHMENT-0000098) and listed site development plan (2022PM0000268).

Reviewing Agency: Landmark Review Review Status: Approved

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

Status Date: 05/02/2023
Status: Approved
Comments:

Status Date: 11/08/2022
Status: Approved
Comments:

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

Status Date: 05/17/2023
Status: Approved - No Response
Comments:

Status Date: 12/05/2022
Status: Approved
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000098 - Tier III - 11th Ave and Cherokee St - Patio - Ramp - Stairs
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: 11/30/2022
Status: Approved - No Response
Comments:

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

Comment Report

2ND_Tier III - 11th Ave and Cherokee St - Patio - Ramp - Stairs

06/09/2023

Master ID: 2022-PROJMSTR-0000268 **Project Type:** Tier III Encroachment Resolution
Review ID: 2022-ENCROACHMENT-0000098 **Review Phase:**
Location: **Review End Date:** 05/16/2023

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

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

Status Date: 05/17/2023
Status: Approved - No Response
Comments:

Status Date: 11/30/2022
Status: Approved - No Response
Comments: