

Vacation Submittal Checklist

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

Street and Alley Vacation submittal documents will include the following:

- Application (Page 3-4 of this document) - Must be signed by owner, or a vested party
- A Legal Description and Exhibits of the proposed vacation, prepared by a Professional Land Surveyor, 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 area to be vacated and hatch the area
 - Call out the location of any existent easements, and if a new easement will be held/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

06/18/21

Date



DENVER
THE MILE HIGH CITY

APPLICATION

STREET and ALLEY VACATION

Please complete this application to apply for a Vacation Request. Vacations can only be applied for, when the area in question is within the Public Right-of-Way within the City and County of Denver. Please reference [Street and Alley Vacation Entrance Requirements](#) for more detail on the vacation process. Please enter information and fully answer any of the following sections. Submit the complete application electronically to: DOTI.ER@denvergov.org.

DATE: _____

PROJECT NAME: _____

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:

_____, _____, _____

ADDRESS (approx.) OF VACATION: _____

APPLICANT:

Name: _____

Company (if applicable): _____ Title: _____

Address: _____

Telephone number: _____ Email address: _____

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

Company: _____

Owner Contact: _____

Address: _____

Telephone Number: _____ Email address: _____

EXPLANATION of REQUEST

Explanation of why the Requestor wants the right-of-way (ROW) vacated:





APPLICATION
Street and Alley Vacation

Explanation of the current use of the ROW to be vacated:

EXISTING UTILITIES:

There are no utilities located within the proposed vacation area.

(Where applicable, a standard hard surface easement may be required. The City will reserve this easement for all remaining easements within the vacated area, in the Vacation Ordinance.)

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.

[Signature]
(Owner/Vested Party Signature)

06/18/21
DATE



35th and Wynkoop 3510 N Brighton Blvd

01/14/2022

Master ID: 2021-PROJMSTR-0000245 **Project Type:** ROW Vacation
Review ID: 2021-VACA-0000007 **Review Phase:**
Location: 3510 N Brighton Blvd **Review End Date:** 08/13/2021

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: Katherine Rinehart
Reviewers Email: Katherine.Rinehart@denvergov.org

Status Date: 10/14/2021
Status: Approved
Comments: PWPRS Project Number: 2021-VACA-0000007 35th and Wynkoop 3510 Brighton
Reviewing Agency/Company: Department of Finance - Real Estate
Reviewers Name: Katherine Rinehart
Reviewers Phone: 720-913-1525
Reviewers Email: katherine.rinehart@denvergov.org
Approval Status: Approved

Comments:
Approved.

Status Date: 08/10/2021
Status: Approved w/Conditions
Comments: In the plans to L-out the alley, it shows the line going through an adjacent parcel at 3521 WYNKOOP ST SPC 1, with an owner name of BENSUSAN,DOROTHY (per Assessor's site). The line reduces the size of that owners parcel - currently used as 3 parking spaces (per an aerial dated summer 2020). Effectively reducing the footage by at least 1 space. Is that owner in agreement with the proposal?

Reviewing Agency: Building Department Review Review Status: Approved

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

Status Date: 08/11/2021
Status: Approved
Comments: Approved based upon the alley reconfiguration concept shown in 2021-Dedication-0000103.

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

Status Date: 12/13/2021
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2021-VACA-0000007 35th and Wynkoop 3510 Brighton
Reviewing Agency/Company: Lumen/CenturyLink
Reviewers Name: VeShon Sheridan
Reviewers Phone: 804-234-6825
Reviewers Email: veshon.sheridan@lumen.com
Approval Status: Approved with conditions

Comments:

Comment Report

35th and Wynkoop 3510 N Brighton Blvd

01/14/2022

Master ID: 2021-PROJMSTR-0000245 **Project Type:** ROW Vacation
Review ID: 2021-VACA-0000007 **Review Phase:**
Location: 3510 N Brighton Blvd **Review End Date:** 08/13/2021

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

Conditions met. Requestor will supply reasonable notice to relocate facilities.

Status Date: 08/16/2021
Status: Denied
Comments: PWPRS Project Number: 2021-VACA-0000007 35th and Wynkoop 3510 Brighton
Reviewing Agency/Company: Lumen
Reviewers Name: VeShon Sheridan
Reviewers Phone: 804-234-6825
Reviewers Email: veshon.sheridan@lumen.com
Approval Status: Denied

Comments:
Existing Utilities within Alley. See attached documentation

Attachment: 3510 Brighton Blvd_ Objection.pdf

Status Date: 08/16/2021
Status: Denied
Comments: PWPRS Project Number: 2021-VACA-0000007 35th and Wynkoop 3510 Brighton
Reviewing Agency/Company: Lumen
Reviewers Name: VeShon Sheridan
Reviewers Phone: 804-234-6825
Reviewers Email: Veshon.Sheridan@lumen.com
Approval Status: Denied

Comments:
Please contact Veshon Sheridan regarding this request. The project number associated to this request is P838107.

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

Status Date: 08/16/2021
Status: Approved - No Response
Comments:

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

Status Date: 08/16/2021
Status: Approved - No Response
Comments:

Reviewing Agency: City Forester Review Review Status: Approved

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

Status Date: 08/13/2021
Status: Approved
Comments: Approved. No PRW tree conflict.

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

Comment Report

35th and Wynkoop 3510 N Brighton Blvd

01/14/2022

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Location: 3510 N Brighton Blvd **Review End Date:** 08/13/2021

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Status Date: 08/16/2021
Status: Approved - No Response
Comments:

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

Reviewers Name: Sarah Kaplan
Reviewers Email: Sarah.Kaplan@denvergov.org

Status Date: 08/16/2021
Status: Approved - No Response
Comments:

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

Reviewers Name: Mindy Decker
Reviewers Email: Mindy.Decker@denvergov.org

Status Date: 01/13/2022
Status: Approved
Comments: PWPRS Project Number: 2021-VACA-0000007 35th and Wynkoop 3510 Brighton
Reviewing Agency/Company: City & County of Denver/DOTI DES
Reviewers Name: Mindy Decker
Reviewers Phone: 7208653216
Reviewers Email: mindy.decker@denvergov.org
Approval Status: Approved

Comments:

Status Date: 08/16/2021
Status: Denied
Comments: PWPRS Project Number: 2021-VACA-0000007 35th and Wynkoop 3510 Brighton
Reviewing Agency/Company: City & County of Denver/DOTI DES
Reviewers Name: Mindy Decker
Reviewers Phone: 7208653216
Reviewers Email: mindy.decker@denvergov.org
Approval Status: Denied

Comments:

Refer to attached redlines

Attachment: Redlines_Trans_JN20151 - ROW VAC SITE PLAN.pdf

Status Date: 08/13/2021
Status: Denied
Comments: PWPRS Project Number: 2021-VACA-0000007 35th and Wynkoop 3510 Brighton
Reviewing Agency/Company: City & County of Denver/DOTI DES
Reviewers Name: Mindy Decker
Reviewers Phone: 7208653216
Reviewers Email: mindy.decker@denvergov.org

Comment Report

35th and Wynkoop 3510 N Brighton Blvd

01/14/2022

Master ID: 2021-PROJMSTR-0000245 **Project Type:** ROW Vacation
Review ID: 2021-VACA-0000007 **Review Phase:**
Location: 3510 N Brighton Blvd **Review End Date:** 08/13/2021

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

Approval Status: Denied

Comments:
Refer to attached redlines

Attachment: Redlines_Trans_JN20151 - ROW VAC SITE PLAN.pdf

Reviewing Agency: DES Wastewater Review Review Status: Approved w/Conditions

Reviewers Name: Danny Harris
Reviewers Email: Danny.Harris@denvergov.org

Status Date: 10/27/2021
Status: Approved w/Conditions
Comments: The vacation request is approved with the condition that a hard surface easement be reserved for the public sanitary main within the limits of the vacated alley. It should be noted that the reroute of the existing public sanitary sewer is required to be designed, approved, constructed, and As-Built accepted by City Inspectors prior to approval of the relinquishment for the newly reserved easement by Wastewater. For any questions on this permitting or process, please reach out to me at danny.harris@denvergov.org.

