

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 Appl Easement Relinquishment Application	lication n completed and signed by property owner or a vested	party		
2. Copy of Easements to be Relinction Original holding document(s) of easer Clerk and Recorder's Book and Page	ment(s) to be relinquished, e.g. Ordinance, PNEE, Subo	division plat, etc.		
easement to be relinquished prepared in PDF format stamped and sign	fessional Land Surveyor licensed in the State of Colora accordance with <u>DOTI Survey Land Description Requi</u> ned 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: A Million	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



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:						
Phono:	Email:					
PRIMARY CONTACT: Company Name:	Check if the same as Adjacent Property Owner					
Contact Name:						
Address:						
Phone:	Email:					
PROJECT INFORMATION Project Name:	ON:					
Address of Property Containing Easement:						
Is this project associated v	with a LAND DEVELOPMENT REVIEW?					
Yes No No If 'Yes', provide Project Master, Concept or Site Development Plan Project Numbers:						
	ENT RELINQUISHMENT: esting this relinquishment and why the easement(s) are no longer needed.					

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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 re	serves or gra	nts the easement:	Portion of the easement to be relinquished:	
	Clerk & Re	ecorder	Ordinance No(s).	Relinquish in its	Partially relinquish as described in attached land
No.	Recordation		if applicable	Entirety:	description(s):
1		, ,	• •	V	
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					
		=			
			ement(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:					
	•		auon and the information		·
SIGNA	_				
	NAME:			PHONE:	
EMAIL				COMPANY:	

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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

LINE

BUILDING COLUMNS (TYP.)
RE: BUILDING ELEVATIONS
SHEET 13

6 FT TALL PRIVACY WALL/FENCE

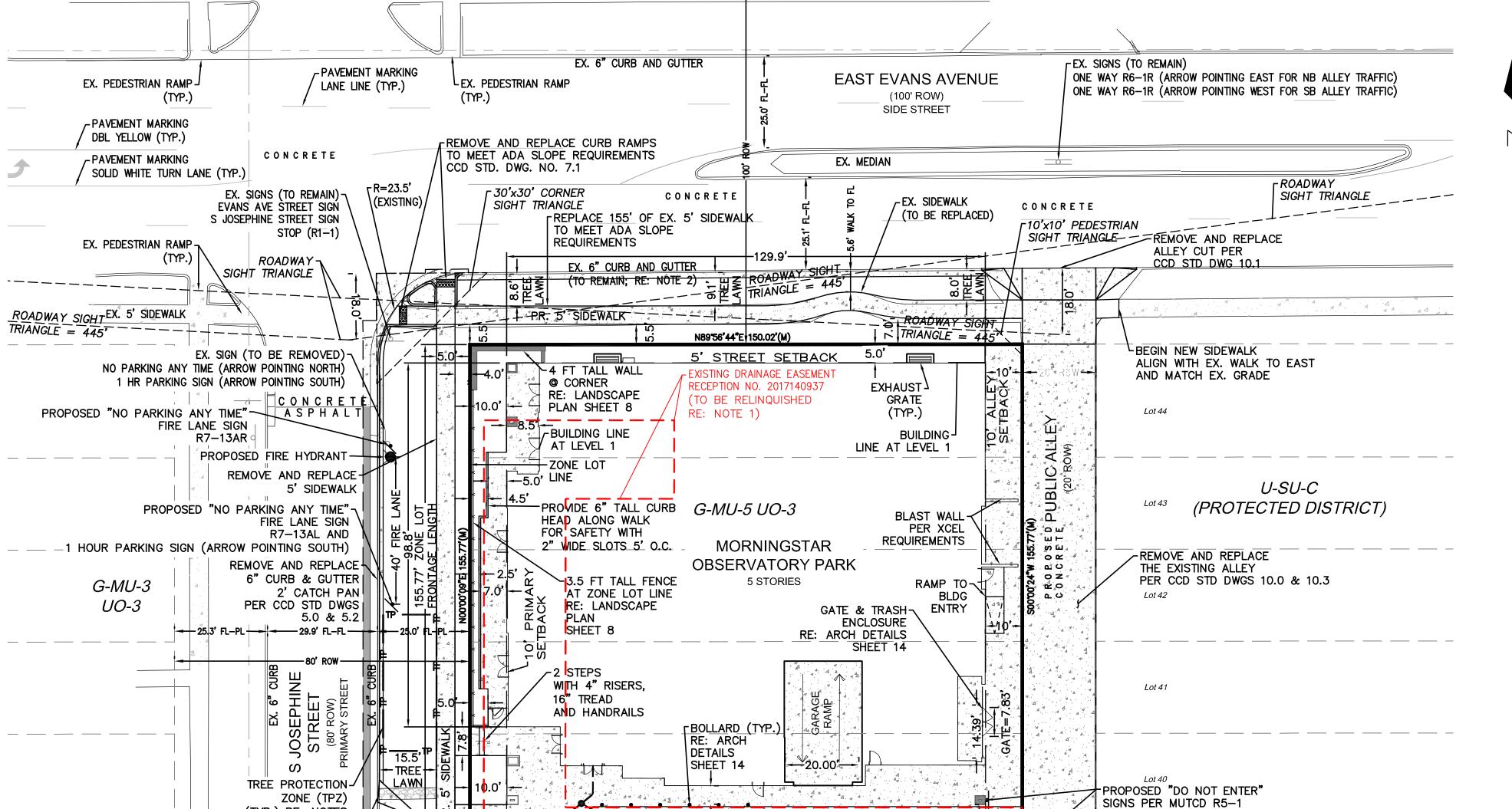
RE: ARCH DETAILS

SHEET 14

2100 SOUTH JOSEPHINE STREET

EX. SIGNS (TO REMAIN)
ONE WAY R6—1R (ARROW POINTING EAST FOR NB ALLEY TRAFFIC)
ONE WAY R6—1R (ARROW POINTING WEST FOR SB ALLEY TRAFFIC)

SCALE: 1" = 20'
SCALE: 1" = 20'



CONCRETE

G-MU-3 UO-3

ACCESSIBLE

7.5' INTERIOR SETBACK

ROUTE

2126 S JOSEPHINE ST

GRATE

(TYP.)

R-3 UO-3

(TYP.) RE: NOTES

EX. FLAGSTONE

(TO BE REMOVED)

DRIVEWAY CUT

BEGIN NEW SIDEWALK - 3

NEAREST PANEL

MATCH EX. GRADE

EX. RESIDENTIAL -

DRIVEWAY

PER CCD STD DWGS

PROPOSED "ONE WAY"-

SIGNS PER MUTCD R6-1

SIDEWALK

PROPOSED-

6.1 & 6.2

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)

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	NO ITEMS THAT ARE WIDER THAN 18 INCHES MAY BE TALLER
	(PER AASHTO)	THAN 30" WITHIN THIS TRIANGLE EXCEPT FOR STREET TREES AND
	E EVANS AVE POSTED AT 35 MPH	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 EQUIPMEN



hord | coplan | macht

NOVEMBER 13, 2020 SITE PLAN SHEET 5 OF 14

1800 Wazee Street, Suite 450 P 303.607.0977
Denver, CO 80202 www.hcm2.com



City & County of Denver

2017140937 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 27^{+1} day of Solenber. 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 nonexclusive 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: Some Manage	
See Selve I many	OTO VALUE DE LA COMPANION DE L
City and County of Denver) ss.	STEVEN ARIEL DE MATA-AQUINO NOTARY PUBLIC STATE OF COLORADO
State of Colorado)	NOTARY ID 20144012477 MY COMMISSION EXPIRES MARCH 19, 2018
Manager of the 2100 S. Josephine,	assement was acknowledged before me this Scott Sepic as LLC, a Washington limited liability
company. ()	- 11
Witness my hand and official seal.	S A
My commission expires: Maca 19th, 2018	Mila
Address: 3150 E 15TAVE PEN	Notary Public Sozo6

2015-PROJMSTR-0000620-PNEE

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 ±23,357 SQ FT OR ±0.536 ACRES.



RICHARD BRUCE GABRIEL COLORADO P.L.S. 37929



150 W. 84TH AVENUE THORNTON, COLORADO 80260 Established |948 PH. 303-702-1617 FAX. 303-702-1488 WWW.POWERSURVEYING.COM

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

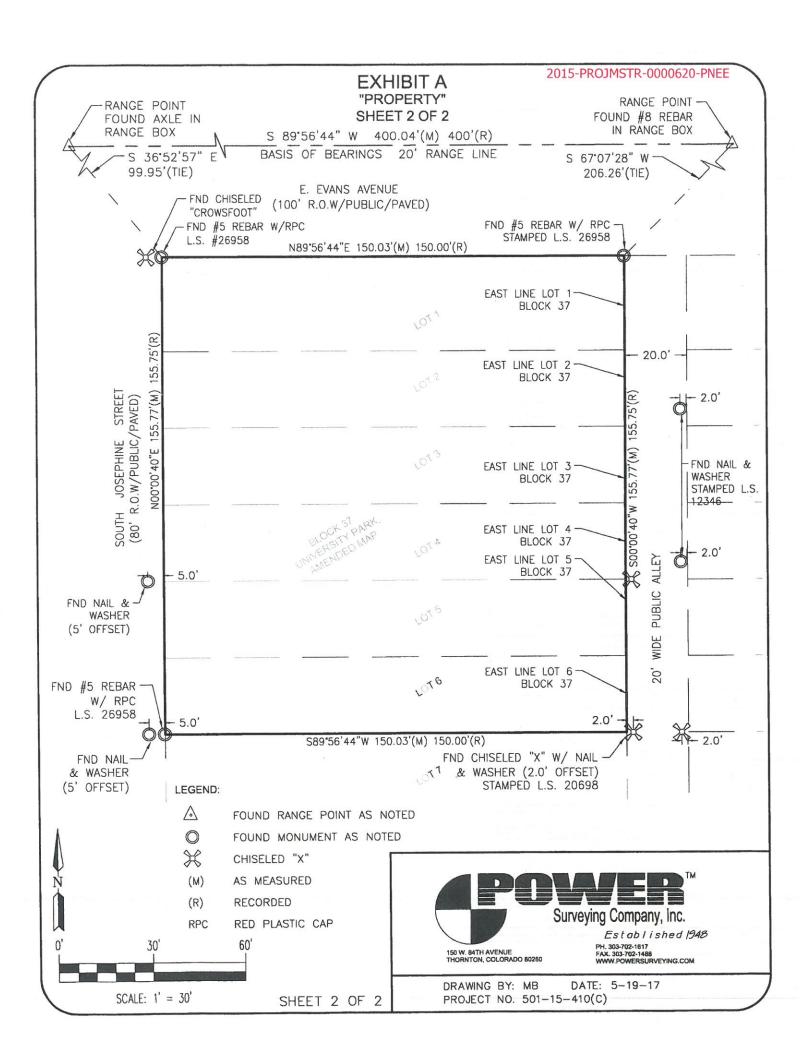


EXHIBIT B "ACCESS EASEMENT AREA" SHEET 1 OF 2 LAND DESCRIPTION

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



DRAWING BY: MB

DATE: 5-19-17

PROJECT NO. 501-15-410(C)

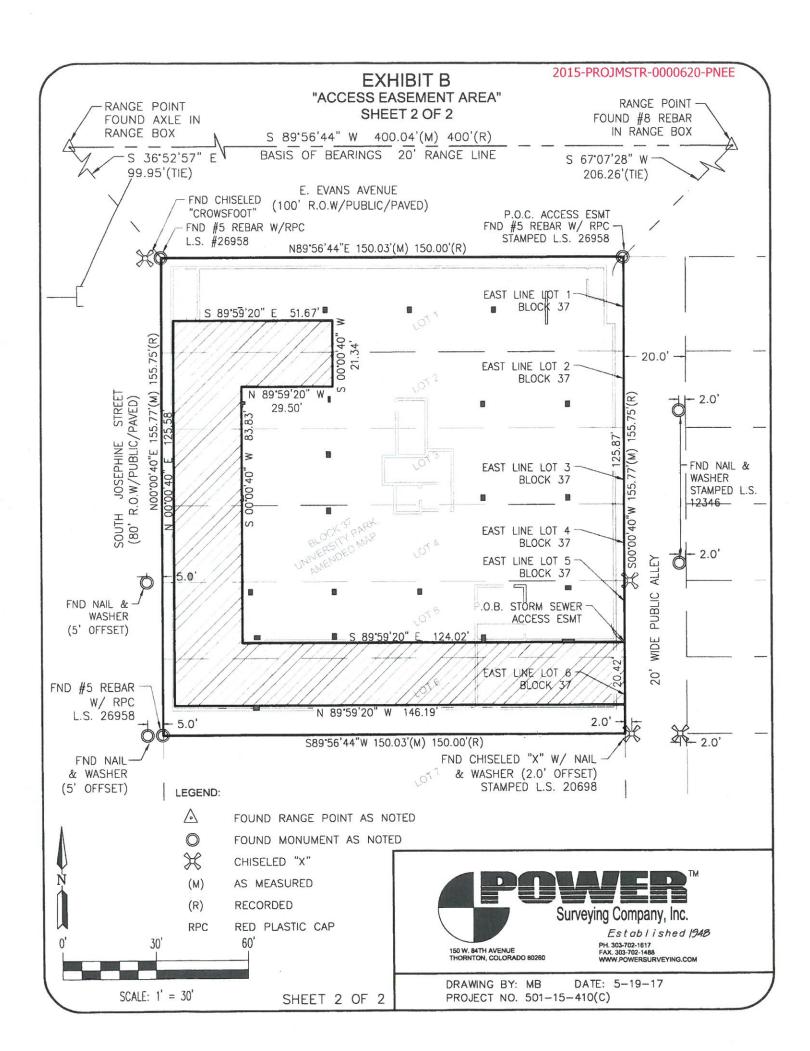


EXHIBIT C "UTILITY EASEMENT AREA" SHEET 1 OF 2 LAND DESCRIPTION

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.

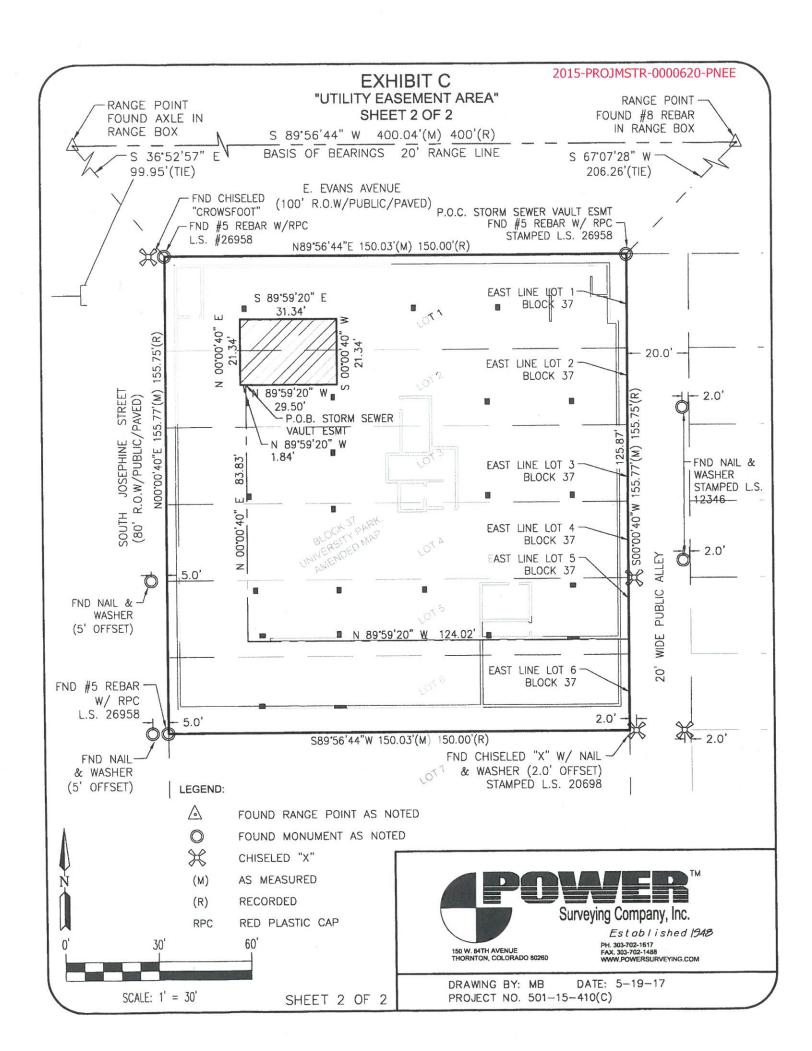
CONTAINS ±669 SQ FT OR ±0.015 ACRES.



RICHARD BRUCE GABRIEL COLORADO P.L.S. 37929



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





Department of Public Works Engineering, Regulatory, & Analytics

201 W. Colfax Ave., Dept. 507 Denver, Colorado 80202-5304 (720) 865-3003

denver.pwera@denvergov.org

Page 1 of 6

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 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 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 Review Status: Approved

Reviewers Name: Brian Pfohl

Reviewers Email: Brian.Pfohl@denvergov.org

Status Date: 08/13/2025 Status: Approved

2025-RELINQ-0000014

Page 2 of 6

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.

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 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 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

Page 3 of 6

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.

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 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 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:

Page 4 of 6

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.

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:

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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.

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 bulding, 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 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

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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.

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.

Review Status: Approved

Review Status: Approved

Reviewing Agency: CDOT Referral

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

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: