

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 & Parcel Land Description

Required for all Encroachment Permit Applications

- ☒ Current Title Work/Warranty Deed confirming ownership and parcel land description for adjacent property
- ☒ Parcel Land Description in Word format

Land 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 1st review)

- ☒ Encroachment Area Land Description and Exhibit(s) in PDF format stamped and signed by PLS
- ☒ Encroachment Area Land 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) **N/A**

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 **N/A**
- ☒ 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
Phone: 720-865-3003

- ☒ Construction Materials
- ☐ Projection from building **N/A**
- ☒ 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 **N/A**
- ☒ 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 **N/A**
- ☐ Special, non-standard, or modified City details **N/A**

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 1st 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
Land 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:  DATE: 6/14/2023

PRINT NAME: Scott Paling EMAIL: spaling@martinmartin.com

COMPANY: Martin/Martin

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. 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.

☐ **Check if this application is for Tier Determination only.** *If checked, the project will not be submitted for full review until confirmation, and remaining submittal requirements, are received by owner.*

ADJACENT PROPERTY OWNER:

The adjacent property owner or Authorized Special District 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:	Denargo Market Metropolitan District C/O SDMSI		
Contact Name:	David Solin		
Property Address:			
Billing Address:	141 Union Boulevard, Suite 150		
Phone:	303-987-0835	Email:	dsolin@sdmsi.com

PRIMARY CONTACT:

☐ *Check if the same as Adjacent Property Owner*

Company Name:	Martin/Martin		
Contact Name:	Scott Paling		
Address:	12499 W. Colfax Avenue, Lakewood, CO 80215		
Phone:	303-987-0835	Email:	spaling@martinmartin.com

ENCROACHMENT INFORMATION:

Project Name:	Denargo Market
Adjacent Property Address:	2650 Arkins Court
Coordinates (Lat/Long):	39D45'53"N, 104D59'23"W
Encroachment Area, in SF:	173,227

Is this project associated with a LAND DEVELOPMENT REVIEW?

Yes ☒ No ☐ If 'Yes', provide Project Master, Site Plan and/or Concept Development Project Numbers:
2019-PM-0000298

Is the proposed encroachment located in Future Right-of-Way?

Finalizing permit and/or processing resolution for the Encroachment will not occur until the ROW dedication is finalized.

Yes ☐ No ☒ If 'Yes', provide ROW Dedication Project Number:

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.)

Both sides of roadway (Arkins and Denargo) from back-of-curb to ROW line, approximately the south 15' of ROW of 29th Street between Chestnut Street and Denargo Street and a portion of the Brighton Boulevard ROW south of 29th Street.

Description of Encroachment:

Describe the proposed encroachment, including the type and quantity of objects.

The proposed encroachments include the following elements: gardening fencing, dog park fencing, playground infrastructure and features, retaining walls, retractable bollards, RINO climbing structure, precast seat benches, rain gardens, elevated planting beds and sports equipment. Details on these elements and locations are identified in the attached exhibits.

Reason 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.

The proposed improvements have been coordinated through the General Development Plan Process and in communication with various city departments including CPD, DOTI, and Parks throughout the entitlement process and through an IGA agreement. The goal is to create a strong public realm that provides a safe, comfortable, and active space for this development as well as the larger public. Improvements are also part of a larger phased implementation of riverfront improvements that have been coordinated between Mile High Flood District and Denver Parks and Recreation. All improvements provide both programmatic and technical solutions to things like grading challenges, utility offsets, and required access. Additionally, all improvements associated with these encroachment elements will be maintained by the establish Denargo Market Metro District.

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

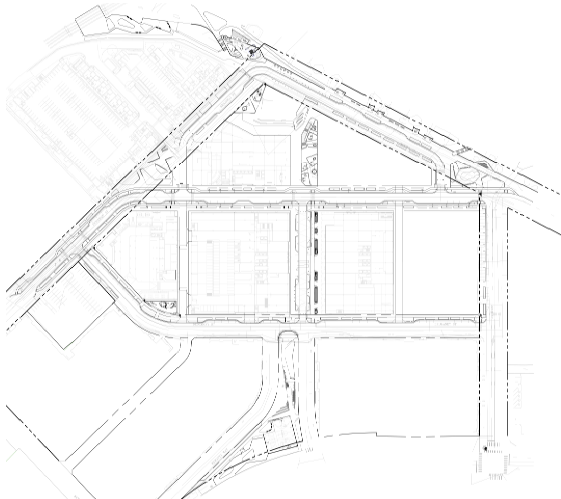
OWNER SIGNATURE: Laura Newman Digitally signed by Laura Newman
DN: c=US, e=LauraNewman@denvergov.org, o=DENARGO MARKET
METROPOLITAN DISTRICT, ou=DENARGO MARKET
METROPOLITAN DISTRICT, cn=Laura Newman
Date: 2023.09.25 15:56:21 -07'00' **DATE:** 9/25/2023

PRINT NAME: Laura Newman **TITLE:** President

COMPANY: DENARGO MARKET METROPOLITAN DISTRICT

NOT FOR CONSTRUCTION

Key Plan



Project Title:

DENARGO MARKET
PUBLIC REALM
& HORIZONTAL
IMPROVEMENTS

Drawing Title:

**TIER III
ENCROACHMENTS
SITE PLAN**

Project No.: 18157.00 Scale: 1"=60'-0"
Drawn By: LT, BT, JP, AC
Checked By: AP, DD
Approved By: JB
Date: 06.01.2023

Drawing No:
PAGE 01 OF 01

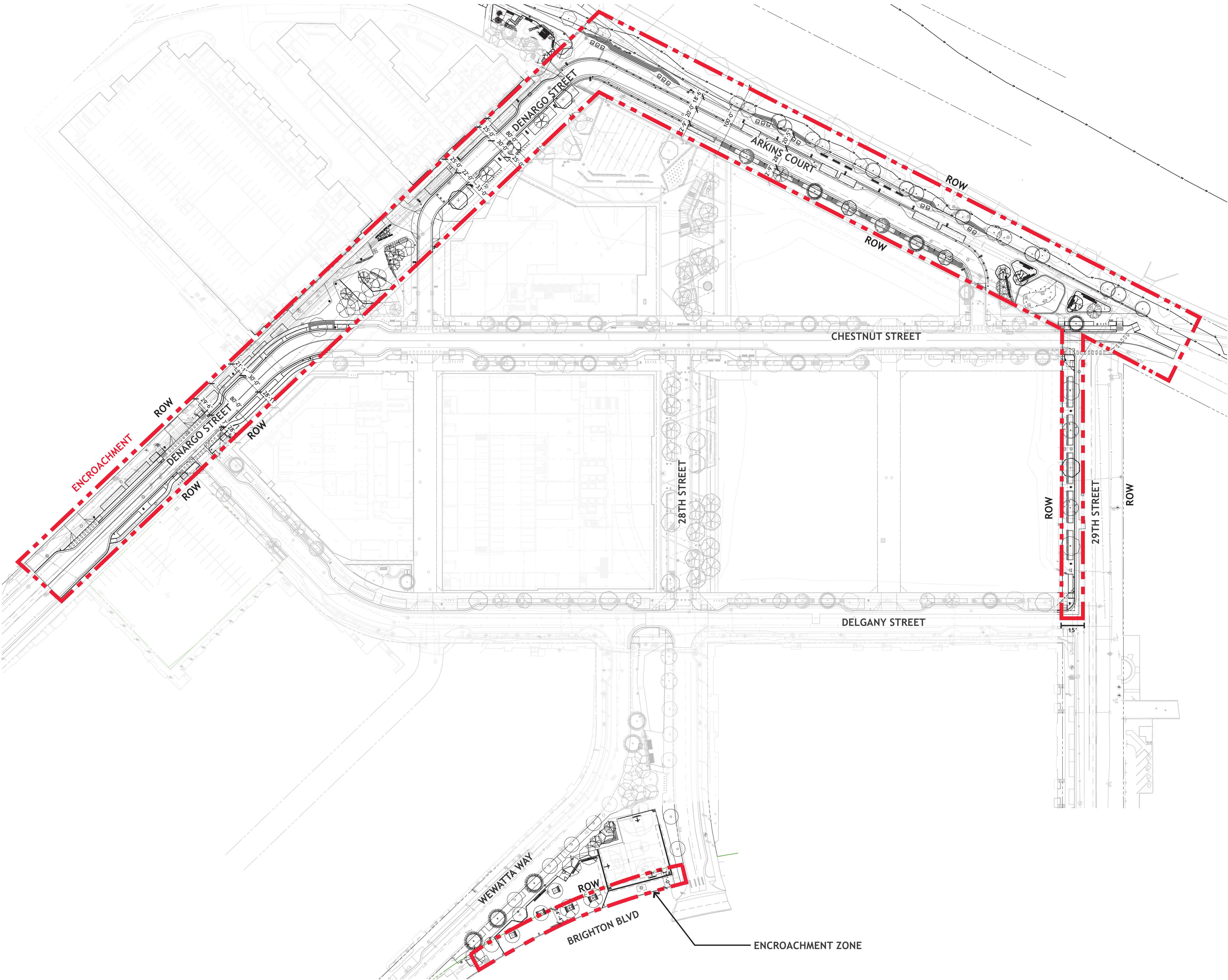


EXHIBIT A
SHEET 1 OF 3

LAND DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF DENARGO STREET AS DEDICATED BY ORDINANCE NO. 278 SERIES 2001, A PORTION OF ARKINS COURT AS DEDICATED BY ORDINANCE NO. 284 SERIES 2001 AND A PORTION OF 29TH STREET AND ARKINS COURT AS DEDICATED BY ORDINANCE 281 SERIES 2001 ALL IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY MOST CORNER OF DENARGO MARKET SUBDIVISION FILING NO. 3, RECORDED AT RECEPTION NO. 2023061222, IN SAID RECORDS, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ARKINS COURT, S70°49'48"W A DISTANCE OF 683.55 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID DENARGO STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, S00°01'41"E A DISTANCE OF 969.55 FEET; THENCE S89°58'19"W A DISTANCE OF 80.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID DENARGO STREET;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, N00°01'41"W A DISTANCE OF 1047.63 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID ARKINS COURT; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, N70°49'48"E A DISTANCE OF 833.78 FEET;

THENCE S19°10'12"E A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID ARKINS COURT;

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, S70°49'48"W A DISTANCE OF 83.42 FEET;

THENCE S46°11'13"E A DISTANCE OF 333.86 FEET;

THENCE S43°48'47"W A DISTANCE OF 15.00 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID 29TH STREET;

THENCE ALONG SAID RIGHT-OF-WAY LINE, N46°11'13"W A DISTANCE OF 341.51 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID ARKINS COURT TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 3.8253 ACRES OR 166,630 SQUARE FEET MORE OR LESS.

ALL LINEAR DIMENSIONS ARE IN U.S. SURVEY FEET.



EXHIBIT A
SHEET 2 OF 3

BASIS OF BEARINGS:

BEARINGS ARE BASED ON AN ASSUMED BEARING OF N00°01'41"W ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 27, BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP PLS #33204 SET FLUSH WITH THE GROUND AT THE NORTH QUARTER CORNER AND THE CENTER QUARTER CORNER AS ESTABLISHED FROM A 110.00 FOOT WITNESS CORNER BEING A FOUND ALUMINUM DISK IN CONCRETE PLS #33204 TO THE SOUTH AND A 180.00 FOOT WITNESS CORNER BEING THE STEM OF A BROKEN DISK IN CONCRETE TO THE EAST.

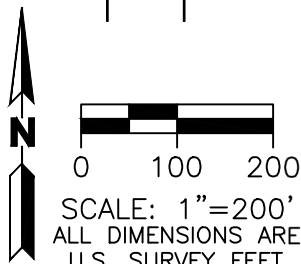
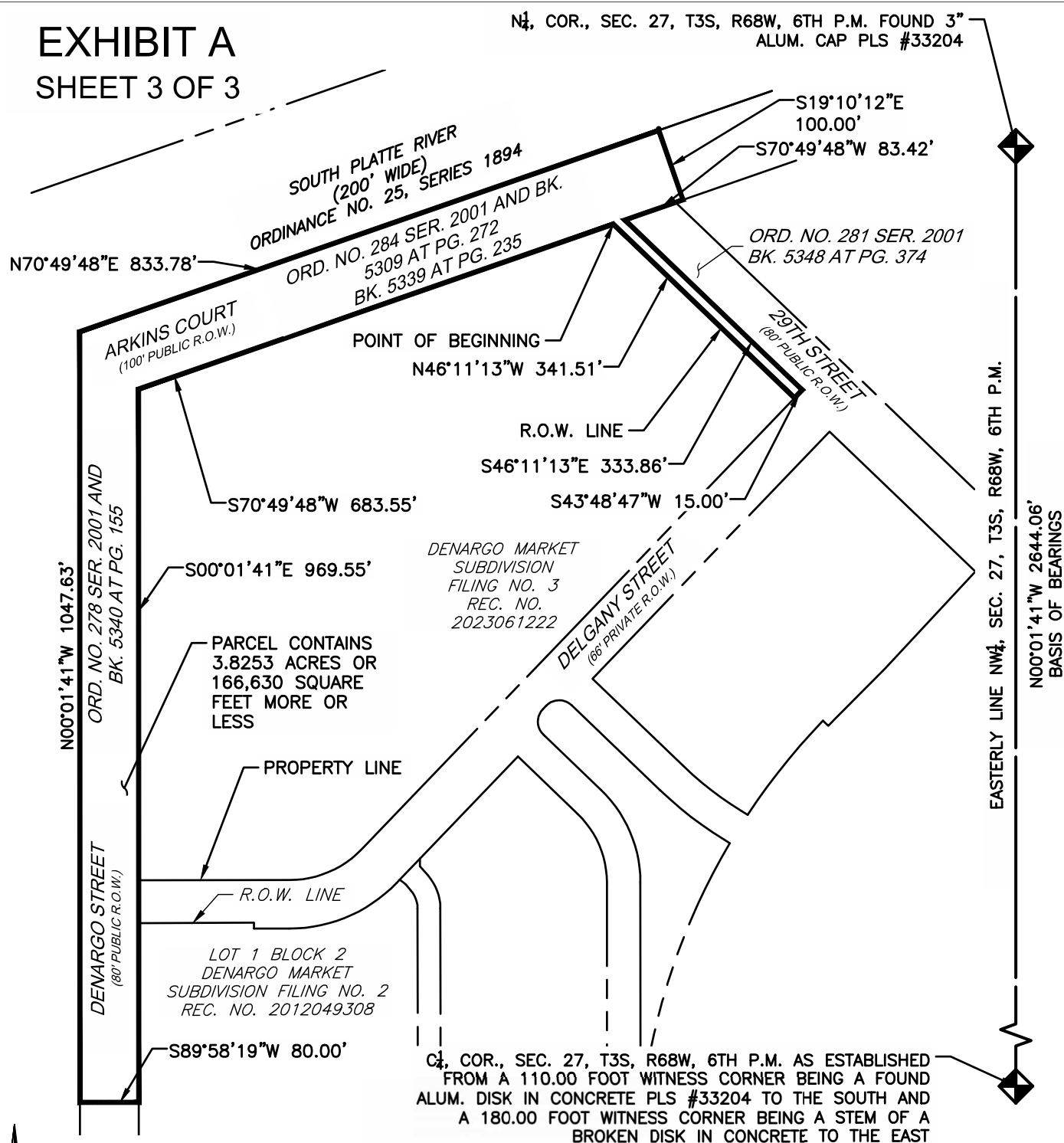
PREPARED BY LUCAS WILCOX
REVIEWED BY RICHARD A. NOBBE, PLS #23899
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
303-431-6100
OCTOBER 2, 2023



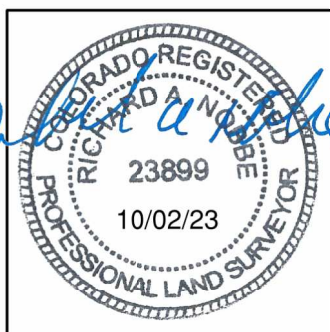
Digitally signed by Richard A.
Nobbe PLS
DN: C=US,
E=richard@martinmartin.com,
O=Martin/Martin Inc.,
CN=Richard A. Nobbe PLS
Date: 2023.10.02 14:47:50-0600

EXHIBIT A

SHEET 3 OF 3



THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS ONLY TO DEPICT THE ATTACHED DESCRIPTION.



OCTOBER 2, 2023

MARTIN/MARTIN
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

EXHIBIT B
SHEET 1 OF 2

2022-ENCROACHMENT-0000070-003

LAND DESCRIPTION

A PARCEL OF LAND 25.00 FEET WIDE, BEING A PORTION OF NORTH BROADWAY PER ORDINANCE 280, SERIES 2001, LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERLY MOST CORNER OF TRACT G, DENARGO MARKET SUBDIVISION FILING NO. 2 RECORDED AT RECEPTION NO. 2012049308 ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID NORTH BROADWAY; THENCE ALONG THE EASTERLY LINE OF SAID TRACT G AND SAID WESTERLY RIGHT-OF-WAY LINE 15.73 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 900.65 FEET, A CENTRAL ANGLE OF 01°00'02" AND A CHORD WHICH BEARS S30°05'21"W A DISTANCE OF 15.73 FEET TO THE POINT OF BEGINNING;
THENCE S60°24'40"E A DISTANCE OF 25.00 FEET;
THENCE 260.16 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 875.65 FEET, A CENTRAL ANGLE OF 17°01'22", AND A CHORD WHICH BEARS S21°04'38"W A DISTANCE OF 259.20 FEET;
THENCE N77°26'03"W A DISTANCE OF 25.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT G AND SAID WESTERLY RIGHT-OF-WAY LINE OF NORTH BROADWAY;
THENCE ALONG SAID EASTERLY AND WESTERLY LINES, 267.59 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 900.65 FEET, A CENTRAL ANGLE OF 17°01'22", AND A CHORD WHICH BEARS N21°04'38"E A DISTANCE OF 266.60 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.151 ACRES OR 6,597 SQUARE FEET MORE OR LESS.

ALL LINEAR DIMENSIONS ARE IN U.S. SURVEY FEET.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON AN ASSUMED BEARING OF N00°01'41"W ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 27, BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP PLS #33204 SET FLUSH WITH THE GROUND AT THE NORTH QUARTER CORNER AND THE CENTER QUARTER CORNER AS ESTABLISHED FROM A 110.00 FOOT WITNESS CORNER BEING A FOUND ALUMINUM DISK IN CONCRETE PLS #33204 TO THE SOUTH AND A 180.00 FOOT WITNESS CORNER BEING THE STEM OF A BROKEN DISK IN CONCRETE TO THE EAST.

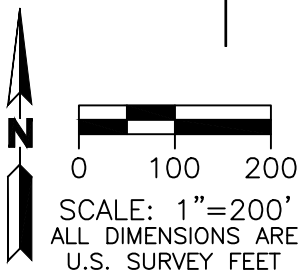
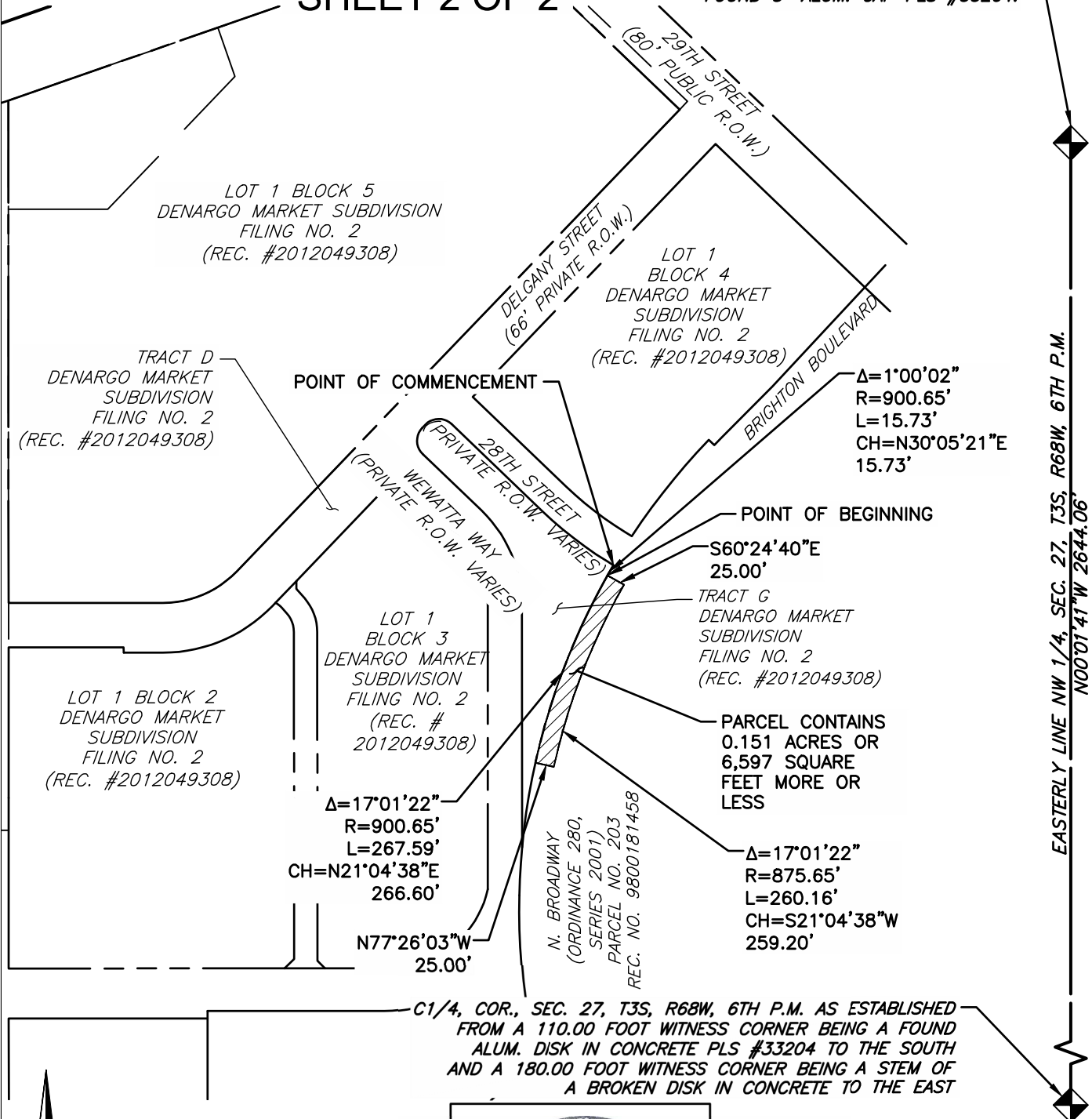
PREPARED BY LUCAS WILCOX
REVIEWED BY RICHARD A. NOBBE, PLS #23899
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
303-431-6100
OCTOBER 9, 2023



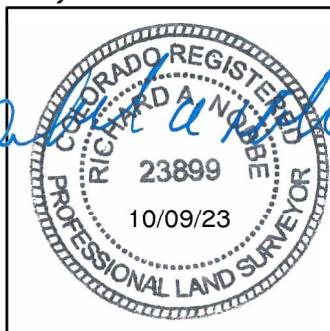
Richard A. Nobbe PLS
Digitally signed by Richard A. Nobbe PLS
DN: c=US,
E=rnobb@martinmartin.com,
O=Martin/Martin Inc.,
CN=Richard A. Nobbe PLS
Date: 2023.10.09
14:30:50-06'00'

EXHIBIT B SHEET 2 OF 2

N1/4, COR., SEC. 27,
T3S, R68W, 6TH P.M.
FOUND 3" ALUM. CAP PLS #33204.



THIS EXHIBIT DOES NOT REPRESENT A
MONUMENTED LAND SURVEY. IT IS ONLY
TO DEPICT THE ATTACHED DESCRIPTION.



OCTOBER 9, 2023

MARTIN/MARTIN
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

2nd_Tier III 2650 Arkins Ct Denargo Market - Fencing - Playground

10/19/2023

Master ID: 2019-PROJMSTR-0000298 **Project Type:** Tier III Encroachment Resolution
Review ID: 2022-ENCROACHMENT-0000070 **Review Phase:**
Location: **Review End Date:** 07/12/2023

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

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

Status Date: 07/25/2023
Status: Approved
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000070 - Tier III 2650 Arkins Ct Denargo Market - Fencing - Playground
Reviewing Agency/Company: City & County of Denver/DOTI DES Transportation
Reviewers Name: Mindy Christensen
Reviewers Phone: 7208653216
Reviewers Email: mindy.christensen@denvergov.org
Approval Status: Approved

Comments:

Status Date: 07/13/2023
Status: Denied
Comments: Denied on behalf of this critical reviewer. This is still under review. Please contact the reviewer to resolve.

Status Date: 07/12/2023
Status: Approved - No Response
Comments:

Status Date: 08/19/2022
Status: Denied
Comments: Denied on behalf of this critical reviewer, and this is still under review. Please contact the reviewer to resolve.

Status Date: 08/19/2022
Status: Approved - No Response
Comments:

Reviewing Agency: DS Project Coordinator Review

Review Status: Approved

Reviewers Name: Deirdre Oss
Reviewers Email: Deirdre.Oss@denvergov.org

Status Date: 06/26/2023
Status: Approved
Comments:

Status Date: 08/19/2022
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000070 - Tier III 2650 Arkins Ct Denargo Market - Fencing - Playground

2022-ENCROACHMENT-0000070

Comment Report

2nd_Tier III 2650 Arkins Ct Denargo Market - Fencing - Playground

10/19/2023

Master ID: 2019-PROJMSTR-0000298 **Project Type:** Tier III Encroachment Resolution
Review ID: 2022-ENCROACHMENT-0000070 **Review Phase:**
Location: **Review End Date:** 07/12/2023

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

Reviewing Agency/Company: Development Services, CPD
Reviewers Name: Sarah Kaplan
Reviewers Phone: 7208652991
Reviewers Email: sarah.kaplan@denvergov.org
Approval Status: Approved with conditions

Comments:
Project Coordinator does not take exception with proposed Encroachments. Ensure that applicable Encroachment Review / Recordation Number(s) are cited, where applicable, on associated formal Site Development Plan submittals.

Status Date: 08/19/2022
Status: Approved
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000070 - Tier III 2650 Arkins Ct Denargo Market - Fencing - Playground
Reviewing Agency/Company: Development Services, CPD
Reviewers Name: Sarah Kaplan
Reviewers Phone: 7208652991
Reviewers Email: sarah.kaplan@denvergov.org
Approval Status: Approved with conditions

Comments:
Project Coordinator does not take exception with proposed Encroachments. Ensure that applicable Encroachment Review / Recordation Number(s) are cited, where applicable, on associated formal Site Development Plan submittals.

Status Date: 08/19/2022
Status: Approved - No Response
Comments:

Reviewing Agency: Survey Review Review Status: Approved

Reviewers Name: Thomas Savich
Reviewers Email: thomas.savich@denvergov.org

Status Date: 10/19/2023
Status: Approved
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000070 - Tier III 2650 Arkins Ct Denargo Market - Fencing - Playground
Reviewing Agency/Company: DOTI/ROWS/SURVEY
Reviewers Name: Thomas Savich
Reviewers Phone: 8188098753
Reviewers Email: thomas.savich@denvergov.org
Approval Status: Approved

Comments:

Attachment: a_Site plan-001.pdf

Attachment: e_Encroach Desc and Illus-002.pdf

Comment Report

2nd_Tier III 2650 Arkins Ct Denargo Market - Fencing - Playground

10/19/2023

Master ID: 2019-PROJMSTR-0000298 **Project Type:** Tier III Encroachment Resolution
Review ID: 2022-ENCROACHMENT-0000070 **Review Phase:**
Location: **Review End Date:** 07/12/2023

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

Attachment: f_Encroach Desc-002.docx

Attachment: g_Encroach Desc and Illus-003.pdf

Attachment: h_Encroach Desc-003.docx

Status Date: 07/20/2023
Status: Denied
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000070 - Tier III 2650 Arkins Ct Denargo Market - Fencing - Playground
Reviewing Agency/Company: DOTI/ROWS/Survey
Reviewers Name: John Clarke
Reviewers Phone: 303-625-3253
Reviewers Email: john.clarke@denvergov.org
Approval Status: Denied

Comments:
My comments are in the REDLINES folder; sent out to applicant: Scott Paling

Status Date: 07/13/2023
Status: Denied
Comments: Denied on behalf of this critical reviewer. This is still under review. Please contact the reviewer to resolve.

Status Date: 07/12/2023
Status: Approved - No Response
Comments:

Status Date: 08/19/2022
Status: Denied
Comments: Denied on behalf of this critical reviewer, and this is still under review. Please contact the reviewer to resolve.

Status Date: 08/19/2022
Status: Approved - No Response
Comments:

Reviewing Agency: DES Wastewater Review Review Status: Approved

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

Status Date: 07/14/2023
Status: Approved
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000070_2nd Tier III 2650 Arkins Ct Denargo Market - Fencing - Playground
Reviewing Agency/Company: DES Wastewater
Reviewers Name: Jack Kasprzak
Reviewers Phone: 7209134533
Reviewers Email: jack.kasprzak@denvergov.org
Approval Status: Approved

Comment Report

2nd_Tier III 2650 Arkins Ct Denargo Market - Fencing - Playground

10/19/2023

Master ID: 2019-PROJMSTR-0000298 **Project Type:** Tier III Encroachment Resolution
Review ID: 2022-ENCROACHMENT-0000070 **Review Phase:**
Location: **Review End Date:** 07/12/2023

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

Comments:

DES Wastewater has no objection to the proposed encroachments.

Status Date: 07/13/2023

Status: Denied

Comments: Denied on behalf of this critical reviewer. This is still under review. Please contact the reviewer to resolve.

Status Date: 07/12/2023

Status: Approved - No Response

Comments:

Status Date: 08/15/2022

Status: Denied

Comments: Significant comments were provided during the Horizontal Site Development Plan Wastewater review regarding the ROW encroachments shown. In addition, the SSPR plans have significant comments that will alter the utility layout shown in the encroachment submittal. Provide updated plans and comment responses to the Wastewater SSPR and HSDP review comments. Encroachment will not be approved until all significant HSDP and SSPR comments have been addressed.

Reviewing Agency: City Council Referral

Review Status: Approved - No Response

Status Date: 07/12/2023

Status: Approved - No Response

Comments:

Status Date: 08/19/2022

Status: Approved - No Response

Comments:

Reviewing Agency: CenturyLink Referral

Review Status: Approved - No Response

Status Date: 07/12/2023

Status: Approved - No Response

Comments:

Status Date: 08/19/2022

Status: Approved - No Response

Comments:

Reviewing Agency: Xcel Referral

Review Status: Approved w/Conditions

Status Date: 07/13/2023

Status: Approved w/Conditions

Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000070_2nd Tier III 2650 Arkins Ct Denargo Market - Fencing - Playground

Reviewing Agency/Company: Public Service Company of Colorado dba Xcel Energy

Reviewers Name: Donna George

Reviewers Phone: 3035713306

Reviewers Email: donna.l.george@xcelenergy.com

Approval Status: Approved with conditions

Comments:

Comment Report

2nd_Tier III 2650 Arkins Ct Denargo Market - Fencing - Playground

10/19/2023

Master ID: 2019-PROJMSTR-0000298 **Project Type:** Tier III Encroachment Resolution
Review ID: 2022-ENCROACHMENT-0000070 **Review Phase:**
Location: **Review End Date:** 07/12/2023

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

PSCo/Xcel Energy has existing natural gas (intermediate pressure and main) and underground electric distribution facilities within the encroachment areas. Please contact the Utility Notification Center of Colorado before excavating. Use caution and hand dig when excavating within 18-inches of each side of the marked facilities. Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant/Requestor.

Status Date: 07/12/2023
Status: Approved - No Response
Comments:

Status Date: 08/19/2022
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000070 - Tier III 2650 Arkins Ct Denargo Market - Fencing - Playground
Reviewing Agency/Company: Public Service Company of Colorado dba Xcel Energy
Reviewers Name: Donna George
Reviewers Phone: 3035713306
Reviewers Email: donna.l.george@xcelenergy.com
Approval Status: Approved with conditions

Comments:

PSCo/Xcel Energy has existing natural gas (intermediate pressure and main) and underground electric distribution facilities within the encroachment areas. Please contact the Utility Notification Center of Colorado before excavating. Use caution and hand dig when excavating within 18-inches of each side of the marked facilities. Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant/Requestor.

Status Date: 08/19/2022
Status: Approved - No Response
Comments:

Reviewing Agency: RTD Referral **Review Status:** Approved

Status Date: 07/13/2023
Status: Approved
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000070 - Tier III 2650 Arkins Ct Denargo Market - Fencing - Playground
Reviewing Agency/Company: RTD
Reviewers Name: C. Scott Woodruff
Reviewers Phone: 303-299-2943
Reviewers Email: clayton.woodruff@rtd-denver.com
Approval Status: Approved

Comments:

The RTD engineering review has no exceptions to this project at this time.

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.

Comment Report

2nd_Tier III 2650 Arkins Ct Denargo Market - Fencing - Playground

10/19/2023

Master ID: 2019-PROJMSTR-0000298 **Project Type:** Tier III Encroachment Resolution
Review ID: 2022-ENCROACHMENT-0000070 **Review Phase:**
Location: **Review End Date:** 07/12/2023

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

Status Date: 07/12/2023
Status: Approved - No Response
Comments:

Status Date: 08/19/2022
Status: Approved - No Response
Comments:

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

Status Date: 07/12/2023
Status: Approved - No Response
Comments:

Status Date: 08/19/2022
Status: Approved - No Response
Comments:

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

Status Date: 07/12/2023
Status: Approved - No Response
Comments:

Status Date: 08/19/2022
Status: Approved - No Response
Comments:

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

Status Date: 07/12/2023
Status: Approved - No Response
Comments:

Status Date: 08/19/2022
Status: Approved - No Response
Comments:

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

Status Date: 07/12/2023
Status: Approved - No Response
Comments:

Status Date: 08/19/2022
Status: Approved - No Response
Comments:

Reviewing Agency: Building Department Review Review Status: Approved

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

Comment Report

2nd_Tier III 2650 Arkins Ct Denargo Market - Fencing - Playground

10/19/2023

Master ID: 2019-PROJMSTR-0000298 **Project Type:** Tier III Encroachment Resolution

Review ID: 2022-ENCROACHMENT-0000070 **Review Phase:**

Location: **Review End Date:** 07/12/2023

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

Status Date: 07/11/2023

Status: Approved

Comments:

Status Date: 08/19/2022

Status: Approved - No Response

Comments:

Reviewing Agency: Division of Real Estate Referral

Review Status: Approved

Reviewers Name: Shannon Cruz

Reviewers Email: shannon.cruz@denvergov.org

Status Date: 06/28/2023

Status: Approved

Comments:

Status Date: 08/19/2022

Status: Approved

Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000070 - Tier III 2650 Arkins Ct Denargo Market - Fencing - Playground

Reviewing Agency/Company: CCD Real Estate Asset Management

Reviewers Name: David J Edwards

Reviewers Phone: 7209130889

Reviewers Email: Davidj.Edwards@denvergov.org

Approval Status: Approved

Comments:

Status Date: 08/10/2022

Status: Approved

Comments: The Parks and Recs department needs to review and approve the location of the playground because it's on the banks of the Platte near the trail. I believe that is open space that Parks manages. thanks.

Reviewing Agency: Denver Fire Department Review

Review Status: Approved

Reviewers Name: Brian Dimock

Reviewers Email: Brian.Dimock@denvergov.org

Status Date: 07/05/2023

Status: Approved

Comments:

Status Date: 08/18/2022

Status: Approved

Comments: Denver Fire Dept. Approved - RT

Reviewing Agency: Denver Water Referral

Review Status: Approved

Status Date: 07/13/2023

Status: Approved

Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000070_2nd Tier III 2650 Arkins Ct Denargo Market - Fencing - Playground

Reviewing Agency/Company: Denver Water

Comment Report

2nd_Tier III 2650 Arkins Ct Denargo Market - Fencing - Playground

10/19/2023

Master ID: 2019-PROJMSTR-0000298 **Project Type:** Tier III Encroachment Resolution
Review ID: 2022-ENCROACHMENT-0000070 **Review Phase:**
Location: **Review End Date:** 07/12/2023

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

Reviewers Name: Kela Naso
Reviewers Phone: 13036286302
Reviewers Email: kela.naso@denverwater.org
Approval Status: Approved

Comments:

Status Date: 07/12/2023
Status: Approved - No Response
Comments:

Status Date: 08/19/2022
Status: Approved
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000070 - Tier III 2650 Arkins Ct Denargo Market - Fencing - Playground
Reviewing Agency/Company: Denver Water
Reviewers Name: Kela Naso
Reviewers Phone: 13036286302
Reviewers Email: kela.naso@denverwater.org
Approval Status: Approved

Comments:

Status Date: 08/19/2022
Status: Approved - No Response
Comments:

Reviewing Agency: Parks and Recreation Review

Review Status: Approved - No Response

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

Status Date: 07/12/2023
Status: Approved - No Response
Comments:

Status Date: 03/07/2023
Status: Approved
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000070 - Tier III 2650 Arkins Ct Denargo Market - Fencing - Playground
Reviewing Agency/Company: Parks and Recreation Review
Reviewers Name: Emily McKee
Reviewers Phone: (720) 595-5474
Reviewers Email: emily.mckee@denvergov.org
Approval Status: Approved

Comments:

Status Date: 08/04/2022
Status: Denied
Comments: Park design has not been approved by DPR. Once there is an approved design DPR will review the encroachment

Comment Report

2nd_Tier III 2650 Arkins Ct Denargo Market - Fencing - Playground

10/19/2023

Master ID: 2019-PROJMSTR-0000298 **Project Type:** Tier III Encroachment Resolution
Review ID: 2022-ENCROACHMENT-0000070 **Review Phase:**
Location: **Review End Date:** 07/12/2023

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

permits

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

Status Date: 07/12/2023
Status: Approved - No Response
Comments:

Status Date: 08/19/2022
Status: Approved - No Response
Comments:

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

Status Date: 07/13/2023
Status: Approved
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000070_2nd Tier III 2650 Arkins Ct Denargo Market - Fencing - Playground
Reviewing Agency/Company: DODR
Reviewers Name: Spencer Pocock
Reviewers Phone: 720-913-8411
Reviewers Email: Spencer.Pocock@denvergov.org
Approval Status: Approved

Comments:
All public areas shall be accessible. Please ensure that playground complies with any regulations that may apply per 2010 ADA, Section 240. All accessible routes to any accessible playgrounds must comply with Chapter 4 (ADA). Please ensure that the floor surface for any accessible path will have a firm and stable floor for proper wheelchair use. Loose crusher fines or gravel rock, grass, dirt, etc. are not acceptable as an accessible path surface since these materials do not have a stable surface for wheelchair access. Fibar EWF, Stabilized Crusher Fines from Stabilizer Solutions or other any material that has been approved by the Federal Access Board can be used at the accessible path as long as it is installed and maintained per manufacturer's directions. 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.

Status Date: 07/12/2023
Status: Approved - No Response
Comments:

Status Date: 08/19/2022
Status: Approved
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000070 - Tier III 2650 Arkins Ct Denargo Market - Fencing - Playground
Reviewing Agency/Company: DODR
Reviewers Name: Juan Pasillas
Reviewers Phone: 720-913-3309
Reviewers Email: juan.pasillas@denvergov.org
Approval Status: Approved

Comments:

Comment Report

2nd_Tier III 2650 Arkins Ct Denargo Market - Fencing - Playground

10/19/2023

Master ID: 2019-PROJMSTR-0000298 **Project Type:** Tier III Encroachment Resolution
Review ID: 2022-ENCROACHMENT-0000070 **Review Phase:**
Location: **Review End Date:** 07/12/2023

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

*Approved.

*Final construction, including any later modifications to any of the public sidewalks (which are considered a public Accessible Routes), as well as any other areas open to the general public, must remain wheelchair accessible and comply with all applicable 2010 ADA requirements.

Status Date: 08/19/2022
Status: Approved - No Response
Comments:

Reviewing Agency: Construction Engineering Review

Review Status: Approved

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

Status Date: 07/10/2023
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, poles and cabinets should not be placed in the direct pedestrian path. A 5ft min unobstructed pedestrian path must be present after construction.

Status Date: 08/19/2022
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: 07/12/2023
Status: Approved - No Response
Comments:

Status Date: 08/19/2022
Status: Approved - No Response
Comments:

Reviewing Agency: City Forester Review

Review Status: Approved - No Response

Reviewers Name: Erin Hatch
Reviewers Email: Erin.Hatch@denvergov.org

Status Date: 07/12/2023
Status: Approved - No Response
Comments:

Status Date: 03/20/2023

2022-ENCROACHMENT-0000070

Comment Report

2nd_Tier III 2650 Arkins Ct Denargo Market - Fencing - Playground

10/19/2023

Master ID: 2019-PROJMSTR-0000298 **Project Type:** Tier III Encroachment Resolution
Review ID: 2022-ENCROACHMENT-0000070 **Review Phase:**
Location: **Review End Date:** 07/12/2023

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

Status: Approved
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000070 - Tier III 2650 Arkins Ct Denargo Market - Fencing - Playground
Reviewing Agency/Company: Denver Parks and Rec - Forestry
Reviewers Name: Nick Evers
Reviewers Phone: 7206759194
Reviewers Email: nick.evers@denvergov.org
Approval Status: Approved

Comments:
Approved. Please refer to the approved SDP.

Status Date: 08/19/2022

Status: Denied

Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000070 - Tier III 2650 Arkins Ct Denargo Market - Fencing - Playground
Reviewing Agency/Company: Denver Parks and Rec - Forestry
Reviewers Name: Nick Evers
Reviewers Phone: 7206759194
Reviewers Email: nick.evers@denvergov.org
Approval Status: Denied

Comments:
Please coordinate Encroachment with next SDP submittal

Status Date: 08/19/2022

Status: Approved - No Response

Comments:

Reviewing Agency: Landmark Review

Review Status: Approved

Reviewers Name: Emma-Marie Censky
Reviewers Email: Emma.Censky@denvergov.org

Status Date: 06/28/2023

Status: Approved

Comments:

Status Date: 08/19/2022

Status: Approved - No Response

Comments:

Reviewing Agency: CDOT Referral

Review Status: Approved

Status Date: 07/13/2023

Status: Approved

Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000070 - Tier III 2650 Arkins Ct Denargo Market - Fencing - Playground
Reviewing Agency/Company: CDOT Region 1 ROW/survey
Reviewers Name: dane courville

Comment Report

2nd_Tier III 2650 Arkins Ct Denargo Market - Fencing - Playground

10/19/2023

Master ID: 2019-PROJMSTR-0000298 **Project Type:** Tier III Encroachment Resolution
Review ID: 2022-ENCROACHMENT-0000070 **Review Phase:**
Location: **Review End Date:** 07/12/2023

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

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: 07/12/2023
Status: Approved - No Response
Comments:

Status Date: 08/19/2022
Status: Approved
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000070 - Tier III 2650 Arkins Ct Denargo Market - Fencing - Playground
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: 08/19/2022
Status: Approved - No Response
Comments:

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

Reviewers Name: Shari Bills
Reviewers Email: Shari.Bills@denvergov.org

Status Date: 07/12/2023
Status: Approved - No Response
Comments:

Status Date: 08/19/2022
Status: Approved - No Response
Comments: