

Easement Relinquishment Submittal Checklist

Any submittal not meeting all minimum checklist criteria herein shall be rejected as incomplete.

Easement Relinquishment submittal documents will include the following:

- Application (Page 2&3 of this document) - Must be signed by owner, or a vested party
- Original holding document of the easement - eg. Ordinance, PNEE, Subdivision plan, etc.:
 - Must include the Clerk and Recorder's Book and Page, and/or Recordation Number.
- A Legal Description and Exhibits are required if you are relinquishing a portion of the easement as held in the original document. The Legal Description and Exhibit of the easement(s) to be relinquished, must be prepared by a Professional Land Surveyor (PLS), licensed in the State of Colorado:
 - PDF format (**must be PLS signed and stamped**) **and**
 - Word format (Does not need to be PLS signed and stamped)
- Site Plan - accurately engineered drawings to include:
 - Numerical and Bar Scale (Scale not to exceed 1:40)
 - North arrow
 - Legend
 - Vicinity map, if necessary
 - Plan set date and revision number (if applicable)
 - Call out the location of the easement proposed to be relinquished and hatch area**
 - Call out the location if new easement will be conveyed** (if applicable)
 - Property lines
 - Right-of-Way width
 - Edge of Pavement and/or Curb and Gutter
 - Sidewalks
 - Trees and landscaping in the ROW
 - Nearby driveways and alleys
 - Street names
 - Aerial imagery is allowed, but does not replace the required Engineered drawings

FEES:

Must be paid immediately after project is logged in and a project number is provided by your Coordinator along with the project invoice.

Initial Processing Fee = \$1,000.00 (Non-Refundable)

Legal Description Review Fee = \$300.00 (Non-Refundable)

Ordinance Fee = \$300.00 (Non-Refundable)

I hereby attest that all above information has been incorporated into our plan submittal.

Owner/Vested Party/Applicant Signature

7-5-2023

Date



APPLICATION EASEMENT RELINQUISHMENT

DOTI | Right-of-Way Services
Engineering and Regulatory Office
201 W. Colfax Avenue, Dept. 507
Denver, CO 80202 P: 720-865-3003
DOTI.ER@denvergov.org

Please complete this application to apply for an ordinance to relinquish easements held by the City in the Public Right of Way. Please reference Rules and Regulations for Easement Relinquishments for more details on the relinquishment process. Please type or print. If necessary attach additional sheets to fully answer any of the following sections. Submit the complete application electronically to: DOTI.ER@denvergov.org.

DATE: 07/05/23

PROJECT NAME: 3300 Blake Street

IS THIS PROJECT ASSOCIATED WITH A SITE DEVELOPMENT REVIEW? Yes No

If you checked 'Yes' above, provide Project Master, Site Plan and/or Concept Development project numbers:

2021-PROJ.MSTR-0000649, 2022-SDP-0000033, 2022-LOG-0013471

ADDRESS (approx.) OF EASEMENT: 3300 Blake Street, Denver CO 80205

APPLICANT:

Name: Kristen Link

Company (if applicable): Carmel Partners Title: Director of Development

Address: 707 17th Street, Suite 3050, Denver CO 80202

Telephone number: 303.339.8818 Email address: klink@carmelpartners.com

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

Company: CP VII Blake, LLC

Owner Contact: Kristen Link

Address: 1000 Sansome Street, 1st Floor, San Francisco, CO 94111

Telephone Number: 303.339.8818 Email address: klink@carmelpartners.com

ORIGINAL HOLDING DOCUMENT THE EASEMENT IS HELD IN:

Title of document: alley vacation ordinance

Clerk & Recorder Recordation Number: 2023061487

Ordinance Number (if applicable): 20230681

PORTION OF EASEMENT IF BEING RELINQUISHED:

Easement in its entirety

A portion of the easement (as described in the legal description)





APPLICATION EASEMENT RELINQUISHMENT

QUANTITY OF EASEMENTS TO BE RELINQUISHED: 1

Easement Groupings if submitting with multiple easements:

DESCRIBE THE CURRENT STATE OF THE EASEMENT(S):

In the space below, please describe what the easement was granted for, if it is a partial relinquishment or being relinquished in its entirety and any additional background information

The non-exclusive easement was granted for use by the City of Denver to place future utilities in what used to be an unused 16-foot alley that was vacated. No utilities except a Lumen fiber line are located within the easement area. The lumen line has a separate easement. We are requesting the full relinquishment of this easement in order to build a mixed-use apartment and retail project on the area 2021-PROJMSTR-0000647.

EXISTING UTILITIES:

If there are existing utilities in the easement, please explain how these utilities will be accommodated and whether they will be removed or relocated.

If there are no existing utilities in the easement to the best of your knowledge, please state NO Utilities or N/A

There are Lumen/Centurylink fiber lines within the easement area that have a separate easement to accommodate them. All other overhead utility lines have been removed and relocated underground outside of the easement area. There is an existing 8-inch sewer line that we are in the process of abandoning under 2021-SUDP-0005053.

EXPLANATION OF WHY THE EASEMENT RELINQUISHMENT IS BEING REQUESTED:

Please explain why the easement needs to be relinquished.

The easement needs to be relinquished in order to build a 481 unit apartment community with 29 affordable housing units on top of where the easement currently exists.

I/WE HEREBY CERTIFY THAT I/WE ARE THE OWNER(S) OF THE REAL PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION AND THAT THE FOREGOING INFORMATION ON THIS APPLICATION IS TRUE AND COMPLETE.



(Owner/Vested Party Signature)

7/5/23
DATE



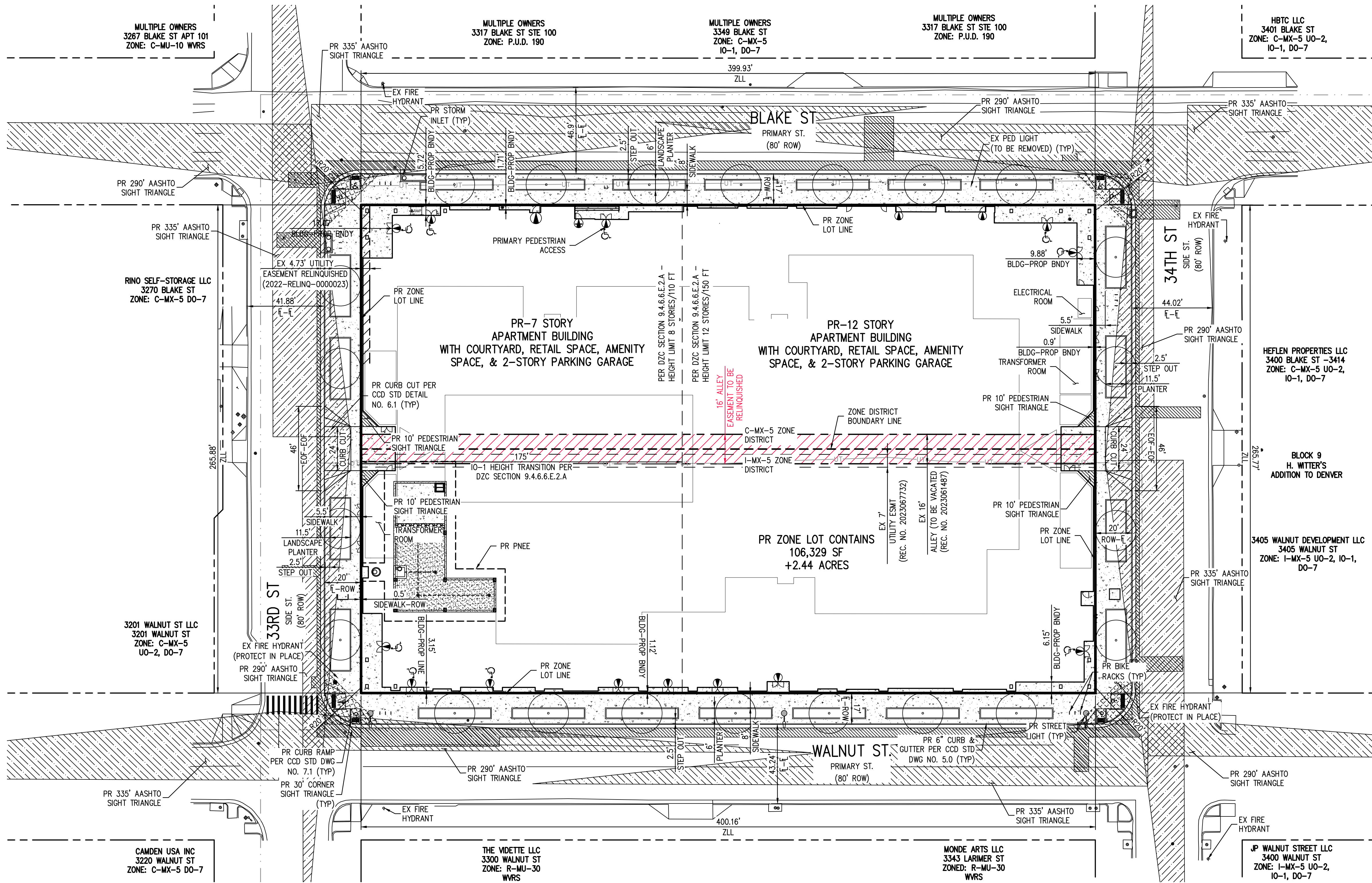
DENVER
TRANSPORTATION &
INFRASTRUCTURE

Authorized Signatory
for CPVII Blake, LLC

3300 BLAKE STREET APARTMENTS

SITE DEVELOPMENT PLAN

SITUATED IN THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO
LOCATED AT: 3300 BLAKE STREET

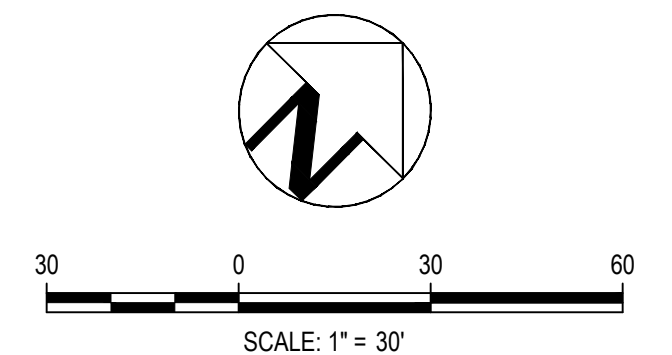


SIGHT TRIANGLE RESTRICTIONS:

1. PEDESTRIAN SIGHT TRIANGLE: NO ITEMS THAT ARE WIDER THAN 18 INCHES MAY BE TALLER THAN 30 INCHES WITHIN THIS TRIANGLE.
2. CORNER SIGHT TRIANGLES: MUST BE FREE OF ALL ITEMS OVER 30 INCHES IN HEIGHT EXCEPT FOR TRAFFIC CONTROL DEVICES AND EQUIPMENT.
3. ROADWAY SIGHT TRIANGLES: NO ITEMS THAT ARE WIDER THAN 18 INCHES MAY BE TALLER THAN 30 INCHES WITHIN THIS TRIANGLE EXCEPT FOR STREET TREES AND TRAFFIC CONTROL DEVICES AND EQUIPMENT.

LEGEND:

- PROPOSED FIRE HYDRANT
- PROPOSED TRANSFORMER
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- CORNER SIGHT TRIANGLE PER DENVER STANDARDS HAVE A 30' LEG LOCATED AT THE EDGE OF EACH STREET FLOWLINE AND A 30' LEG LOCATED IN THE INTERSECTING STREETS' FLOWLINE. CORNER TRIANGLES MUST BE FREE OF ALL ITEMS OVER 30" IN HEIGHT EXCEPT FOR TRAFFIC CONTROL DEVICES AND EQUIPMENT.
- PEDESTRIAN TRIANGLES HAVE A 10' LEG LOCATED AT THE EDGE OF THE DRIVEWAY AND A 10' LEG LOCATED AT THE BACK OF THE SIDEWALK. NO ITEMS THAT ARE WIDER THAN 18 INCHES MAY BE TALLER THAN 30" WITHIN THIS TRIANGLE.
- SIGHT DISTANCE TRIANGLE PER DENVER AND AASHTO STANDARDS (NO ITEMS THAT ARE WIDER THAN 18 INCHES MAY BE TALLER THAN 30 INCHES WITHIN THE AASHTO SIGHT TRIANGLE EXCEPT FOR STREET TREES AND TRAFFIC CONTROL DEVICES AND EQUIPMENT)
- RIGHT-OF-WAY
- ZONE LOT LINE
- DISTRICT BOUNDARY LINE
- BUILDING ACCESS



3300 Blake Street

09/18/2023

Master ID: 2021-PROJMSTR-0000647 **Project Type:** ROW Relinquishment
Review ID: 2023-RELINQ-0000018 **Review Phase:**
Location: 3300 Blake Street **Review End Date:** 07/28/2023

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: kathryn.spritzer@denvergov.org
 Reviewers Email: Kathryn Spritzer

Status Date: 08/16/2023
 Status: Approved
 Comments: PWPRS Project Number: 2023-RELINQ-0000018 - 3300 Blake Street
 Reviewing Agency/Company: Asset Management
 Reviewers Name: Kathryn Spritzer
 Reviewers Phone: 720-865-2510
 Reviewers Email: kathryn.spritzer@denvergov.org
 Approval Status: Approved

Comments:
 Conditions in 7/19/2023 approval have been met; changing response to Approved.

Attachment: 2023-08-11 Inspection Report-4903496.pdf

Attachment: 2023-08-14 Confirmation of Abandonment.pdf

Status Date: 07/19/2023
 Status: Approved w/Conditions
 Comments: Sewer needs to be abandoned before any work; need to have a right to occupy City land.

REDLINES uploaded to E-review webpage

Reviewing Agency: City Forester Review Review Status: Approved

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

Status Date: 07/27/2023
 Status: Approved
 Comments: No anticipated existing PRW tree impacts.

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

Status Date: 07/31/2023
 Status: Approved - No Response
 Comments:

Reviewing Agency: Denver Water Referral Review Status: Approved

Status Date: 07/31/2023
 Status: Approved
 Comments: PWPRS Project Number: 2023-RELINQ-0000018 - 3300 Blake Street

Comment Report

3300 Blake Street

09/18/2023

Master ID: 2021-PROJMSTR-0000647 **Project Type:** ROW Relinquishment
Review ID: 2023-RELINQ-0000018 **Review Phase:**
Location: 3300 Blake Street **Review End Date:** 07/28/2023

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

Reviewing Agency/Company: Denver Water
Reviewers Name: Gina Begly
Reviewers Phone: 303-628-6219
Reviewers Email: gina.begly@denverwater.org
Approval Status: Approved

Comments:

Reviewing Agency: Survey Review Review Status: Approved

Reviewers Name: Thomas Savich
Reviewers Email: Thomas.Savich@denvergov.org

Status Date: 08/15/2023
Status: Approved
Comments: PWPRS Project Number: 2023-RELINQ-0000018 - 3300 Blake Street
Reviewing Agency/Company: DOTI/ROWS/SURVEY
Reviewers Name: Thomas Savich
Reviewers Phone: 818.809.8753
Reviewers Email: thomas.savich@denvergov.org
Approval Status: Approved

Comments:

My concerns regarding an existing utility line have been addressed. This can continue with a relinquishment in its entirety originally dedicated per Ordinance No. 20230681, Series of 2023. A description and illustration are not required.

Status Date: 07/25/2023
Status: Denied
Comments: 1) Site plan shows a proposed 7' wide easement for an existing utility line (---UT---UT---) over and across the existing alley reserves. This "proposed easement" should be recorded and shown on the site plan (and on the SDP).
2) SDP is also showing an existing sewer line that I assume needs to be abandoned before full relinquishment.

These comments are also included in the REDLINES folder.

Reviewing Agency: Case Manager Review/Finalize Review Status: Confirmation of Payment

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

Status Date: 08/07/2023
Status: Confirmation of Payment
Comments:

Status Date: 07/31/2023
Status: Comments Compiled
Comments:

Status Date: 07/07/2023
Status: Confirmation of Payment
Comments:

Comment Report

3300 Blake Street

09/18/2023

Master ID: 2021-PROJMSTR-0000647 **Project Type:** ROW Relinquishment
Review ID: 2023-RELINQ-0000018 **Review Phase:**
Location: 3300 Blake Street **Review End Date:** 07/28/2023

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

Reviewing Agency: Denver Fire Department Review Review Status: Approved

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

Status Date: 07/24/2023
Status: Approved
Comments:

Reviewing Agency: Landmark Review Review Status: Approved

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

Status Date: 07/10/2023
Status: Approved
Comments:

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

Status Date: 07/31/2023
Status: Approved - No Response
Comments:

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

Status Date: 07/31/2023
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: 07/24/2023
Status: Approved
Comments:

Reviewing Agency: Construction Engineering Review Review Status: Approved

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

Status Date: 07/26/2023
Status: Approved
Comments:

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

Comment Report

3300 Blake Street

09/18/2023

Master ID: 2021-PROJMSTR-0000647 **Project Type:** ROW Relinquishment
Review ID: 2023-RELINQ-0000018 **Review Phase:**
Location: 3300 Blake Street **Review End Date:** 07/28/2023

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

Status Date: 07/31/2023
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: 07/31/2023
Status: Approved - No Response
Comments:

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

Status Date: 07/31/2023
Status: Approved
Comments: PWPRS Project Number: 2023-RELINQ-0000018 - 3300 Blake Street
Reviewing Agency/Company: Lumen/CenturyLink
Reviewers Name: VeShon Sheridan
Reviewers Phone: 804-234-6825
Reviewers Email: veshon.sheridan@lumen.com
Approval Status: Approved

Comments:
P850421
All Lumen/CenturyLink facilities are covered under a separate easement.
There is no objection to this request.

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

Status Date: 09/18/2023
Status: Approved
Comments: PWPRS Project Number: 2023-RELINQ-0000018 - 3300 Blake Street
Reviewing Agency/Company: Public Service Company of Colorado (PSCo) dba Xcel Energy
Reviewers Name: Donna Lee George
Reviewers Phone: 3035713306
Reviewers Email: donna.l.george@xcelenergy.com
Approval Status: Approved

Comments:

Status Date: 07/31/2023
Status: Denied
Comments: PWPRS Project Number: 2023-RELINQ-0000018 - 3300 Blake Street
Reviewing Agency/Company: Public Service Company of Colorado dba Xcel Energy
Reviewers Name: Donna George

Comment Report

3300 Blake Street

09/18/2023

Master ID: 2021-PROJMSTR-0000647 **Project Type:** ROW Relinquishment
Review ID: 2023-RELINQ-0000018 **Review Phase:**
Location: 3300 Blake Street **Review End Date:** 07/28/2023

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

Reviewers Phone: 3035713306
Reviewers Email: donna.l.george@xcelenergy.com
Approval Status: Denied

Comments:
Electric distribution facilities are located within the alley, therefore, the easement must remain until these facilities have been fully demolished.

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

Status Date: 07/31/2023
Status: Approved - No Response
Comments:

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

Reviewers Name: James Larsen
Reviewers Email: James.Larsen@denvergov.org
Status Date: 07/12/2023
Status: Approved - No Response
Comments:

Reviewing Agency: DES Transportation Review Review Status: Approved

Reviewers Name: Mindy Christensen
Reviewers Email: Mindy.Christensen@denvergov.org
Status Date: 07/28/2023
Status: Approved
Comments: PWPRS Project Number: 2023-RELINQ-0000018 - 3300 Blake Street
Reviewing Agency/Company: City & County of Denver/DOTI DES Transportation
Reviewers Name: Mindy Christensen
Reviewers Phone: 7208653216
Reviewers Email: mindy.christensen@denvergov.org
Approval Status: Approved
Comments:

Reviewing Agency: DES Wastewater Review Review Status: Approved

Reviewers Name: Jack Kasprzak
Reviewers Email: Jack.Kasprzak@denvergov.org
Status Date: 08/15/2023
Status: Approved
Comments: PWPRS Project Number: 2023-RELINQ-0000018 - 3300 Blake Street
Reviewing Agency/Company: DES Wastewater
Reviewers Name: Jack Kasprzak
Reviewers Phone: 720-913-4533

Comment Report

3300 Blake Street

09/18/2023

Master ID: 2021-PROJMSTR-0000647 **Project Type:** ROW Relinquishment
Review ID: 2023-RELINQ-0000018 **Review Phase:**
Location: 3300 Blake Street **Review End Date:** 07/28/2023

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

Reviewers Email: jack.kasprzak@denvergov.org
Approval Status: Approved

Comments:

DES Wastewater comments have been addressed. Alley sanitary main has been abandoned per DOTI standards and the easement for the sanitary main is no longer needed for Wastewater access.

Status Date: 07/20/2023

Status: Denied

Comments: DES Wastewater will continue to deny the subject easement relinquishment until the sanitary sewer within the easement is abandoned per CCD requirements and the abandonment has as-built approval. A Temporary Easement is not beneficial since no work in the vacated alley is allowed until the sewer is abandoned (no removal of pavement, no grading, no utility cuts, etc.). Provide documentation that the sewer has been abandoned per CCD standards for DES Wastewater to approve the relinquishment. Contact jack.kasprzak@denvergov.org with any further questions on the easement relinquishment process.

Reviewing Agency: RTD Referral

Review Status: Approved

Status Date: 07/31/2023

Status: Approved

Comments: PWPRS Project Number: 2023-RELINQ-0000018 - 3300 Blake Street
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:

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: 07/31/2023

Status: Approved

Comments: PWPRS Project Number: 2023-RELINQ-0000018 - 3300 Blake Street
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.