



DENVER
THE MILE HIGH CITY

APPLICATION

STREET and ALLEY VACATION

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

DATE: 2/7/24

PROJECT NAME: Menola Homes (1497 Knox Court on concept submittal)

IS THIS PROJECT ASSOCIATED WITH A SITE DEVELOPMENT REVIEW? Yes No

If you checked 'Yes' above, provide Project Master, Site Plan and/or Concept Development Project Numbers:
2023-PROJMSTR-0000084, 2023-CONCEPT-0000044

ADDRESS (approx.) OF VACATION: Coflax and Knox Court

APPLICANT:

Name: Dan Allen
Company (if applicable): Craft Civil Design Title: Principal
Address: 23 Lincoln St, Ste 200 Denver, CO 80203
Telephone number: 319.899.2345 Email address: dallen@craftcivil.com

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

Company: GAO Residences, LLLP
Owner Contact: Henry Burgwyn
Address: 720 S. Colorado Boulevard, Suite 505-S, Glendale, Colorado 80246
Telephone Number: (720) 638-2470 Email address: henry@burgwyn.com

EXPLANATION of REQUEST

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

The ROW on Coflax expands from 80' to 100' along the requested vacation area, and we request that 13' be vacated to maximize the potential for affordable housing on the adjacent lot. After vacating 13', there will be enough space to construct an 8' treelawn with 8' walk as per the concept comments. This also aligns with the proposed Roadway Geometry Improvements by Muller Engineering.



APPLICATION
Street and Alley Vacation

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

Currently, the ROW is not obvious, and is utilized as an extension of the existing apartment building's front yard/landscape.


EXISTING UTILITIES:

If there are utilities, explain whether or not such utilities will be relocated or remain in the vacated ROW.

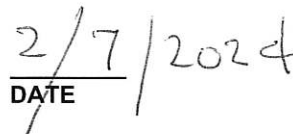
(Utilities in the proposed vacation area will need to be relocated at the owner's expense. If relocation is not feasible, a standard hard surface easement may be required. The City will reserve this easement for all remaining easements within the vacated area, in the Vacation Ordinance. The Requestor shall acknowledge the need and acceptance of such utility easements.)

Per a recent ALTA and site inspection, there are no known utilities, and relocation is not expected.

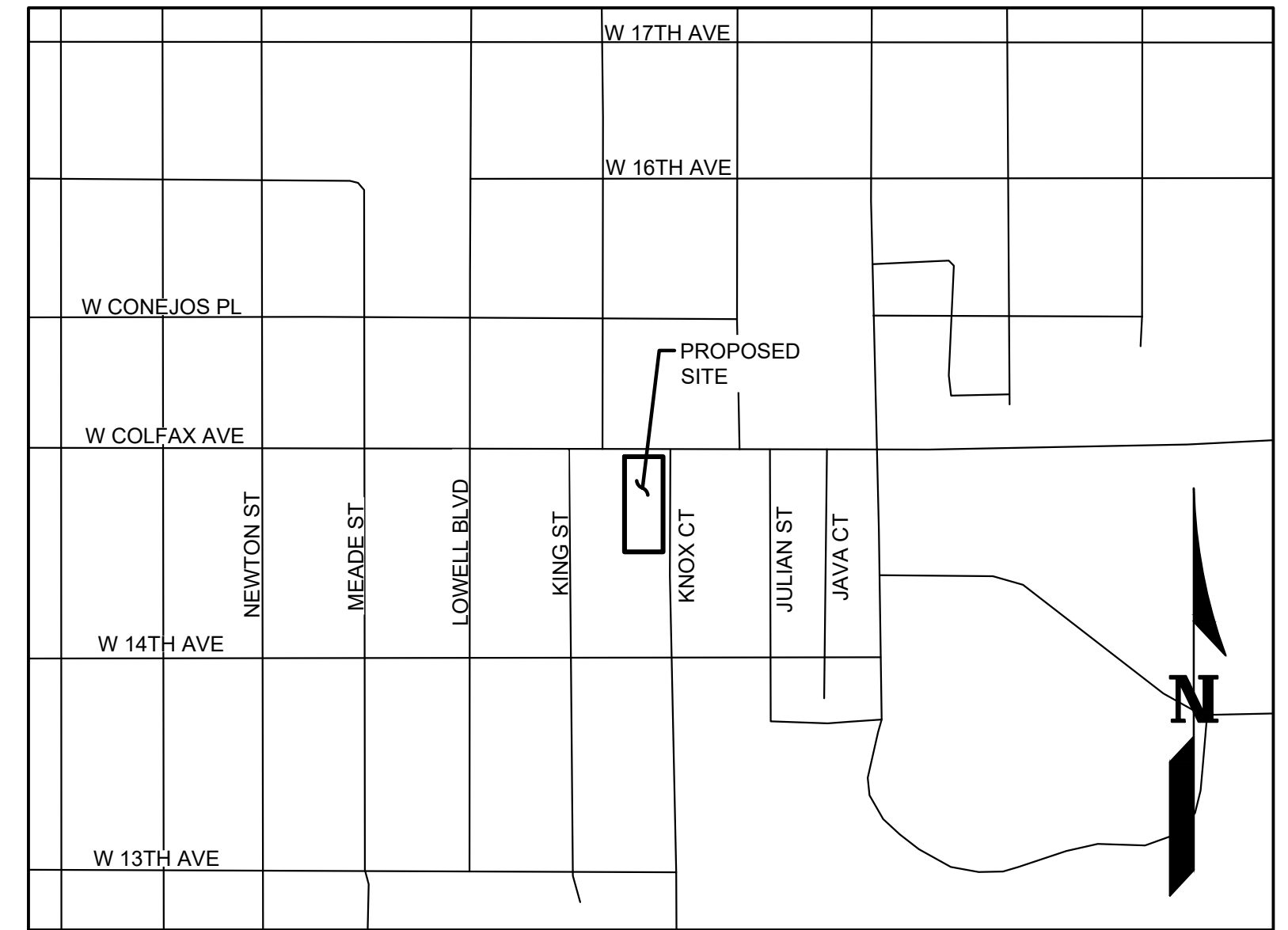
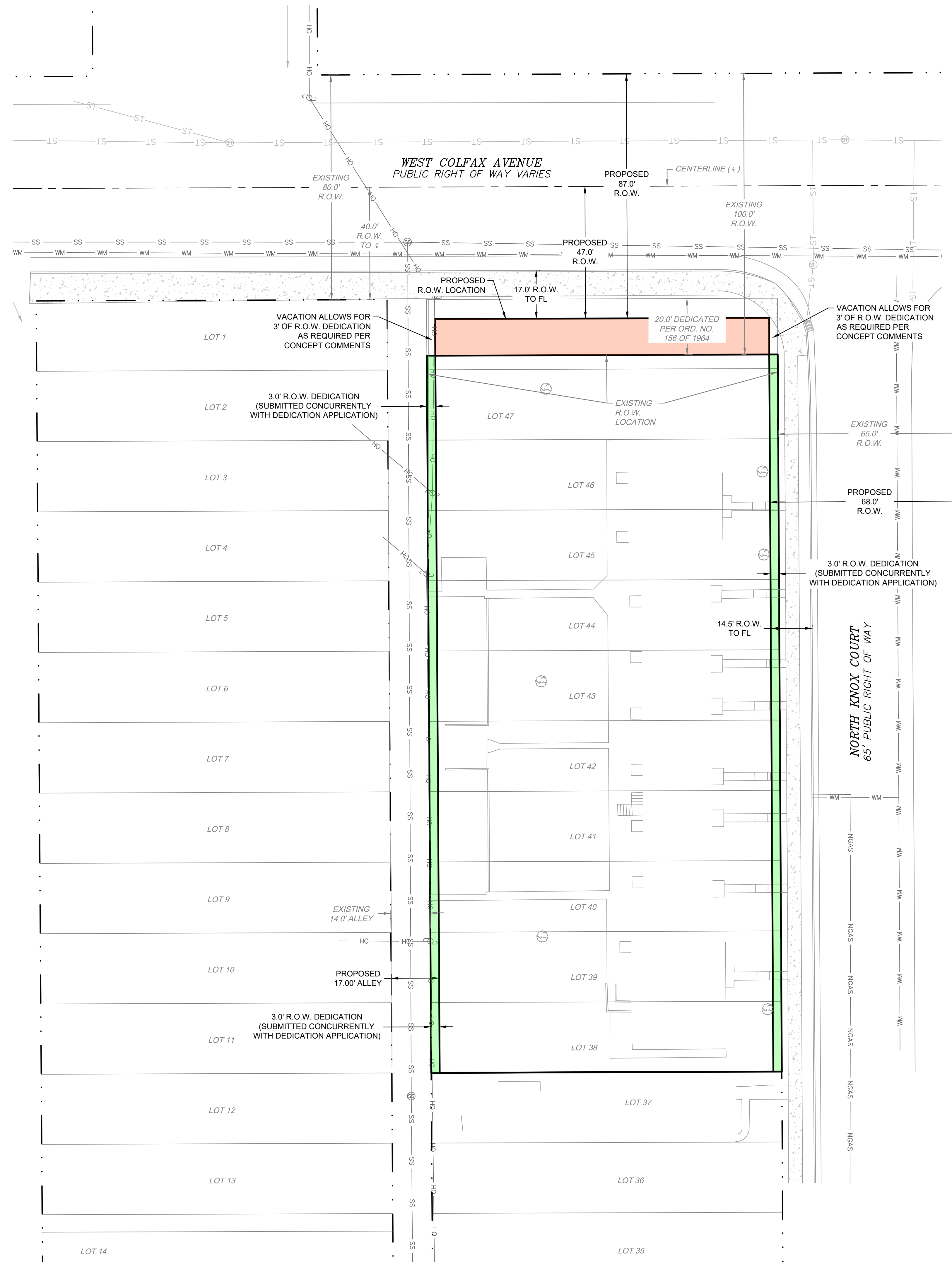
I/WE HEREBY CERTIFY THAT I/WE ARE THE OWNER(S) OF THE REAL PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION AND THAT THE FOREGOING INFORMATION ON THIS APPLICATION IS TRUE AND COMPLETE.



(Owner/Vested Party Signature)

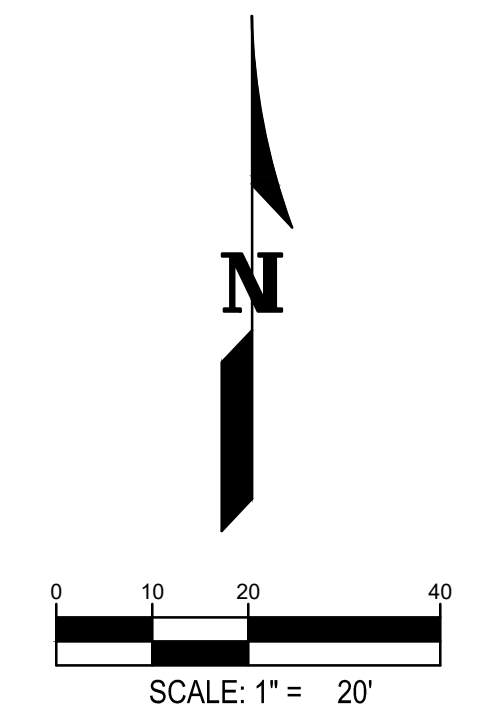


DATE



VICINITY MAP
SCALE: 1" = 500'

- LEGEND:**
- PROPOSED PROPERTY LINE
 - RIGHT-OF-WAY
 - EXISTING CURB AND GUTTER
 - EXISTING TREE
 - EXISTING STORM LINE
 - EXISTING STORM INLET
 - PROPOSED STORM MANHOLE
 - EXISTING SANITARY SEWER LINE
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING WATERLINE
 - EXISTING GAS LINE
 - EXISTING TELEPHONE LINE
 - EXISTING FIBER OPTIC LINE
 - EXISTING ELECTRIC LINE
 - EXISTING OVERHEAD LINE
 - PROPOSED LIGHT POLE
 - EXISTING LIGHT POLE
 - EXISTING POWER POLE
 - EXISTING SIDEWALK
 - RIGHT-OF-WAY VACATION
 - RIGHT-OF-WAY DEDICATION



CIVIL ENGINEER:
CRAFT
CIVIL DESIGN
DANIEL ALLEN
23 LINCOLN ST, STE 200
DENVER, CO 80203
319.899.2345
DALLEN@CRAFTCIVIL.COM

1497 KNOX COURT
SITE PLAN

NO.	DATE	DESCRIPTION
1	02/09/2024	VACATION SUBMITTAL

JOB NO.:	23006
PM:	DA
DESIGNED:	SB

Vacation of W. Colfax Ave at Knox Ct.

06/10/2024

Master ID: 2023-PROJMSTR-0000084 **Project Type:** ROW Vacation
Review ID: 2024-VACA-0000003 **Review Phase:**
Location: 1497 Knox Court **Review End Date:** 03/14/2024

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

Reviewing Agency: Asset Management Review **Review Status:** Approved

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

Status Date: 02/27/2024
Status: Approved
Comments:

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

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

Status Date: 03/01/2024
Status: Approved
Comments:

Reviewing Agency: CenturyLink Referral **Review Status:** Approved - No Response

Status Date: 03/15/2024
Status: Approved - No Response
Comments:

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

Status Date: 06/06/2024
Status: Approved
Comments: PWPRS Project Number: 2024-VACA-0000003 - Vacation of W. Colfax Ave at Knox Ct
 Reviewing Agency/Company: On behalf of CDOT
 Reviewers Name: Vanessa West
 Reviewers Phone: 720-913-0719
 Reviewers Email: vanessa.west@denvergov.org
 Approval Status: Approved

Comments:
 Approving on behalf of CDOT,
 Correspondence from CDOT found they do not own this portion of Colfax, and We found an Ordinance # 156, Series of 1964 that shows that this is owned by CCD.

Status Date: 03/15/2024
Status: Denied
Comments: PWPRS Project Number: 2024-VACA-0000003 - Vacation of W. Colfax Ave at Knox Ct
 Reviewing Agency/Company: CDOT
 Reviewers Name: Eric B Vossenkemper

Comment Report

Vacation of W. Colfax Ave at Knox Ct.

06/10/2024

Master ID: 2023-PROJMSTR-0000084 **Project Type:** ROW Vacation
Review ID: 2024-VACA-0000003 **Review Phase:**
Location: 1497 Knox Court **Review End Date:** 03/14/2024

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

Reviewers Phone: 7203246936
Reviewers Email: eric.vossenkemper@state.co.us
Approval Status: Denied

Comments:

West Colfax Avenue (US 40) is a part of the state highway system. The City and County of Denver Ordinance No. 156, Series of 1964 established a public street to be made a part of West Colfax Avenue. In accordance with C.R.S. 43-2-106, the City and County of Denver does not have the authority to vacate a state highway. The Colorado Department of Transportation "CDOT" has not performed a title search on the parcel described in said ordinance to determine if there are any other documents other than the ordinance which details the City and County of Denver's acquisition. Has title work been provided or is it available for CDOT to review.

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

Status Date: 03/15/2024
Status: Approved - No Response
Comments:

Reviewing Agency: City Forester Review Review Status: Approved

Reviewers Name: Erin Hatch
Reviewers Email: Erin.Hatch@denvergov.org
Status Date: 03/13/2024
Status: Approved
Comments:

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

Status Date: 03/15/2024
Status: Approved - No Response
Comments:

Reviewing Agency: DS Project Coordinator Review Review Status: Approved

Reviewers Name: Caeli Hill
Reviewers Email: Caeli.Hill@denvergov.org
Status Date: 03/14/2024
Status: Approved
Comments: Vacation is consistent with Concept Plan review under 2023-CONCEPT-0000044. No issues taken with proposed vacation.

Reviewing Agency: DES Transportation Review Review Status: Approved

Reviewers Name: Viktoriya Luckner
Reviewers Email: Viktoriya.Luckner@denvergov.org
Status Date: 03/14/2024
Status: Approved
Comments:

Comment Report

Vacation of W. Colfax Ave at Knox Ct.

06/10/2024

Master ID: 2023-PROJMSTR-0000084 **Project Type:** ROW Vacation
Review ID: 2024-VACA-0000003 **Review Phase:**
Location: 1497 Knox Court **Review End Date:** 03/14/2024

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

Reviewing Agency: DES Wastewater Review Review Status: Approved

Reviewers Name: Brenden Marron
Reviewers Email: Brenden.Marron@denvergov.org

Status Date: 03/14/2024
Status: Approved
Comments: No objection on behalf of DES Wastewater

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

Reviewers Name: Spencer Pocock
Reviewers Email: Spencer.Pocock@denvergov.org

Status Date: 03/15/2024
Status: Approved
Comments: PWPRS Project Number: 2024-VACA-0000003 - Vacation of W. Colfax Ave at Knox Ct
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: 03/12/2024
Status: Approved - No Response
Comments:

Reviewing Agency: Denver Water Referral Review Status: Approved

Status Date: 03/15/2024
Status: Approved
Comments: PWPRS Project Number: 2024-VACA-0000003 - Vacation of W. Colfax Ave at Knox Ct
Reviewing Agency/Company: Denver Water
Reviewers Name: Gina Begly
Reviewers Phone: 3036286219
Reviewers Email: gina.begly@denverwater.org
Approval Status: Approved

Comments:

Reviewing Agency: Denver Fire Department Review Review Status: Approved

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

Status Date: 03/13/2024
Status: Approved
Comments:

Comment Report

Vacation of W. Colfax Ave at Knox Ct.

06/10/2024

Master ID: 2023-PROJMSTR-0000084 **Project Type:** ROW Vacation
Review ID: 2024-VACA-0000003 **Review Phase:**
Location: 1497 Knox Court **Review End Date:** 03/14/2024

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

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

Status Date: 02/22/2024
Status: Approved - No Response
Comments:

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

Status Date: 03/15/2024
Status: Approved - No Response
Comments:

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

Status Date: 03/15/2024
Status: Approved - No Response
Comments:

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

Status Date: 03/15/2024
Status: Approved - No Response
Comments:

Reviewing Agency: Parks and Recreation Review Review Status: Approved

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

Status Date: 03/11/2024
Status: Approved
Comments:

Reviewing Agency: ERA Transportation Review Review Status: Approved

Reviewers Name: Paul Weller
Reviewers Email: Paul.Weller@denvergov.org

Status Date: 05/01/2024
Status: Approved
Comments: PWPRS Project Number: 2024-VACA-0000003 - Vacation of W. Colfax Ave at Knox Ct
Reviewing Agency/Company: DOTI ROWS ER Transportation
Reviewers Name: Paul Weller
Reviewers Phone: 720-913-0514
Reviewers Email: Paul.Weller@Denvergov.org

Comment Report

Vacation of W. Colfax Ave at Knox Ct.

06/10/2024

Master ID: 2023-PROJMSTR-0000084 **Project Type:** ROW Vacation
Review ID: 2024-VACA-0000003 **Review Phase:**
Location: 1497 Knox Court **Review End Date:** 03/14/2024

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

Approval Status: Approved

Comments:

The attached plan has been revised to address our comments

Attachment: 2024-VACA-0000003_Street Vacation Site Plan - 2nd Submittal.pdf

Status Date: 03/13/2024

Status: Denied

Comments: Dimensions of vacated area must be shown on the site plan to be consistent with legal description.

REDLINES uploaded to E-review webpage

Reviewing Agency: ERA Wastewater Review

Review Status: Approved

Reviewers Name: Mike Sasarak

Reviewers Email: Mike.Sasarak@denvergov.org

Status Date: 03/14/2024

Status: Approved

Comments:

Reviewing Agency: Construction Engineering Review

Review Status: Approved

Reviewers Name: Porames Saejiw

Reviewers Email: Joe.Saejiw@denvergov.org

Status Date: 03/06/2024

Status: Approved

Comments:

Reviewing Agency: Policy and Planning Review

Review Status: Approved - No Response

Reviewers Name: Vanessa West

Reviewers Email: Vanessa.West@denvergov.org

Status Date: 03/15/2024

Status: Approved - No Response

Comments:

Reviewing Agency: Street Maintenance Review

Review Status: Approved - No Response

Status Date: 03/15/2024

Status: Approved - No Response

Comments:

Reviewing Agency: Survey Review

Review Status: Approved

Comment Report

Vacation of W. Colfax Ave at Knox Ct.

06/10/2024

Master ID: 2023-PROJMSTR-0000084 **Project Type:** ROW Vacation
Review ID: 2024-VACA-0000003 **Review Phase:**
Location: 1497 Knox Court **Review End Date:** 03/14/2024

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

Reviewers Name: Dana Sperling
Reviewers Email: Dana.Sperling@denvergov.org
Status Date: 03/21/2024
Status: Approved
Comments: PWPRS Project Number: 2024-VACA-0000003 - Vacation of W. Colfax Ave at Knox Ct
Reviewing Agency/Company: DOTI-SURVEY
Reviewers Name: DANA SPERLING
Reviewers Phone: 7204565207
Reviewers Email: dana.sperling@denvergov.org
Approval Status: Approved

Comments:
the approved description and illustration and the description in word document are in the approved legal descriptions folder

Status Date: 03/13/2024
Status: Denied
Comments: resubmittal required
survey redlines are in the folder

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

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

Status Date: 03/15/2024
Status: Approved - No Response
Comments:

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

Status Date: 03/15/2024
Status: Approved - No Response
Comments:

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

Status Date: 03/15/2024
Status: Approved
Comments: PWPRS Project Number: 2024-VACA-0000003 - Vacation of W. Colfax Ave at Knox Ct
Reviewing Agency/Company: RTD
Reviewers Name: clayton s woodruff
Reviewers Phone: 303-299-2943
Reviewers Email: Clayton.woodruff@rtd-denver.com
Approval Status: Approved

Comment Report

Vacation of W. Colfax Ave at Knox Ct.

06/10/2024

Master ID: 2023-PROJMSTR-0000084 **Project Type:** ROW Vacation
Review ID: 2024-VACA-0000003 **Review Phase:**
Location: 1497 Knox Court **Review End Date:** 03/14/2024

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

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.

Reviewing Agency: Solid Waste Review

Review Status: Approved - No Response

Status Date: 03/15/2024
Status: Approved - No Response
Comments:

Reviewing Agency: Xcel Referral

Review Status: Approved

Status Date: 06/10/2024
Status: Approved
Comments: PWPRS Project Number: 2024-VACA-0000003 - Vacation of W. Colfax Ave at Knox Ct
Reviewing Agency/Company: Public Service Company of Colorado (PSCo) dba Xcel Energy
Reviewers Name: Donna George
Reviewers Phone: 3035713306
Reviewers Email: Donna.L.George@xcelenergy.com
Approval Status: Approved

Comments:

Status Date: 03/15/2024
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2024-VACA-0000003 - Vacation of W. Colfax Ave at Knox Ct
Reviewing Agency/Company: Public Service Company of Colorado (PSCo) dba Xcel Energy
Reviewers Name: Donna George
Reviewers Phone: 3035713306
Reviewers Email: Donna.L.George@xcelenergy.com
Approval Status: Approved with conditions

Comments:

Please be aware Public Service Company of Colorado owns and operates existing both overhead and underground electric distribution facilities located along the west side of the proposed area to be vacated, and a light pole on the east side of the proposed area to be vacated; therefore, we are able to give conditional approval, PROVIDED, HOWEVER, said vacation shall be subject to the following reservations:
A perpetual, non-exclusive easement is hereby reserved by the City and County of Denver, its successors and assigns, over, under, across, along, and through the vacated area for the purposes of constructing, operating, maintaining, repairing, upgrading and replacing public or private utilities including storm drainage and sanitary sewer facilities and all appurtenances to said utilities. A hard surface shall be maintained by the property owner over the entire easement area. The City reserves the right to authorize the use of the reserved easement by all utility providers with existing facilities in the easement area. No trees, fences, retaining walls, landscaping or structures shall be

Comment Report

Vacation of W. Colfax Ave at Knox Ct.

06/10/2024

Master ID: 2023-PROJMSTR-0000084 **Project Type:** ROW Vacation
Review ID: 2024-VACA-0000003 **Review Phase:**
Location: 1497 Knox Court **Review End Date:** 03/14/2024

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

allowed over, upon or under the easement area. Any such obstruction may be removed by the City or the utility provider at the property owner's expense. The property owner shall not re-grade or alter the ground cover in the easement area without permission from the City and County of Denver. The property owner shall be liable for all damages to such utilities, including their repair and replacement, at the property owner's sole expense. The City and County of Denver, its successors, assigns, licensees, permittees and other authorized users shall not be liable for any damage to property owner's property due to use of this reserved easement.

Reviewing Agency: Case Manager Review/Finalize Review Status: Approved

Reviewers Name: Vanessa West
Reviewers Email: Vanessa.West@denvergov.org

Status Date: 05/08/2024
Status: Approved
Comments:

Status Date: 03/18/2024
Status: Confirmation of Payment
Comments:

Status Date: 03/15/2024
Status: Comments Compiled
Comments:

Reviewing Agency: ROW - Supplemental Review Review Status: Approved

Reviewers Name: Bridget Rassbach
Reviewers Email: bridget.rassbach@denvergov.org

Status Date: 03/15/2024
Status: Approved
Comments: PWPRS Project Number: 2024-VACA-0000003 - Vacation of W. Colfax Ave at Knox Ct
Reviewing Agency/Company: Project coordination
Reviewers Name: Bridget Rassbach
Reviewers Phone: 7208652797
Reviewers Email: bridget.rassbach@denvergov.org
Approval Status: Approved

Comments: