



# APPLICATION

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

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

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

### 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: RPAI Chestnut, LP

Contact Name: Churchill Bunn

Property Address: 2731 17th St Suite 300, Denver, CO 80211

Billing Address: 2731 17th St Suite 300, Denver, CO 80211

Telephone Number: (303) 551-7750 Email Address: cb@alpineinv.com

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

Company Name: Martin/Martin, Inc.

Contact Name: Melyssa Hartzell

Address: 12499 W Colfax Ave, Lakewood, CO 80215

Telephone Number: 970-214-5820 Email Address: mhartzell@martinmartin.com

### ENCROACHMENT INFORMATION:

Project Name: 2099 Chestnut

Adjacent Property Address: 2099 Chestnut Place, Denver, CO 80202

Coordinates (Lat/Long): 35D45'30"N, 104D59'55"w

Encroachment Area, in SF: 350

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

Is this project associated with a LAND DEVELOPMENT REVIEW?

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

2021-CONCEPT-0000147 - 2021PM000023 - 2099 Chestnut Place

**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.)

North side of 20th Avenue. Proposed building overhang is along the East face of the building.

**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.*

The proposed encroachment is a building overhang of levels 2-8 of a distance of 3'-6" for a length of approximately 100' along the east facade of the building. Attached exhibits illustrate this overhang.

**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.*

The proposed ROW encroachment is at levels 2 and above, and does not impede on the ground level area of the adjacent ROW. The proposed overhang enhances the architectural character of the building while simultaneously creating a covered, protected condition for pedestrians traversing the public ROW and entering in the proposed building. This site is also constrained at the North side of the building by utility infrastructure (within private property) that serves the surrounding neighborhood, and the overhang enables increased efficiency of the building footprint necessary to creating a feasible project on this unique urban site.

**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: 5/27/22

PRINT NAME:

Churchill Bunn

TITLE:

Authorized Signatory

COMPANY:

RPAI Chestnut, LP

# 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 & Property Legal Description

*Required for all Encroachment Permit Applications*

- Current Title Work/Warranty Deed confirming ownership and legal description for adjacent property
- Property Legal Description in Word format

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

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

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

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

### GENERAL

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

### PLAN VIEW

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

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

City and County of Denver – Department of Transportation & Infrastructure

Right-of-Way Services | Engineering & Regulatory  
201 West Colfax Ave. Dept. 507 | Denver, CO 80202

[www.denvergov.org/doti](http://www.denvergov.org/doti)

Phone: 720-865-3003

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

**ELEVATION OR CROSS-SECTION VIEWS**

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

**DETAIL SHEET(S)**

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

**STRUCTURAL PLANS**  Not Applicable

- Structural plans
- Manufacturers certification

**ADDITIONAL REQUIRED MATERIAL(S)**  Not Applicable

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

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

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

**Fees:**

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

Fees (Non-Refundable):	Tier I Encroachment:	Tier II Encroachment:	Tier III Encroachment:
Initial Processing	No Fee	\$1,500.00	\$1,500.00
Legal 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: Melysse C Hartzell DATE: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_ EMAIL: \_\_\_\_\_  
 COMPANY: \_\_\_\_\_

**2099 CHESTNUT PLACE**  
 2099 CHESTNUT PLACE, DENVER, CO 80202

NOT FOR CONSTRUCTION

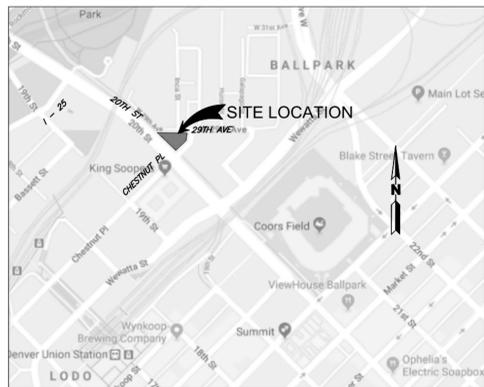
2022.05.20  
 DESIGN PACKAGE

Revisions:  
 Date No. Remarks

LEVEL 1 FLOOR PLAN

**A1**

FOR REVIEW ONLY - NOT FOR CONSTRUCTION



**1**  
**A1** LEVEL 1 TIER III ENCROACHMENT EXHIBIT  
 1/8" = 1'-0"

**2099 CHESTNUT PLACE**  
 2099 CHESTNUT PLACE, DENVER, CO 80202

NOT FOR CONSTRUCTION

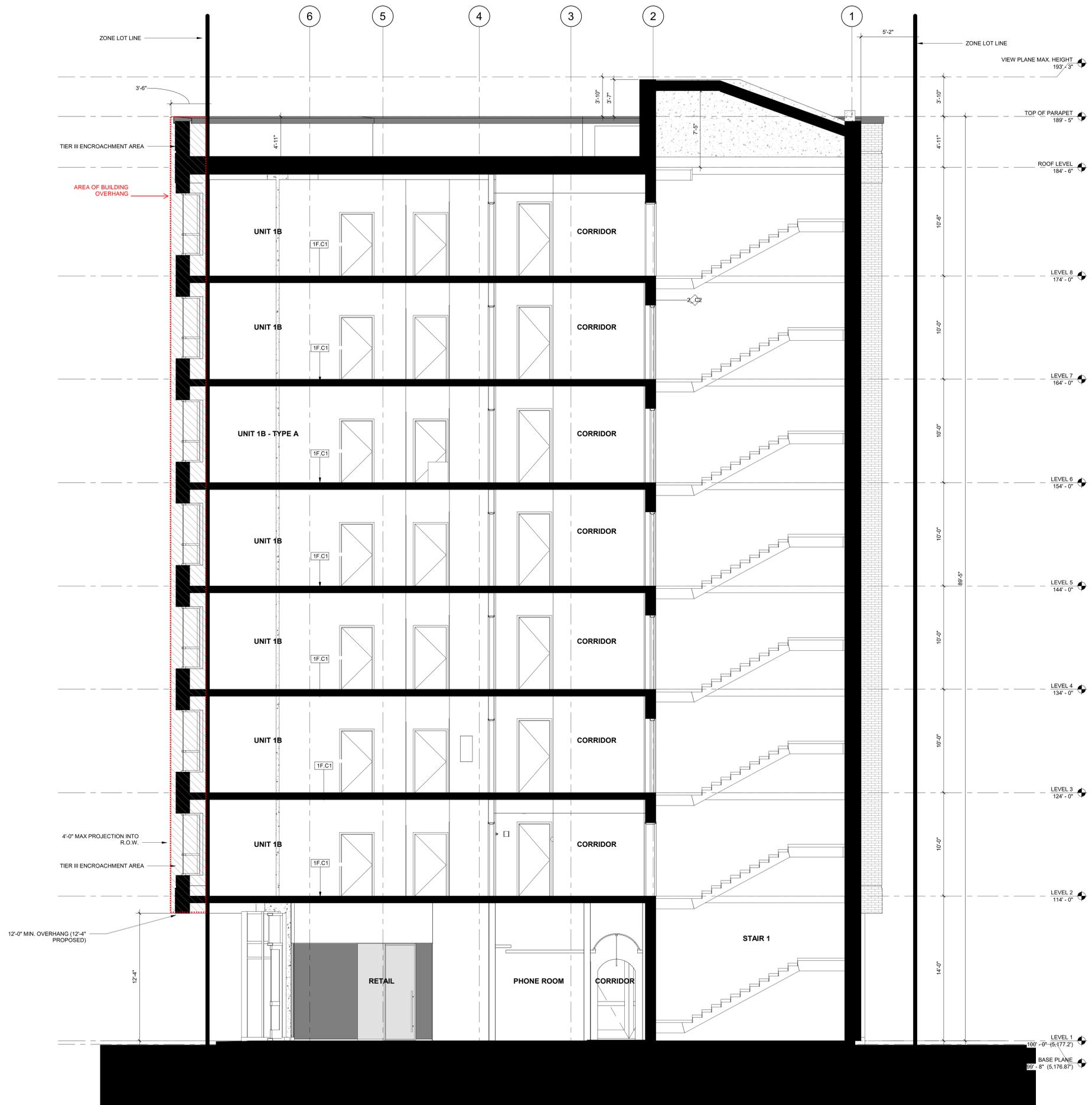
2022.05.20  
 DESIGN PACKAGE

Revisions:  
 Date No. Remarks

BUILDING SECTION  
 EXHIBIT

**A2**

FOR REVIEW ONLY - NOT FOR CONSTRUCTION



**1**  
**A2** BUILDING SECTION - TIER III ENCROACHMENT EXHIBIT  
 1/4" = 1'-0"

## Tier III 2099 Chestnut Pl Overhang

07/26/2022

**Master ID:** 2021-PROJMSTR-0000023      **Project Type:** Tier III Encroachment Resolution  
**Review ID:** 2022-ENCROACHMENT-0000054      **Review Phase:**  
**Location:** 2099 Chestnut Place      **Review End Date:** 06/27/2022

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 w/Conditions

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

Status Date: 06/24/2022  
Status: Approved w/Conditions  
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000054 - Tier III 2099 Chestnut Pl Overhang  
Reviewing Agency/Company: City & County of Denver  
Reviewers Name: Mindy Decker  
Reviewers Phone: 7208653216  
Reviewers Email: [mindy.decker@denvergov.org](mailto:mindy.decker@denvergov.org)  
Approval Status: Approved with conditions

Comments:

No technical comments or objections. This encroachment, and all encroachments into public ROW, must be shown on the TEP and SDP and the permit number notated on the plans. This information must be included prior to approval of the TEP and SDP.

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

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

Status Date: 07/11/2022  
Status: Approved w/Conditions  
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000054 - Tier III 2099 Chestnut Pl Overhang  
Reviewing Agency/Company: Development Services, CPD  
Reviewers Name: Sarah Kaplan  
Reviewers Phone: 7208652991  
Reviewers Email: [sarah.kaplan@denvergov.org](mailto:sarah.kaplan@denvergov.org)  
Approval Status: Approved with conditions

Comments:

Project Coordinator does not take exception with proposed Encroachment so long as updated, consistent information is reconciled within the 2021PM0000235 SDP Plan Set. SDP will not be approved ahead of the approval of this Tier III Encroachment Permit. Cite / reference Permit # where applicable within SDP Plan Set.

Status Date: 06/28/2022  
Status: Approved - No Response  
Comments:

Reviewing Agency: Survey Review      Review Status: Approved

# Comment Report

## Tier III 2099 Chestnut Pl Overhang

07/26/2022

**Master ID:** 2021-PROJMSTR-0000023      **Project Type:** Tier III Encroachment Resolution  
**Review ID:** 2022-ENCROACHMENT-0000054      **Review Phase:**  
**Location:** 2099 Chestnut Place      **Review End Date:** 06/27/2022

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

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

**Status Date:** 07/26/2022  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2022-ENCROACHMENT-0000054 - Tier III 2099 Chestnut Pl Overhang  
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:**  
All five required items are in the "Legal Descriptions - APPROVED" folder

**Status Date:** 06/28/2022  
**Status:** Denied  
**Comments:** PWPRS Project Number: 2022-ENCROACHMENT-0000054 - Tier III 2099 Chestnut Pl Overhang  
Reviewing Agency/Company: DOTI/ROWS/SURVEY  
Reviewers Name: Thomas Savich  
Reviewers Phone: 818.809.8753  
Reviewers Email: thomas.savich@denvergov.org  
Approval Status: Denied

**Comments:**

Attachment: 20220617-2022ENCROACH54-SurveyRedlines.pdf

Attachment: 20220617-2022ENCROACH54-SurveyComments.docx

**Status Date:** 06/17/2022  
**Status:** Denied  
**Comments:** Survey Comments are in REDLINES Folder and uploaded on E-Review site.

Reviewing Agency: DES Wastewater Review      Review Status: Approved

**Reviewers Name:** Jack Kasprzak  
**Reviewers Email:** Jack.Kasprzak@denvergov.org

**Status Date:** 06/15/2022  
**Status:** Approved  
**Comments:**

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

**Status Date:** 06/28/2022  
**Status:** Approved - No Response  
**Comments:**

# Comment Report

## Tier III 2099 Chestnut Pl Overhang

07/26/2022

**Master ID:** 2021-PROJMSTR-0000023      **Project Type:** Tier III Encroachment Resolution  
**Review ID:** 2022-ENCROACHMENT-0000054      **Review Phase:**  
**Location:** 2099 Chestnut Place      **Review End Date:** 06/27/2022

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

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

Status Date: 06/28/2022  
Status: Approved - No Response  
Comments:

Reviewing Agency: ERA Wastewater Review      Review Status: Approved

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

Status Date: 06/09/2022  
Status: Approved  
Comments: Project will be reviewed and approved or denied by DES-Wastewater.

Reviewing Agency: CenturyLink Referral      Review Status: Approved

Status Date: 06/28/2022  
Status: Approved  
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000054 - Tier III 2099 Chestnut Pl Overhang  
Reviewing Agency/Company: CenturyLink  
Reviewers Name: RJ Rodgers  
Reviewers Phone: 6023157656  
Reviewers Email: Robert.rodgers@centurylink.com  
Approval Status: Approved

Comments:  
This encroachment approval is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the encroachment area as described, the Applicant will bear the cost of relocation and repair of said facilities

Status Date: 06/28/2022  
Status: Approved - No Response  
Comments:

Reviewing Agency: Xcel Referral      Review Status: Approved

Status Date: 06/29/2022  
Status: Approved  
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000054 - Tier III 2099 Chestnut Pl Overhang  
Reviewing Agency/Company: Public Service Company of Colorado (PSCo) dba Xcel Energy  
Reviewers Name: Donna George  
Reviewers Phone: 13035713306  
Reviewers Email: donna.l.george@xcelenergy.com  
Approval Status: Approved

Comments:

Status Date: 06/28/2022

# Comment Report

## Tier III 2099 Chestnut Pl Overhang

07/26/2022

**Master ID:** 2021-PROJMSTR-0000023      **Project Type:** Tier III Encroachment Resolution  
**Review ID:** 2022-ENCROACHMENT-0000054      **Review Phase:**  
**Location:** 2099 Chestnut Place      **Review End Date:** 06/27/2022

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

Status: Approved - No Response  
Comments:

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

Status Date: 06/28/2022  
Status: Approved - No Response  
Comments:

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

Status Date: 06/28/2022  
Status: Approved - No Response  
Comments:

Reviewing Agency: Metro Wastewater Referral      Review Status: Approved

Status Date: 06/29/2022  
Status: Approved  
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000054 - Tier III 2099 Chestnut Pl Overhang  
Reviewing Agency/Company: Metro Water Recovery  
Reviewers Name: Tyler Hopkins  
Reviewers Phone: 3032863251  
Reviewers Email: thopkins@metrowaterrecovery.com  
Approval Status: Approved

Comments:

Status Date: 06/28/2022  
Status: Approved - No Response  
Comments:

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

Status Date: 06/28/2022  
Status: Approved - No Response  
Comments:

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

Status Date: 06/28/2022  
Status: Approved - No Response  
Comments:

Reviewing Agency: Building Department Review      Review Status: Approved

Reviewers Name: Keith Peetz  
Reviewers Email: keith.peatz@denvergov.org

Status Date: 06/22/2022  
Status: Approved

Comments:  
2022-ENCROACHMENT-0000054

# Comment Report

## Tier III 2099 Chestnut Pl Overhang

07/26/2022

**Master ID:** 2021-PROJMSTR-0000023      **Project Type:** Tier III Encroachment Resolution  
**Review ID:** 2022-ENCROACHMENT-0000054      **Review Phase:**  
**Location:** 2099 Chestnut Place      **Review End Date:** 06/27/2022

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

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

Reviewers Name: Katherine Rinehart  
Reviewers Email: katherine.rinehart@denvergov.org  
Status Date: 06/07/2022  
Status: Approved  
Comments:

Reviewing Agency: Denver Fire Department Review      Review Status: Approved

Reviewers Name: Richard Tenorio  
Reviewers Email: richard.tenorio@denvergov.org  
Status Date: 06/23/2022  
Status: Approved  
Comments: Denver Fire Dept. Approved - RT

\*\*\*The proposed projection is designed to extend out from the building over the Right-of-Way. This ROW is a public sidewalk area and not a public street.

Reviewing Agency: Denver Water Referral      Review Status: Approved

Status Date: 06/28/2022  
Status: Approved  
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000054 - Tier III 2099 Chestnut Pl Overhang  
Reviewing Agency/Company: Denver Water  
Reviewers Name: Kela Naso  
Reviewers Phone: 13036286302  
Reviewers Email: kela.naso@denverwater.org  
Approval Status: Approved

Comments:

Status Date: 06/28/2022  
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: 06/16/2022  
Status: Approved  
Comments:

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

Status Date: 06/28/2022  
Status: Approved - No Response  
Comments:

# Comment Report

## Tier III 2099 Chestnut Pl Overhang

07/26/2022

**Master ID:** 2021-PROJMSTR-0000023      **Project Type:** Tier III Encroachment Resolution  
**Review ID:** 2022-ENCROACHMENT-0000054      **Review Phase:**  
**Location:** 2099 Chestnut Place      **Review End Date:** 06/27/2022

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

Status Date: 06/28/2022  
Status: Approved  
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000054 - Tier III 2099 Chestnut Pl Overhang  
Reviewing Agency/Company: DODR  
Reviewers Name: Juan Pasillas  
Reviewers Phone: 720-913-3309  
Reviewers Email: [juan.pasillas@denvergov.org](mailto:juan.pasillas@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. Ensure that all vertical head clearances above Accessible Routes is 80 min.

Status Date: 06/28/2022  
Status: Approved - No Response  
Comments:

Reviewing Agency: Construction Engineering Review      Review Status: Approved

Reviewers Name: Porames Saejiw  
Reviewers Email: [Joe.Saejiw@denvergov.org](mailto:Joe.Saejiw@denvergov.org)

Status Date: 06/22/2022  
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. Hand holes, vaults, valves and cabinets should not be placed in the direct pedestrian path. A 5ft min unobstructed pedestrian path must be present after construction.

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

Reviewers Name: Brittany Price  
Reviewers Email: [Brittany.Price@denvergov.org](mailto:Brittany.Price@denvergov.org)

Status Date: 06/28/2022  
Status: Approved - No Response

Comments:

Reviewing Agency: City Forester Review      Review Status: Approved

Reviewers Name: Nick Evers  
Reviewers Email: [Nick.Evers@denvergov.org](mailto:Nick.Evers@denvergov.org)

Status Date: 06/27/2022  
Status: Approved

2022-ENCROACHMENT-0000054

# Comment Report

## Tier III 2099 Chestnut Pl Overhang

07/26/2022

**Master ID:** 2021-PROJMSTR-0000023      **Project Type:** Tier III Encroachment Resolution  
**Review ID:** 2022-ENCROACHMENT-0000054      **Review Phase:**  
**Location:** 2099 Chestnut Place      **Review End Date:** 06/27/2022

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

Comments: Approved. No expected PRW tree conflict.

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

Reviewers Name: Karen Bryant  
Reviewers Email: Karen.Bryant@denvergov.org

Status Date: 06/14/2022  
Status: Approved - No Response  
Comments: No historic district or structure affected

Reviewing Agency: CDOT Referral      Review Status: Approved

Status Date: 06/28/2022  
Status: Approved  
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000054 - Tier III 2099 Chestnut Pl Overhang  
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: 06/28/2022  
Status: Approved - No Response  
Comments:

Reviewing Agency: Environmental Health Referral      Review Status: Approved

Reviewers Name: AndrewWhitty  
Reviewers Email: andy.whitty@denvergov.org

Status Date: 06/27/2022  
Status: Approved  
Comments:

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

Reviewers Name: Jessica Eusebio  
Reviewers Email: Jessica.Eusebio@denvergov.org

Status Date: 06/28/2022  
Status: Approved - No Response  
Comments: