

## APPLICATION

### ENCROACHMENT INTO PUBLIC RIGHT-OF-WAY

Please complete this application to apply for a Tier II or Tier III Encroachment Permit. Please reference [Rules and Regulations for Encroachments in the Public Right of Way](#) for more details on the right of way encroachment process. Please type or print. If necessary attach additional sheets to fully answer any of the following sections. The legal description must be submitted with the application. Submit the complete application electronically to: [Denver.PWERA@denvergov.org](mailto:Denver.PWERA@denvergov.org).

DATE: 07/15/2020

ASSOCIATED PROJECT NAME: SoBo 38 Condominiums

DEVELOPMENT SERVICES LOG NUMBER: (if applicable) 2020-PM-0000195

**PROPOSED LOCATION OF ENCROACHMENT:**

Address: 1899 S. Acoma St., Denver, CO 80223

Location Description: (Example: Located on the South side of 23<sup>rd</sup> Avenue, twenty (20) feet from face of curb, and ten (10) feet west of pavement on Private Drive. The footprint of the sign is four (4) square feet.)

Located on the West side of S. Acoma Street, the P1 parking level extends 2.83' into the ROW below grade only, for a length of 91'.

**ENCROACHMENT TIER:** (Select Requesting Official Determination if you believe Encroachment to be a Tier I)☐ Tier II ☒ Tier III ☐ Requesting Official Determination**APPLICANT:**

Name: Erik Okland

Company (if applicable): Cuningham Group Architecture

Title: Principal

Address: 601 S Broadway, Suite N, Denver, CO 80209

Telephone number: 720-360-4586

Email address: eokland@cunningham.com

**OWNER OF ENCROACHMENT** (Who the permit is issued to): ☐ Check if the same as Applicant

Company: SoBo 54 Development, LLC

Owner Contact: Doug Means

Address: PO Box 103005, Denver, CO 80250

Telephone Number: 970-566-9692

Email address: douglas.means@gmail.com

**ANNUAL FEE BILLING INFORMATION:** ☒ Check if the same as Owner

Company:

Billing Contact:

Billing Address:

Telephone Number:

Email address:

**DESCRIPTION OF PROPOSED ENCROACHMENT:**

In the space below, describe the proposed encroachment including the type, dimensions, and quantity of objects. If the space below is not sufficient to describe the encroachment, please attach the description as a separate document. Additionally, provide a site plan in 11" X 17" PDF with the location and dimensions of the encroachment, property lines, structures, curb/flowline, sidewalk, poles, bus stops, etc. Please reference the [Rules and Regulations for Encroachments in the Public Right of Way](#) for additional application requirements.

This building's Level P1 parking garage encroaches into the new ROW dedication, below grade only. The garage level extends into the ROW below grade by 2.83' on the east side of the property, or along the west side of S. Acoma Street.

**EXPLANATION:**

Please explain why the public right-of-way is needed for this private improvement:

In order to ensure complete Denver Zoning Code compliance, while achieving ideal parking requirements, in the Level P1 parking garage area, it was deemed necessary to encroach into the new right-of-way dedication. In order to minimize the effect on the public right-of-way from a pedestrian standpoint, all Tier 3 Encroachments have been kept below grade.

**INDEMNITY AND INSURANCE:**

By submitting this permit application, the permit holder agrees as a condition for the permit requested to either:

- (a) Post with the Executive Director of Public Works, a bond in a penal sum not to exceed \$50,000 with sureties approved by the Executive Director; or
- (b) Obtain and keep current a policy of public liability insurance in the name of the permittee, with the CCD as a named insured, with the minimum limits of coverage of \$50,000/\$100,000 for bodily injury and \$5,000 for property damage, covering the location of the Encroachment on the public property for which the permit is issued.

I understand and agree: ☒

**Doug A. Means**

Digitally signed by Doug A. Means  
DN: C=US, E=douglas.means@gmail.com, O="SoBo  
54 Development, LLC", OU=Managing Member,  
CN=Doug A. Means  
Reason: I am approving this document  
Date: 2020.07.16 07:32:29-06'00'

## Tier III Underground Parking Garage 1899 Acoma St.

11/12/2021

**Master ID:** 2020-PROJMSTR-0000195 **Project Type:** Tier III Encroachment Resolution  
**Review ID:** 2020-ENCROACHMENT-0000292 **Review Phase:**  
**Location:** 1899 S. Acoma St. **Review End Date:** 08/14/2020

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 - No Response

Reviewers Name: Emily Stephan  
Reviewers Email: [Emily.Stephan@denvergov.org](mailto:Emily.Stephan@denvergov.org)

Status Date: 08/15/2020  
Status: Approved - No Response  
Comments:

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

Reviewers Name: Tiffany Holcomb  
Reviewers Email: [Tiffany.Holcomb@denvergov.org](mailto:Tiffany.Holcomb@denvergov.org)

Status Date: 08/17/2020  
Status: Approved w/Conditions  
Comments: PWPRS Project Number: 2020-ENCROACHMENT-0000292 - Tier III Underground Parking Garage 1899 Acoma St  
Reviewing Agency/Company: Development Services  
Reviewers Name: Tiffany Holcomb  
Reviewers Phone: 720-865-3018  
Reviewers Email: [Tiffany.Holcomb@denvergov.org](mailto:Tiffany.Holcomb@denvergov.org)  
Approval Status: Approved with conditions

Comments:  
Encroachment is needed to approve proposed Site Development Plan. If SDP is not approved or if project is not constructed, the encroachment is not needed.

Status Date: 08/15/2020  
Status: Approved - No Response  
Comments:

Reviewing Agency: Survey Review Review Status: Approved

Reviewers Name: Ronald Ellis  
Reviewers Email: [ron.ellis@denvergov.org](mailto:ron.ellis@denvergov.org)

Status Date: 08/17/2020  
Status: Approved  
Comments: PWPRS Project Number: 2020-ENCROACHMENT-0000292 - Tier III Underground Parking Garage 1899 Acoma St  
Reviewing Agency/Company: DOTI Survey  
Reviewers Name: Ron Ellis  
Reviewers Phone: 7208652661  
Reviewers Email: [ron.ellis@denvergov.org](mailto:ron.ellis@denvergov.org)  
Approval Status: Approved

# Comment Report

## Tier III Underground Parking Garage 1899 Acoma St.

11/12/2021

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Comments:  
Approved legals placed in appropriate folder.

Status Date: 08/14/2020  
Status: Approved  
Comments:

Reviewing Agency: DES Wastewater Review Review Status: Approved

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

Status Date: 10/08/2021  
Status: Approved  
Comments:

Status Date: 08/13/2020  
Status: Denied  
Comments: Need information on the encroachment with map/layout, legal description, and narrative. The structure plan set doesn't show the information.

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

Status Date: 08/15/2020  
Status: Approved - No Response  
Comments:

Reviewing Agency: ERA Transportation Review Review Status: Approved

Reviewers Name: Brent McMurtrie  
Reviewers Email: brent.mcmurtrie@denvergov.org

Status Date: 11/12/2021  
Status: Approved  
Comments: PWPRS Project Number: 2020-ENCROACHMENT-0000292 - Tier III Underground Parking Garage 1899 Acoma St  
Reviewing Agency/Company: DOTI Strategic  
Reviewers Name: Brent McMurtrie  
Reviewers Phone: 7205506992  
Reviewers Email: brent.mcmurtrie@denvergov.org  
Approval Status: Approved

Comments:

Reviewing Agency: ERA Wastewater Review Review Status: Approved

Reviewers Name: Mike Sasarak  
Reviewers Email: Mike.Sasarak@denvergov.org

Status Date: 08/14/2020  
Status: Approved  
Comments:

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

Reviewing Agency: CenturyLink Referral

Review Status: Approved

Status Date: 08/17/2020  
Status: Approved  
Comments: PWPRS Project Number: 2020-ENCROACHMENT-0000292 - Tier III Underground Parking Garage 1899 Acoma St  
Reviewing Agency/Company: CTL  
Reviewers Name: James Elkins  
Reviewers Phone: 720-545-6037 or 303-263-1725  
Reviewers Email: james.elkins@centurylink.com  
Approval Status: Approved

Comments:

Attachment: Signed Letter from PM2 - 7 - 28 - 2020 - P830608.pdf

Status Date: 08/15/2020  
Status: Approved - No Response  
Comments:

**REDLINES uploaded to E-review webpage**

Reviewing Agency: Xcel Referral

Review Status: Approved

Status Date: 08/17/2020  
Status: Approved  
Comments: PWPRS Project Number: 2020-ENCROACHMENT-0000292 - Tier III Underground Parking Garage 1899 Acoma St  
Reviewing Agency/Company: Public Service Company of Colorado (PSCo) dba Xcel Energy  
Reviewers Name: Donna George  
Reviewers Phone: 303-571-3306  
Reviewers Email: donna.l.george@xcelenergy.com  
Approval Status: Approved

Comments:

Status Date: 08/15/2020  
Status: Approved - No Response  
Comments:

Reviewing Agency: RTD Referral

Review Status: Approved - No Response

Status Date: 08/15/2020  
Status: Approved - No Response  
Comments:

Reviewing Agency: Comcast Referral

Review Status: Approved - No Response

Status Date: 08/15/2020  
Status: Approved - No Response  
Comments:

Reviewing Agency: Metro Wastewater Referral

Review Status: Approved - No Response

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

Status Date: 08/15/2020  
Status: Approved - No Response  
Comments:

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

Status Date: 08/15/2020  
Status: Approved - No Response  
Comments:

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

Status Date: 08/15/2020  
Status: Approved - No Response  
Comments:

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

Status Date: 08/15/2020  
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: 08/14/2020  
Status: Approved  
Comments:

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

Status Date: 08/17/2020  
Status: Approved  
Comments: PWPRS Project Number: 2020-ENCROACHMENT-0000292 - Tier III Underground Parking Garage 1899 Acoma St  
Reviewing Agency/Company: Asset Management DOF  
Reviewers Name: David Edwards  
Reviewers Phone: 7209130889  
Reviewers Email: Davidj.edwards@denvergov.org  
Approval Status: Approved

Comments:  
Approval of below grade encroachment for P1 level parking garage

Status Date: 07/28/2020  
Status: Approved  
Comments:

Reviewing Agency: Denver Fire Department Review Review Status: Approved

# Comment Report

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**Location:** 1899 S. Acoma St. **Review End Date:** 08/14/2020

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

**Reviewers Name:** Jeremiah Willmott  
**Reviewers Email:** jeremiah.willmott@denvergov.org

**Status Date:** 08/17/2020  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2020-ENCROACHMENT-0000292 - Tier III Underground Parking Garage 1899 Acoma St  
Reviewing Agency/Company: Denver Fire Department  
Reviewers Name: Jeremiah Willmott  
Reviewers Phone: 7208652966  
Reviewers Email: jeremiah.willmott@denvergov.org  
Approval Status: Approved

**Comments:**

**Status Date:** 08/15/2020  
**Status:** Approved - No Response  
**Comments:**

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

**Status Date:** 08/17/2020  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2020-ENCROACHMENT-0000292 - Tier III Underground Parking Garage 1899 Acoma St  
Reviewing Agency/Company: Denver Water  
Reviewers Name: Kela Naso  
Reviewers Phone: 303-628-6302  
Reviewers Email: kela.naso@denverwater.org  
Approval Status: Approved

**Comments:**

**Status Date:** 08/15/2020  
**Status:** Approved - No Response  
**Comments:**

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

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

**Status Date:** 07/30/2020  
**Status:** Approved  
**Comments:**

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

**Status Date:** 08/15/2020  
**Status:** Approved - No Response  
**Comments:**

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**Location:** 1899 S. Acoma St. **Review End Date:** 08/14/2020

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

Reviewing Agency: Denver Office of Disability Rights Referral

Review Status: Approved

Reviewers Name: Juan Pasillas  
Reviewers Email: juan.pasillas@denvergov.org  
Status Date: 08/14/2020  
Status: Approved  
Comments:

Reviewing Agency: Construction Engineering Review

Review Status: Approved

Reviewers Name: Michael Holm  
Reviewers Email: Michael.Holm@denvergov.org

Status Date: 07/28/2020  
Status: Approved  
Comments: The contractor shall have a current and appropriate ROW license to perform the work.

It is the responsibility of the requestor to contact the Construction Inspection section 303-446-3469 at least 5 business days before the start of work to obtain a Revocable Street Occupancy Permit, a Street Cut Permit or a Right-of-Way Construction Permit.

A detailed Traffic Control Plan shall be provided for review at the time of permit application.

Reviewing Agency: TES Sign and Stripe Review

Review Status: Approved - No Response

Reviewers Name: Brittany Price  
Reviewers Email: Brittany.Price@denvergov.org  
Status Date: 08/15/2020  
Status: Approved - No Response  
Comments:

Reviewing Agency: City Forester Review

Review Status: Approved w/Conditions

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

Status Date: 08/13/2020  
Status: Approved w/Conditions  
Comments: Confirm that the SDP matches this encroachment - confirmation required from Eric Huetig, Forestry Plan Review Specialist

Reviewing Agency: Landmark Review

Review Status: Approved - No Response

Reviewers Name: Rebecca Dierschow  
Reviewers Email: becca.dierschow@denvergov.org

Status Date: 08/15/2020  
Status: Approved - No Response  
Comments:

Reviewing Agency: ERA Review

Review Status: Approved - No Response



# Comment Report

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

**Status Date:** 08/15/2020  
**Status:** Approved - No Response  
**Comments:**

**Reviewing Agency:** ROW - Supplemental Review **Review Status:** Approved

**Reviewers Name:** Tyler Reschke  
**Reviewers Email:** tyler\_reschke@cable.comcast.com

**Status Date:** 08/17/2020  
**Status:** Approved  
**Comments:**

**Status Date:** 08/17/2020  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2020-ENCROACHMENT-0000292 - Tier III Underground Parking Garage 1899 Acoma St  
Reviewing Agency/Company: Comcast  
Reviewers Name: Tyler Reschke  
Reviewers Phone: 7205257207  
Reviewers Email: tyler\_reschke@cable.comcast.com  
Approval Status: Approved with conditions

**Comments:**  
Be advised, Comcast does have underground and aerial plant running parallel to Jewell and Acoma as shown on plant map attached. Green lines indicate the underground, and reds line indicate aerial lines.

Attachment: 1899 S Acoma.pdf

**REDLINES uploaded to E-review webpage**