Status Date: 10/26/2021
Status: Denied
Comments: The reroute of the existing public sanitary sewer is required to be designed, approved, constructed, and As-Built accepted by City Inspectors prior to approval of the alley vacation by Wastewater. Once the sewer reroute has been as-built accepted, please notify me via email (danny.harris@denvergov.org) and reference 2021-VACA-0000007 at which point I will recommend approval of this alley vacation request on behalf of DES Wastewater to the Engineering and Regulatory department.

Status Date: 08/05/2021
Status: Approved w/Conditions
Comments: The vacation request is approved with the condition that a hard surface easement be conveyed for the public sanitary main within the limits of the vacated alley. The request and acknowledgement of the conveyance of new easement(s) was provided by the applicant on the Vacation Application. It should be noted that the public sanitary main will need to be relocated, and this new easement relinquished, prior to development within or over the limits of the vacation/easement. For any questions on this permitting or process, please reach out to me at kelsey.kijowski@denvergov.org.

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

Reviewers Name: Juan Pasillas
Reviewers Email: Juan.Pasillas@denvergov.org

Status Date: 08/13/2021
Status: Approved
Comments: *Approved.

*Any future modifications that may impact any Accessible Routes must adhere to all applicable accessibility requirements of this review (2010 Americans with Disabilities Act "ADA").

Reviewing Agency: Denver Water Referral Review Status: Approved

Status Date: 08/16/2021
Status: Approved

Comment Report

35th and Wynkoop 3510 N Brighton Blvd

01/14/2022

Master ID: 2021-PROJMSTR-0000245 **Project Type:** ROW Vacation
Review ID: 2021-VACA-0000007 **Review Phase:**
Location: 3510 N Brighton Blvd **Review End Date:** 08/13/2021

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

Comments: PWPRS Project Number: 2021-VACA-0000007 35th and Wynkoop 3510 Brighton
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: Denver Fire Department Review Review Status: Approved

Reviewers Name: Richard Tenorio
Reviewers Email: Richard.Tenorio@denvergov.org

Status Date: 10/05/2021
Status: Approved
Comments: PWPRS Project Number: 2021-VACA-0000007 35th and Wynkoop 3510 Brighton
Reviewing Agency/Company: Denver Fire Dept. / Fire Prevention Division
Reviewers Name: Rich Tenorio
Reviewers Phone: 720.633.3222
Reviewers Email: richard.tenorio@denvergov.org
Approval Status: Approved

Comments:
Denver Fire Dept. Approved - RT

Status Date: 08/16/2021
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2021-VACA-0000007 35th and Wynkoop 3510 Brighton
Reviewing Agency/Company: Denver Fire Department
Reviewers Name: Rich Tenorio
Reviewers Phone: 720.633.3222
Reviewers Email: richard.tenorio@denvergov.org
Approval Status: Approved with conditions

Comments:
Denver Fire Dept. Approved with Conditions - RT

***The Vacation of the alley SHALL not impact fire dept. access to the buildings to the north.

Status Date: 08/13/2021
Status: Approved w/Conditions
Comments: Denver Fire Dept. Approved with Conditions - RT

The Vacation of the alley SHALL not impact fire dept. access to the buildings to the north.

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

Reviewers Name: Becca Dierschow
Reviewers Email: Becca.Dierschow@denvergov.org

Comment Report

35th and Wynkoop 3510 N Brighton Blvd

01/14/2022

Master ID: 2021-PROJMSTR-0000245 **Project Type:** ROW Vacation
Review ID: 2021-VACA-0000007 **Review Phase:**
Location: 3510 N Brighton Blvd **Review End Date:** 08/13/2021

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

Status Date: 08/16/2021
Status: Approved - No Response
Comments:

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

Status Date: 08/16/2021
Status: Approved - No Response
Comments:

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

Status Date: 08/16/2021
Status: Approved - No Response
Comments:

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

Status Date: 08/16/2021
Status: Approved - No Response
Comments:

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

Status Date: 08/16/2021
Status: Approved - No Response
Comments:

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

Reviewers Name: Greg Neitzke
Reviewers Email: Greg.Neitzke@denvergov.org

Status Date: 08/02/2021
Status: Approved
Comments:

Reviewing Agency: Construction Engineering Review **Review Status:** Approved

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

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

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

Comment Report

35th and Wynkoop 3510 N Brighton Blvd

01/14/2022

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Location: 3510 N Brighton Blvd **Review End Date:** 08/13/2021

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

Reviewers Name: Emily Gloeckner
Reviewers Email: Emily.Gloeckner@denvergov.org
Status Date: 08/16/2021
Status: Approved - No Response
Comments:

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

Reviewers Name: Brian Roecker
Reviewers Email: Brian.Roecker@denvergov.org
Status Date: 08/16/2021
Status: Approved - No Response
Comments:

Reviewing Agency: Survey Review **Review Status:** Approved

Reviewers Name: Robert Castaneda
Reviewers Email: Robert.Castaneda@denvergov.org
Status Date: 01/14/2022
Status: Approved
Comments: PWPRS Project Number: 2021-VACA-0000007 35th and Wynkoop 3510 Brighton
Reviewing Agency/Company: DOTI ROWS Survey
Reviewers Name: Scott Castaneda
Reviewers Phone: 720-879-1937
Reviewers Email: robert.castaneda@denvergov.org
Approval Status: Approved

Comments:
Revised Exhibit has been approved.
Status Date: 08/16/2021
Status: Denied
Comments: Denied on behalf of S. Castaneda

Status Date: 08/16/2021
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: 08/16/2021
Status: Approved - No Response
Comments:

Comment Report

35th and Wynkoop 3510 N Brighton Blvd

01/14/2022

Master ID: 2021-PROJMSTR-0000245 **Project Type:** ROW Vacation
Review ID: 2021-VACA-0000007 **Review Phase:**
Location: 3510 N Brighton Blvd **Review End Date:** 08/13/2021

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

Reviewing Agency: CPM Wastewater Review Review Status: Approved - No Response

Status Date: 08/16/2021
Status: Approved - No Response
Comments:

Reviewing Agency: RTD Referral Review Status: Approved

Status Date: 08/16/2021
Status: Approved
Comments: PWPRS Project Number: 2021-VACA-0000007 35th and Wynkoop 3510 Brighton
Reviewing Agency/Company: RTD
Reviewers Name: Clayton Scott Woodruff
Reviewers Phone: 3032992943
Reviewers Email: clayton.woodruff@rtd-denver.com
Approval Status: Approved

Comments:

Reviewing Agency: Solid Waste Review Review Status: Approved - No Response

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

Status Date: 08/16/2021
Status: Approved - No Response
Comments:

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

Status Date: 08/16/2021
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2021-VACA-0000007 35th and Wynkoop 3510 Brighton
Reviewing Agency/Company: Public Service Company of Colorado (PSCo) dba Xcel Energy
Reviewers Name: Donna George
Reviewers Phone: 3035713306
Reviewers Email: donna.l.george@xcelenergy.com
Approval Status: Approved with conditions

Comments:

Please be aware PSCo dba Xcel Energy owns and operates existing existing overhead and underground electric distribution facilities located within the alley proposed to be vacated; therefore, we are able to give conditional approval, PROVIDED, HOWEVER, said vacation shall be subject to the following reservations:
A perpetual, non-exclusive easement is hereby reserved by the City and County of Denver, its successors and assigns, over, under, across, along, and through the vacated area for the purposes of constructing, operating, maintaining, repairing, upgrading and replacing public or private utilities including storm drainage and sanitary sewer facilities and all appurtenances to said utilities.

Comment Report

35th and Wynkoop 3510 N Brighton Blvd

01/14/2022

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Location: 3510 N Brighton Blvd **Review End Date:** 08/13/2021

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

A hard surface shall be maintained by the property owner over the entire easement area. The City reserves the right to authorize the use of the reserved easement by all utility providers with existing facilities in the easement area. No trees, fences, retaining walls, landscaping or structures shall be allowed over, upon or under the easement area. Any such obstruction may be removed by the City or the utility provider at the property owner's expense. The property owner shall not re-grade or alter the ground cover in the easement area without permission from the City and County of Denver. The property owner shall be liable for all damages to such utilities, including their repair and replacement, at the property owner's sole expense. The City and County of Denver, its successors, assigns, licensees, permittees and other authorized users shall not be liable for any damage to property owner's property due to use of this reserved easement.

Should these facilities require relocation, the property owner/developer/contractor must complete the application process via xcelenergy.com/InstallAndConnect.

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

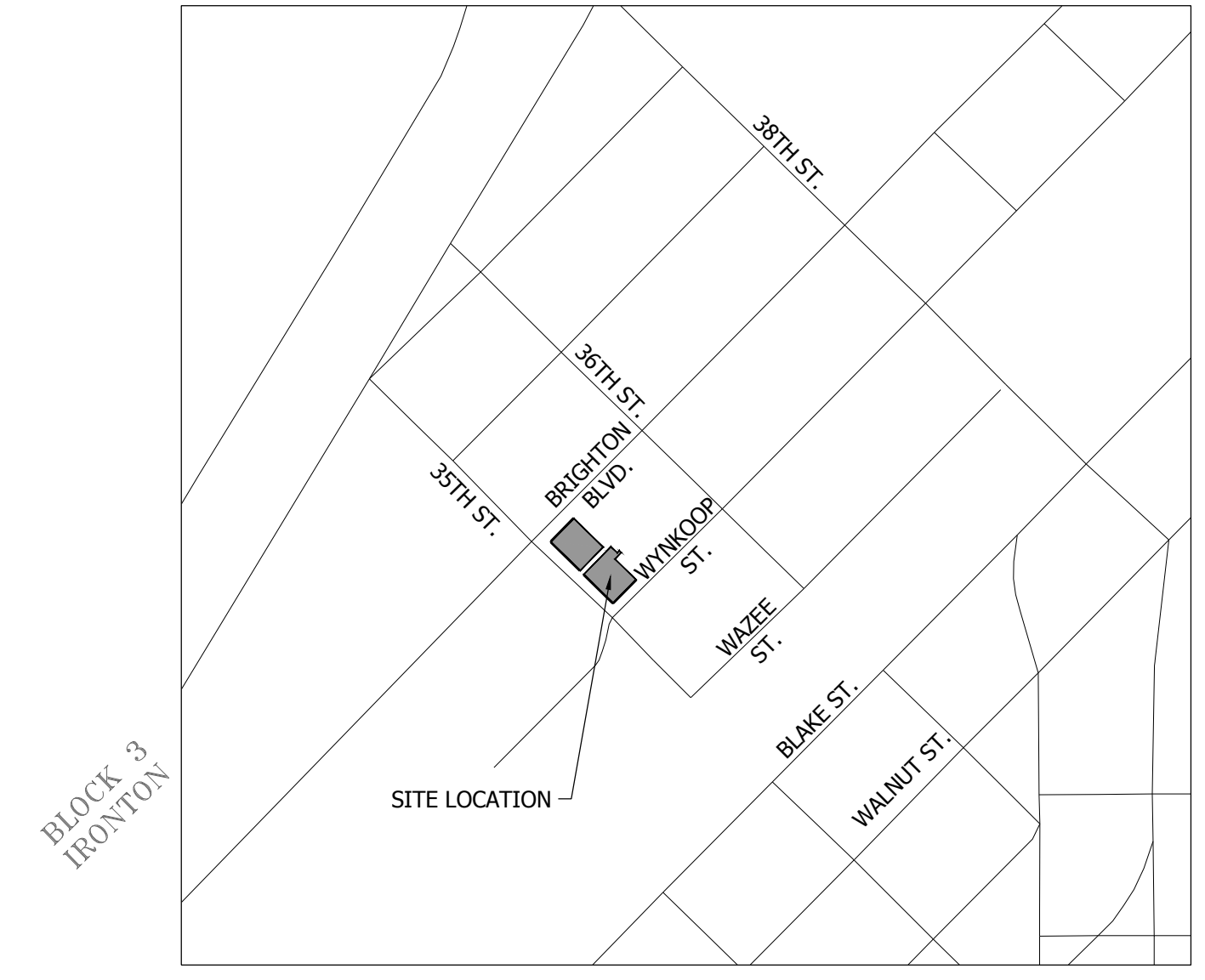
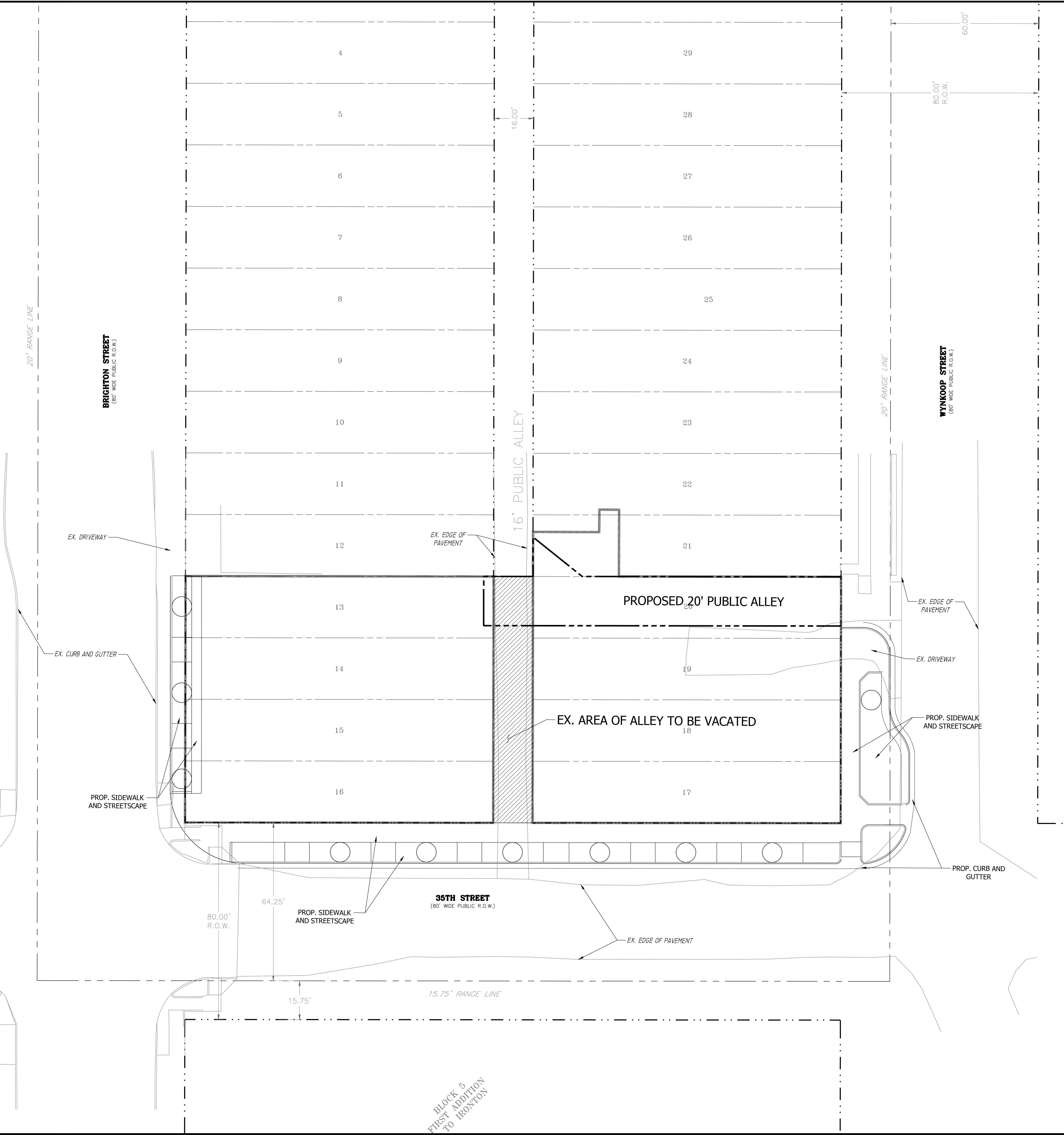
Reviewers Name: Jessica Eusebio
Reviewers Email: Jessica.Eusebio@denvergov.org

Status Date: 08/16/2021
Status: Comments Compiled
Comments:

Status Date: 08/10/2021
Status: Confirmation of Payment
Comments:

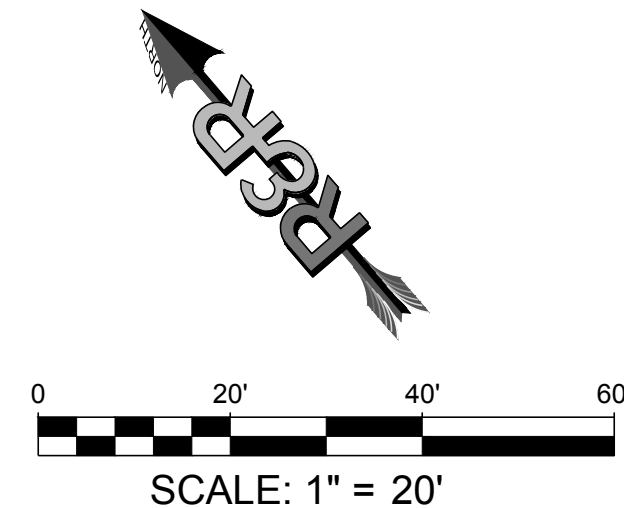
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FIRST ADDITION
TO IRONTON

BLOCK 5
FIRST ADDITION
TO IRONTON

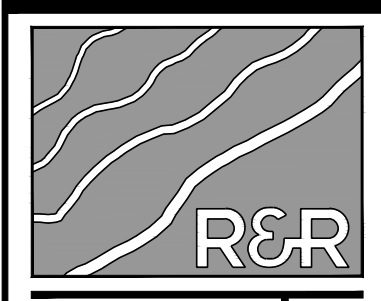


VICINITY MAP
1" = 500'

- LEGEND**
- EXISTING ROW
 - - - EXISTING RANGE LINE
 - EXISTING INTERIOR LOT LINE
 - EXISTING PROPERTY LINE
 - EXISTING CURB AND GUTTER
 - PROPOSED CURB AND GUTTER
 - PROPOSED ROW



NO.	REVISION	BY	DATE
1	2ND SUBMITTAL	ESJ	6/4/21



R&R ENGINEERS-SURVEYORS, INC.
 1635 WEST 13TH AVENUE, SUITE 310
 DENVER, COLORADO 80204
 PHONE: 303-753-6730

WWW.RRENGINEERS.COM

35TH AND BRIGHTON
 3509 WYNKOOP ST
 DENVER, CO 80216

PREPARED FOR:
 JOHNSON NATHAN STROHE (JNS)
 1600 WYNKOOP STREET, SUITE 100
 DENVER, CO 80202

ALLEY VACATION			
JOB NO.	JN20151	DATE	
ORG. SUBM. DATE	5/12/2021	BY	ESJ
DWN:	ESJ	CHKD:	CD
NAME			

ALLEY VACATION
SITE PLAN

NO. 1