

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: _____
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: _____

ENCROACHMENT INFORMATION:

Project Name: _____
Adjacent Property Address: _____
Coordinates (Lat/Long): _____
Encroachment Area, in SF: _____

Is this project associated with a LAND DEVELOPMENT REVIEW?

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

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.)

Description of Encroachment:

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

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.

ATTESTATION:

By submitting this permit application and signing below, I understand and agree to the following:

1. That I am the property owner adjacent to the Encroachment Area, or the authorized representative of a Special District, that is responsible for the placement, maintenance, repair, replacement, removal, site restoration, ownership, or is otherwise responsible for the Encroachment in accordance with the Rules & Regulations for Encroachments and Encumbrances in the Public Right-of-Way.
2. That it is the City's sole discretion to classify the Tier of an Encroachment and whether to grant an Encroachment Permit based on any facts the City feels are relevant. The issuance of an Encroachment Permit confers no rights to the Right-of-Way, the Encroachment Permit is revocable and DOTI can order the removal of the Encroachment and restoration of the Encroachment Area for any reason the City feels relevant.
3. Permittee agrees to defend, indemnify, reimburse and hold harmless the City, its appointed and elected officials, agents and employees for, from and against all liabilities, claims, judgments, suits or demands for damages to persons or property arising out of, resulting from, or relating to an Encroachment Permit and the Encroachment ("Claims"). This indemnity shall be interpreted in the broadest possible manner to indemnify City for any acts or omissions of Permittee or its subcontractors either passive or active, irrespective of fault, including City's negligence whether active or passive.
4. Permittee's duty to defend and indemnify City shall arise at the time written notice of the Claim is first provided to City regardless of whether claimant has filed suit on the Claim. Permittee's duty to defend and indemnify City shall arise even if City is the only party sued by claimant and/or claimant alleges that City's negligence or willful misconduct was the sole cause of claimant's damages.
5. Permittee will defend any and all Claims which may be brought or threatened against City and will pay on behalf of City any expenses incurred by reason of such Claims including, but not limited to, court costs and attorney fees incurred in defending and investigating such Claims or seeking to enforce this indemnity obligation. Such payments on behalf of City shall be in addition to any other legal remedies available to City and shall not be considered City's exclusive remedy.
6. Insurance coverage requirements specified in an Encroachment Permit shall in no way lessen or limit the liability of Permittee under the terms of this indemnification obligation. Permittee shall obtain, at its own expense, any additional insurance that it deems necessary for the City's protection.
7. This defense and indemnification obligation shall survive the expiration or termination of any issued Encroachment Permit.
8. Permittee is fully responsible for all costs to install, maintain, repair, replace, remove, and restore the Encroachment Area, including annual City Encroachment Permit Fees. A lien will be placed on the Permittee's property for failure to remove a revoked or abandoned Encroachment for cost incurred by CCD to remove the Encroachment and restore the Encroachment Area on behalf of the Permittee.
9. Indemnity and Insurance for Tier I and Tier II Encroachments: Pursuant to and not superseding any General Terms and Conditions, as a condition for placement of a Tier I or Tier II Encroachment, the Owner of such Tier I or Tier II Encroachment shall hold CCD harmless from all loss or damage to persons or property on account of injury arising from the construction, repair, or maintenance of the Tier I or Tier II Encroachment. Obtain and Maintain a Commercial General Liability insurance policy with limits of \$1,000,000 for each occurrence, \$1,000,000 for each personal and advertising injury claim, \$2,000,000 products and completed operations aggregate, and \$2,000,000 policy aggregate. The City and County of Denver, its Elected and Appointed Officials, Employees and Volunteers shall be included as Additional Insured.
10. Indemnity and Insurance for Tier III Encroachments: Pursuant to and not superseding any General Terms and Conditions, as a condition for placement of a Tier III Encroachment, the Owner of such Tier III Encroachment shall hold CCD harmless from all loss or damage to persons or property on account of injury arising from the construction, repair, or maintenance of the Tier III Encroachment. Obtain and Maintain a Commercial General Liability insurance policy with limits of \$1,000,000 for each occurrence, \$1,000,000 for each personal and advertising injury claim, \$2,000,000 products and completed operations aggregate, and \$5,000,000 policy aggregate. A combination of primary and excess coverage may be used to meet the aggregate limit. The City and County of Denver, its Elected and Appointed Officials, Employees and Volunteers shall be included as Additional Insured.

ADJACENT PROPERTY

OWNER SIGNATURE:



DATE:

PRINT NAME:

TITLE:

COMPANY:

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)

PLAN VIEW

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

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

City and County of Denver — Department of Transportation & Infrastructure

Right-of-Way Services | Engineering & Regulatory
201 West Colfax Ave. Dept. 507 | Denver, CO 80202
www.denvergov.org/doti
Phone: 720-865-3003

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

ELEVATION OR CROSS-SECTION VIEWS

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

DETAIL SHEET(S)

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

STRUCTURAL PLANS ☒ Not Applicable

- ☐ Structural plans
- ☐ Manufacturers certification

ADDITIONAL REQUIRED MATERIAL(S) ☒ Not Applicable

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

COMMENT RESOLUTION SHEET(S) IF APPLICABLE ☒ Not Applicable for 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: 01-08-2024

PRINT NAME: Nathan Beal EMAIL: nathan@saintbernardproperties.com

COMPANY: 1618 E 38TH AVE LLC

LEGAL DESCRIPTION

(PER DEED RECORDED AT RECEPTION NO. 2001117694)
LOT 1 & NORTH 1/2 LOT 2, BLOCK 12, PROVIDENT PARK,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

CONTAINING AN AREA OF 6,061 SQUARE FEET, OR +/- 0.139 ACRES, MORE OR LESS.

BASIS OF BEARING

S89 49°41'E 346.80' (M) 346.88'(P)
S89 49°24'E 346.83'(R)

BENCHMARK

CITY AND COUNTY OF DENVER BENCHMARK NO.378 "CCD BM 378" (NAVD88)

SITE STATISTICS TABLE - MULTIPLE BUILDINGS

ZONE DISTRICT	U-MX-2X	
GENERAL ZONE LOT INFORMATION	SQ. FT.	ACRES
ZONE LOT SIZE (GROSS PROJECT AREA)	6,061	+/- .139
AREA TO BE DEEDED FOR ADDITIONAL RIGHT-OF-WAY	N/A	N/A
NET PROJECT AREA (AFTER DEEDING OF ANY NEEDED PUBLIC RIGHT-OF-WAY)	N/A	N/A
PRIMARY AND SIDE STREET DESIGNATIONS	PRIMARY STREET: FRANKLIN STREET SIDE STREET: EAST 38TH AVENUE	
PROPOSED USE(S)	BUILDING 1: R-2 (IRC TOWNHOME) BUILDING 2: A-2 (IBC COMMERCIAL) ACCESSORY USE: OUTDOOR CAFE SEATING (DZC 11.7 & 11.10.14)	
NUMBER OF DWELLING UNITS	BUILDING 1: 6 BUILDING 2: N/A	
GROSS FLOOR AREA FOR EACH USE	BUILDING 1: 7,353 SF BUILDING 2: 1,645 SF (EXISTING TO REMAIN)	
BUILDING FORM USED	BUILDING 1: TOWNHOME, BUILDING 2: CAFE	
DESIGN ELEMENTS	ALLOWED	PROVIDED
BUILDING HEIGHT, STORIES (MAX)	BUILDING 1: 2 BUILDING 2: N/A	BUILDING 1: 2 + BASEMENT BUILDING 2: N/A
BUILDING HEIGHT, FEET (MAX)	BUILDING 1: 30'-0" BUILDING 2: N/A	BUILDING 1: 32'-4" BUILDING 2: N/A
BUILD-TO	REQUIRED	PROVIDED
PRIMARY STREET TOTAL BUILD-TO (MIN % WITHIN MIN/MAX)	70% MIN. WITHIN 15'-0" SETBACK	BUILDING 1: 70.2% BUILDING 2: N/A TOTAL: 70.2%
SIDE STREET TOTAL BUILD-TO (MIN % WITHIN MIN/MAX)	N/A	N/A
SETBACKS	REQUIRED	PROVIDED
PRIMARY STREET (MIN)	10'	10'-1"
SIDE STREET (MIN)	7'-6"	9'-5"
SIDE INTERIOR (MIN)	5'	5'-1/2"
REAR, ALLEY/NO ALLEY (MIN)	0'	0'
PARKING	REQUIRED	PROVIDED
STANDARD SPACES	1 PER UNIT	N/A PER SECTION 10.4.5
COMPACT SPACES	N/A	N/A
ACCESSIBLE	N/A	N/A
TOTAL	N/A	N/A
BICYCLE (ENCLOSED/FIXED)	3	4 FIXED, 2 ENCLOSED
LOADING SPACES	N/A	N/A
GROUND STORY ACTIVATION (TRANSPARENCY)	REQUIRED (MIN)	PROVIDED
TOTAL TRANSPARENCY PRIMARY STREET (%)	40%	BUILDING 1: 42.2% BUILDING 2: N/A TOTAL: 42.2%
TOTAL TRANSPARENCY SIDE STREET (%)	25%	BUILDING 1: 33.3% BUILDING 2: N/A TOTAL: 33.3%

GENERAL NOTES

- THIS SITE DEVELOPMENT PLAN WAS REVIEWED UNDER THE DENVER ZONING CODE EFFECTIVE DATE JUNE 25TH 2010, RESTATED IN IT'S ENTIRETY ON JULY 1, 2021 AS AMENDED THROUGH MARCH 13, 2023.
- FENCES, WALLS, SIGNS, AND ACCESSORY STRUCTURES MAY BE SUBJECT TO SEPARATE REVIEW AND PERMITS.
- WHERE PRIVATE ROADWAYS SERVE AS REQUIRED FIRE LANES OR FIRE APPARATUS ACCESS "FIRE LANE" SIGNAGE NEEDS TO BE POSTED AS REQUIRED BY DENVER FIRE CODE SECTION 503.3. FIRE LANE DESIGNATIONS AND SIGNAGE LOCATIONS NEEDS TO BE SHOWN ON THE PLAN. PRIVATE ROADWAYS SERVING AS FIRE LANDES NEED TO BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED DOTI ROADWAY SECTION PER DENVER FIRE CODE SECTION 503.
- ACCESSIBLE PARKING SPACES MUST BE IDENTIFIED BY SIGNS AND ON PAVEMENT SURFACE WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA).
- APPROVAL OF THIS PLAN DEOS NOT CONSTITUTE OR IMPLY COMPLIANCE WITH ADA REQUIREMENTS.
- SITE(S) SHALL BE LANDSCAPED PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY DURING THE GROWING SEASON OF APRIL 1ST TO OCTOBER 1ST. ALL OTHER TIMES THE INDIVIDUAL SITES SHALL BE LANDSCAPED WITHIN 45 DAYS OF THE START OF THE FOLLOWING GROW SEASON.
- ALL LANDSCAPE AREAS NEED TO BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. TREES, SHRUBS, AND DECORATIVE GRASSES WILL BE IRRIGATED BY A SEPARATE ZONE FROM SOD/GRASS; THIS INCLUDES TREES PLANTED IN SOD/GRASS AREA. THE IRRIGATION SYSTEM IS TO HAVE A RAIN SENSOR SHUTOFF INSTALLED.
- PRIVATE ROADWAYS ARE NON-DEDICATED STREETS AND WILL NOT BE MAINTAINED BY THE CITY AND COUNTY OF DENVER.
- DEVELOPMENT RESULTING FROM THIS APPROVED SITE DEVELOPMENT PLAN MEETS ONE OR MORE EXCEPTIONS TO MANDATORY AFFORDABLE HOUSING WITHIN SEC. 27-222 OF THE DENVER REVISED MUNICIPAL CODE.
- PURSUANT TO ORDINANCES 20220424 & 20220426 AND ORDINANCE 20230422, WHICH EXTENDED THE DEADLINES BY WHICH AN APPLICANT MUST OBTAIN APPROVAL OF A SITE DEVELOPMENT PLAN, THE DEVELOPMENT RESULTING FROM THIS APPROVED SITE DEVELOPMENT PLAN IS EXEMPT FROM THE MANDATORY AFFORDABLE HOUSING ORDINANCE. THE PROJECT SUBMITTED A SITE DEVELOPMENT PLAN CONCEPT PRIOR TO JUNE 30, 2022, AND RECEIVED SITE DEVELOPMENT PLAN APPROVAL PRIOR TO MAY 17, 2024.
- AT THE TIME OF APPROVAL THE SITE DEVELOPMENT PLAN FALLS WITHIN TIER 0 OF THE TRANSPORTATION DEMAND MANAGEMENT (TDM) ORDINANCE NO. 20210342 AND ADOPTED RULES AND REGULATIONS, AND THEREFORE HAS NO TDM REQUIREMENTS. THE APPROVED TIER 0 TDM PLAN IS ON FILE WITH THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE, TRAN FILE #2023-TRAN-0000412.
- PLEASE NOTE THAT COLE TOWNHOMES & CAFE FALLS UNDER 25,000 GFA AND THEREFORE CLAIMS FULL EXEMPTION FROM ANY GREEN BUILDING ORDINANCE REQUIREMENTS.

COLE TOWNHOMES & CAFE

SITE DEVELOPMENT PLAN

LOT 1 & NORTH 1/2 LOT 2, BLOCK 12, PROVIDENT PARK A PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

LOCATED AT: 3796 & 3798 N FRANKLIN ST & 1606, 1608, 1610, 1612, & 1618 E. 38TH AVE.
DENVER, CO 80205



VICINITY MAP

SCALE: 1"=2000'

INDEX

- 05-ARCHITECTURAL
- 1 COVER SHEET
- 2 SURVEY
- 3 SURVEY
- 4 SITE PLAN
- 5 UTILITY AND GRADING PLAN
- 6 LANDSCAPING PLAN
- 7 BASEMENT PLAN
- 8 GROUND LEVEL PLAN
- 9 SECOND LEVEL PLAN
- 10 ROOF PLAN
- 11 EXTERIOR ELEVATIONS
- 12 EXTERIOR ELEVATIONS
- 13 SITE PHOTOMETRIC
- 14 PHOTOMETRIC DATA

OWNER'S CERTIFICATION

I (WE), THE UNDERSIGNED, SHALL COMPLY WITH ALL REGULATIONS CONTAINED IN THE DENVER ZONING CODE. THE FOLLOWING SIGNATURES CONSTITUTE ALL OWNERS AND HOLDERS OF DEEDS OF TRUST FOR LAND AND STRUCTURES INCLUDED IN THIS PLAN:

1618 E 38TH AVE. LLC.

BY: _____ DATE: _____

STATE OF COLORADO
CITY AND COUNTY OF DENVER

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, _____ BY _____.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMISSION EXPIRES: _____

NOTARY PUBLIC

ADDRESS

SURVEYOR'S CERTIFICATION

I _____, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY FOR COLE TOWNHOMES & CAFE WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAN ACCURATELY AND PROPERLY SHOWS SAID SURVEY.

CORE CONSULTANTS, INC., P.L.S # _____

APPROVALS

APPROVED BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____

AN APPROVED SITE DEVELOPMENT PLAN SHALL EXPIRE AFTER 18 MONTHS FROM THE DATE OF APPROVAL IF AN APPROVED ZONING PERMIT AND BUILDING PERMIT (AS APPLICABLE) HAVE NOT BEEN OBTAINED AND IF CONSTRUCTION, (AS APPLICABLE) HAS NOT STARTED.

CLERK AND RECORDERS CERTIFICATION

STATE OF COLORADO

}SS.

CITY AND COUNTY OF DENVER

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK __. M., _____, 20____

AND DULY RECORDED UNDER RECEPTION # _____.

CLERK AND RECORDER: EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER.

BY: _____, DEPUTY

FEE: _____



3340 WALNUT STREET
DENVER, CO 80205
303.442.4422
SOPHERSPARN.COM

Listen. Innovate. Deliver.

COVER SHEET

1

1 OF 14

COLE TOWNHOMES & CAFE

SITE DEVELOPMENT PLAN

LOT 1 & NORTH 1/2 LOT 2, BLOCK 12, PROVIDENT PARK A PART OF THE SOUTHEAST
QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

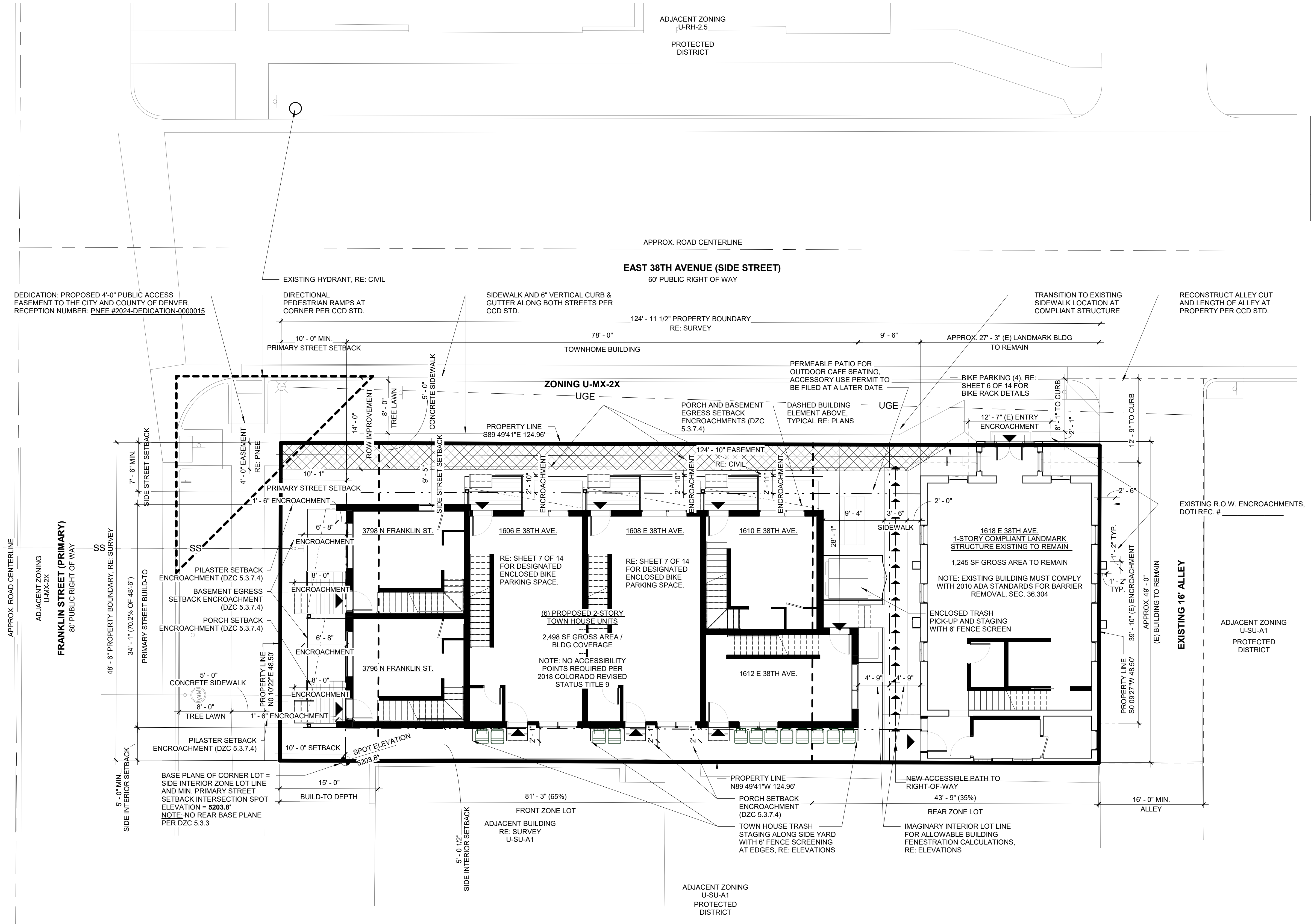
LOCATED AT: 3796 & 3798 N FRANKLIN ST & 1606, 1608, 1610, 1612, & 1618 E. 38TH AVE.
DENVER, CO 80205

SITE PLAN LEGEND

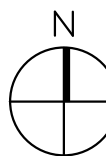
- EXISTING WALL
- NEW WALL
- LINE OF ELEMENT ABOVE
- INGRESS / EGRESS ACCESS POINTS
- ACCESSIBLE ROUTE
- SITE ELEMENT
- SITE TRIANGLE

BUILD-TO ANALYSIS TABLE

BUILD-TO	REQUIRED	PROVIDED
PRIMARY STREET TOTAL BUILD-TO (MIN % WITHIN MIN/MAX)	70% MIN. WITHIN 15'-0" SETBACK	BUILDING 1: 70.2% BUILDING 2: N/A TOTAL: 70.2%
SIDE STREET TOTAL BUILD-TO (MIN % WITHIN MIN/MAX)	N/A	N/A



1 ARCHITECTURAL SITE PLAN SDP
1/8" = 1'-0"



SCALE: 1" = 10'-0"

SOPHERSPARN
ARCHITECTS LLC

3340 WALNUT STREET
DENVER, CO 80205
303.442.4422
SOPHERSPARN.COM

Listen. Innovate. Deliver.

SITE PLAN

4

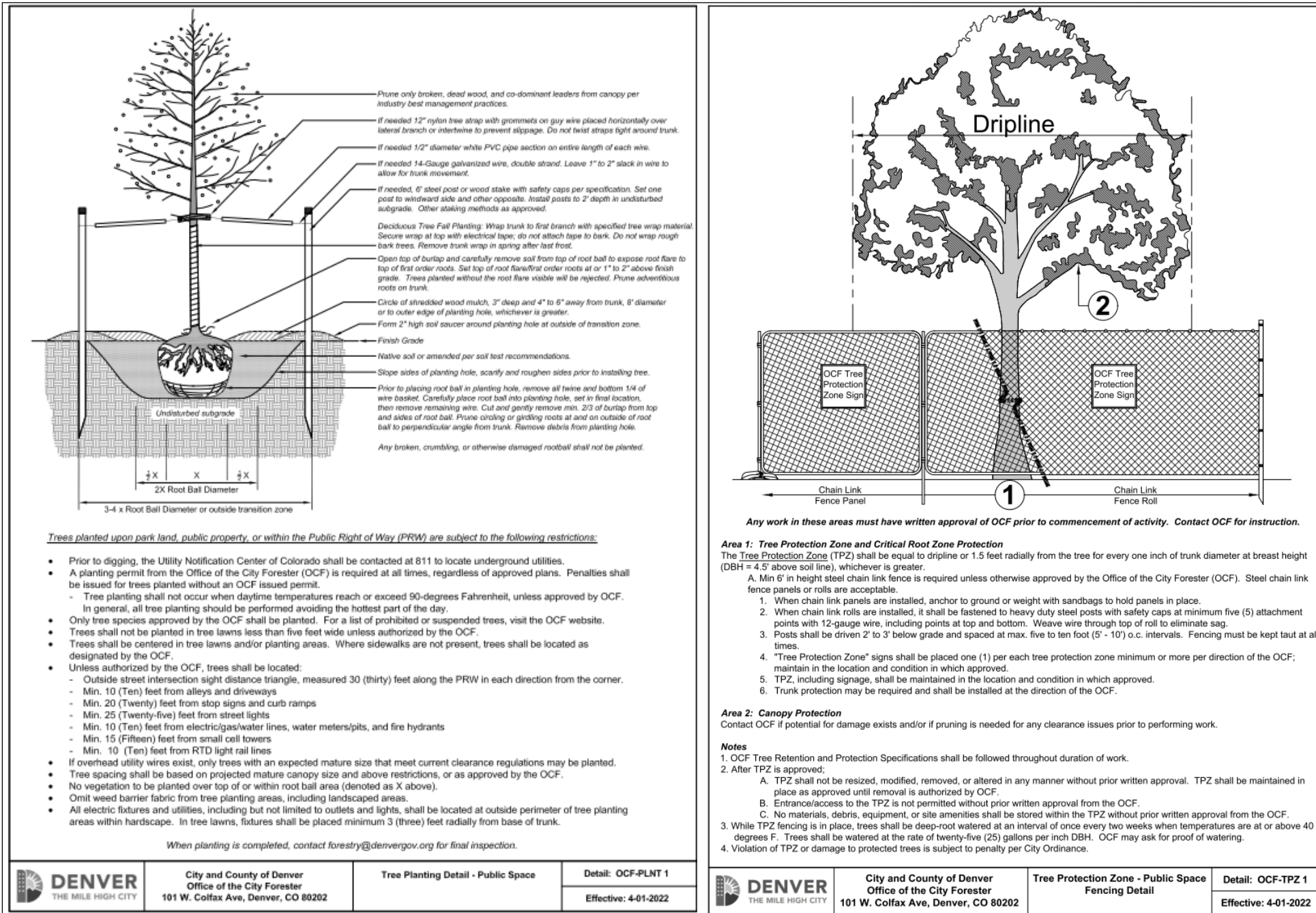
4 OF 14

COLE TOWNHOMES & CAFE

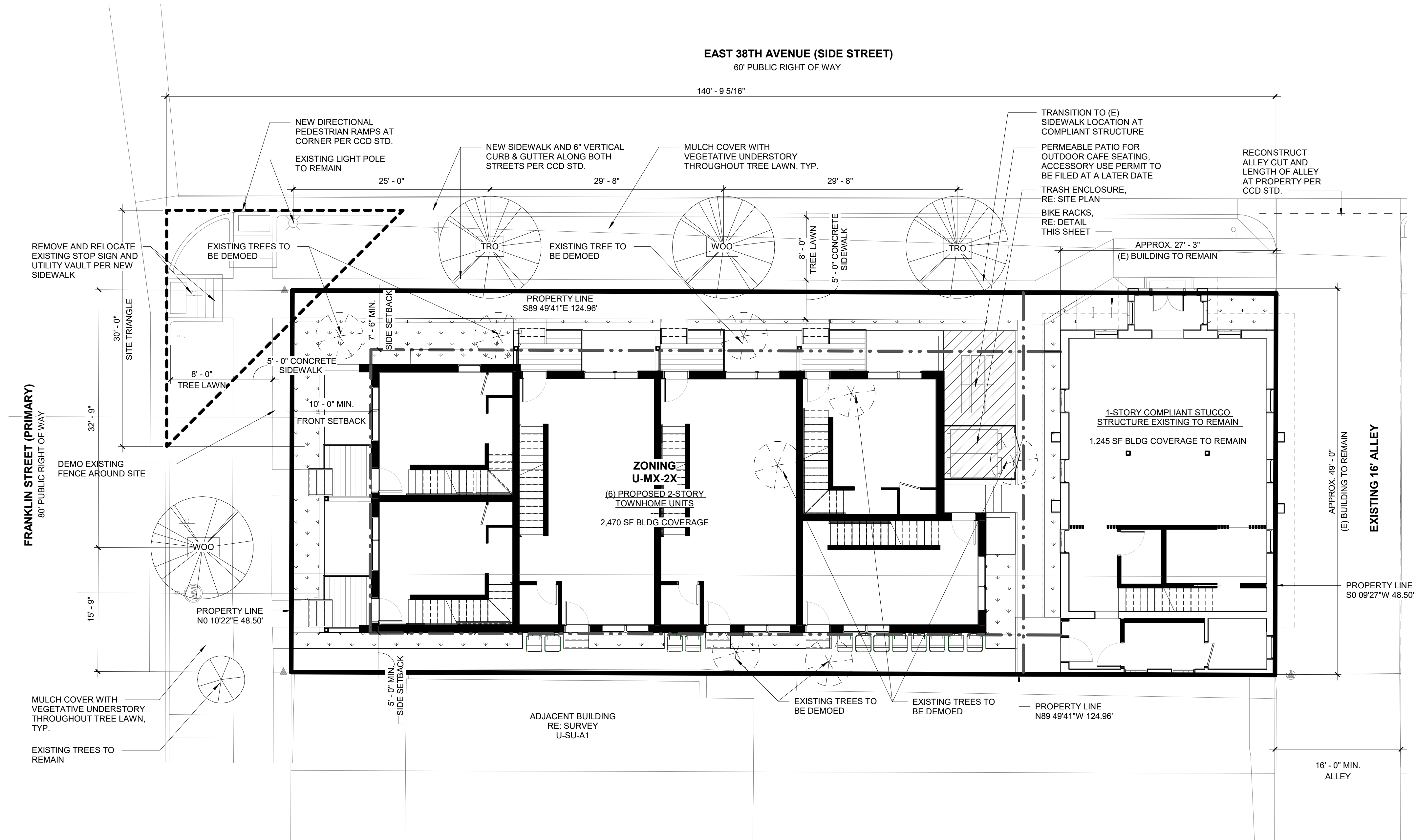
SITE DEVELOPMENT PLAN

LOT 1 & NORTH 1/2 LOT 2, BLOCK 12, PROVIDENT PARK A PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

LOCATED AT: 3796 & 3798 N FRANKLIN ST & 1606, 1608, 1610, 1612, & 1618 E. 38TH AVE. DENVER, CO 80205



OPEN AREA AND LANDSCAPING STANDARDS - PER SECTION 10.5.4.2	
TOTAL LOT SF	6,061 SF
TOTAL OPEN AREA (WITHIN SETBACKS)	866 SF
TOTAL LANDSCAPE AREA (WITHIN SETBACKS)	460 SF (53% OF OPEN AREA)
TOTAL LIVE PLANTING MATERIAL PERCENTAGE	50% OF TOTAL LANDSCAPE AREA



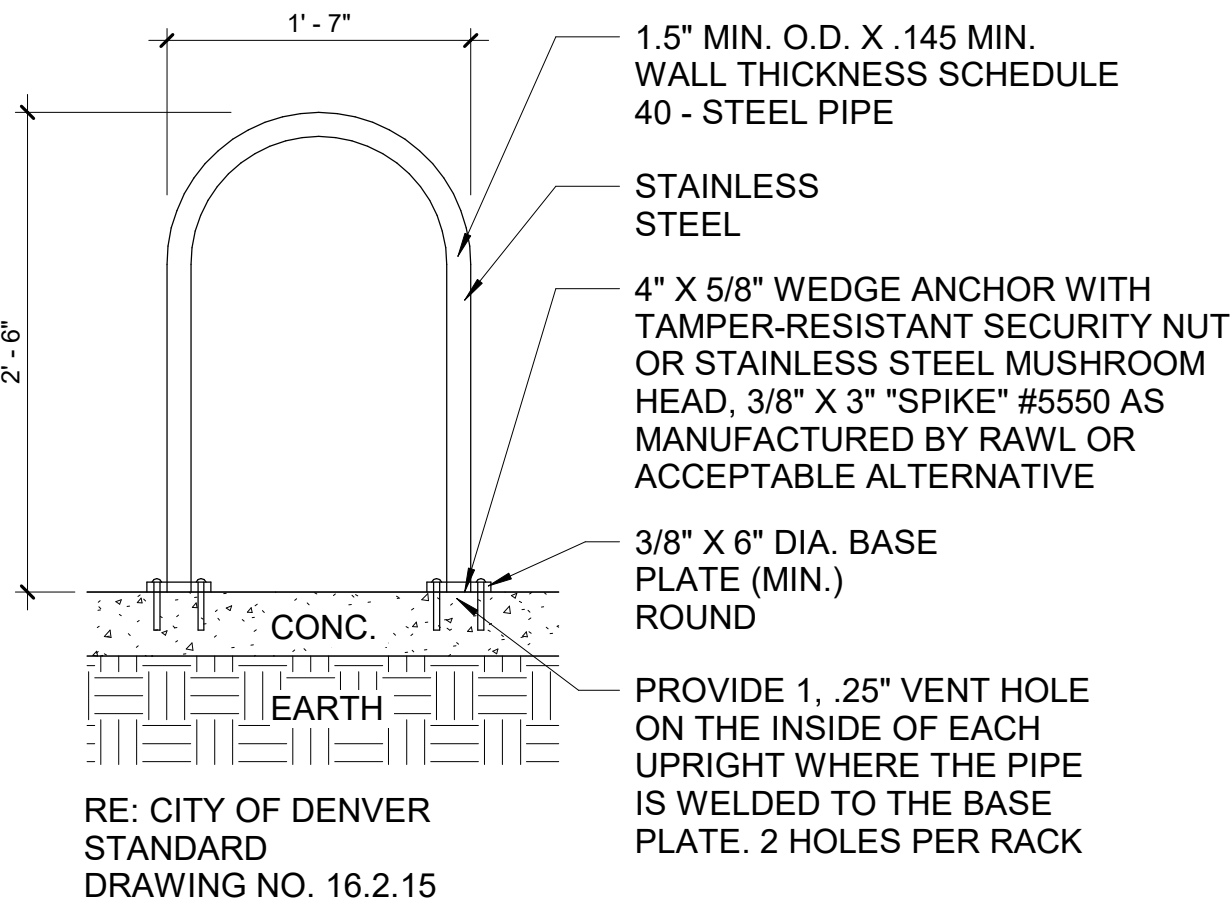
1 LANDSCAPING PLAN

1/8" = 1'-0"

OFFICE OF THE CITY FORESTER (OCF) STANDARD GENERAL PLAN NOTES:

- EXISTING TREES REQUIRED TO BE PRESERVED IN ROW AND/OR PUBLIC PLACE SHALL BE PROTECTED PER OCF STANDARDS AND PRACTICES. TREE PROTECTION SHALL BE INSTALLED PRIOR TO ISSUE OF DEMOLITION/BUILDING PERMIT, APPROVED BY THE OCF, AND SHALL REMAIN AS APPROVED THROUGHOUT CONSTRUCTION. NO ACCESS, CONSTRUCTION ACTIVITIES OR STORAGE OF CONSTRUCTION MATERIALS/DEBRIS/EQUIPMENT SHALL TAKE PLACE WITHIN TREE PROTECTION ZONES WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OCF.
- PER CITY CODE, ALL TREE REMOVALS IN CITY/COUNTY OF DENVER MUST BE PERFORMED BY THE PROPERTY OWNER OR A TREE CONTRACTOR LICENSED BY OCF, INCLUDING TREES IN ROW, PUBLIC PLACE AND PRIVATE PROPERTY. FOR A CURRENT LIST OF LICENSED TREE CONTRACTORS, VISIT WWW.DENVERGOV.ORG/FORESTRY.
 - OCF-APPROVED TREE REMOVALS IN ROW OR PUBLIC PLACE:
 - A TREE REMOVAL PERMIT ISSUED BY THE OCF IS REQUIRED PRIOR TO REMOVAL. TREE REMOVAL PERMITS ARE NOT INCLUDED WITH BUILDING PERMITS OR PLAN APPROVALS AND MUST BE OBTAINED SEPARATELY FROM THE OCF. CONTACT THE OCF (FORESTRY@DENVERGOV.ORG) WITH NAME OF LICENSED CONTRACTOR OR PROPERTY OWNER PERFORMING REMOVAL. INCLUDE PROJECT NUMBER (2021PM0000700) AND PROJECT ADDRESS.
 - EXISTING ROW OR PUBLIC PLACE TREES APPROVED FOR REMOVAL BY THE OCF MUST BE PROTECTED IN PLACE UNTIL REMOVED BY AN OCF LICENSED TREE CONTRACTOR. FAILURE TO PROTECT SUCH TREES UNTIL REMOVAL, OR REMOVING TREES WITHOUT A PERMIT, WILL RESULT IN A NOTICE OF VIOLATION AND/OR CITATIONS/FINES.
 - A TREE REMOVAL PERMIT IS NOT REQUIRED FOR PRIVATE PROPERTY TREE REMOVALS.
- ALL PROPOSED LANDSCAPING IN THE ROW SHALL BE PER THE STREETSCAPE DESIGN MANUAL WITH THE EXCEPTION OF TREE PLANTING, THIS SHALL BE IN ACCORDANCE WITH CURRENT OCF RULES AND REGULATIONS.
- ALL ELECTRIC FIXTURES AND UTILITIES, INCLUDING BUT NOT LIMITED TO OUTLETS AND LIGHTS, SHALL BE LOCATED AT OUTSIDE PERIMETER OF TREE PLANTING AREAS WITHIN HARDSCAPE. IN TREE LAWNS, FIXTURES SHALL BE PLACED MINIMUM 3 (THREE) FEET RADIALY FROM BASE OF TRUNK.
- AN OCF-ISSUED TREE PLANTING PERMIT IS REQUIRED FOR ALL TREES TO BE PLANTED IN ROW OR PUBLIC PLACE. CONTACT OCF (FORESTRY@DENVERGOV.ORG) WITH NAME OF CONTRACTOR OR PROPERTY OWNER PERFORMING WORK. INCLUDE PROJECT NUMBER (2021PM0000700) AND PROJECT ADDRESS WHEN REQUESTING PERMIT. TREE PLANTING PERMITS ARE NOT INCLUDED WITH BUILDING PERMITS AND MUST BE OBTAINED SEPARATELY FROM THE OCF PRIOR TO INSTALLATION.
 - ONCE TREES HAVE BEEN PLANTED, EMAIL FORESTRY@DENVERGOV.ORG FOR FINAL TREE PLANTING INSPECTION APPROVAL. WE WILL VERIFY CORRECT TREE SPECIES HAVE BEEN INSTALLED, TREES HAVE BEEN PLANTED AT PROPER DEPTH, AND ALL BURLAP, WIRE, AND ROPE HAS BEEN REMOVED FROM TREE ROOT BALLS. TREES PLANTED TOO DEEPLY MUST BE CORRECTED PER FORESTRY DIRECTION. SPECIES THAT DEVIATE FROM APPROVED SDP MUST ALSO BE APPROVED BY OFFICE OF THE CITY FORESTER.
- PROPOSED TREE PLANTING IN THE RIGHT-OF-WAY (ROW) OR PUBLIC PLACE SHALL BE PRE-APPROVED BY THE OFFICE OF THE CITY FORESTER (OCF) AND SHALL BE A MINIMUM OF:
 - 30' FROM OUTSIDE EDGE OF INTERSECTING CURBS FOR SIGHT TRIANGLE
 - 20' FROM STOP SIGNS
 - 25' FROM STREET LIGHTS
 - 20' FROM PEDESTRIAN CURB RAMPS
 - 10' FROM EDGE OF VEHICULAR DRIVE APRON AND HYDRANTS.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.
- REQUIRED SOIL REMEDIATION WHEN REMOVING HARDSCAPE/CONCRETE/ASPHALT/PAVERS/ETC. TO PLANT TREES:
 - SOIL ANALYSIS, BULK DENSITY TESTING AND REMEDIATION REQUIRED WHEN REMOVING HARDSCAPE TO PLANT TREES; INCLUDING BUT NOT LIMITED TO CONCRETE, ASPHALT, PAVERS, BRICK
 - DEEP SOIL ANALYSIS TO 24" DEPTH REQUIRED FROM CREDITED, LOCAL SOIL ANALYSIS LABORATORY WITH EXPERIENCE IN LOCAL URBAN SOILS.
 - ANALYSIS MUST DETERMINE SOIL TEXTURE AND TYPE, PH BALANCE, SOIL SALINITY, ORGANIC MATTER (OM) PERCENTAGE, AND PLANT AVAILABLE NUTRIENTS
 - SOIL REMEDIATION REQUIRED BASED ON SOIL ANALYSIS.
- CONTACT THE OCF A MINIMUM OF FIVE (5) BUSINESS DAYS BEFORE COMMENCEMENT OF DEMOLITION AND/OR CONSTRUCTION ACTIVITY.

PLANTING SCHEDULE (PER APPROVED STREET TREE LIST FOR DENVER'S PUBLIC R.O.W.)				
SYMBOL/ABBREVIATION	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE (CALIPER)
WOO	3	MACLURA POMIFERA	WHITE OSAGE ORANGE	2.5"
TRO	2	QUERCUS GAMBELII	TEXAS RED OAK	2.5"



2 BIKE RACK DETAILS

1" = 1'-0"

SOPHERSPARN
ARCHITECTS LLC

3340 WALNUT STREET
DENVER, CO 80205
303.442.4422
SOPHERSPARN.COM

Listen. Innovate. Deliver.

LANDSCAPING PLAN

6

6 OF 14

COLE TOWNHOMES & CAFE

SITE DEVELOPMENT PLAN

LOT 1 & NORTH 1/2 LOT 2, BLOCK 12, PROVIDENT PARK A PART OF THE SOUTHEAST
QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

LOCATED AT: 3796 & 3798 N FRANKLIN ST & 1606, 1608, 1610, 1612, & 1618 E. 38TH AVE.
DENVER, CO 80205

FLOOR PLAN GENERAL NOTES

- ALL WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL LAWS, CODES AND ORDINANCES.
- VERIFY ALL SITE PARAMETERS (PROPERTY BOUNDARIES, EASEMENTS AND SETBACKS) PRIOR TO STAKING TO DEMOLITION AND CONSTRUCTION.
- ALL DIMENSIONS TO FACE OF FOUNDATION WALL, FACE OF WALL SHEATHING, OR CENTERLINE OF STRUCTURE, UNLESS NOTED OTHERWISE.
- INTERIOR WALL FRAMING DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL ESTABLISH LOCATION OF ALL PARTITIONS, OPENINGS, EQUIPMENT, ETC.
- LARGER SCALE DRAWINGS AND DETAILS HAVE PRIORITY OVER SMALLER SCALE DRAWINGS.
- REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION PLAN AND STRUCTURAL INFORMATION.
- ALL CANOPY STEEL TO BE SITE FINISHED WITH HIGH PERFORMANCE PAINT. CRITICAL. DO NOT FACTORY PRIME STEEL.
- ARCHITECTURAL ELEVATION OF 100'-0" = CIVIL ELEVATION OF 5205.17'
- CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS IN THE DRAWINGS AND/OR SPECIFICATIONS. REQUEST AND RECEIVE AN INTERPRETATION OR CLARIFICATION BEFORE PROCEEDING WITH CONSTRUCTION.
- THE ORGANIZATION OF THE DRAWINGS AND SPECIFICATIONS INTO TYPES, SECTIONS, ARTICLES AND THE ARRANGEMENT OF THE DRAWINGS SHALL NOT CONTROL THE CONTRACTOR IN DIVIDING THE WORK AMONG SUB-CONTRACTORS, OR IN ESTABLISHING THE WORK TO BE PERFORMED BY ANY TRADE.
- THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND COMPLIANCE WITH FEDERAL AND STATE SAFETY REGULATIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- A SIGN STATING "EXIT" IN VISUAL RAISED CHARACTERS AND BRAILLE SHALL BE POSTED ADJACENT TO EACH EXIT DOOR TO THE EXIT DISCHARGE PER IBC SECTION 1013.4 AND ANSI 117.1.
- OCCUPANCY SIGNAGE TO BE INSTALLED AT EACH ASSEMBLY SPACE, REFER TO G020 FOR SIGNAGE.
- PER IPC 410.4 DRINKING WATER TO BE PROVIDED FREE OF CHARGE.
- PROVIDE WATER RESISTANT GYP BD AT ALL WET AREAS.
- CONTRACTOR TO NOTIFY ARCHITECT OF ANY CONFLICTING INFORMATION IN ARCHITECTURAL GENERAL NOTES.
- PROVIDE MOISTURE RESISTANT GYP. BD. AT ALL WET WALLS. PROVIDE TILE BACKER BOARD AT SHOWER STALL WHERE WALLS ARE TO BE FINISHED WITH NON-ABSORBENT SURFACE TO MIN. HEIGHT OF 70" ABOVE DRAIN INLET.

FLOOR PLAN LEGEND

- EXISTING WALL
- NEW WALL
- LINE OF ELEMENT ABOVE
- SINGLE DOOR
- DOUBLE DOOR
- WINDOW
- STOREFRONT
- FIRE EXTINGUISHER CABINET (COORDINATE FINAL LOCATIONS WITH LOCAL FIRE DEPARTMENT)
- MASONRY CONTROL JOINT

GROSS FLOOR AREA SCHEDULE

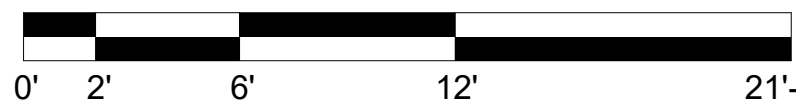
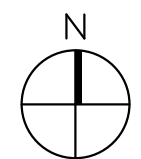
PROPOSED TOWN HOUSE GROSS FLOOR AREA	
LOWER LEVEL AREA	2,491 SF
GROUND LEVEL AREA	2,498 SF
SECOND LEVEL AREA	2,364 SF
TOTAL TOWN HOUSE AREA	7,353 SF
EXISTING LANDMARK STRUCTURE GROSS FLOOR AREA	
GROUND LEVEL AREA (RENOVATION)	1,245 SF
MEZZANINE LEVEL AREA (RENOVATION)	400 SF
TOTAL GENERAL BUILDING AREA	1,645 SF
TOTAL OVERALL GROSS FLOOR AREA	8,998 SF

TOWN HOUSE UNIT SCHEDULE

PROPOSED TOWN HOUSE UNIT TYPES	QTY
UNIT TYPE I - 2 BED / 2 BATH	2
UNIT TYPE II - 3 BED / 3.5 BATH	2
UNIT TYPE III - 2 BED / 2 BATH	1
UNIT TYPE IV - 2 BED / 2 BATH	1
TOTAL TOWN HOUSE UNITS	6

1 BASEMENT PLAN

3/16" = 1'-0"



SCALE: 3/16" = 1'-0"

SOPHERSPARN
ARCHITECTS LLC

3340 WALNUT STREET
DENVER, CO 80205
303.442.4422
SOPHERSPARN.COM

Listen. Innovate. Deliver.

BASEMENT PLAN

7

7 OF 14

COLE TOWNHOMES & CAFE

SITE DEVELOPMENT PLAN

LOT 1 & NORTH 1/2 LOT 2, BLOCK 12, PROVIDENT PARK A PART OF THE SOUTHEAST
QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

LOCATED AT: 3796 & 3798 N FRANKLIN ST & 1606, 1608, 1610, 1612, & 1618 E. 38TH AVE.
DENVER, CO 80205

FLOOR PLAN GENERAL NOTES

- ALL WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL LAWS, CODES AND ORDINANCES.
- VERIFY ALL SITE PARAMETERS (PROPERTY BOUNDARIES, EASEMENTS AND SETBACKS) PRIOR TO STAKING TO DEMOLITION AND CONSTRUCTION.
- ALL DIMENSIONS TO FACE OF FOUNDATION WALL, FACE OF WALL SHEATHING, OR CENTERLINE OF STRUCTURE, UNLESS NOTED OTHERWISE.
- INTERIOR WALL FRAMING DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL ESTABLISH LOCATION OF ALL PARTITIONS, OPENINGS, EQUIPMENT, ETC.
- LARGER SCALE DRAWINGS AND DETAILS HAVE PRIORITY OVER SMALLER SCALE DRAWINGS.
- REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION PLAN AND STRUCTURAL INFORMATION.
- ALL CANOPY STEEL TO BE SITE FINISHED WITH HIGH PERFORMANCE PAINT. CRITICAL. DO NOT FACTORY PRIME STEEL.
- ARCHITECTURAL ELEVATION OF 100'-0" = CIVIL ELEVATION OF 5205.17'
- CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS IN THE DRAWINGS AND/OR SPECIFICATIONS. REQUEST AND RECEIVE AN INTERPRETATION OR CLARIFICATION BEFORE PROCEEDING WITH CONSTRUCTION.
- THE ORGANIZATION OF THE DRAWINGS AND SPECIFICATIONS INTO TYPES, SECTIONS, ARTICLES AND THE ARRANGEMENT OF THE DRAWINGS SHALL NOT CONTROL THE CONTRACTOR IN DIVIDING THE WORK AMONG SUB-CONTRACTORS, OR IN ESTABLISHING THE WORK TO BE PERFORMED BY ANY TRADE.
- THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND COMPLIANCE WITH FEDERAL AND STATE SAFETY REGULATIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- A SIGN STATING "EXIT" IN VISUAL RAISED CHARACTERS AND BRAILLE SHALL BE POSTED ADJACENT TO EACH EXIT DOOR TO THE EXIT DISCHARGE PER IBC SECTION 1013.4 AND ANSI 117.1.
- OCCUPANCY SIGNAGE TO BE INSTALLED AT EACH ASSEMBLY SPACE, REFER TO G020 FOR SIGNAGE.
- PER IPC 410.4 DRINKING WATER TO BE PROVIDED FREE OF CHARGE.
- PROVIDE WATER RESISTANT GYP BD AT ALL WET AREAS.
- CONTRACTOR TO NOTIFY ARCHITECT OF ANY CONFLICTING INFORMATION IN ARCHITECTURAL GENERAL NOTES.
- PROVIDE MOISTURE RESISTANT GYP. BD. AT ALL WET WALLS.
- PROVIDE TILE BACKER BOARD AT SHOWER STALL WHERE WALLS ARE TO BE FINISHED WITH NON-ABSORBENT SURFACE TO MIN. HEIGHT OF 7'0" ABOVE DRAIN INLET.

FLOOR PLAN LEGEND

- EXISTING WALL
- NEW WALL
- LINE OF ELEMENT ABOVE
- SINGLE DOOR
- DOUBLE DOOR
- WINDOW
- STOREFRONT
- FIRE EXTINGUISHER CABINET (COORDINATE FINAL LOCATIONS WITH LOCAL FIRE DEPARTMENT)
- MASONRY CONTROL JOINT

GROSS FLOOR AREA SCHEDULE

PROPOSED TOWN HOUSE GROSS FLOOR AREA	
LOWER LEVEL AREA	2,491 SF
GROUND LEVEL AREA	2,498 SF
SECOND LEVEL AREA	2,364 SF
TOTAL TOWN HOUSE AREA	7,353 SF
EXISTING LANDMARK STRUCTURE GROSS FLOOR AREA	
GROUND LEVEL AREA (RENOVATION)	1,245 SF
MEZZANINE LEVEL AREA (RENOVATION)	400 SF
TOTAL GENERAL BUILDING AREA	1,645 SF
TOTAL OVERALL GROSS FLOOR AREA	8,998 SF

TOWN HOUSE UNIT SCHEDULE

PROPOSED TOWN HOUSE UNIT TYPES	QTY
UNIT TYPE I - 2 BED / 2 BATH	2
UNIT TYPE II - 3 BED / 3.5 BATH	2
UNIT TYPE III - 2 BED / 2 BATH	1
UNIT TYPE IV - 2 BED / 2 BATH	1
TOTAL TOWN HOUSE UNITS	6

1 GROUND LEVEL PLAN

3/16" = 1'-0"



SCALE: 3/16" = 1'-0"

SOPHERSPARN
ARCHITECTS LLC

3340 WALNUT STREET
DENVER, CO 80205
303.442.4422
SOPHERSPARN.COM

Listen. Innovate. Deliver.

GROUND LEVEL PLAN

8

8 OF 14

COLE TOWNHOMES & CAFE

SITE DEVELOPMENT PLAN

LOT 1 & NORTH 1/2 LOT 2, BLOCK 12, PROVIDENT PARK A PART OF THE SOUTHEAST
QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

LOCATED AT: 3796 & 3798 N FRANKLIN ST & 1606, 1608, 1610, 1612, & 1618 E. 38TH AVE.
DENVER, CO 80205

FLOOR PLAN GENERAL NOTES

- ALL WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL LAWS, CODES AND ORDINANCES.
- VERIFY ALL SITE PARAMETERS (PROPERTY BOUNDARIES, EASEMENTS AND SETBACKS) PRIOR TO STAKING TO DEMOLITION AND CONSTRUCTION.
- ALL DIMENSIONS TO FACE OF FOUNDATION WALL, FACE OF WALL SHEATHING, OR CENTERLINE OF STRUCTURE, UNLESS NOTED OTHERWISE.
- INTERIOR WALL FRAMING DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL ESTABLISH LOCATION OF ALL PARTITIONS, OPENINGS, EQUIPMENT, ETC.
- LARGER SCALE DRAWINGS AND DETAILS HAVE PRIORITY OVER SMALLER SCALE DRAWINGS.
- REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION PLAN AND STRUCTURAL INFORMATION.
- ALL CANOPY STEEL TO BE SITE FINISHED WITH HIGH PERFORMANCE PAINT. CRITICAL. DO NOT FACTORY PRIME STEEL.
- ARCHITECTURAL ELEVATION OF 100'-0" = CIVIL ELEVATION OF 5205.17'
- CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS IN THE DRAWINGS AND/OR SPECIFICATIONS, REQUEST AND RECEIVE AN INTERPRETATION OR CLARIFICATION BEFORE PROCEEDING WITH CONSTRUCTION.
- THE ORGANIZATION OF THE DRAWINGS AND SPECIFICATIONS INTO TYPES, SECTIONS, ARTICLES AND THE ARRANGEMENT OF THE DRAWINGS SHALL NOT CONTROL THE CONTRACTOR IN DIVIDING THE WORK AMONG SUB-CONTRACTORS, OR IN ESTABLISHING THE WORK TO BE PERFORMED BY ANY TRADE.
- THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND COMPLIANCE WITH FEDERAL AND STATE SAFETY REGULATIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- A SIGN STATING "EXIT" IN VISUAL RAISED CHARACTERS AND BRAILLE SHALL BE POSTED ADJACENT TO EACH EXIT DOOR TO THE EXIT DISCHARGE PER IBC SECTION 1013.4 AND ANSI 117.1.
- OCCUPANCY SIGNAGE TO BE INSTALLED AT EACH ASSEMBLY SPACE, REFER TO G020 FOR SIGNAGE.
- PER IPC 410.4 DRINKING WATER TO BE PROVIDED FREE OF CHARGE.
- PROVIDE WATER RESISTANT GYP BD AT ALL WET AREAS.
- CONTRACTOR TO NOTIFY ARCHITECT OF ANY CONFLICTING INFORMATION IN ARCHITECTURAL GENERAL NOTES.
- PROVIDE MOISTURE RESISTANT GYP. BD. AT ALL WET WALLS. PROVIDE TILE BACKER BOARD AT SHOWER STALL WHERE WALLS ARE TO BE FINISHED WITH NON-ABSORBENT SURFACE TO MIN. HEIGHT OF 70" ABOVE DRAIN INLET.

FLOOR PLAN LEGEND

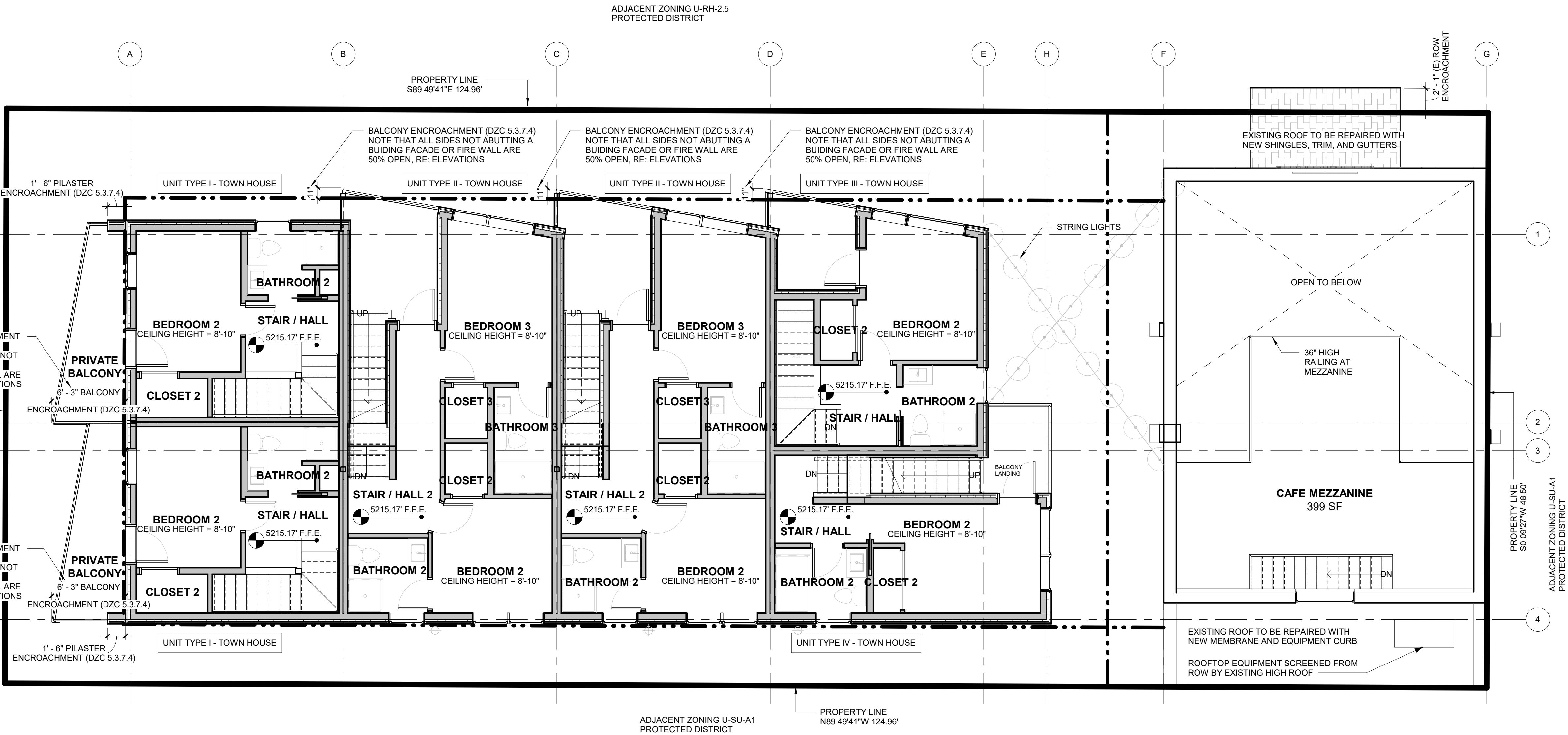
- EXISTING WALL
- NEW WALL
- LINE OF ELEMENT ABOVE
- SINGLE DOOR
- DOUBLE DOOR
- WINDOW
- STOREFRONT
- FEC FIRE EXTINGUISHER CABINET (COORDINATE FINAL LOCATIONS WITH LOCAL FIRE DEPARTMENT)
- CJ MASONRY CONTROL JOINT

GROSS FLOOR AREA SCHEDULE

PROPOSED TOWN HOUSE GROSS FLOOR AREA	
LOWER LEVEL AREA	2,491 SF
GROUND LEVEL AREA	2,498 SF
SECOND LEVEL AREA	2,364 SF
TOTAL TOWN HOUSE AREA	7,353 SF
EXISTING LANDMARK STRUCTURE GROSS FLOOR AREA	
GROUND LEVEL AREA (RENOVATION)	1,245 SF
MEZZANINE LEVEL AREA (RENOVATION)	400 SF
TOTAL GENERAL BUILDING AREA	1,645 SF
TOTAL OVERALL GROSS FLOOR AREA	8,998 SF

TOWN HOUSE UNIT SCHEDULE

PROPOSED TOWN HOUSE UNIT TYPES	QTY
UNIT TYPE I - 2 BED / 2 BATH	2
UNIT TYPE II - 3 BED / 3.5 BATH	2
UNIT TYPE III - 2 BED / 2 BATH	1
UNIT TYPE IV - 2 BED / 2 BATH	1
TOTAL TOWN HOUSE UNITS	6



1 SECOND LEVEL PLAN

3/16" = 1'-0"



SCALE: 3/16" = 1'-0"

SOPHERSPARN
ARCHITECTS LLC

3340 WALNUT STREET
DENVER, CO 80205
303.442.4422
SOPHERSPARN.COM

Listen. Innovate. Deliver.

SECOND LEVEL PLAN

9

9 OF 14

COLE TOWNHOMES & CAFE

SITE DEVELOPMENT PLAN

LOT 1 & NORTH 1/2 LOT 2, BLOCK 12, PROVIDENT PARK A PART OF THE SOUTHEAST
QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

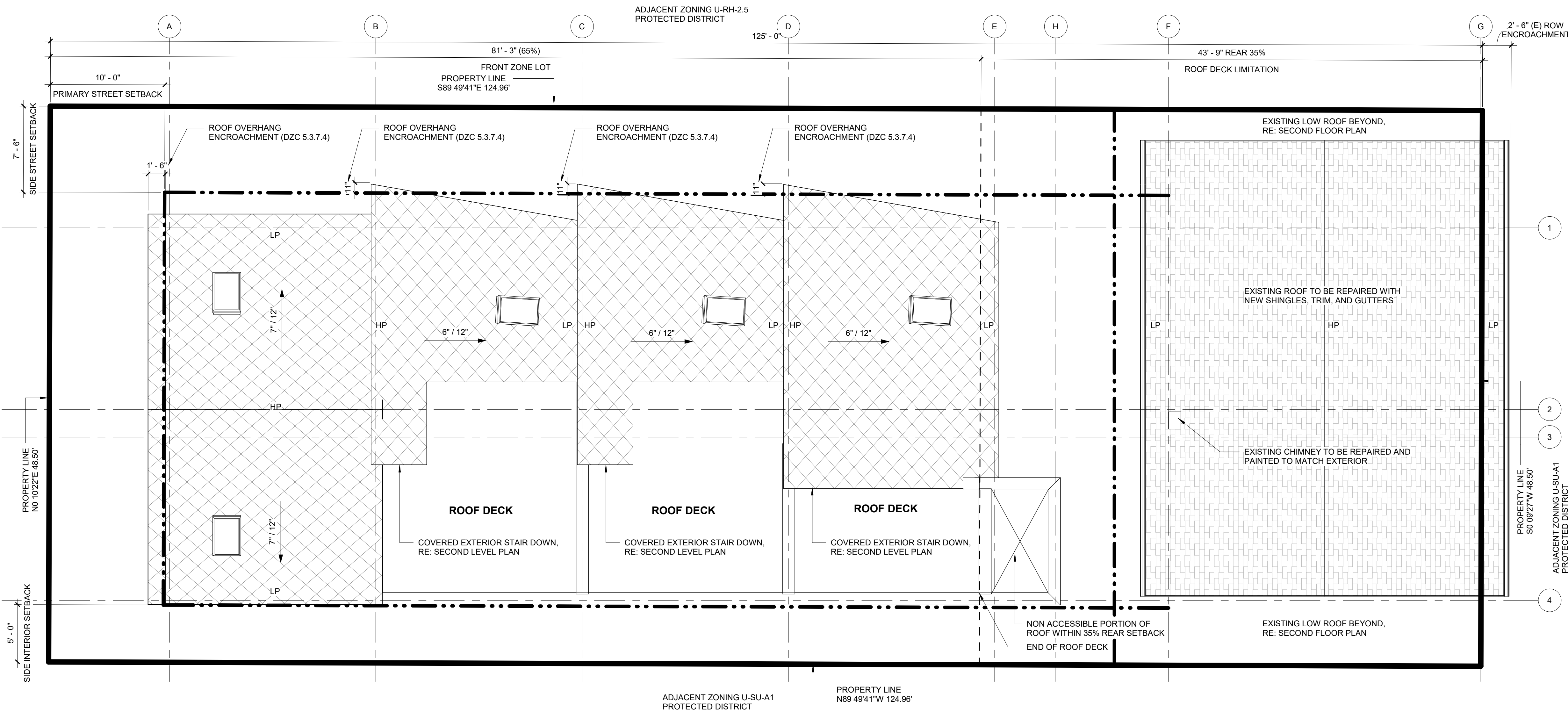
LOCATED AT: 3796 & 3798 N FRANKLIN ST & 1606, 1608, 1610, 1612, & 1618 E. 38TH AVE.
DENVER, CO 80205

GENERAL ROOF PLAN NOTES

- SEE BUILDING SECTIONS FOR TYPICAL ROOF CONSTRUCTION.
- ROOFING CONTRACTOR TO FOLLOW MANUFACTURER'S FLASHING RECOMMENDATIONS AT ALL EAVES, VALLEYS, ABUTTING WALLS, INTERSECTING WALLS, VENTS AND STACKS.
- ALL EXPOSED FLASHING TO BE PREFINISHED TO MATCH ROOF COLOR SELECTION.
- PROVIDE 5' EXTENSIONS ARE ALL DOWNSPOUT LOCATIONS, UNLESS NOTED OTHERWISE.
- LOCATIONS OF ALL TERMINATIONS FOR VENT STACKS, EXHAUST FANS, DRYER VENTS, ETC. MUST BE APPROVED BY ARCHITECT.

ROOF PLAN LEGEND

- ROOF SHINGLES TO REMAIN
- MEMBRANE ROOF TO REMAIN
- SLOPE ARROW, ARROW HEAD INDICATES DOWNWARD FLOW, TYP.
- ROOF CRICKET
- METAL SHINGLES



1 ROOF PLAN SDP

3/16" = 1'-0"



SCALE: 3/16" = 1'-0"

SOPHERSPARN
ARCHITECTS LLC

3340 WALNUT STREET
DENVER, CO 80205
303.442.4422
SOPHERSPARN.COM

Listen. Innovate. Deliver.

ROOF PLAN

10

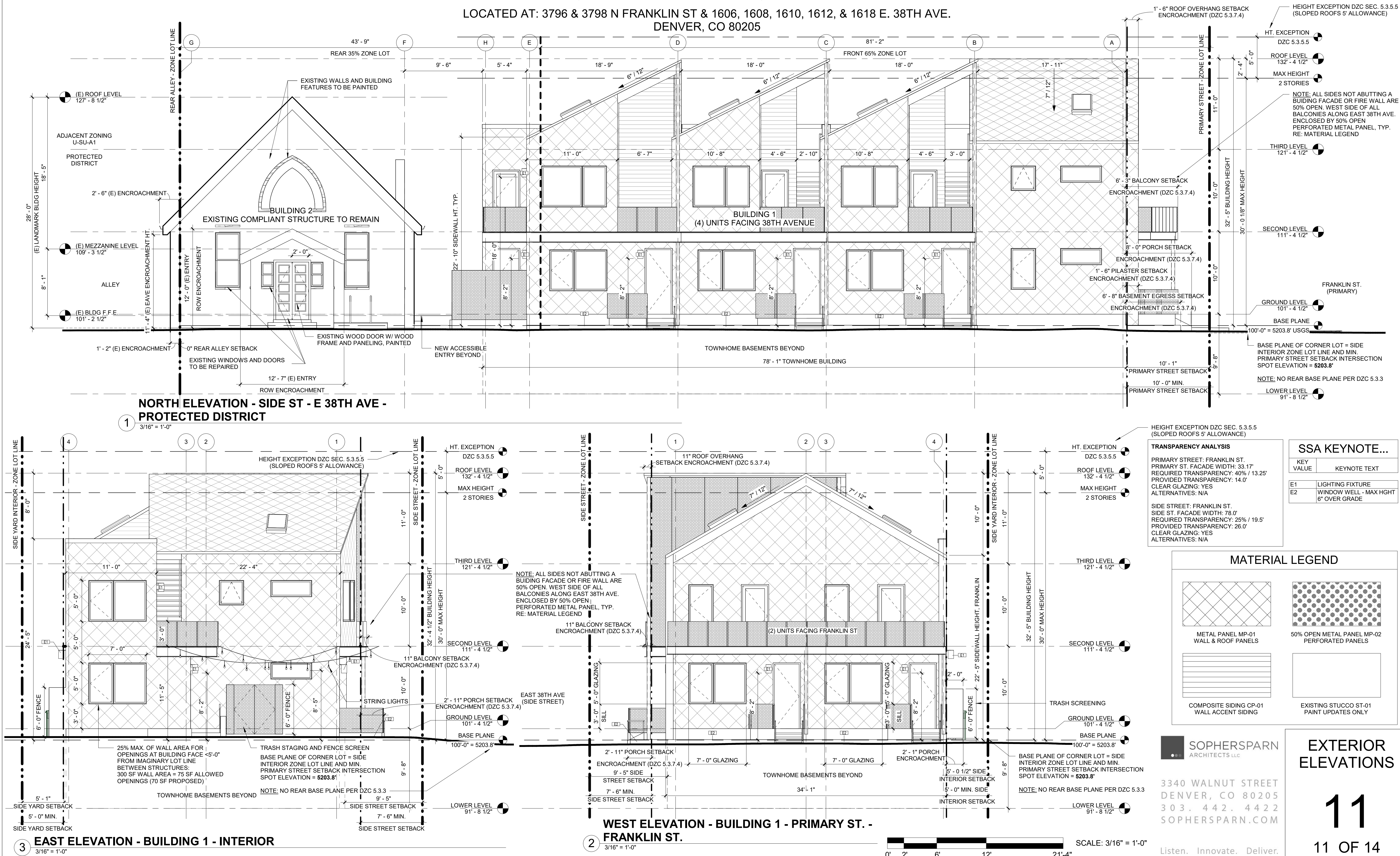
10 OF 14

COLE TOWNHOMES & CAFE

SITE DEVELOPMENT PLAN

LOT 1 & NORTH 1/2 LOT 2, BLOCK 12, PROVIDENT PARK A PART OF THE SOUTHEAST
QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

LOCATED AT: 3796 & 3798 N FRANKLIN ST & 1606, 1608, 1610, 1612, & 1618 E. 38TH AVE.
DENVER, CO 80205

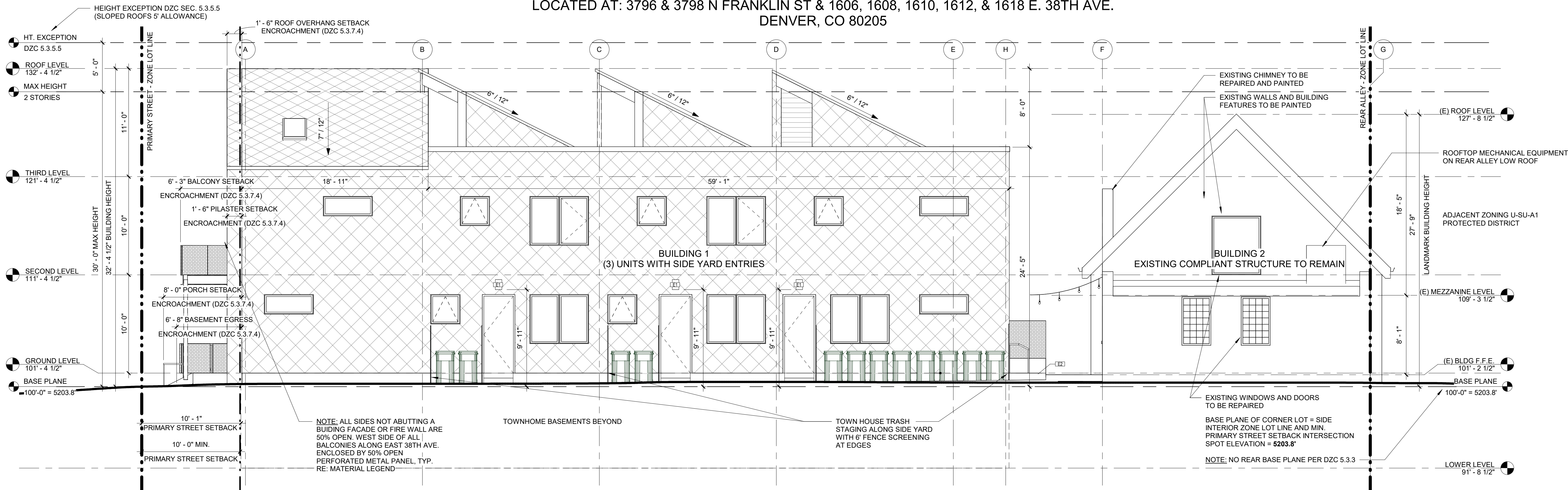


COLE TOWNHOMES & CAFE

SITE DEVELOPMENT PLAN

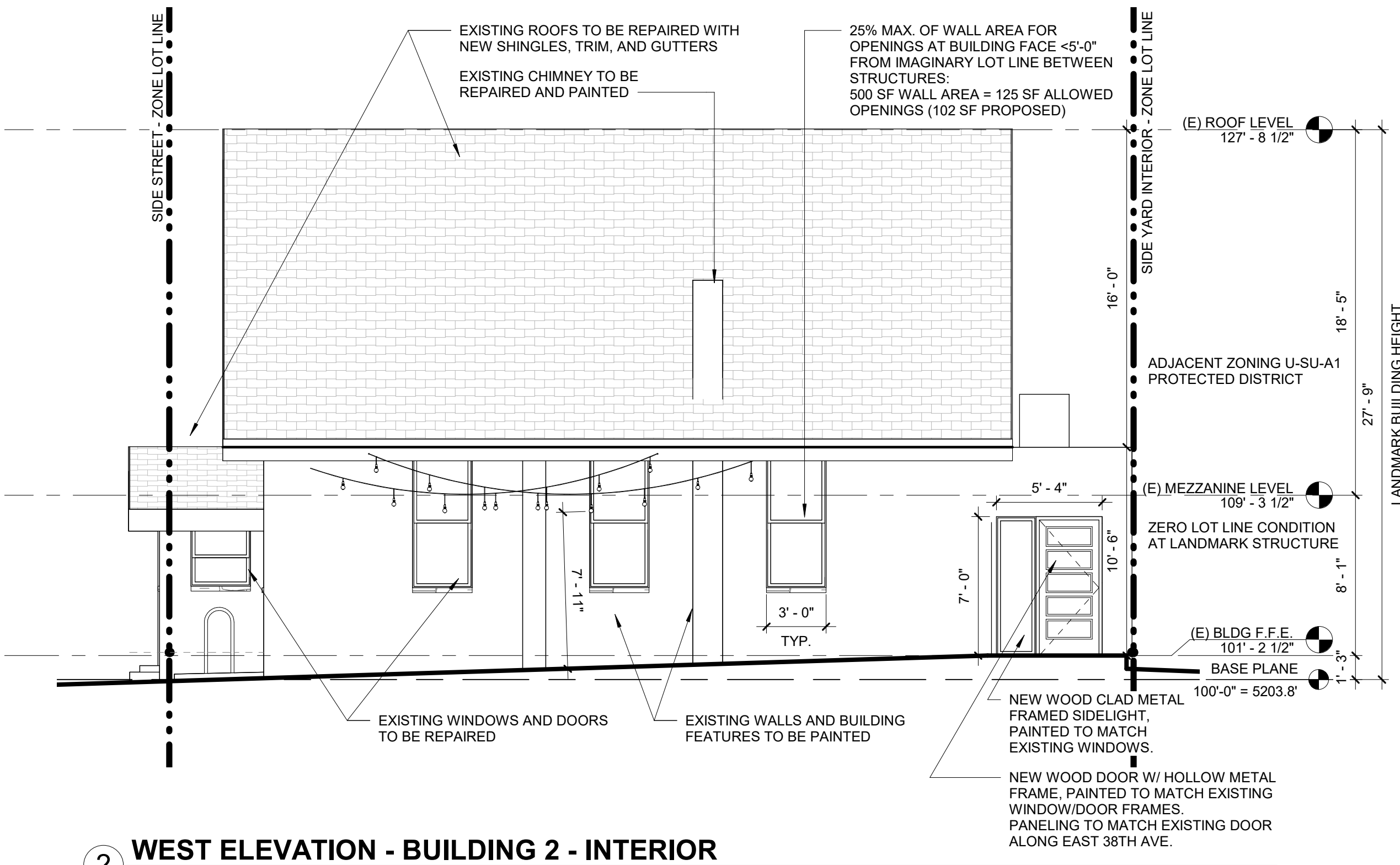
LOT 1 & NORTH 1/2 LOT 2, BLOCK 12, PROVIDENT PARK A PART OF THE SOUTHEAST
QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

LOCATED AT: 3796 & 3798 N FRANKLIN ST & 1606, 1608, 1610, 1612, & 1618 E. 38TH AVE.
DENVER, CO 80205



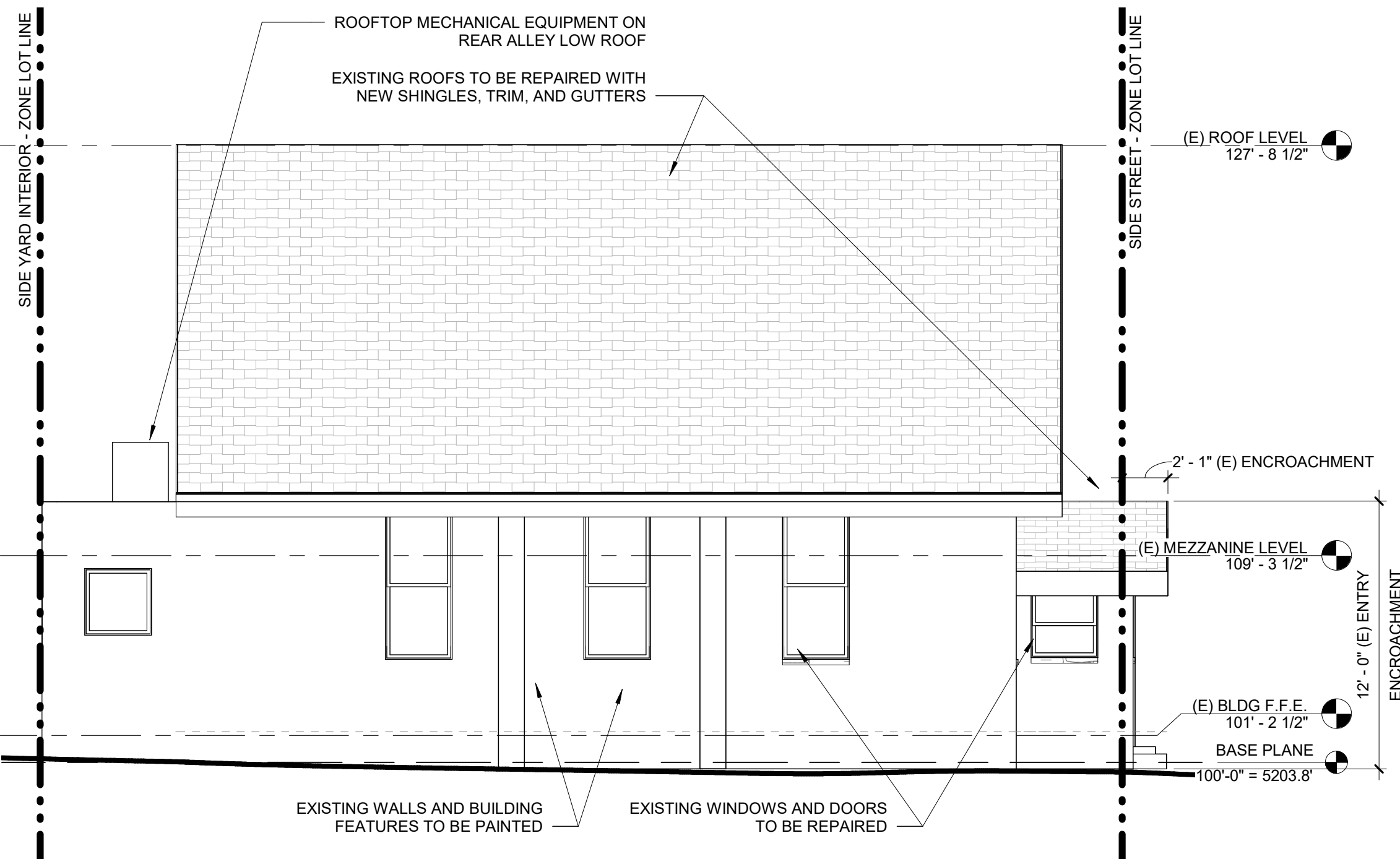
**SOUTH ELEVATION - SIDE YARD INTERIOR -
PROTECTED DISTRICT**

3
3/16" = 1'-0"



WEST ELEVATION - BUILDING 2 - INTERIOR

2
3/16" = 1'-0"



**EAST ELEVATION - BUILDING 2 - REAR ALLEY -
PROTECTED DISTRICT**

1
3/16" = 1'-0"

SSA KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
E1	LIGHTING FIXTURE
E2	WINDOW WELL - MAX HIGHT 6" OVER GRADE

MATERIAL LEGEND	
	METAL PANEL MP-01 WALL & ROOF PANELS
	50% OPEN METAL PANEL MP-02 PERFORATED PANELS
	COMPOSITE SIDING CP-01 WALL ACCENT SIDING
	EXISTING STUCCO ST-01 PAINT UPDATES ONLY

SOPHERSPARN
ARCHITECTS LLC

3340 WALNUT STREET
DENVER, CO 80205
303.442.4422
SOPHERSPARN.COM

Listen. Innovate. Deliver.

**EXTERIOR
ELEVATIONS**

12

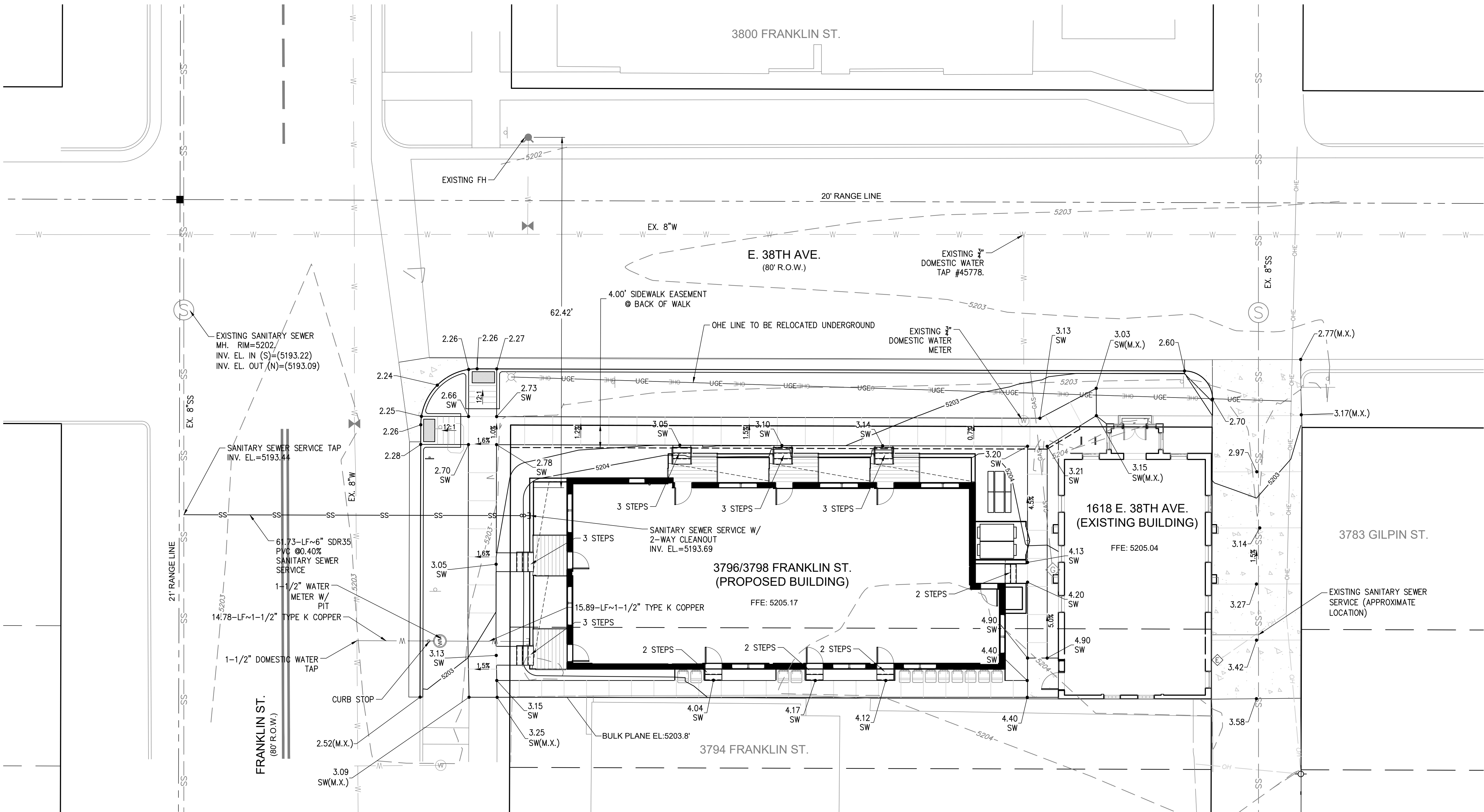
12 OF 14

0' 2' 6' 12' 21'-4" SCALE: 3/16" = 1'-0"

COLE TOWNHOMES & CAFE

SITE DEVELOPMENT PLAN

LOT 1 & NORTH 1/2 LOT 2, BLOCK 12, PROVIDENT PARK A PART OF THE SOUTHEAST
QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO
LOCATED AT: 3796 & 3798 N FRANKLIN ST & 1606, 1608, 1610, 1612, & 1618 E. 38TH AVE.



FIRE FLOW DATA BLOCK:

TOTAL FIRE FLOW REQUIRED FOR THIS SITE IS 1,500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE. THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF 1 FIRE HYDRANTS INDIVIDUALLY, EACH FIRE HYDRANT MUST SUPPLY 1500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.

CODE USED FOR ANALYSIS: 2021 IFC W/ 2022 AMENDMENTS
TOWNHOMES
OCCUPANCY GROUP: RESIDENTIAL (R)
CONSTRUCTION TYPE: V-B
FIRE FLOW CALCULATION AREA: 7,410 sf

THIS BUILDING IS NOT FULLY SPRINKLERED.

COFFEE SHOP
OCCUPANCY GROUP: RESTAURANT (A-2)
CONSTRUCTION TYPE: III-B (EXISTING)
FIRE FLOW CALCULATION AREA: 1,645 sf

THIS BUILDING IS NOT FULLY SPRINKLERED.

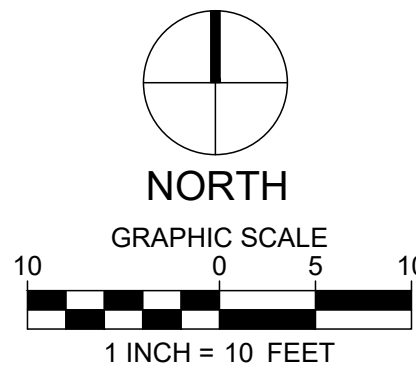
DENVER WATER STANDARD NOTES:

1. EACH FIRE HYDRANT MUST SUPPLY 1500 GPM MINIMUM AT 20 PSI RESIDUAL PRESSURE.
2. WATER PLANS FOR THIS PROJECT MUST BE SUBMITTED TO DW FOR REVIEW APPROVAL SEPARATE OF THE DRC PROCESS.
3. AN APPROVED DW BACKFLOW PREVENTER IS REQUIRED FOR FIRELINES, COMMERCIAL, MULTI-FAMILY DWELLINGS AND IRRIGATION.
4. METER LOCATIONS MUST BE APPROVED BY DW.
5. DEVELOPER IS RESPONSIBLE FOR ALL NECESSARY SYSTEM MODIFICATIONS NEEDED TO MEET THE REQUIRED FIRE FLOWS.
6. ALL EXISTING TAPS ON THE SITE THAT ARE NOT USED MUST BE CUT-OFF AT THE MAIN AND INSPECTED BY DW. THIS WILL BE DONE AT THE DEVELOPER'S COST.
7. SYSTEM DEVELOPMENT VALVE FOR REPLACEMENT TAPS WILL BE GIVEN ACCORDING TO CURRENT OPERATING RULES.
8. IF A WATER EASEMENT IS REQUIRED ON A SITE, THIS EASEMENT WILL BE GRANTED TO DW BY SEPARATE DOCUMENT.
9. LANDSCAPING DEPICTED IN FUTURE WATER EASEMENTS MUST COMPLY WITH RESTRICTIONS CONTAINED WITHIN THE STANDARD WATER EASEMENT AGREEMENT.
10. EACH INDEPENDENT STRUCTURE MUST HAVE ITS OWN SEPARATE TAP, SERVICE LINE & METER.
11. SUB-METERING IS REQUIRED ON INDIVIDUAL MULTI-FAMILY UNITS AS MANDATED BY CITY ORDINANCE.
12. SOIL AMENDMENT IS REQUIRED ON ALL NEW WATER SERVICES. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED WITHOUT A SOIL INSPECTION BY DW.
13. PRE-SUBMITTAL REVIEW IS REQUIRED PRIOR TO THE FORMAL WATER PLAN SUBMITTAL TO DW.

BULK PLANE DATA

FRONT BASE PLANE
ELEVATION = 5203.8'

BASE PLANE OF CORNER LOT = SIDE INTERIOR ZONE LOT
LINE AND MIN. PRIMARY STREET SETBACK LINE
NO REAR BASE PLANE REQUIRED PER DZC 5.3.3



SOPHERSPARN
ARCHITECTS LLC

3340 WALNUT STREET
DENVER, CO 80205
303.442.4422
SOPHERSPARN.COM

Listen. Innovate. Deliver.

UTILITY AND
GRADING PLAN

5

5 OF 14

EXHIBIT A
LEGAL DESCRIPTION
SHEET 1 OF 3

2024-ENCROACHMENT-0000002-002

TWO PARCELS OF LAND LYING WITHIN THE WEST SIDE OF THAT 16-FOOT ALLEY ADJACENT TO LOT 1, BLOCK 12, PROVIDENT PARK, A SUBDIVISION PLAT RECORDED IN BOOK 3, PAGE 29 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCELS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE 20 FOOT RANGE LINE FOR THE NORTH LINE OF BLOCK 12, PROVIDENT PARK, BEING ASSUMED TO BEAR N 89°49'41" W, FROM THE RANGE POINT IN THE INTERSECTION OF EAST 38TH AVENUE AND GILPIN STREET, BEING MONUMENTED BY A REBAR WITH A 2" ALUMINUM CAP, STAMPED "PLS 38284" IN A RANGE BOX, TO THE RANGE POINT IN THE INTERSECTION OF EAST 38TH AVENUE AND FRANKLIN STREET, BEING MONUMENTED BY A REBAR WITH A 2" ALUMINUM CAP, STAMPED "PLS 38284" IN A RANGE BOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

PARCEL A:

COMMENCING AT SAID RANGE POINT IN THE INTERSECTION OF EAST 38TH AVENUE AND GILPIN STREET, THENCE S 70° 38' 20" W, A DISTANCE OF 172.78 FEET TO A POINT ON THE EAST LINE OF LOT 1, BLOCK 12, SAID PROVIDENT PARK AND THE POINT OF BEGINNING OF PARCEL A;
THENCE S 89° 49' 45" E, A DISTANCE OF 1.17 FEET;
THENCE S 00° 10' 15" W, A DISTANCE OF 1.20 FEET;
THENCE N 89° 49' 45" W, A DISTANCE OF 1.17 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1;
THENCE N 00° 10' 15" E, ALONG THE EAST LINE SAID LOT 1, A DISTANCE OF 1.20 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 1 SQUARE FEET OR 0.00002 ACRES, MORE OR LESS.



3473 South Broadway
Englewood, Colorado 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT A
LEGAL DESCRIPTION
SHEET 2 OF 3

PARCEL B:

2024-ENCROACHMENT-0000002-002

COMMENCING AT SAID RANGE POINT IN THE INTERSECTION OF EAST 38TH AVENUE AND GILPIN STREET,
THENCE S 67° 52' 35" W, A DISTANCE OF 175.99 FEET TO A POINT ON THE EAST LINE OF LOT 1, BLOCK
12, SAID PROVIDENT PARK AND THE POINT OF BEGINNING OF PARCEL B;
THENCE S 89° 49' 45" E, A DISTANCE OF 1.19 FEET;
THENCE S 00° 10' 15" W, A DISTANCE OF 1.20 FEET;
THENCE N 89° 49' 45" W, A DISTANCE OF 1.19 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1;
THENCE N 00° 10' 15" E, ALONG SAID EAST LINE A DISTANCE OF 1.20 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 1 SQUARE FEET OR 0.00002 ACRES, MORE OR LESS.

PREPARED BY JEFFREY C. ANTON
COLORADO P.L.S. NO. 38818
FOR AND ON BEHALF OF
CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303-703-4444



EXHIBIT A

ILLUSTRATION
SHEET 3 OF 3

2024-ENCROACHMENT-0000002-002

POINT OF COMMENCEMENT

FOUND #5 REBAR WITH 2"
DIAMETER ALUMINUM CAP,
IN RANGE BOX
STAMPED "PLS 38284"

EAST 38TH AVENUE
60' PUBLIC RIGHT-OF-WAY

BASIS OF BEARINGS N 89°49'41" W

20' RANGELINE

FOUND #5 REBAR WITH 2"
DIAMETER ALUMINUM CAP,
IN RANGE BOX
STAMPED "PLS 38284"

N. FRANKLIN STREET
WEST 125'

LOT 1
BLOCK 12
PROVIDENT PARK
BOOK 3, PAGE 29

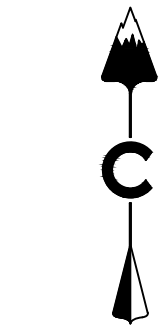
LOT 20
BLOCK 12
PROVIDENT PARK
BOOK 3, PAGE 29

POINT OF
BEGINNING
PARCEL A

SUBJECT PARCEL A
1 S.F.
±0.00002 AC

POINT OF
BEGINNING
PARCEL B

SUBJECT PARCEL B
1 S.F.
±0.00002 AC



1 inch = 10 ft.

16' ALLEY

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S89°49'45"E	1.17'
L2	S0°10'15"W	1.20'
L3	N89°49'45"W	1.17'
L4	N0°10'15"E	1.20'
L5	S89°49'45"E	1.19'
L6	S0°10'15"W	1.20'
L7	N89°49'45"W	1.19'
L8	N0°10'15"E	1.20'

S 70°38'20" W
172.78'
(TIE)

S 67°52'35" W
175.99'
(TIE)

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

PROJECT: 21-175
DATE: 03/31/25
DR: SHR
QA: JCA

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

ILLUSTRATION
SECTION 23, T3S, R68W, 6TH P.M.
CITY & COUNTY OF DENVER, COLORADO

EXHIBIT A
LEGAL DESCRIPTION
SHEET 1 OF 2

2024-ENCROACHMENT-0000002-003

A PARCEL OF LAND LYING WITHIN THE WEST SIDE OF THAT 16-FOOT ALLEY ADJACENT TO LOT 1, BLOCK 12, PROVIDENT PARK, A SUBDIVISION PLAT RECORDED IN BOOK 3, PAGE 29, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE 20.0' RANGE LINE FOR THE NORTH LINE OF BLOCK 12, PROVIDENT PARK, BEING ASSUMED TO BEAR N 89°49'41" W, FROM THE RANGE POINT IN THE INTERSECTION OF EAST 38TH AVENUE AND GILPIN STREET, BEING MONUMENTED BY A REBAR WITH A 2" ALUMINUM CAP, STAMPED "PLS 38284" IN A RANGE BOX, TO THE RANGE POINT IN THE INTERSECTION OF EAST 38TH AVENUE AND FRANKLIN STREET, BEING MONUMENTED BY A REBAR WITH A 2" ALUMINUM CAP, STAMPED "PLS 38284" IN A RANGE BOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID RANGE POINT IN THE INTERSECTION OF EAST 38TH AVENUE AND GILPIN STREET, THENCE S 75° 27' 45" W, A DISTANCE OF 168.44 FEET TO A POINT ON THE EAST LINE OF LOT 1, BLOCK 12, SAID PROVIDENT PARK AND THE POINT OF BEGINNING.

THENCE S 89° 49' 45" E, A DISTANCE OF 2.00 FEET;
THENCE S 00° 10' 15" W, ALONG A LINE BEING 2.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF BLOCK 12, SAID PROVIDENT PARK, A DISTANCE OF 39.70 FEET;
THENCE N 89° 49' 45" W, A DISTANCE OF 2.00 FEET TO A POINT ON THE EAST LINE OF LOT 2, BLOCK 12, SAID PROVIDENT PARK;
THENCE N 00° 10' 15" E, ALONG SAID EAST LINES OF SAID LOTS 1 AND 2, A DISTANCE OF 39.70 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 79 SQUARE FEET OR 0.002 ACRES, MORE OR LESS.

PREPARED BY JEFFREY C. ANTON
COLORADO P.L.S. NO. 38818
FOR AND ON BEHALF OF
CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303-203-4444



CORE

3473 South Broadway
Englewood, Colorado 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT A

2024-ENCROACHMENT-0000002-003

ILLUSTRATION SHEET 2 OF 2

POINT OF COMMENCEMENT
FOUND #5 REBAR WITH 2"
DIAMETER ALUMINUM CAP, IN
RANGE BOX
STAMPED "PLS 38284"

EAST 38TH AVENUE
60' PUBLIC RIGHT-OF-WAY

BASIS OF BEARINGS N 89°49'41"W

20' RANGELINE

POINT OF BEGINNING

FOUND #5 REBAR WITH 2"
DIAMETER ALUMINUM CAP, IN
RANGE BOX
STAMPED "PLS 38284"

FRANKLIN STREET
WEST 125'

S 75°27'45" W
168.44'
(TIE)

S 89°49'45"E
2.00'

SUBJECT PARCEL
79 S.F.
±0.002 AC

LOT 1
BLOCK 12
PROVIDENT PARK
BOOK 3, PAGE 29

LOT 20
BLOCK 12
PROVIDENT PARK
BOOK 3, PAGE 29

N1/2 LOT 2

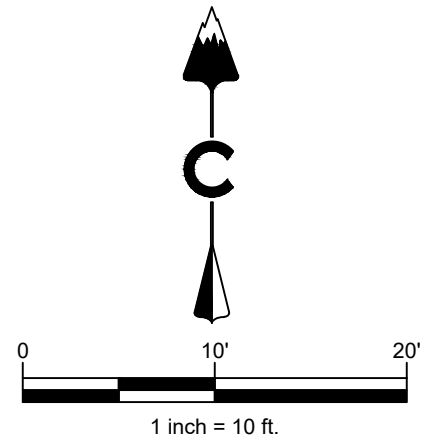
N 0°10'15"E 39.70'

S 0°10'15"W 39.70'

16' ALLEY

N 89°49'45"W 2.00'

NOTE: THIS DOES NOT REPRESENT
A MONUMENTED SURVEY. IT IS
INTENDED ONLY TO DEPICT THE
ATTACHED DESCRIPTION



PROJECT: 21-175
DATE: 03/25/25
DR: SHR
QA: JCA

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

ILLUSTRATION
SECTION 23, T3S, R68W, 6TH P.M.
CITY & COUNTY OF DENVER, COLORADO

EXHIBIT A
LEGAL DESCRIPTION
SHEET 1 OF 2

2024-ENCROACHMENT-0000002-004

A PARCEL OF LAND LYING THE SOUTH SIDE OF THE EAST 38TH AVENUE RIGHT-OF-WAY, ADJACENT TO LOT 1, BLOCK 12, PROVIDENT PARK, A SUBDIVISION PLAT RECORDED IN BOOK 3, PAGE 29 OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE 20-FOOT RANGE LINE FOR THE NORTH LINE OF BLOCK 12, PROVIDENT PARK, BEING ASSUMED TO BEAR N 89°49'41" W, FROM THE RANGE POINT IN THE INTERSECTION OF EAST 38TH AVENUE AND GILPIN STREET, BEING MONUMENTED BY A REBAR WITH A 2" ALUMINUM CAP, STAMPED "PLS 38284" IN A RANGE BOX, TO THE RANGE POINT IN THE INTERSECTION OF EAST 38TH AVENUE AND FRANKLIN STREET, BEING MONUMENTED BY A REBAR WITH A 2" ALUMINUM CAP, STAMPED "PLS 38284" IN A RANGE BOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID RANGE POINT IN THE INTERSECTION OF EAST 38TH AVENUE AND GILPIN STREET, THENCE S 77°02'42" W, A DISTANCE OF 176.13 FEET TO A POINT ON THE NORTH LINE OF LOT 1, BLOCK 12, SAID PROVIDENT PARK AND THE POINT OF BEGINNING;
THENCE N 89° 49' 41" W, ALONG SAID NORTH LINE, A DISTANCE OF 10.11 FEET;
THENCE N 00° 10' 19" E, A DISTANCE OF 2.00 FEET;
THENCE S 89° 49' 41" E, ALONG A LINE BEING 2.00 FEET NORTH OF AND PARALLEL WITH SAID NORTH LINE OF LOT 1, BLOCK 12, PROVIDENT PARK, A DISTANCE OF 10.11 FEET;
THENCE S 00° 10' 19" W, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 20 SQUARE FEET OR 0.0005 ACRES, MORE OR LESS.

PREPARED BY JEFFREY C. ANTON
COLORADO P.L.S. NO. 38818
FOR AND ON BEHALF OF
CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303-703-4444

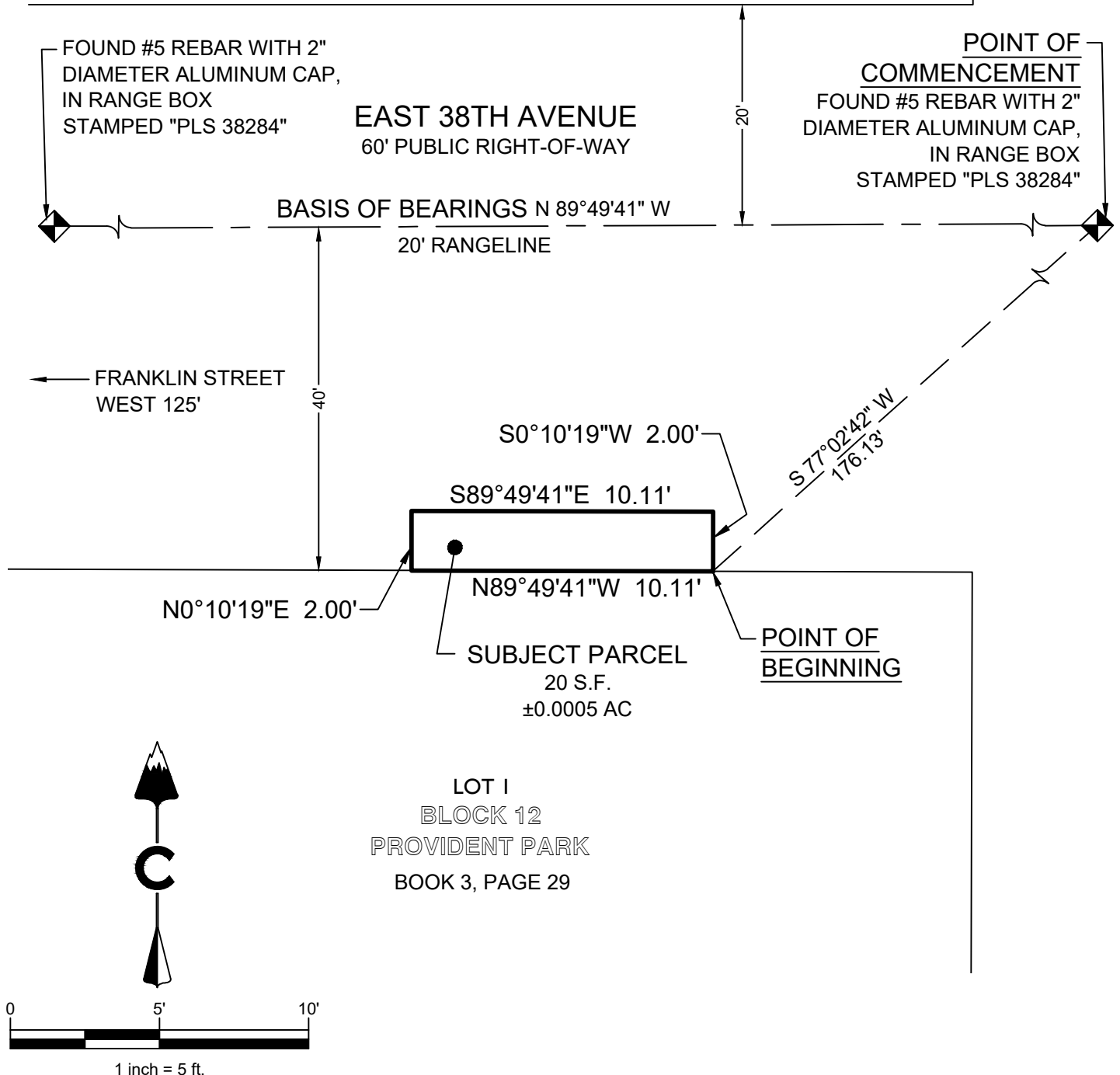


3473 South Broadway
Englewood, Colorado 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT A
ILLUSTRATION
SHEET 2 OF 2

2024-ENCROACHMENT-0000002-004

BLOCK 9
PROVIDENT PARK
BOOK 3, PAGE 29



NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

PROJECT: 21-175
DATE: 03/25/25
DR: DCB
QA: JCA

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

ILLUSTRATION
SECTION 23, T3S, R68W, 6TH P.M.
CITY & COUNTY OF DENVER, COLORADO



ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

ISSUED BY
STEWART TITLE GUARANTY COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, STEWART TITLE GUARANTY COMPANY, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Authorized Countersignature
Equity Title of Colorado

Lakewood, CO 80215



Frederick H. Eppinger, President and CEO

David Hisey, Secretary

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

File No.: 200112-LKWD-DE

ALTA Commitment for Title Insurance (07-01-2021)

Page 1 of 17

AMERICAN
LAND TITLE
ASSOCIATION



COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I - Requirements;
- f. Schedule B, Part II - Exceptions; and
- g. a countersignature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

File No.: 200112-LKWD-DE

ALTA Commitment for Title Insurance (07-01-2021)

Page 2 of 17



5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I - Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

File No.: 200112-LKWD-DE

ALTA Commitment for Title Insurance (07-01-2021)

Page 3 of 17



10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. AH arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

STEWART TITLE GUARANTY COMPANY

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at: Stewart Title Guaranty Company, P.O. Box 2029, Houston, Texas 77252-2029.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

File No.: 200112-LKWD-DE

ALTA Commitment for Title Insurance (07-01-2021)

Page 4 of 17



ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Equity Title of Colorado
Issuing Office: 710 Kipling Street, Suite 100
Lakewood, CO 80215
Issuing Office's ALTA® Registry ID: 1162981
Loan ID Number:
Commitment Number: 200112-LKWD-DE
Issuing Office File Number: 200112-LKWD-DE
Property Address: 1618 East 38th Avenue, Denver, CO 80205
Revision Number: 2

1. **Commitment Date:** March 5, 2025 at 8:00 AM

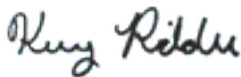
2. Policy to be issued:	Proposed Amount of Insurance
(a) 2021 ALTA Owner's Policy Proposed Insured: To Be Determined	\$0

3. **The estate or interest in the Land at the Commitment Date is:**
fee simple

4. **The Title is, at the Commitment Date, vested in:**
1618 E. 38TH AVE LLC, a Colorado Limited Liability Company

5. **The Land is described as follows:**
See Exhibit "A" Attached Hereto.

EQUITY TITLE OF COLORADO



Authorized Countersignature

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II -Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

File No.: 200112-LKWD-DE

ALTA Commitment for Title Insurance Schedule A (07-01-2021)

Page 5 of 17



ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
EXHIBIT "A"
LEGAL DESCRIPTION

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 200112-LKWD-DE

Lot 1 and the North 1/2 of Lot 2,
Block 12,
Provident Park,
City and County of Denver,
State of Colorado.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II -Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

File No.: 200112-LKWD-DE

ALTA Commitment for Title Insurance Schedule A (07-01-2021)

Page 7 of 17



ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 200112-LKWD-DE

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

NO POLICY TO BE ISSUED - FOR INFORMATIONAL PURPOSES ONLY

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II -Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

File No.: 200112-LKWD-DE

ALTA Commitment for Title Insurance Schedule BI (07-01-2021)

Page 8 of 17



ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 200112-LKWD-DE

Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date of which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Easement or claims of easements, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortages in are, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
5. Any lien, or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes and assessments which are a lien or are now due and payable; any tax, special assessment, charge or lien imposed for or by any special taxing district or for water or sewer service; any unredeemed tax sales.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; (d) Minerals of whatsoever kind, subsurface and surface substances, in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records or listed in Schedule B.
8. Easements, notes, covenants, restrictions and rights-of-way as shown on the plat of Provident Park recorded October 21, 1885, in [Plat Book 3 at Page 29B](#) .

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II -Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

File No.: 200112-LKWD-DE

ALTA Commitment for Title Insurance Schedule BII (07-01-2021)

Page 9 of 17



DISCLOSURES

File No.: 200112-LKWD-DE

Pursuant to C.R.S. 10-11-122, notice is hereby given that:

- A. THE SUBJECT REAL PROPERTY MAY BE LOCATED IN A SPECIAL TAXING DISTRICT;
- B. A CERTIFICATE OF TAXES DUE LISTING EACH TAXING JURISDICTION SHALL BE OBTAINED FROM THE COUNTY TREASURER OR THE COUNTY TREASURER'S AUTHORIZED AGENT;
- C. INFORMATION REGARDING SPECIAL DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE OBTAINED FROM THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK AND RECORDER, OR THE COUNTY ASSESSOR

Note: Colorado Division of Insurance Regulations 8-1-2, Section 5, Paragraph G requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed." Provided that Equity Title of Colorado conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 1 will not appear on the Owner's Title Policy and the Lender's Title Policy when issued.

Note: Colorado Division of Insurance Regulations 8-1-2, Section 5, Paragraph M requires that every title entity shall notify in writing that

Affirmative Mechanic's Lien Protection for the Owner may be available (typically by deletion of Exception No. 5 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- A. The land described in Schedule A of this commitment must be a single-family residence, which includes a condominium or townhouse unit.
- B. No labor or materials have been furnished by mechanics or materialmen for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- C. The Company must receive an appropriate affidavit indemnifying the Company against untiled Mechanic's and Materialmen's Liens.
- D. The Company must receive payment of the appropriate premium.
- E. If there has been construction, improvements or major repairs undertaken on the property to be purchased, within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and/or the contractor; payment of the appropriate premium; fully executed Indemnity agreements satisfactory to the company; and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

To comply with the provisions of C.R.S. 10-11-123, the Company makes the following disclosure:

- a. That there is recorded evidence that a mineral estate has been severed, leased or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- b. That such mineral estate may include the right to enter and use the property without the surface owner's permission.

NOTE: THIS DISCLOSURE APPLIES ONLY IF SCHEDULE B, SECTION 2 OF THE TITLE COMMITMENT HEREIN INCLUDES AN EXCEPTION FOR SEVERED MINERALS.

Notice of Availability of a Closing Protection Letter: Pursuant to Colorado Division of Insurance Regulation 8-1-3, Section 5, Paragraph C (11)(f), a closing protection letter is available to the consumer.

NOTHING HEREIN CONTAINED WILL BE DEEMED TO OBLIGATE THE COMPANY TO PROVIDE ANY OF THE COVERAGES REFERRED TO HEREIN, UNLESS THE ABOVE CONDITIONS ARE FULLY SATISFIED.

Orange Coast Title Family of Companies
PRIVACY POLICY

We are committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information that you provide to us. Therefore, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;

Information we receive from providers of services to us, such as appraisers, appraisal management companies, real estate agents and brokers and insurance agencies (this may include the appraised value, purchase price and other details about the property that is the subject of your transaction with us).

Information about your transactions with us, our Affiliated Companies, or others; and

Information we receive from a consumer reporting agency.

Your California Rights (see attachments) or you may visit our website at <https://www.titleadvantage.com/privacypolicy.htm> or call toll-free at (866) 241-7373. Only applies to CA residents

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Other Important Information

We reserve the right to modify or supplement this Privacy Policy at any time. If our Privacy Policy changes, we will post the updated Privacy Policy on our website and provide the ability to opt out (as required by law) before the new policy becomes effective.

If you have any questions or comments regarding our Privacy Policy you may contact us at our toll free number (866) 241-7373 or email us at dataprivacy@octitle.com.

Privacy Policy Last Revision 12/26/2019
Effective on 1/1/2020

Your California Rights

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act ("CCPA"). All phrases used herein shall have the same meaning as those phrases used under relevant California law, including but not limited to the CCPA.

Right to Know

You have the right to know:

The categories of personal information we have collected about or from you;

The categories of sources from which we collected your personal information;

The business or commercial purpose for collecting or sharing your personal information;
The categories of third parties with whom we have shared your personal information; and
The specific pieces of your personal information we have collected.

Process to Submit a Request. To submit a verified request for this information you may visit our website at <https://www.titleadvantage.com/privacypolicy.htm> or call toll-free at (866) 241-7373. You may also designate an authorized agent to submit a request on your behalf by visiting our website <https://www.titleadvantage.com/privacypolicy.htm> or calling toll-free at (866) 241-7373 and then also submitting written proof of such authorization via e-mail to dataprivacy@octitle.com.

Verification Method. In order to ensure your personal information is not disclosed to unauthorized parties, and to protect against fraud, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the personal information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

Right of Deletion

You have a right to request that we delete the personal information we have collected from or about you.

Process to Submit a Request. To submit a verified request to delete your information you may visit our website at <https://www.titleadvantage.com/privacypolicy.htm> or call toll-free at (866) 241-7373. You may also designate an authorized agent to submit a request on your behalf by clicking here or calling toll-free at (866) 241-7373 and then also submitting written proof of such authorization via e-mail to dataprivacy@octitle.com.

Verification Method. In order to ensure we do not inadvertently delete your personal information based on a fraudulent request, we will verify your identity before we respond to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the personal information requested to be deleted, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

Right to Opt-Out

We do not sell your personal information to third parties, and do not plan to do so in the future.

Right of Non-Discrimination

You have a right to exercise your rights under the CCPA without suffering discrimination. Accordingly, OC Title & family of Companies will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

California Minors

If you are a California resident under the age of 18, California Business and Professions Code § 22581 permits you to request and obtain removal of content or information you have publicly posted on any of our Applications or Websites. To make such a request, please send an email with a detailed description of the specific content or information to dataprivacy@octitle.com. Please be aware that such a request does not ensure complete or comprehensive removal of the content or information you have posted and there may be circumstances in which the law does not require or allow removal even if requested.

Collection Notice

The following is a list of the categories of personal information we may have collected about California residents in the twelve months preceding the date this Privacy Notice was last updated, including the business or commercial purpose for said collection, the categories of sources from which we may have collected the personal information, and the categories of third parties with whom we may have shared the personal information:

Categories of Personal Information Collected

The categories of personal information we have collected include, but may not be limited to:

real name	telephone number	employment history
signature	passport number	bank account number
alias	driver's license number	credit card number
SSN	state identification card	debit card number
physical characteristics or description, including protected characteristics under federal or state law	number	financial account numbers
	IP address	commercial information
	policy number	professional or employment information
address	file number	

Categories of Sources

Categories of sources from which we've collected personal information include, but may not be limited to:
the consumer directly

public records
governmental entities
non-affiliated third parties
affiliated third parties

Business Purpose for Collection

The business purposes for which we've collected personal information include, but may not be limited to:

- completing a transaction for our Products
- verifying eligibility for employment
- facilitating employment
- performing services on behalf of affiliated and non-affiliated third parties
- protecting against malicious, deceptive, fraudulent, or illegal activity

Categories of Third Parties Shared

The categories of third parties with whom we've shared personal information include, but may not be limited to:

- service providers
- government entities
- operating systems and platforms
- non-affiliated third parties
- affiliated third parties

Sale Notice

We have not sold the personal information of California residents to any third party in the twelve months preceding the date this Privacy Notice was last updated, and we have no plans to sell such information in the future. We also do not, and will not sell the personal information of minors under sixteen years of age without affirmative authorization.

Disclosure Notice

The following is a list of the categories of personal information of California residents we may have disclosed for a business purpose in the twelve months preceding the date this Privacy Notice was last updated.

real name	employment history
Signature	bank account number
Alias	
SSN	
physical characteristics or description, including protected characteristics under federal or state law	

If you have any questions and/or comments you may contact us:

Call Us at our toll free number (866) 241-7373

Email Us at dataprivacy@octitle.com

credit card number
debit card number
financial account numbers
commercial information
professional or employment information

Revised on 1/24/2020 / Effective on 1/1/2020

address
telephone number
passport number
driver's license number
state identification card number
IP address
policy number
file number

STG Privacy Notice 1 (Rev 01/26/09) Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the <<Underwriter Name>> and its affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information	Do we share?	Can you limit this sharing?
For our everyday business purposes — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes — to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and nonfinancial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness.	No	We don't share
For our affiliates to market to you	Yes	No
For nonaffiliates to market to you. Nonaffiliates are companies not related by common ownership or control. They can be financial and nonfinancial companies.	No	We don't share

We may disclose your personal information to our affiliates or to nonaffiliates as permitted by law. If you request a transaction with a nonaffiliate, such as a third party insurance company, we will disclose your personal information to that nonaffiliate. We do not control their subsequent use of information, and suggest you refer to their privacy notices.

Sharing practices

How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	<p>We collect your personal information, for example, when you request insurance-related services provide such information to us</p> <p>We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</p>
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact Us

If you have any questions about this privacy notice, please contact us at: <<Underwriter Name>>, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056

**THIS ADDENDUM IS MADE PART OF THE POLICY AND IS PERMANENTLY AFFIXED HERETO
COLORADO ANTI-FRAUD DISCLOSURE
PURSUANT TO C.R.S. 10-1-128 (6)**

"It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

1618 E. 38TH AVE LLC, a Colorado Limited Liability Company

To Be Determined

ENDORSEMENT

Attached to Commitment No. 200112-LKWD-DE

Issued by

Stewart Title Guaranty Company

Order No.: 200112-LKWD-DE

The company hereby assures the Proposed Insured listed in Schedule A, 2(a) or 2(b) of the Commitment as follows:

That according to Public Records, there have been no Deeds, other than the Deed(s) which vest title in the Owner(s) stated in Schedule A of the Commitment conveying the land described in this Commitment within a period of 24 months prior to the commitment date, except as follows:

NONE

This endorsement is made a part of the commitment and is subject to all of the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the commitment and any prior endorsements, nor does it extend the effective date of the commitment and any prior endorsements, nor does it increase the face amount thereof.

IN WITNESS WHEREOF, the Company has caused this Endorsement to be signed and sealed, and valid when countersigned by an authorized officer or agent of the Company, all in accordance with its By-Laws.

Countersigned:

A handwritten signature in black ink, appearing to read "King Riddler", written in a cursive style.

Authorized Signatory

Order No.: 200112-LKWD-DE

Owner's Policy – TBD	\$ 300.00
TOTAL	\$ 300.00
Closing Protection Letter Fee (if applicable) \$25.00	

Tier III 1618 E 38th Ave Roof Overhang and Steps

04/08/2025

Master ID: 2021-PROJMSTR-0000700 **Project Type:** Tier III Encroachment Resolution
Review ID: 2024-ENCROACHMENT-0000002 **Review Phase:**
Location: **Review End Date:** 02/05/2024

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: Marco Cabanillas
Reviewers Email: Marco.Cabanillas@denvergov.org

Status Date: 03/18/2025
Status: Approved
Comments: PWPRS Project Number: 2024-ENCROACHMENT-0000002 Tier III 1618 E 38th Ave Roof Overhang and Steps
Reviewing Agency/Company: DOTI - DES - Transportation
Reviewers Name: Mindy Christensen
Reviewers Phone: 720-865-3216
Reviewers Email: mindy.christensen@denvergov.org
Approval Status: Approved

Comments:

Status Date: 01/16/2024
Status: Denied
Comments: No objection to the existing encroachments

The plans (civil and arch) need to be updated to show correct information. ROW dedication (fee title) is required along 38th. The PL will move 4' where achievable (outside of existing building and encroachments). Public access easement is not acceptable and this cannot done through a PNEE

Reviewing Agency: DS Project Coordinator Review

Review Status: Approved - No Response

Reviewers Name: Beatrice Rodriguez
Reviewers Email: Beatrice.Rodriguez@denvergov.org

Status Date: 02/03/2024
Status: Approved - No Response
Comments:

Reviewing Agency: Survey Review

Review Status: Approved

Reviewers Name: Scott Castaneda
Reviewers Email: Robert.Castaneda@denvergov.org

Status Date: 04/08/2025
Status: Approved
Comments: PWPRS Project Number: 2024-ENCROACHMENT-0000002 Tier III 1618 E 38th Ave Roof Overhang and Steps
Reviewing Agency/Company: DOTI/Survey
Reviewers Name: Robert Castaneda
Reviewers Phone: 7208791937
Reviewers Email: robert.castaneda@denvergov.org

Comment Report

Tier III 1618 E 38th Ave Roof Overhang and Steps

04/08/2025

Master ID: 2021-PROJMSTR-0000700 **Project Type:** Tier III Encroachment Resolution
Review ID: 2024-ENCROACHMENT-0000002 **Review Phase:**
Location: **Review End Date:** 02/05/2024

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

Approval Status: Approved

Comments:

Status Date: 02/02/2024

Status: Denied

Comments: Project Info: 2024ENCROACH4 Tier III 1618 E 38th Ave Roof Overhang and Steps 2021-PM-0000700,
2023-SDP-0000218
Date: 2024.02.02
Survey Reviewer: Scott Castaneda 720-879-1937 robert.castaneda@denvergov.org

Survey Review Status: Denied

1. Exhibit of encroachment not submitted. Please submit an Exhibit, see CCD Land Description requirements for additional info.
2. Title commitment not submitted.

Reviewing Agency: DES Wastewater Review Review Status: Approved

Reviewers Name: Jim Turner

Reviewers Email: Jim.Turner@denvergov.org

Status Date: 01/22/2024

Status: Approved

Comments:

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

Status Date: 02/03/2024

Status: Approved - No Response

Comments:

Reviewing Agency: CenturyLink Referral Review Status: Approved

Status Date: 04/15/2024

Status: Approved

Comments: PWPRS Project Number: 2024-ENCROACHMENT-0000002 Tier III 1618 E 38th Ave Roof Overhang and Steps
Reviewing Agency/Company: CenturyLink/Lumen
Reviewers Name: Varina Hoopes
Reviewers Phone: 6812097308
Reviewers Email: Varina.Hoopes@lumen.com
Approval Status: Approved

Comments:

Status Date: 02/03/2024

Status: Approved - No Response

Comments:

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

2024-ENCROACHMENT-0000002

Comment Report

Tier III 1618 E 38th Ave Roof Overhang and Steps

04/08/2025

Master ID: 2021-PROJMSTR-0000700 **Project Type:** Tier III Encroachment Resolution
Review ID: 2024-ENCROACHMENT-0000002 **Review Phase:**
Location: **Review End Date:** 02/05/2024

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

Status Date: 02/06/2024
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2024-ENCROACHMENT-0000002 Tier III 1618 E 38th Ave Roof Overhang and Steps
Reviewing Agency/Company: Public Service Company of Colorado (PSCo) dba Xcel Energy
Reviewers Name: Donna George
Reviewers Phone: 3035713306
Reviewers Email: Donna.L.George@xcelenergy.com
Approval Status: Approved with conditions

Comments:
PSCo/Xcel Energy has existing intermediate pressure natural gas distribution and overhead electric distribution facilities within this area. Please contact Colorado 811 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: 02/03/2024
Status: Approved - No Response
Comments:

Reviewing Agency: RTD Referral Review Status: Approved

Status Date: 02/06/2024
Status: Approved
Comments: PWPRS Project Number: 2024-ENCROACHMENT-0000002 Tier III 1618 E 38th Ave Roof Overhang and Steps
Reviewing Agency/Company: RTD
Reviewers Name: clayton s 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.

Status Date: 02/03/2024
Status: Approved - No Response
Comments:

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

Status Date: 02/03/2024
Status: Approved - No Response
Comments:

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

Comment Report

Tier III 1618 E 38th Ave Roof Overhang and Steps

04/08/2025

Master ID: 2021-PROJMSTR-0000700 **Project Type:** Tier III Encroachment Resolution
Review ID: 2024-ENCROACHMENT-0000002 **Review Phase:**
Location: **Review End Date:** 02/05/2024

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

Status Date: 02/03/2024
Status: Approved - No Response
Comments:

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

Status Date: 02/03/2024
Status: Approved - No Response
Comments:

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

Status Date: 02/03/2024
Status: Approved - No Response
Comments:

Reviewing Agency: Building Department Review **Review Status:** Approved

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

Status Date: 02/01/2024
Status: Approved
Comments:

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

Reviewers Name: Shannon Cruz
Reviewers Email: Shannon.cruz@denvergov.org

Status Date: 01/22/2024
Status: Approved
Comments:

Reviewing Agency: Denver Fire Department Review **Review Status:** Approved - No Response

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

Status Date: 02/03/2024
Status: Approved - No Response
Comments:

Reviewing Agency: Denver Water Referral **Review Status:** Approved

Status Date: 02/06/2024
Status: Approved
Comments: PWPRS Project Number: 2024-ENCROACHMENT-0000002 Tier III 1618 E 38th Ave Roof Overhang and Steps
Reviewing Agency/Company: Denver Water
Reviewers Name: Kela Naso
Reviewers Phone: 0000000000
Reviewers Email: kela.naso@denverwater.org
Approval Status: Approved

Comment Report

Tier III 1618 E 38th Ave Roof Overhang and Steps

04/08/2025

Master ID: 2021-PROJMSTR-0000700 **Project Type:** Tier III Encroachment Resolution
Review ID: 2024-ENCROACHMENT-0000002 **Review Phase:**
Location: **Review End Date:** 02/05/2024

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

Comments:

Status Date: 02/03/2024
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: 02/03/2024
Status: Approved - No Response
Comments:

Reviewing Agency: Policy and Planning Referral

Review Status: Approved - No Response

Status Date: 02/03/2024
Status: Approved - No Response
Comments:

Reviewing Agency: Denver Office of Disability Rights Referral

Review Status: Approved

Status Date: 02/06/2024
Status: Approved
Comments: PWPRS Project Number: 2024-ENCROACHMENT-0000002 Tier III 1618 E 38th Ave Roof Overhang and Steps
Reviewing Agency/Company: DODR
Reviewers Name: Spencer Pocock
Reviewers Phone: 720-913-8411
Reviewers Email: Spencer.Pocock@denvergov.org
Approval Status: Approved

Comments:

Status Date: 02/03/2024
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: 01/31/2024
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. A 5ft min unobstructed pedestrian path must be present after construction.

Comment Report

Tier III 1618 E 38th Ave Roof Overhang and Steps

04/08/2025

Master ID: 2021-PROJMSTR-0000700 **Project Type:** Tier III Encroachment Resolution
Review ID: 2024-ENCROACHMENT-0000002 **Review Phase:**
Location: **Review End Date:** 02/05/2024

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

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

Reviewers Name: Brittany Price
Reviewers Email: Brittany.Price@denvergov.org

Status Date: 02/03/2024
Status: Approved - No Response
Comments:

Reviewing Agency: City Forester Review Review Status: Approved - No Response

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

Status Date: 02/03/2024
Status: Approved - No Response
Comments:

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

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

Status Date: 02/03/2024
Status: Approved - No Response
Comments:

Reviewing Agency: CDOT Referral Review Status: Approved

Status Date: 02/06/2024
Status: Approved
Comments: PWPRS Project Number: 2024-ENCROACHMENT-0000002 Tier III 1618 E 38th Ave Roof Overhang and Steps
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: 02/03/2024
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: 02/03/2024

2024-ENCROACHMENT-0000002

Comment Report

Tier III 1618 E 38th Ave Roof Overhang and Steps

04/08/2025

Master ID:	2021-PROJMSTR-0000700	Project Type:	Tier III Encroachment Resolution
Review ID:	2024-ENCROACHMENT-0000002	Review Phase:	
Location:		Review End Date:	02/05/2024

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

Status: Approved - No Response
Comments: