

APPLICATION SUBMITTAL CHECKLIST

FOR CITY & COUNTY OF DENVER EASEMENT RELINQUISHMENT

Any Easement Relinquishment Application submittal not meeting all minimum checklist criteria herein shall be rejected as incomplete. Download and fill-out this checklist and submit along with the Application and supporting documentation to DOTI.ER@denvergov.org.

1. Easement Relinquishment Application

- ☐ Easement Relinquishment Application completed and signed by property owner or a vested party

2. Copy of Easements to be Relinquished

- ☐ Original holding document(s) of easement(s) to be relinquished, e.g. Ordinance, PNEE, Subdivision plat, etc.
☐ Clerk and Recorder's Book and Page and/or Recordation Number(s)

3. Land Descriptions (*select one*)

- ☐ Not applicable for Easements relinquished in their entirety
☐ Land description(s) prepared by a Professional Land Surveyor licensed in the State of Colorado for the portion of easement to be relinquished prepared in accordance with [DOTI Survey Land Description Requirements](#)
☐ PDF format stamped and signed by Professional Land Surveyor
☐ Text only in Microsoft Word format

4. Site Plan

ACCURATELY, LABELED ENGINEERED DRAWINGS TO INCLUDE THE FOLLOWING:

- ☐ Numerical and Bar Scale (scale no smaller than 1:40)
☐ North Arrow
☐ Legend
☐ Plan date and revision number, if applicable
☐ Easement in its entirety
☐ Portion of easement to be relinquished
☐ Newly proposed easements to be granted, if applicable
☐ Property lines,
☐ Right-of-way lines
☐ Label property addresses and street names
☐ Existing improvements within easement
☐ Proposed improvements in easement relinquishment area
☐ All existing, abandoned, and relocated utilities
☐ Aerial imagery can be used, but does not replace the required accurately engineered drawings

5. Fees

EASEMENT RELINQUISHMENT FEES MUST BE PAID IMMEDIATELY AFTER ER PROVIDES AN INVOICE

Initial Processing Fee = \$1,000.00 (non-refundable)

Survey Land Description Review Fee = \$500 (non-refundable)

Ordinance Fee = \$300 (non-refundable)

Property Owner or Authorized Application Representative:

By signing below, I certify that all above information has been incorporated in our application submittal.

SIGNATURE:



DATE:

PRINT NAME:

PHONE:

EMAIL:

COMPANY:

City and County of Denver Department of Transportation & Infrastructure
Right of Way Services | Engineering & Regulatory
201 W. Colfax Ave, Dept. 507 | Denver, CO 80202
www.denvergov.org/ROWPlanReview
DOTI.ER@denvergov.org
(720) 865-3003

APPLICATION

FOR CITY & COUNTY OF DENVER EASEMENT RELINQUISHMENT

To apply for an Ordinance to Relinquish an Easement held by the City and County of Denver, complete this application and submit together with the Submittal Checklist and required application materials in accordance with the [Easement Relinquishment Application 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 this process can be sent to DOTI.ER@denvergov.org.

PROPERTY OWNER:

Company Name: _____
Contact Name: _____
Property Address: _____
Billing Address: _____
Phone: _____ Email: _____

PRIMARY CONTACT: ☐ Check if the same as Adjacent Property Owner

Company Name: _____
Contact Name: _____
Address: _____
Phone: _____ Email: _____

PROJECT INFORMATION:

Project Name: _____
Address of Property
Containing Easement: _____

Is this project associated with a LAND DEVELOPMENT REVIEW?

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

REASON FOR EASEMENT RELINQUISHMENT:

Describe why you are requesting this relinquishment and why the easement(s) are no longer needed.

City and County of Denver Department of Transportation & Infrastructure
Right of Way Services | Engineering & Regulatory
201 W. Colfax Ave, Dept. 507 | Denver, CO 80202
www.denvergov.org/ROWPlanReview
DOTI.ER@denvergov.org
(720) 865-3003



EASEMENT RELINQUISHMENT INFORMATION: Quantity of easements to be relinquished: _____

List all easements to be relinquished:

*Original holding document
that reserves or grants the easement:*

Portion of the easement to be relinquished:

No.	Clerk & Recorder Recordation No(s).	Ordinance No(s). if applicable	Relinquish in its Entirety:	Partially relinquish as described in attached land description(s):
1			☒	☐
2			☐	☐
3			☐	☐
4			☐	☐
5			☐	☐

Describe the status of the Easement(s):

In the space below, describe each easement status. Include why the easement was originally granted and any additional relevant information

Are there utilities in the Easement(s)? Yes ☐ No ☐

If yes, list each utility and identify utility owner, utility type, and size (e.g. CCD 8-inch Sanitary Sewer); whether it will be removed, relocated, or abandoned in-place; and, expected schedule.

APPLICANT SIGNATURE:

By signing below, I certify that I am the owner or vested party of the real property that is the subject of this Easement Relinquishment application and the information contained herein is accurate and complete:

SIGNATURE: _____ DATE: _____
PRINT NAME: _____ PHONE: _____
EMAIL: _____ COMPANY: _____

City and County of Denver Department of Transportation & Infrastructure
Right of Way Services | Engineering & Regulatory
201 W. Colfax Ave, Dept. 507 | Denver, CO 80202
www.denvergov.org/ROWPlanReview
DOTL.ER@denvergov.org
(720) 865-3003

CONNECT WITH US | 311 | DENVERGOV.ORG | DENVER 8 TV

MORNINGSTAR OBSERVATORY PARK
SITE DEVELOPMENT PLAN
SITUATED IN THE NORTHWEST QUARTER OF SECTION 25,
TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO
2100 SOUTH JOSEPHINE STREET

MATERIAL LEGEND (REFER TO LANDSCAPE PLANS FOR ADD'N INFORMATION)

GRAY CONCRETE PVMT., STANDARD

NOTES

1. A PERMANENT NON-EXCLUSIVE EASEMENT (PNEE) AT RECEPTION NO. 2017140937 IS OBSOLETE AND SHALL BE RELINQUISHED.
2. BASED ON A SITE INSPECTION, THE EXISTING CURB AND GUTTER ALONG EAST EVANS AVENUE IS A MONOLITHIC POUR WITH THE TRAVEL LANE IN GOOD CONDITION AND DOES NOT REQUIRE REPLACEMENT. ANY PORTION DETERMINED TO BE OUT OF COMPLIANCE WILL BE REPLACED AT THE DISCRETION OF THE ROW INSPECTOR.
3. 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 (I.E. DRIPLINES OF TREES).
4. ALL EXISTING GRADES WITHIN TREE PROTECTION ZONE (TPZ) BOUNDARIES MUST REMAIN AS-IS. ALL PROPOSED GRADE CHANGES MUST OCCUR ENTIRELY OUTSIDE TPZ BOUNDARIES.

TRANSPORTATION NOTE:

1. REFER TO THE APPROVED TRANSPORTATION ENGINEERING PLANS FOR RIGHT-OF-WAY IMPROVEMENTS.

BASIS OF BEARINGS

THE RANGE LINE LOCATED IN EAST EVANS AVENUE, BEING MONUMENTED AT THE INTERSECTION OF EAST EVANS AVENUE AND SOUTH JOSEPHINE STREET BE A FOUND AXLE IN A RANGE BOX AND MONUMENTED AT THE INTERSECTION OF EAST EVANS AVENUE AND SOUTH COLUMBINE STREET BY A FOUND #8 REBAR IN A RANGE BOX, BEARS SOUTH 89°56'44" WEST A DISTANCE OF 400.05 FEET (AS MEASURED) WITH ALL BEARINGS HEREON BEING RELATIVE THERETO.

BENCHMARK

BENCHMARK: CITY AND COUNTY OF DENVER BENCHMARK "384A" A C & C BRASS CAP LOCATED AT THE INTERSECTION OF ST. PAUL STREET AND EAST EVANS AVENUE AT THE TOP OF CURB AT THE STORM SEWER INLET. (PUBLISHED NAVD 88 ELEV = 5386.08 FEET)

SIGHT TRIANGLES		
TYPE:	SIZE:	RESTRICTIONS:
PEDESTRIAN	10' LEG x 10' LEG	NO ITEMS THAT ARE WIDER THAN 18 INCHES MAY BE TALLER THAN 30" WITHIN THIS TRIANGLE
ROADWAY	445' LEG x 18' BEHIND FLOWLINE (PER AASHTO) E EVANS AVE POSTED AT 35 MPH	NO ITEMS THAT ARE WIDER THAN 18 INCHES MAY BE TALLER THAN 30" WITHIN THIS TRIANGLE EXCEPT FOR STREET TREES AND TRAFFIC CONTROL DEVICES AND EQUIPMENT
CORNER	30' LEG x 30' LEG	CORNER TRIANGLES MUST BE FREE OF ALL ITEMS OVER 30" IN HEIGHT EXCEPT FOR TRAFFIC CONTROL DEVICES AND EQUIPMENT



2017140937

Page: 1 of 9

D \$0.00

Insert Project Number: 2015-PM-620**PERMANENT NON-EXCLUSIVE EASEMENT**

[2100 South Josephine Street, Denver, Colorado]

This Permanent Non-Exclusive Easement ("Easement"), made this 27th day of September, 2017, between 2100 S. Josephine, LLC, a Washington limited liability company ("Grantor(s)" or "Owner(s)") and the CITY AND COUNTY OF DENVER, a home rule city and municipal corporation of the State of Colorado, whose address is 1437 Bannock Street, Denver, Colorado 80202 ("City" or "Grantee")

For and in consideration of connection to city wastewater facilities and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, the Grantor agrees as follows:

1. The Grantor(s) are the owner of the property commonly known and addressed as 2100 South Josephine Street, Denver, Colorado (the "Property"), described in Exhibit A attached hereto and incorporated herein, which will be served by the following privately owned storm sewer vault with or without pump(s) with outlet pipes (collectively the "Facilities").
2. The Grantor(s) are jointly and severally responsible for the maintenance and service of such Facilities to ensure conformance with all applicable plans and standards approved by the City.
3. The Grantor(s) hereby grant(s) and convey(s) a permanent non-exclusive easement to the City under, in, upon, across and over the land described in Exhibit B attached hereto and incorporated herein ("Access Easement Area") for the purpose of ingress and egress to the Easement Area together with any and all rights necessary or convenient to the City to accomplish such purposes. The Grantor(s) hereby grant(s) and convey(s) a permanent non-exclusive easement to the City under, in, upon, across and over the land described in Exhibit C attached hereto and incorporated herein ("Utility Easement Area"), for the purpose of maintaining, repairing, and servicing the Facilities if required as set forth herein, together with any and all rights necessary or convenient to the City to accomplish such purposes.
4. The Grantor(s) shall pay for and be responsible for all costs to construct, reconstruct, repair and maintain the Property, the Easement Area and all Facilities within the Easement Area to ensure conformance with all applicable plans and standards relating to the Facilities approved by the City. The City shall not be responsible for any construction, repairs, maintenance, cleaning, snow removal or any other services on the Property, within the Easement Area or of the Facilities.

5. If, in the sole opinion of the City's Manager of Public Works, Facilities are not properly maintained, constructed, repaired, or serviced by Grantor(s), the City shall give notice to the Grantor(s) and if maintenance, construction, repairs, servicing, or corrections are not made within the time designated in such notice, the City is authorized, but not required, to make or have made maintenance, construction, repairs, servicing or corrections. If the City performs such maintenance, construction, repair, servicing or correction, the City shall charge and collect the cost thereof from the Grantor(s). However, in cases of emergency, as solely determined by the City's Manager of Public Works, the City may choose to make immediate maintenance, servicing, repairs or corrections and to collect the cost thereof from the Grantor(s) without notice.

6. The Grantor(s) shall in no way consider or hold the City or its personnel liable for trespass in the performance of any of the maintenance, construction, repairing, servicing, correcting or other activities referred to herein. Grantor(s) hereby agree to defend, indemnify, reimburse and hold harmless 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 the work performed under this Easement ("Claims"), unless such Claims have been specifically determined by the trier of fact to be the sole negligence or willful misconduct of the City. This indemnity shall be interpreted in the broadest possible manner to indemnify City for any acts or omissions either passive or active, irrespective of fault, including City's concurrent negligence whether active or passive, except for the sole negligence or willful misconduct of City. Grantor(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. Grantor(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. Grantor(s) 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. This defense and indemnification obligation shall survive the termination of this Easement.

7. If the Grantor(s) form an Owners Association to hold title to and/or administer the use, construction, repair, servicing and maintenance of the Facilities, the declaration or any similar instrument for any such Owners Association shall clearly state that the Owners Association has joint and several financial responsibility for the maintenance and repair of such Facilities, and the indemnity provisions of this Easement.

8. This Easement shall run with the land and shall be binding upon, jointly and severally, and shall inure to the benefit of, the parties hereto, their heirs, successors, or assigns.

9. This Permanent Non-Exclusive Easement shall be recorded in the Denver County real property records.

10. Notices required hereunder shall be in writing and shall be personally delivered or mailed by registered and certified United States mail, postage prepaid, return receipt requested to the following address, or at such other addresses that may be specified in writing:

If to City: Manager of Public Works
201 W. Colfax, Department 608
Denver, CO 80202

If to Grantor(s): 609 E. Speer Blvd., Suite 200
Denver, CO 80203-4245
Attn: Scott Sepic

11. All obligations of the City pursuant to this Easement, if any, are subject to prior appropriation of monies expressly made by the City Council for the purposes of this Easement and paid into the Treasury of the City.

IN WITNESS WHEREOF, the Grantor(s) hereto have executed this Permanent Non-Exclusive Easement as of the day and year first above written.

GRANTOR:

2100 S. Josephine, LLC, a Washington limited liability company

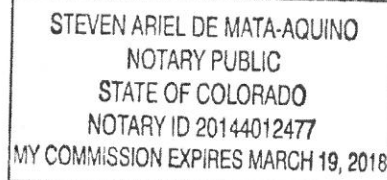
By: _____

Title: _____

City and County of Denver)

) ss.

State of Colorado)



The foregoing Permanent Non-Exclusive Easement was acknowledged before me this
27th day of September, 2017 by Scott Sepic as
Manager of the 2100 S. Josephine, LLC, a Washington limited liability
company.

Witness my hand and official seal.

My commission expires: March 19th, 2018

Notary Public

Address: 3155 E 1st AVE DENVER, CO 80206

EXHIBIT A
"PROPERTY"
SHEET 1 OF 2
LAND DESCRIPTION

LOTS 1 TO 6, INCLUSIVE, BLOCK 37,
UNIVERSITY PARK, AMENDED MAP,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINS $\pm 23,357$ SQ FT OR ± 0.536 ACRES.



RICHARD BRUCE GABRIEL
COLORADO P.L.S. 37929



150 W. 84TH AVENUE
THORNTON, COLORADO 80260

PH. 303-702-1617
FAX. 303-702-1488
WWW.POWERSURVEYING.COM

2015-PROJMSTR-0000620-PNEE



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SHEET 2 OF 2



DRAWING BY: MB DATE: 5-19-17
PROJECT NO. 501-15-410(C)

EXHIBIT B
"ACCESS EASEMENT AREA"
SHEET 1 OF 2
LAND DESCRIPTION

A PARCEL OF LAND SITUATE IN LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 37 OF UNIVERSITY PARK, AMENDED MAP ALSO BEING A PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE RANGE LINE LOCATED IN EAST EVANS AVENUE, BEING MONUMENTED AT THE INTERSECTION OF EAST EVANS AVENUE AND SOUTH JOSEPHINE STREET BE A FOUND AXLE IN A RANGE BOX AND MONUMENTED AT THE INTERSECTION OF EAST EVANS AVENUE AND SOUTH COLUMBINE STREET BY A FOUND #8 REBAR IN A RANGE BOX, BEARS SOUTH 89°56'44" WEST A DISTANCE OF 400.05 FEET (AS MEASURED) WITH ALL BEARINGS HEREON BEING RELATIVE THERETO.

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 37 UNIVERSITY PARK AMENDED MAP; THENCE SOUTH 00°00'40" WEST, ALONG THE EAST LINE OF LOTS 1, 2, 3, 4 AND 5 OF SAID BLOCK 37, A DISTANCE OF 125.87 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°00'40" WEST, ALONG THE EAST LINE OF SAID LOTS 5 AND 6, A DISTANCE OF 20.42 FEET;

THENCE DEPARTING THE EAST LINE OF SAID LOT 6, NORTH 89°59'20" WEST A DISTANCE OF 146.19 FEET;

THENCE PARALLEL WITH THE WEST LINE OF SAID BLOCK 37, NORTH 00°00'40" EAST A DISTANCE OF 125.58 FEET;

THENCE SOUTH 89°59'20" EAST A DISTANCE OF 51.67 FEET;

THENCE SOUTH 00°00'40" WEST A DISTANCE OF 21.34 FEET;

THENCE NORTH 89°59'20" WEST A DISTANCE OF 29.50 FEET;

THENCE SOUTH 00°00'40" WEST A DISTANCE OF 83.83 FEET;

THENCE SOUTH 89°59'20" EAST A DISTANCE OF 124.02 FEET TO THE POINT OF BEGINNING.

CONTAINS ±5,945 SQ FT OR ±0.136 ACRES.



RICHARD BRUCE GABRIEL
 COLORADO P.L.S. 37929



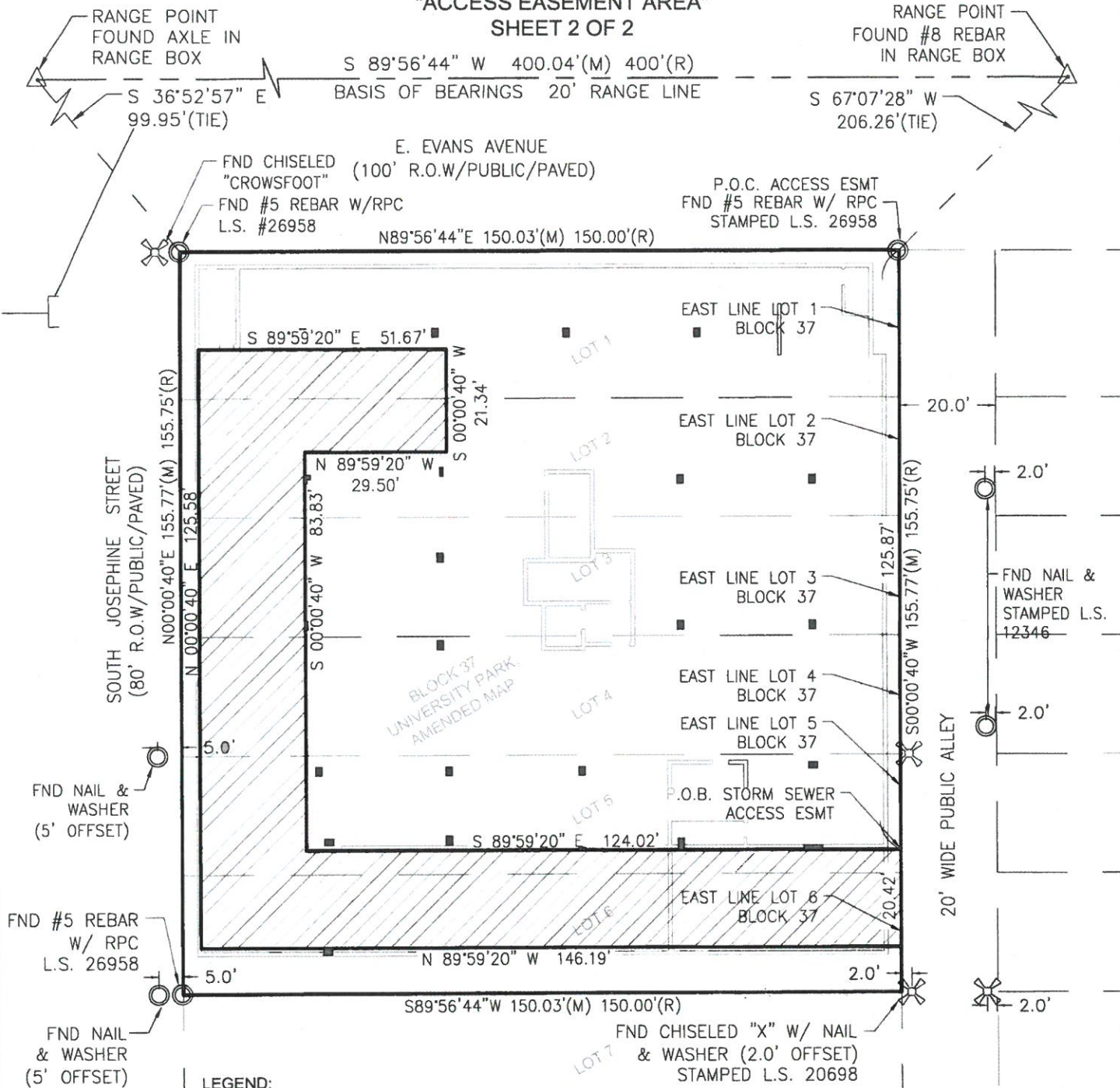
150 W. 84TH AVENUE
 THORNTON, COLORADO 80260

PH. 303-702-1617
 FAX. 303-702-1488
 WWW.POWERSURVEYING.COM

EXHIBIT B

"ACCESS EASEMENT AREA"

SHEET 2 OF 2



LEGEND:

- FOUND RANGE POINT AS NOTED
- FOUND MONUMENT AS NOTED
- CHISELED "X"
- (M) AS MEASURED
- (R) RECORDED
- RPC RED PLASTIC CAP

POWERTM
Surveying Company, Inc.
Established 1948

150 W. 84TH AVENUE
THORNTON, COLORADO 80260

PH. 303-702-1617
FAX. 303-702-1488
WWW.POWERSURVEYING.COM

DRAWING BY: MB DATE: 5-19-17
PROJECT NO. 501-15-410(C)

SCALE: 1" = 30'

SHEET 2 OF 2

EXHIBIT C
"UTILITY EASEMENT AREA"
SHEET 1 OF 2
LAND DESCRIPTION

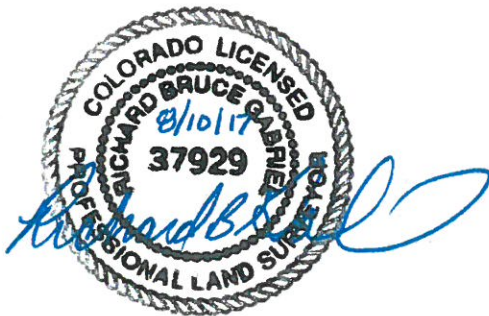
A PARCEL OF LAND SITUATE IN LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 37 OF UNIVERSITY PARK, AMENDED MAP ALSO BEING A PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE RANGE LINE LOCATED IN EAST EVANS AVENUE, BEING MONUMENTED AT THE INTERSECTION OF EAST EVANS AVENUE AND SOUTH JOSEPHINE STREET BE A FOUND AXLE IN A RANGE BOX AND MONUMENTED AT THE INTERSECTION OF EAST EVANS AVENUE AND SOUTH COLUMBINE STREET BY A FOUND #8 REBAR IN A RANGE BOX, BEARS SOUTH 89°56'44" WEST A DISTANCE OF 400.05 FEET (AS MEASURED) WITH ALL BEARINGS HEREON BEING RELATIVE THERETO.

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 37 UNIVERSITY PARK AMENDED MAP; THENCE SOUTH 00°00'40" WEST, ALONG THE EAST LINE OF LOTS 1, 2, 3, 4 AND 5 OF SAID BLOCK 37, A DISTANCE OF 125.87 FEET;
 THENCE DEPARTING THE EAST LINE OF SAID LOT 6, NORTH 89°59'20" WEST A DISTANCE OF 124.02 FEET;
 THENCE NORTH 00°00'40" EAST A DISTANCE OF 83.83 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°59'20" WEST A DISTANCE OF 1.84 FEET;
 THENCE NORTH 00°00'40" EAST A DISTANCE OF 21.34 FEET;
 THENCE SOUTH 89°59'20" EAST A DISTANCE OF 31.34 FEET;
 THENCE SOUTH 00°00'40" WEST A DISTANCE OF 21.34 FEET;
 THENCE NORTH 89°59'20" WEST A DISTANCE OF 29.50 FEET TO THE POINT OF BEGINNING.

CONTAINS ±669 SQ FT OR ±0.015 ACRES.



RICHARD BRUCE GABRIEL
 COLORADO P.L.S. 37929



150 W. 84TH AVENUE
 THORNTON, COLORADO 80260

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 WWW.POWERSURVEYING.COM



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SHEET 2 OF 2



DRAWING BY: MB DATE: 5-19-17
PROJECT NO. 501-15-410(C)

Morning Star Observatory Park 2100 S Josephine St

09/25/2025

Master ID: **Project Type:** ROW Relinquishment
Review ID: 2025-RELINQ-0000014 **Review Phase:**
Location: 2100 South Josephine Street **Review End Date:** 08/26/2025

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
Reviewers Email: Kathryn.spritzer@denvergov.org

Status Date: 08/06/2025
Status: Approved
Comments:

Reviewing Agency: City Forester Review Review Status: Approved

Reviewers Name: Eric Huetig
Reviewers Email: Eric.Huetig@denvergov.org

Status Date: 08/25/2025
Status: Approved
Comments: 2025-RELINQ-0000014
OCF Comments 8-25-25
1. Relinquishment is approved as it does not affect existing ROW trees.

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

Status Date: 08/27/2025
Status: Approved - No Response
Comments:

Reviewing Agency: Denver Water Referral Review Status: Approved

Status Date: 08/27/2025
Status: Approved
Comments: PWPRS Project Number: 2025-RELINQ-0000014 Morning Star Observatory Park 2100 S Josephine St
Reviewing Agency/Company: Denver Water
Reviewers Name: Gina Begly
Reviewers Phone: 3036286219
Reviewers Email: gina.begly@denverwater.org
Approval Status: Approved

Comments:

Reviewing Agency: Survey Review Review Status: Approved

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

Status Date: 08/13/2025
Status: Approved

2025-RELINQ-0000014

Comment Report

Morning Star Observatory Park 2100 S Josephine St

09/25/2025

Master ID:
Review ID: 2025-RELINQ-0000014
Location: 2100 South Josephine Street

Project Type: ROW Relinquishment
Review Phase:
Review End Date: 08/26/2025

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

Comments:

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

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

Status Date: 09/16/2025
Status: Confirmation of Payment
Comments:

Status Date: 08/27/2025
Status: Comments Compiled
Comments:

Reviewing Agency: Denver Fire Department Review Review Status: Approved

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

Status Date: 08/19/2025
Status: Approved
Comments: No documents attached to this file, used the documents from ER to review.

Reviewing Agency: Landmark Review Review Status: Not Required

Status Date: 08/06/2025
Status: Not Required
Comments:

Reviewing Agency: Metro Wastewater Referral Review Status: Approved

Status Date: 08/27/2025
Status: Approved
Comments: PWPRS Project Number: 2025-RELINQ-0000014 Morning Star Observatory Park 2100 S Josephine St
Reviewing Agency/Company: Metro Water Recovery
Reviewers Name: Kevin Boch
Reviewers Phone: 720-520-1516
Reviewers Email: kboch@MetroWaterRecovery.com
Approval Status: Approved

Comments:
NA

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

Status Date: 08/27/2025
Status: Approved - No Response

2025-RELINQ-0000014

Comment Report

Morning Star Observatory Park 2100 S Josephine St

09/25/2025

Master ID:
Review ID: 2025-RELINQ-0000014
Location: 2100 South Josephine Street

Project Type: ROW Relinquishment
Review Phase:
Review End Date: 08/26/2025

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

Comments:

Reviewing Agency: Parks and Recreation Review

Review Status: Approved

Reviewers Name: Jennifer Cervera
Reviewers Email: Jennifer.Cervera@denvergov.org

Status Date: 08/25/2025
Status: Approved

Comments:

Reviewing Agency: Construction Engineering Review

Review Status: Approved - No Response

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

Status Date: 08/27/2025
Status: Approved - No Response

Comments:

Reviewing Agency: Policy and Planning Review

Review Status: Approved - No Response

Reviewers Name: Nathan Pope
Reviewers Email: Nathan.Pope@denvergov.org

Status Date: 08/27/2025
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: 08/27/2025
Status: Approved - No Response

Comments:

Reviewing Agency: CenturyLink Referral

Review Status: Approved

Status Date: 09/18/2025
Status: Approved
Comments: PWPRS Project Number: 2025-RELINQ-0000014 Morning Star Observatory Park 2100 S Josephine St
Reviewing Agency/Company: Lumen
Reviewers Name: Stephanie Canary
Reviewers Phone: 352-425-8763
Reviewers Email: stephanie.canary@lumen.com
Approval Status: Approved

Comments:

Comment Report

Morning Star Observatory Park 2100 S Josephine St

09/25/2025

Master ID:
Review ID: 2025-RELINQ-0000014
Location: 2100 South Josephine Street

Project Type: ROW Relinquishment
Review Phase:
Review End Date: 08/26/2025

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

Attachment: Vacation LNO P867349.pdf

Status Date: 08/27/2025
Status: Approved - No Response
Comments:

REDLINES uploaded to E-review webpage

Reviewing Agency: Xcel Referral Review Status: Approved

Status Date: 08/27/2025
Status: Approved
Comments: PWPRS Project Number: 2025-RELINQ-0000014 Morning Star Observatory Park 2100 S Josephine St
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

Comments:

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

Status Date: 08/27/2025
Status: Approved - No Response
Comments:

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

Status Date: 08/27/2025
Status: Approved - No Response
Comments:

Reviewing Agency: DES Transportation Review Review Status: Approved

Reviewers Name: Eric Osmundsen
Reviewers Email: eric.osmundsen@denvergov.org

Status Date: 09/25/2025
Status: Approved
Comments: PWPRS Project Number: 2025-RELINQ-0000014 Morning Star Observatory Park 2100 S Josephine St
Reviewing Agency/Company: DES Transportation
Reviewers Name: Eric Osmundsen
Reviewers Phone: 720-865-3042
Reviewers Email: eric.osmundsen@denvergov.org
Approval Status: Approved

Comments:

Comment Report

Morning Star Observatory Park 2100 S Josephine St

09/25/2025

Master ID:
Review ID: 2025-RELINQ-0000014
Location: 2100 South Josephine Street

Project Type: ROW Relinquishment
Review Phase:
Review End Date: 08/26/2025

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

Status Date: 08/27/2025
Status: Denied
Comments: Denied on behalf of this critical reviewer. This is still under review. Please contact the reviewer to resolve.

Reviewing Agency: DES Wastewater Review Review Status: Approved

Reviewers Name: Kenneth Armfield
Reviewers Email: ken.armfield@denvergov.org

Status Date: 08/27/2025
Status: Approved
Comments: No objection to the relinquishment of the 2017 PNEE.
The easement has been replaced with a 2019/2020 PNEE.

Status Date: 08/25/2025
Status: Denied
Comments: The PNEE must remain in place for the Detention/WQ system associated with the development 2019PM0000503.
It also appears that no documents are available in Accela to provide any description or justification for the PNEE relinquishment.
Google streetview of Oct 2024 shows the recently constructed building, and we have as-builts for the development, so it is assumed that the building and its stormwater system are still in place, and as such, a PNEE is still needed.

Reviewing Agency: ERA Transportation Review Review Status: Approved

Reviewers Name: Kelsey Kijowski
Reviewers Email: Kelsey.Kijowski@denvergov.org

Status Date: 08/26/2025
Status: Approved
Comments:

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

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

Status Date: 08/26/2025
Status: Approved w/Conditions
Comments: Comply with DES-Wastewater requirements

Reviewing Agency: RTD Referral Review Status: Approved

Status Date: 08/27/2025
Status: Approved
Comments: PWPRS Project Number: 2025-RELINQ-0000014 Morning Star Observatory Park 2100 S Josephine St
Reviewing Agency/Company: RTD
Reviewers Name: clayton woodruff
Reviewers Phone: 3032992943
Reviewers Email: clayton.woodruff@rtd-denver.com
Approval Status: Approved

Comment Report

Morning Star Observatory Park 2100 S Josephine St

09/25/2025

Master ID:
Review ID: 2025-RELINQ-0000014
Location: 2100 South Josephine Street

Project Type: ROW Relinquishment
Review Phase:
Review End Date: 08/26/2025

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

Comments:

Department Comments

Bus Operations No exceptions

Bus Stop Program No exceptions

Commuter Rail No exceptions

Construction Management No exceptions

Engineering No exceptions

Light Rail No exceptions

Real Property No exceptions

Service Development No exceptions

Transit Oriented Development No exceptions

Utilities No exceptions

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: 08/27/2025

Status: Approved

Comments: PWPRS Project Number: 2025-RELINQ-0000014 Morning Star Observatory Park 2100 S Josephine St

Reviewing Agency/Company: CDOT

Reviewers Name: Michelle White

Reviewers Phone: 303-512-4218

Reviewers Email: michelle.m.white@state.co.us

Approval Status: Approved

Comments:

This is not on CDOT's system. We have no comments.

Reviewing Agency: ROW - Supplemental Review

Review Status: Approved

Reviewers Name: Emma De Vos Tidd

Reviewers Email: emma.devostidd@denvergov.org

Status Date: 08/27/2025

Status: Approved

Comments: PWPRS Project Number: 2025-RELINQ-0000014 Morning Star Observatory Park 2100 S Josephine St

Reviewing Agency/Company: DOTI - Transportation and Mobility Engineering

Reviewers Name: Emma De Vos Tidd

Reviewers Phone: 3033324247

Reviewers Email: emma.devostidd@denvergov.org

Approval Status: Approved

Comments: