


## REQUEST FOR ORDINANCE TO RELINQUISH AN EASEMENT

**TO:** Ivone Avila-Ponce, City Attorney's Office

**FROM:** Glen Blackburn, PE, Director, Right of Way Services 

**PROJECT NO:** 2023-RELINQ-0000015

**DATE:** April 2, 2024

**SUBJECT:** Request for an Ordinance to relinquish a portion of the utility easements established in the DENVER GATEWAY CENTER FILING NO. 9, Reception No. 2022053101. Located at 19182 East 62<sup>nd</sup> Avenue.

**It is requested that the above subject item be placed on the next available Mayor Council Agenda.**

This office has investigated the request of CAGE Civil Engineering, dated March 4, 2024, on behalf of Canvas Denver Gateway Owner, LLC for the relinquishment of the subject easements.

This matter has been coordinated with Asset Management; City Forester; Comcast; Denver Water; DOTI: Survey, Construction Engineering, Policy & Planning, TES Signing and Striping, DES Transportation & Wastewater, ER Transportation & Wastewater; Denver Fire Department; Historic Preservation/Landmark; Metro Water Recovery; Emergency Management; Parks & Recreation; CenturyLink; Xcel Energy; City Councilperson Gilmore, District 11; CPD: DS Project Coordinator; RTD; and CDOT all of whom have indicated no objection to the proposed easement relinquishment.

As a result of these investigations, it has been determined that there is no objection to relinquishing the subject easements.

Therefore, you are requested to initiate Council action to relinquish the easement(s) in the following described area:

### **INSERT PARCEL DESCRIPTION 2023-RELINQ-0000015-001 HERE**

A vicinity map of the subject easement areas and a copy of the document creating the easements are attached.

GB:bw

cc: City Councilperson & Aides  
City Council Staff – Luke Palmisano  
Department of Law – Bradley Beck  
Department of Law – Deanne Durfee  
Department of Law – Maureen McGuire  
Department of Law – Martin Plate  
DOTI, Manager's Office – Alba Castro  
DOTI, Legislative Services – Nicholas Williams  
DOTI, Survey – Paul Rogalla

City and County of Denver Department of Transportation & Infrastructure  
Right-of-Way Services | Engineering & Regulatory  
201 W Colfax Ave, Dept 507 | Denver, CO 80202  
[www.denvergov.org/doti](http://www.denvergov.org/doti)  
Phone: 720-865-3003

# ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team  
at [MileHighOrdinance@DenverGov.org](mailto:MileHighOrdinance@DenverGov.org) by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Date of Request: April 2, 2024

Please mark one:  Bill Request or  Resolution Request

## 1. Type of Request:

- Contract/Grant Agreement  Intergovernmental Agreement (IGA)  Rezoning/Text Amendment  
 Dedication/Vacation  Appropriation/Supplemental  DRMC Change  
 Other: Easement Relinquishment

## 2. Title: (Start with *approves*, *amends*, *dedicates*, etc., include name of company or contractor and indicate the type of request: grant acceptance, contract execution, contract amendment, municipal code change, supplemental request, etc.)

Request for an Ordinance to relinquish a portion of the utility easements established in the DENVER GATEWAY CENTER FILING NO. 9, Reception No. 2022053101. Located at 19182 East 62<sup>nd</sup> Avenue.

## 3. Requesting Agency: DOTI, Right-of-Way Services, Engineering and Regulatory

## 4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution (e.g., subject matter expert)	Contact person for council members or mayor-council
Name: Brianne White	Name: Nicholas Williams
Email: <a href="mailto:Brianne.white@denvergov.org">Brianne.white@denvergov.org</a>	Email: <a href="mailto:Nicholas.Williams@denvergov.org">Nicholas.Williams@denvergov.org</a>

## 5. General description or background of proposed request. Attach executive summary if more space needed: (who, what, why)

Canvas Denver Gateway Owner, LLC is requesting to relinquish a portion of the utility easements established in the DENVER GATEWAY CENTER FILING NO. 9, Reception No. 2022053101. Located at 19182 East 62<sup>nd</sup> Avenue. Executive Summary is attached with additional information.

## 6. City Attorney assigned to this request (if applicable): Martin Plate

## 7. City Council District: Councilperson Gilmore, District 11

## 8. **\*\*For all contracts, fill out and submit accompanying Key Contract Terms worksheet\*\***

## Key Contract Terms

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_

Type of Contract: (e.g. Professional Services > \$500K; IGA/Grant Agreement, Sale or Lease of Real Property):

Vendor/Contractor Name (including any dba's):

Contract control number (legacy and new):

Location:

Is this a new contract?  Yes  No Is this an Amendment?  Yes  No If yes, how many? \_\_\_\_\_

Contract Term/Duration (for amended contracts, include existing term dates and amended dates):

Contract Amount (indicate existing amount, amended amount and new contract total):

<i>Current Contract Amount (A)</i>	<i>Additional Funds (B)</i>	<i>Total Contract Amount (A+B)</i>

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>

Scope of work:

Was this contractor selected by competitive process?

If not, why not?

Has this contractor provided these services to the City before?  Yes  No

Source of funds:

Is this contract subject to:  W/MBE  DBE  SBE  XO101  ACDBE  N/A

WBE/MBE/DBE commitments (construction, design, Airport concession contracts):

Who are the subcontractors to this contract?

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*To be completed by Mayor's Legislative Team:*

Resolution/Bill Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_

# EASEMENT RELINQUISHMENT EXECUTIVE SUMMARY

**Project Title:** 2023-RELINQ-0000015, Denver Gateway Center Filing No. 9, 19182 East 62nd Avenue

**Property Owner:** Canvas Denver Gateway Owner, LLC

**Description of Proposed Project:** The easement relinquishment will allow the applicant to build a pool, deck, fence, and landscape wall over the subject easement areas.

**Background:** The easement was originally intended to supply utility access to townhome lots, the townhomes are no longer proposed in this area.

## Location Map:



City and County of Denver Department of Transportation & Infrastructure  
Right-of-Way Services / Engineering & Regulatory  
201 W Colfax Ave, Dept 507 | Denver, CO 80202  
[www.denvergov.org/doti](http://www.denvergov.org/doti)  
Phone: 720-865-3003

# EXHIBIT A LEGAL DESCRIPTION SHEET 1 OF 2

## PARCEL 1

ALL OF THAT 5' UTILITY EASEMENT LYING WITHIN BLOCK 9 AND TRACT G, DENVER GATEWAY CENTER FILING NO. 9, REC. NO. 2022053101 DENVER COUNTY RECORDS, ALSO BEING A PORTION OF THAT PARCEL RECONFIGURATION RECORDED AT REC. NO. 2023028446, DENVER COUNTY RECORDS, ALL SITUATED IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 976 SQUARE FEET OR 0.022 ACRES, MORE OR LESS.

TOGETHER WITH

## PARCEL 2

ALL OF THAT 8' UTILITY EASEMENT LYING WITHIN TRACT G, DENVER GATEWAY CENTER FILING NO. 9, REC. NO. 2022053101 DENVER COUNTY RECORDS, ALSO BEING A PORTION OF THAT PARCEL RECONFIGURATION RECORDED AT REC. NO. 2023028446, DENVER COUNTY RECORDS, ALL SITUATED IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 1,352 SQUARE FEET OR 0.031 ACRES, MORE OR LESS.



THOMAS E. HAGENSEE, PLS 38596  
FOR AND ON BEHALF OF BOWMAN  
1526 COLE BLVD, SUITE 100  
LAKEWOOD, CO 80401

SEC 10, T3S, R66W  
6TH P.M.  
DENVER COUNTY  
COLORADO

EASEMENT RELINQUISHMENT

BY: JA/DF    CHK: DF/TH    DATE: 02/15/2024

BCG PROJECT NO: 090594-01-001

SHEET  
1  
OF  
2

# Bowman

1526 Cole Blvd, Suite 100  
Lakewood, CO 80401

Phone: (303) 801-2900  
www.bowmanconsulting.com

F:\090594 - Denver Gateway\Survey\Plots\090594 DCE Replat Tract G\VACTION\_20230317\090594-DCE\_VACTION\_20230317.dwg

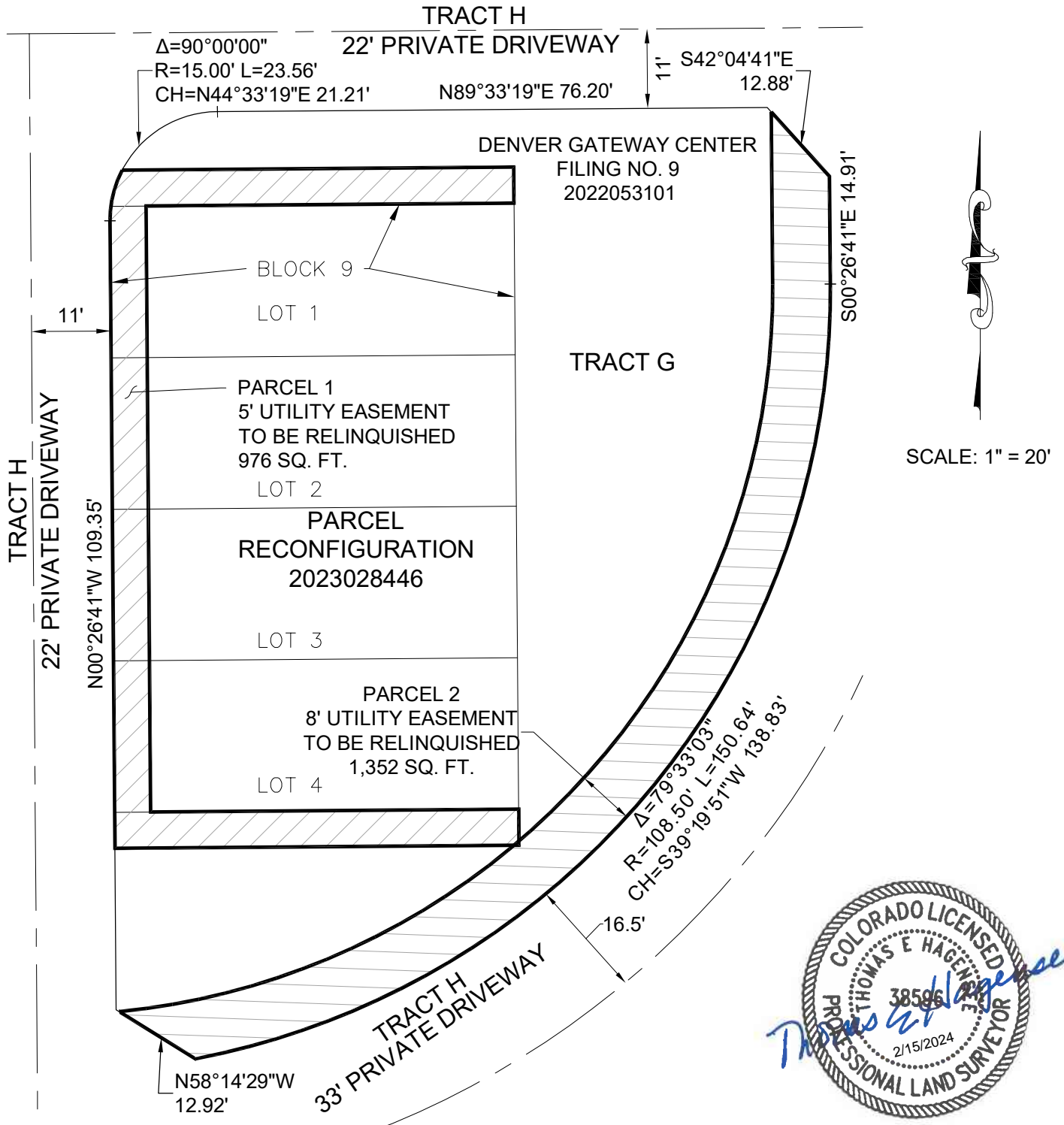
# EXHIBIT A

ILLUSTRATION

SHEET 2 OF 2

2023-RELINQ-000015-001

LOCATED IN THE NORTHWEST 1/4 OF SECTION 10, T3S, R66W, 6TH P.M. CITY AND COUNTY OF DENVER,  
STATE OF COLORADO



NOTE:  
THIS DRAWING IS MEANT TO DEPICT THE ATTACHED PARCEL  
DESCRIPTION AND IS FOR INFORMATIONAL PURPOSES ONLY.  
IT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

PARCELS CONTAIN 2,328 SQ. FT OR 0.053 ACRES MORE OR LESS.



SEC 10, T3S, R66W  
6TH P.M.  
DENVER COUNTY  
COLORADO

EASEMENT RELINQUISHMENT

BY: JA/DF    CHK: DF/TH    DATE: 02/15/2024

BCG PROJECT NO: 090594-01-001

SHEET  
2  
OF  
2

# Bowman

1526 Cole Blvd, Suite 100  
Lakewood, CO 80401

Phone: (303) 801-2900  
www.bowmanconsulting.com



# DENVER GATEWAY CENTER FILING NO. 9

BEING A RESUBDIVISION OF LOT 1, BLOCK 1 DENVER GATEWAY CENTER FILING NO. 5  
SITUATED IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY AND COUNTY OF DENVER, STATE OF COLORADO  
SHEET 1 OF 6

04-19-2022 08:58 AM R 553.00 PLT  
2022053101 Page 1 of 6 D \$0.00

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE GRAYS DEVELOPMENT COMPANY, INC., AS OWNER, AND PROGRESSIVE LAND COMPANY, LLC, AS LENDER, AND BUILDERS CAPITAL INVESTMENT, LLC, AS LENDER, HAVE LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCKS, LOTS AND TRACTS, AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

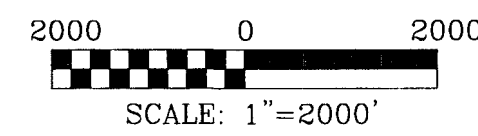
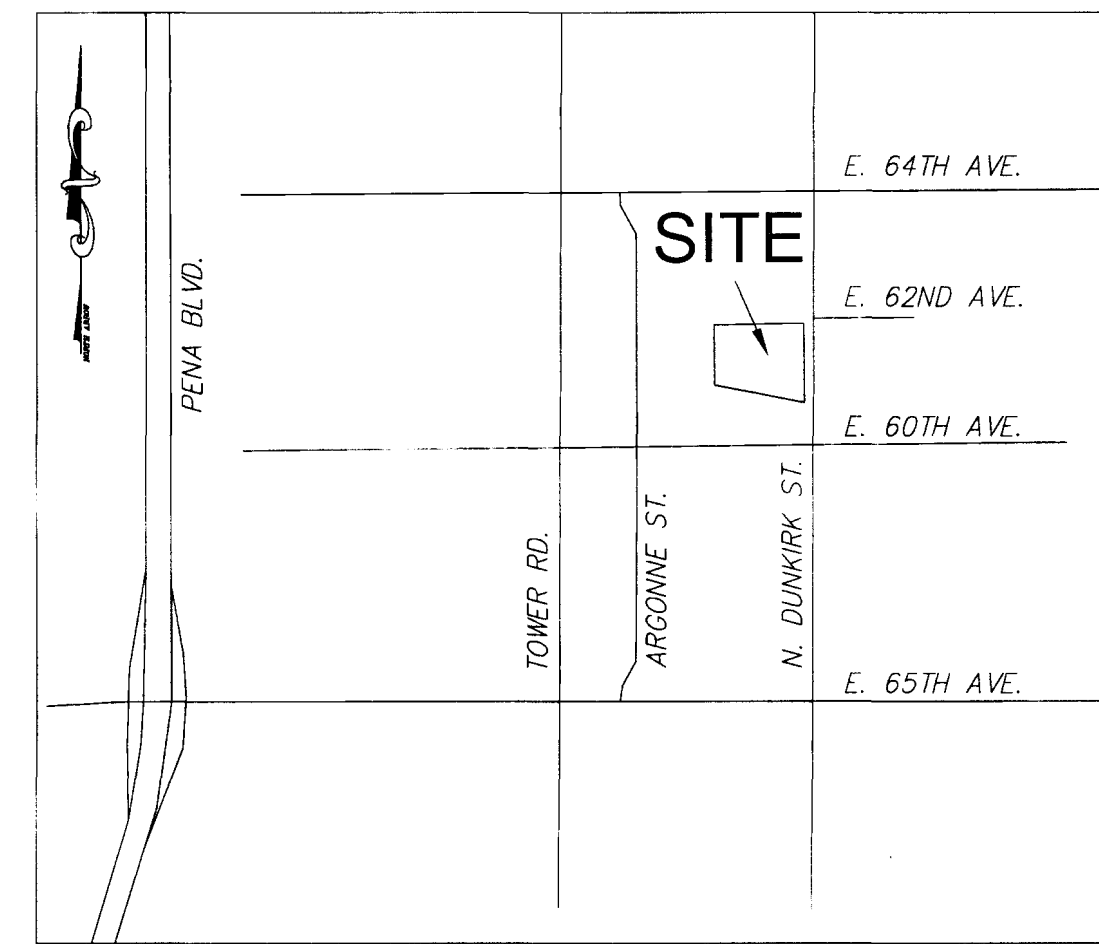
LOT 1, BLOCK 1 DENVER GATEWAY CENTER FILING NO. 5 CITY AND COUNTY OF DENVER, STATE OF COLORADO, RECORDED AT RECEPTION NO. 2019153485, SITUATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 435,443 SQUARE FEET OR 10.00 ACRES MORE OR LESS

UNDER THE NAME AND STYLE OF DENVER GATEWAY CENTER FILING NO. 9, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE EASEMENTS AND OTHER PUBLIC PLACES HEREON SHOWN AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE, ALSO TO THE CITY AND COUNTY OF DENVER AND APPLICABLE PUBLIC UTILITIES AND CABLE TELEVISION EASEMENTS AS SHOWN.

### GENERAL NOTES:

- DATE OF PREPARATION COMMENCED OCTOBER 10, 2020.
- NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE NORTHWEST QUARTER SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 00°03'23" WEST, WITH ALL BEARINGS RELATIVE THERETO, AS MONUMENTED AT THE CENTER QUARTER CORNER AND THE NORTH QUARTER CORNER BY A 3-1/2" ALUMINUM CAP STAMPED "CALVADA SURV PLS 29412".
- THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
- FLOODPLAIN STATEMENT: THIS SITE, DENVER GATEWAY EAST IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08059C0177F, EFFECTIVE FEBRUARY 05, 2014. (ZONE X).
- THE SURVEYED PROPERTY CONTAINS 435,443 SQUARE FEET OR 10.00 ACRES, MORE OF LESS.
- RIGHT OF ACCESS FOR EMERGENCY SERVICES ON AND ACROSS ALL PLATTED PROPERTY FOR PUBLIC, FIRE, MEDICAL AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES IS HEREBY GRANTED.
- TRACTS AS SHOWN, ARE HEREBY CREATED AS ACCESS, OPEN SPACE, MAINTENANCE AND SERVICE, DRAINAGE AND UTILITY CORRIDORS FOR THE PROJECT. SAID TRACTS SHALL BE OWNED, CONSTRUCTED AND MAINTAINED BY OWNER UNTIL SUCH TIME AS THEY ARE CONVEYED TO THE DENVER GATEWAY CENTER TOWNHOMES FILING NO. 5 HOMEOWNERS ASSOCIATION, OR OTHER OWNERSHIP/MAINTENANCE ENTITY. DETAIL ABOUT EACH TRACT IS INCLUDED IN THE TABLE ON SHEET 3.
- TITLE COMMITMENT BY LAND TITLE GUARANTEE COMPANY, ORDER NO. F70751457-2 EFFECTIVE DATE NOVEMBER 18, 2021 AT 5:00 P.M. WAS RELIED UPON FOR DISCLOSURE OF EASEMENTS OR ENCUMBRANCES THAT AFFECT THIS PLAT. A TITLE SEARCH OF THE SUBJECT PROPERTY WAS NOT PERFORMED BY BOWMAN CONSULTING GROUP. THE SURVEYED PROPERTY IS SUBJECT TO THE FOLLOWING DOCUMENTS LISTED IN THE TITLE COMMITMENT WHICH CANNOT BE PLOTTED, AND ARE RECORDED IN THE CITY AND COUNTY OF DENVER AT THE FOLLOWING RECEPTION NUMBERS OR BOOK AND PAGES (UNLESS NOTED OTHERWISE); BOOK A24, PAGE 193; BOOK 638, PAGE 46; BOOK 3639, PAGE 318; 29382; 9700095836; 9800141049; 9800154977; 2000026679; 2000026682; 2000026688; 2000031268; 2015078667; 2016019901; 2018118934; 2017017774; 2017025303; 2017039267; 2017039268; 2017039269; 2017043565; 2017043566; 2017043567; 2017043568; 2017046716; 2017046717; 2017052231; 2017052232; 2017071001; 2017127158; 2017127159; 2017127160; 2017127161; 2017127162; 2017127163; 2017127164; 2017127165; 2017127166; 2017127167; 2017127168; 2017127169; 2018135000; 2018135001; 2018135004; 2018135005; 2018135011; 2018135012; 2018135013; 2018135015; 2018135017; 2018135018; 2018135019; 2018135023; 2018135044; 2018052867; 2019163328; 2021045035; 2019181563; 2019181563; 2021074361; 2019153485; 2020056723; 2021139032; 2000016830; 2021121128; 30984711.
- UTILITY EASEMENTS ARE DEDICATED TO THE CITY AND COUNTY DENVER FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEE, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEE, INCLUDING WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
- ANY SUBSEQUENT UTILITY EASEMENTS WILL BE GRANTED BY SEPARATE DOCUMENT.
- AN ACCESS EASEMENT FOR MUNICIPAL SERVICES PROVIDED BY THE CITY AND COUNTY OF DENVER IS HEREBY GRANTED TO THE CITY AND COUNTY OF DENVER ON AND ACROSS ALL PRIVATE DRIVES WITHIN THE PLATTED PROPERTY.
- NOTE: RANGE LINES ARE SHOWN AS RECORD DUE TO THE ROAD IS CURRENTLY UNDER CONSTRUCTION. THE DENVER GATEWAY CENTER FILING NO. 5 SUBDIVISION PLAT STATES THAT THE RANGE POINTS WILL BE SET AT COMPLETION OF ROAD CONSTRUCTION.
- DENVER GATEWAY CENTER FILING NO. 9 HAS 29 BLOCKS, 170 LOTS AND 8 TRACTS.
- OWNER DECLARES AND GRANTS FOR THE BENEFIT OF THE OWNER OF EACH LOT AND THE OWNERS' RESPECTIVE HEIRS, SUCCESSORS, ASSIGNS, GRANTEEES AND MORTGAGEES, AND THEIR RESPECTIVE TENANTS, SUBTENANTS AND ALL PERSONS WHO NOW OR HEREAFTER OWN OR HOLD ANY POSSESSORY INTEREST WITHIN EACH LOT, AND THE CONCESSIONAIRES, AGENTS, EMPLOYEES, CUSTOMERS, VISITORS, CONTRACTORS, LICENSEES, LESSEES AND INVITEES OF ANY THEM, AN IRREVOCABLE, NON-EXCLUSIVE EASEMENT UPON, OVER AND ACROSS THOSE DRIVEWAYS AND ACCESSWAYS LEGALLY DESCRIBED AS TRACT H, TO WHICH ANY LOT IS CONTIGUOUS, FOR THE PURPOSE OF PROVIDING EACH OWNER OF A LOT WITH PEDESTRIAN AND VEHICULAR INGRESS, EGRESS AND ACCESS TO AND FROM A LOT AND ALL PUBLIC RIGHTS OF WAY THAT MAY BE ACCESSED FROM THE BOUNDARIES OF THE PROPERTY IN THIS SUBDIVISION NOW OR IN THE FUTURE.



### SHEET INDEX:

- SHEET 1: LEGAL DESCRIPTION, PLAT NOTES, VICINITY MAP
- SHEET 2: KEYMAP
- SHEET 3: SUBDIVISION PLAT LAYOUT SHEET 1
- SHEET 4: SUBDIVISION PLAT LAYOUT SHEET 2
- SHEET 5: SUBDIVISION PLAT LAYOUT SHEET 3
- SHEET 6: SUBDIVISION PLAT LAYOUT SHEET 4

### OWNER:

GRAYS DEVELOPMENT COMPANY, INC.  
BY: David Lemrah AS President  
NAME: David Lemrah  
TITLE: President  
THE STATE OF Colorado } S.S.  
THE COUNTY OF Douglas }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED TO ME THIS 10<sup>th</sup> DAY OF January, 2022 A.D. BY DAVID LEMRAH OF GRAYS DEVELOPMENT COMPANY, INC.:

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES: 12/30/2024  
NOTARY PUBLIC ADDRESS  
CASTLE ROCK, CO

### LENDER:

THE PROGRESSIVE LAND COMPANY, LLC  
BY: David Lemrah AS Member  
NAME: David Lemrah  
TITLE: Member  
THE STATE OF Colorado } S.S.  
THE COUNTY OF Douglas }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED TO ME THIS 10<sup>th</sup> DAY OF January, 2022 A.D. BY DAVID LEMRAH OF THE PROGRESSIVE LAND COMPANY, LLC:  
WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES: 12/30/2024  
NOTARY PUBLIC ADDRESS  
CASTLE ROCK, CO

### LENDER:

BUILDERS CAPITAL INVESTMENT, LLC  
BY: Beth Glein AS COO  
NAME: Beth Glein  
TITLE: COO  
THE STATE OF WA } S.S.  
THE COUNTY OF Pierce }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED TO ME THIS 6<sup>th</sup> DAY OF January, 2022 A.D. BY Beth Glein OF BUILDERS CAPITAL INVESTMENT, LLC:  
WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES: 2/19/2025  
NOTARY PUBLIC ADDRESS  
Tacoma, WA

### APPROVALS:

I HEREBY CERTIFY THAT THIS MAP AND THE SURVEY REPRESENTED THEREBY ARE ACCURATE AND IN CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 49, ARTICLE III OF THE REVISED MUNICIPAL CODE OF THE CITY AND COUNTY OF DENVER, AND THAT THE REQUIRED IMPROVEMENTS HAVE BEEN PROVIDED FOR.

Josh Perry 1/24/2022  
ENGINEER DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE:  
Andrew Ki 1/24/2022  
EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:  
Chazler 1.19.2022  
EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:  
Happy Haynes 2/9/2022  
EXECUTIVE DIRECTOR OF PARKS AND RECREATION DATE

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO BY RESOLUTION NO. 358 OF THE SERIES 20 22.  
WITNESS MY HAND AND CORPORATE SEAL OF THE CITY AND COUNTY OF DENVER THIS 19<sup>th</sup> DAY OF April A.D. 2022.

CLERK AND RECORDER, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER  
BY: Deon Walbert  
DEPUTY CLERK AND RECORDER



### CITY ATTORNEY'S CERTIFICATE:

I, HEREBY CERTIFY THAT I HAVE EXAMINED THE EVIDENCE OF TITLE TO THE LAND DESCRIBED HEREON, AND FIND THE TITLE TO THE STREETS, AVENUES, TRACTS AND OTHER PUBLIC PLACES TO BE IN THE ABOVE NAMED PLEDGATORS.  
THIS 25<sup>th</sup> DAY OF February A.D., 2022 AT 5:00 O'CLOCK, P.M.,  
FREE AND CLEAR OF ENCUMBRANCES EXCEPT AS SHOWN AND LISTED HEREIN.

Kristin M. Bronson  
ATTORNEY FOR THE CITY AND COUNTY OF DENVER  
AKH  
ASSISTANT CITY ATTORNEY

### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE SURVEY FOR THIS PLAT HAS BEEN MADE IN AGREEMENT WITH RECORDS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY AND COUNTY OF DENVER; THAT THIS PLAT IS IN CONFORMITY WITH SUCH RECORDS; THAT ALL MONUMENTS SHOWN HEREON EXIST AS DESCRIBED; AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

Thomas Hagensee 01-05-2022  
THOMAS E. HAGENSEE, S 38596  
FOR AND ON-BEHALF OF  
BOWMAN CONSULTING GROUP, LTD  
1526 COLE BLVD, SUITE 100  
LAKEWOOD, COLORADO 80401

### CLERK AND RECORDERS CERTIFICATION:

STATE OF COLORADO )  
COUNTY OF DENVER )  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 9:58 O'CLOCK A.M., April 19, 2022 AND DULY RECORDED UNDER RECEPTION NO. 2022.053101  
Paul Johnson  
CLERK AND RECORDER  
BY: Paul Johnson  
\$63.00



**Bowman**  
CONSULTING

REVISION	DATE	DESCRIPTION
7	07-27-21	ADDRESS COMMENTS
8	10-12-21	ADDRESS COMMENTS
9	11-24-21	ADDRESS COMMENTS

DENVER GATEWAY EAST  
CITY AND COUNTY OF DENVER, COLORADO

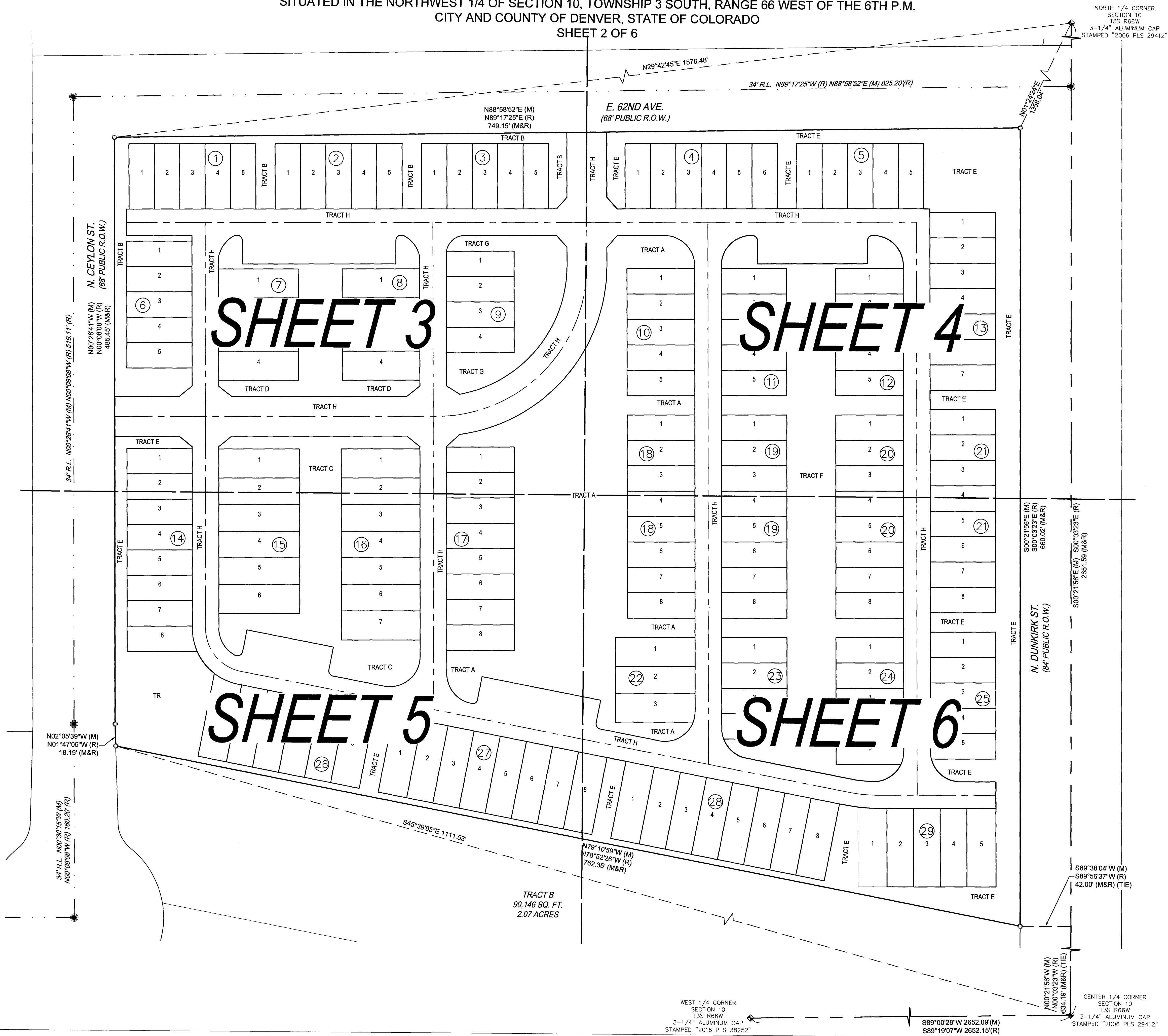
DESIGN	DRAWN	CHKD
	DJM	BS
SCALE		
JOB No. 090594		
DATE : 06/17/2021		
SHEET 1 OF 6		

Phone: (303) 674-7955  
Fax: (303) 674-3263  
www.bowmanconsulting.com

1526 Cole Blvd, Suite 100  
Lakewood, CO 80401

# DENVER GATEWAY CENTER FILING NO. 9

BEING A RESUBDIVISION OF LOT 1, BLOCK 1 DENVER GATEWAY CENTER FILING NO. 5  
SITUATED IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY AND COUNTY OF DENVER, STATE OF COLORADO  
SHEET 2 OF 6



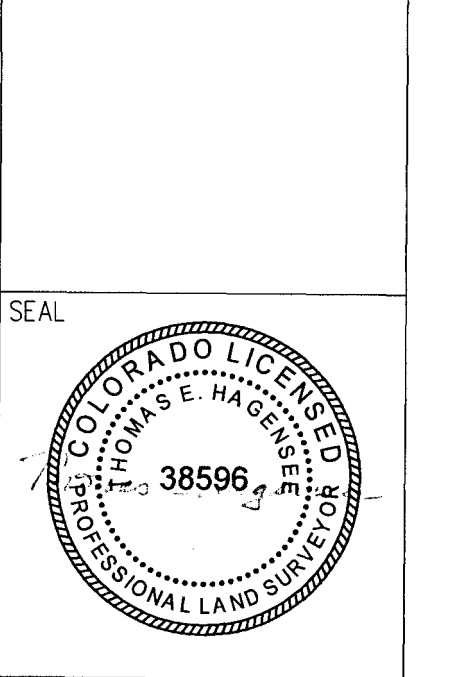
**Bowman**  
CONSULTING

1526 Cole Blvd, Suite 100  
Lakewood, CO 80401

Phone: (303) 674-7955  
Fax: (303) 674-3693  
www.bowmanconsulting.com

REVISION	DATE	DESCRIPTION
7	07-27-21	ADDRESS COMMENTS
8	10-12-21	ADDRESS COMMENTS
9	11-24-21	ADDRESS COMMENTS

**DENVER GATEWAY EAST**  
CITY AND COUNTY OF DENVER, COLORADO

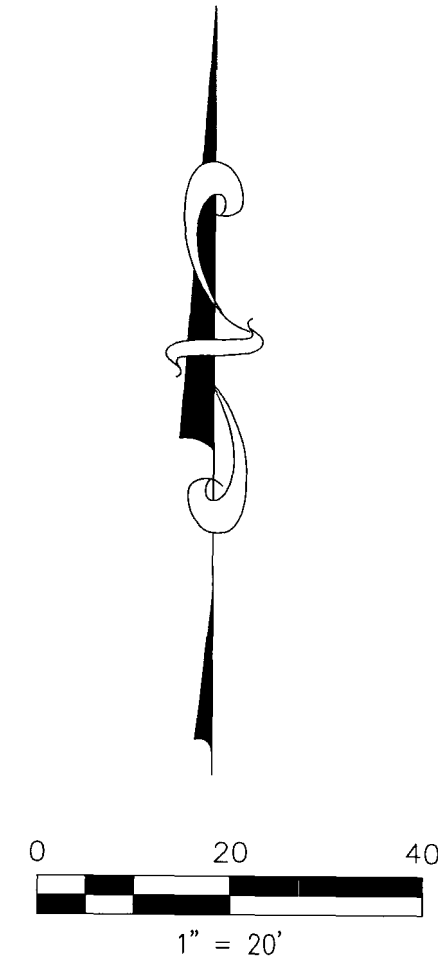


DESIGN	DRAWN	CHKD
-	DJM	BS
SCALE		
JOB No. 090594		
DATE: 06/17/2021		
SHEET 2 OF 6		



# DENVER GATEWAY CENTER FILING NO. 9

BEING A RESUBDIVISION OF LOT 1, BLOCK 1 DENVER GATEWAY CENTER FILING NO. 5  
SITUATED IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY AND COUNTY OF DENVER, STATE OF COLORADO  
SHEET 3 OF 6



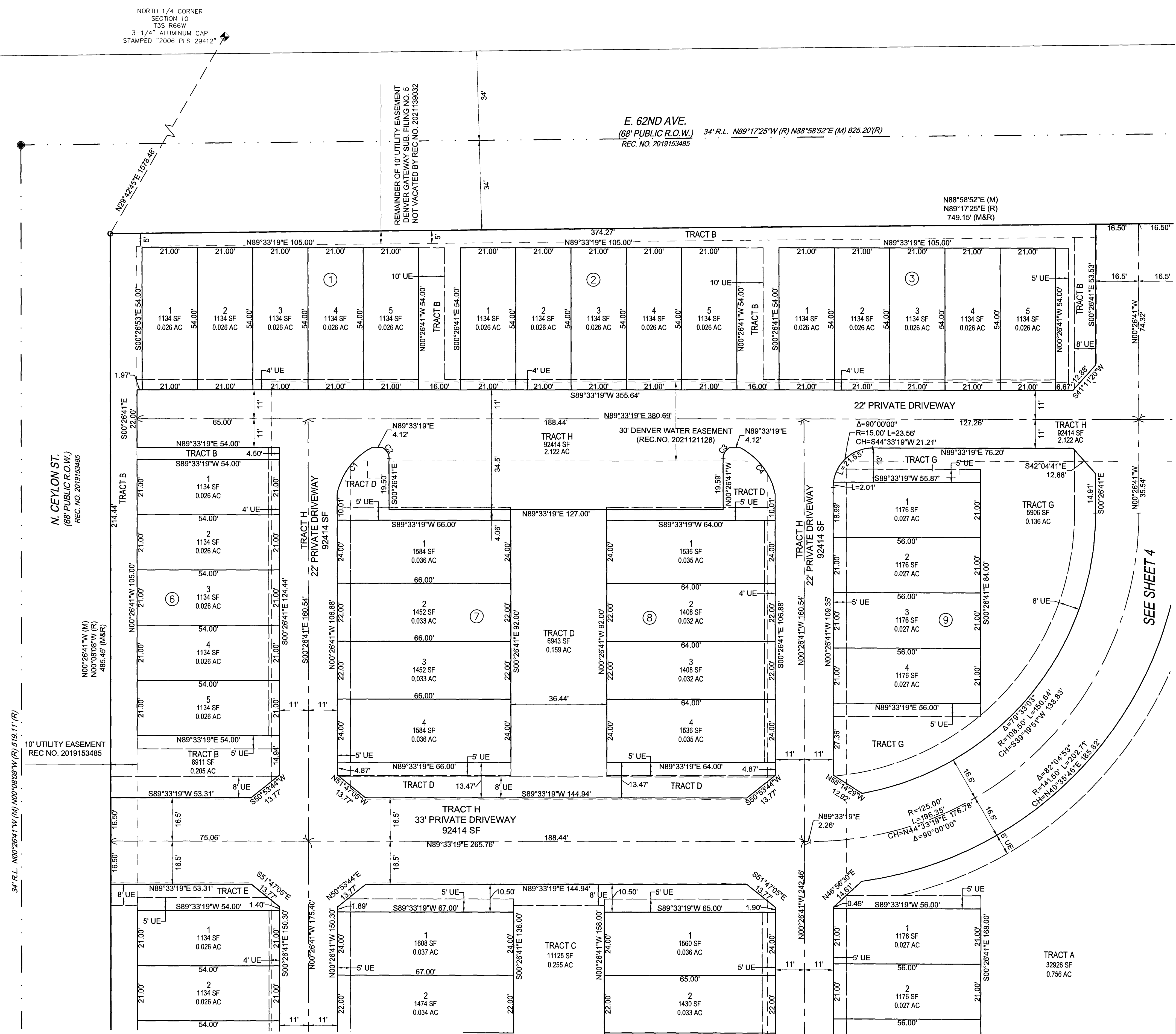
PARCEL CURVE TAGS

CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CH. LENGTH
C1	22.68'	25.50'	50°57'45"	S36°24'05"W	21.94'
C2	4.93'	4.50'	62°44'02"	S31°48'42"E	4.68'
C3	4.84'	4.50'	61°36'29"	S31°29'07"W	4.61'
C4	22.68'	25.50'	50°57'45"	S37°17'27"E	21.94'
C5	7.07'	4.50'	90°00'00"	S45°28'41"E	6.36'
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LAND USE SUMMARY TABLE

TRACT	AREA (SF.)	AREA (AC.)	USE	OWNER
TRACT A	32926	0.756	OPEN SPACE	HOA
TRACT B	8911	0.205	OPEN SPACE	HOA
TRACT C	11125	0.255	OPEN SPACE	HOA
TRACT D	6943	0.159	OPEN SPACE	HOA
TRACT E	41411	0.951	OPEN SPACE	HOA
TRACT F	23525	0.540	OPEN SPACE	HOA
TRACT G	5906	0.136	OPEN SPACE	HOA
TRACT H	92414	2.122	ACCESS DRIVE, VEHICULAR/PEDESTRIAN ACCESS, UTILITIES	HOA

LEGEND	
	SET NO. 5 REBAR (W/ORANGE CAP PLS 38272)
	FOUND SECTION CORNER (AS NOTED)
	RANGE POINT TO BE SET BY RESPONSIBLE SURVEYOR AFTER CONSTRUCTION
	LOT/TRACT NUMBER
	BLOCK NUMBER
	UTILITY EASEMENT HEREIN DEDICATED
	SECTION LINE
	RANGE LINE
	RIGHT-OF-WAY
	PRIVATE DRIVE CENTERLINE
	PROPERTY LINE
	PROPERTY TIE
	LOT LINE
	EXISTING EASEMENT LINE
	UTILITY EASEMENT DEDICATED BY THIS PLAT



SEE SHEET 5

**Bowman**  
CONSULTING

1526 Cole Blvd, Suite 100  
Lakewood, CO 80401

Phone: (303) 674-7555  
Fax: (303) 674-3993  
www.bowmanconsulting.com

REVISION	DATE	DESCRIPTION
7	07-27-21	ADDRESS COMMENTS
8	10-12-21	ADDRESS COMMENTS
9	11-24-21	ADDRESS COMMENTS

## DENVER GATEWAY EAST

CITY AND COUNTY OF DENVER, COLORADO

SEAL

DESIGN: \_\_\_\_\_ DRAWN: DJM CHKD: BS

SCALE: 1" = 20'

JOB No. 090594

DATE: 06/17/2021

SHEET 3 OF 6

# DENVER GATEWAY CENTER FILING NO. 9

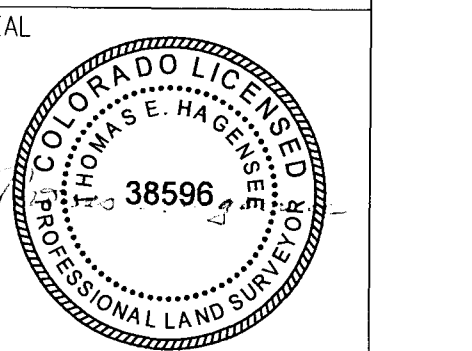
BEING A RESUBDIVISION OF LOT 1, BLOCK 1 DENVER GATEWAY CENTER FILING NO. 5  
SITUATED IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY AND COUNTY OF DENVER, STATE OF COLORADO  
SHEET 4 OF 6

NORTH 1/4 CORNER  
SECTION 10  
T3S R66W  
3-1/4" ALUMINUM CAP  
STAMPED "2006 PLS 29412"

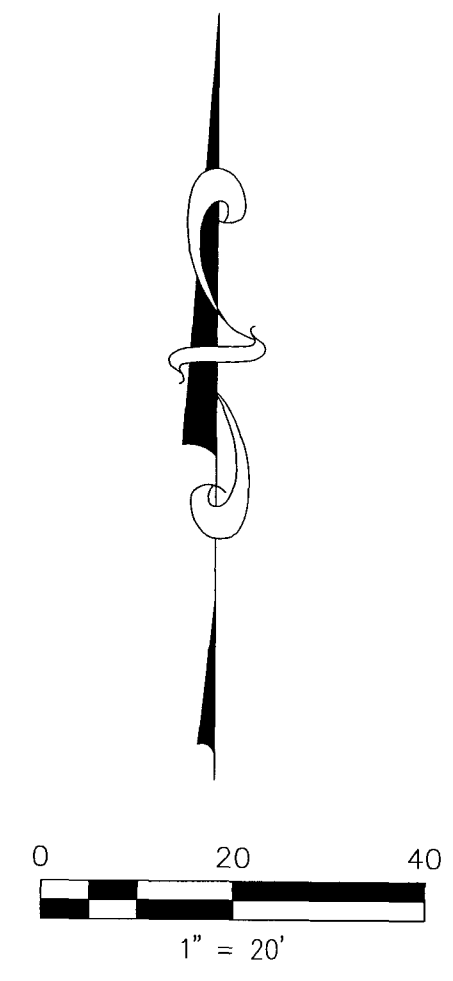
**Bowman**  
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REVISION	DATE	DESCRIPTION
1	07-27-21	ADDRESS COMMENTS
2	10-12-21	ADDRESS COMMENTS
3	11-24-21	ADDRESS COMMENTS

**DENVER GATEWAY EAST**  
CITY AND COUNTY OF DENVER, COLORADO



DESIGN	DJM	CHKD	BS
SCALE	1" = 20'		
JOB No.	090594		
DATE	06/17/2021		
SHEET	4 OF 6		

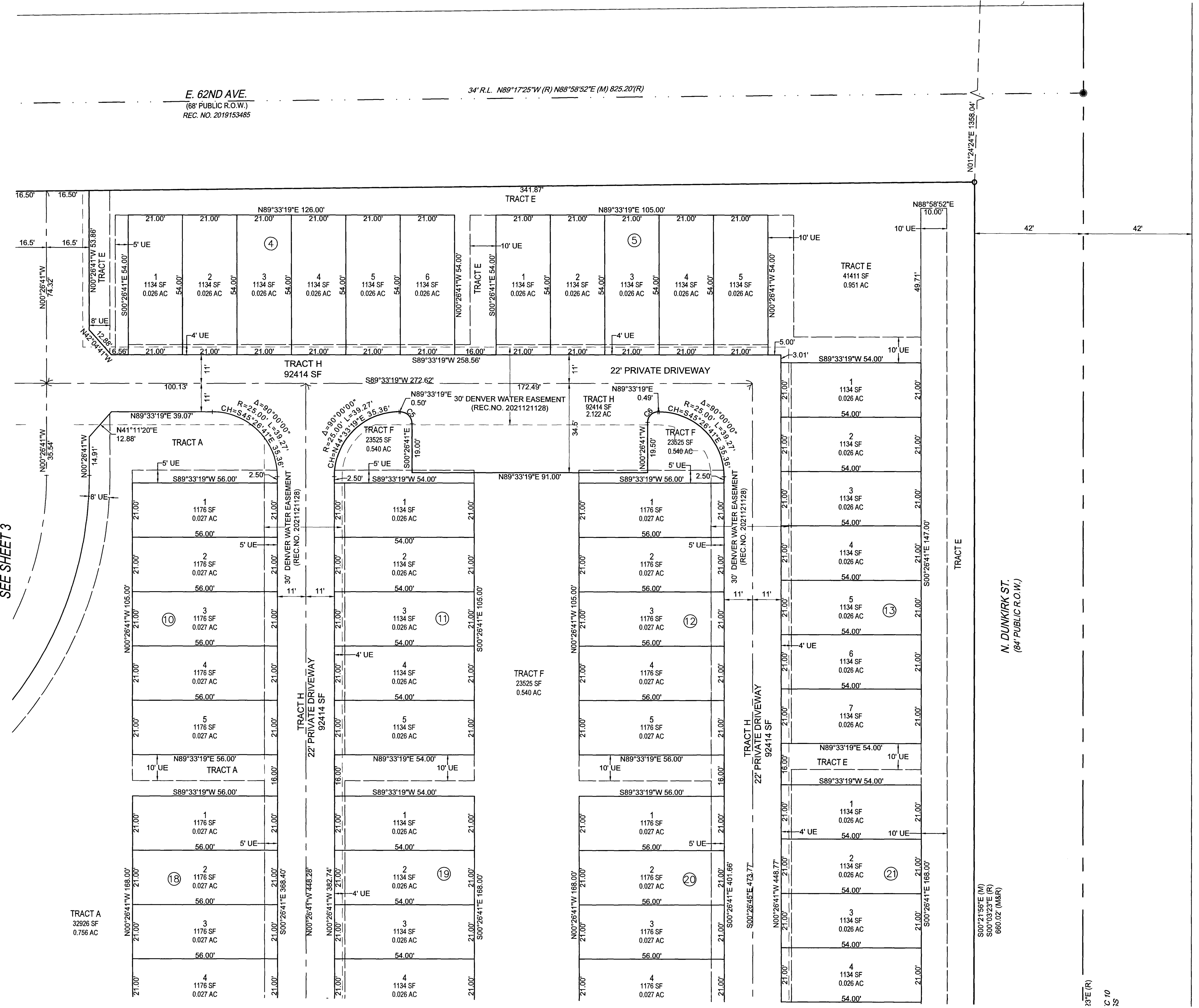


PARCEL CURVE TAGS

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CH. LENGTH
C1	22.68'	25.50'	50°57'45"	S36°24'05"W	21.94'
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TRACT G	5906	0.136	OPEN SPACE	HOA
TRACT H	92414	2.122	ACCESS DRIVE, VEHICULAR/PEDESTRIAN ACCESS, UTILITIES	HOA

LEGEND	SYMBOL	DESCRIPTION
○	SET NO. 5 REBAR (W/ORANGE CAP PLS 38272)	SECTION LINE
●	FOUND SECTION CORNER (AS NOTED)	RANGE LINE
◆	RANGE POINT TO BE SET BY RESPONSIBLE SURVEYOR AFTER CONSTRUCTION	RIGHT-OF-WAY
127	LOT/TRACT NUMBER	PRIVATE DRIVE CENTERLINE
⊗	BLOCK NUMBER	PROPERTY LINE
UE	UTILITY EASEMENT HEREIN DEDICATED	PROPERTY TIE
		LOT LINE
		EXISTING EASEMENT LINE
		UTILITY EASEMENT DEDICATED BY THIS PLAT

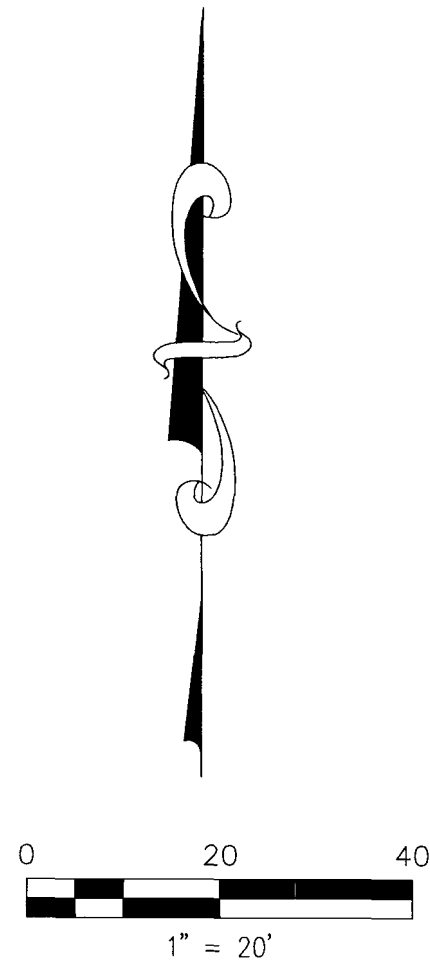


SEE SHEET 3

SEE SHEET 6

# DENVER GATEWAY CENTER FILING NO. 9

BEING A RESUBDIVISION OF LOT 1, BLOCK 1 DENVER GATEWAY CENTER FILING NO. 5  
 SITUATED IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
 CITY AND COUNTY OF DENVER, STATE OF COLORADO  
 SHEET 5 OF 6



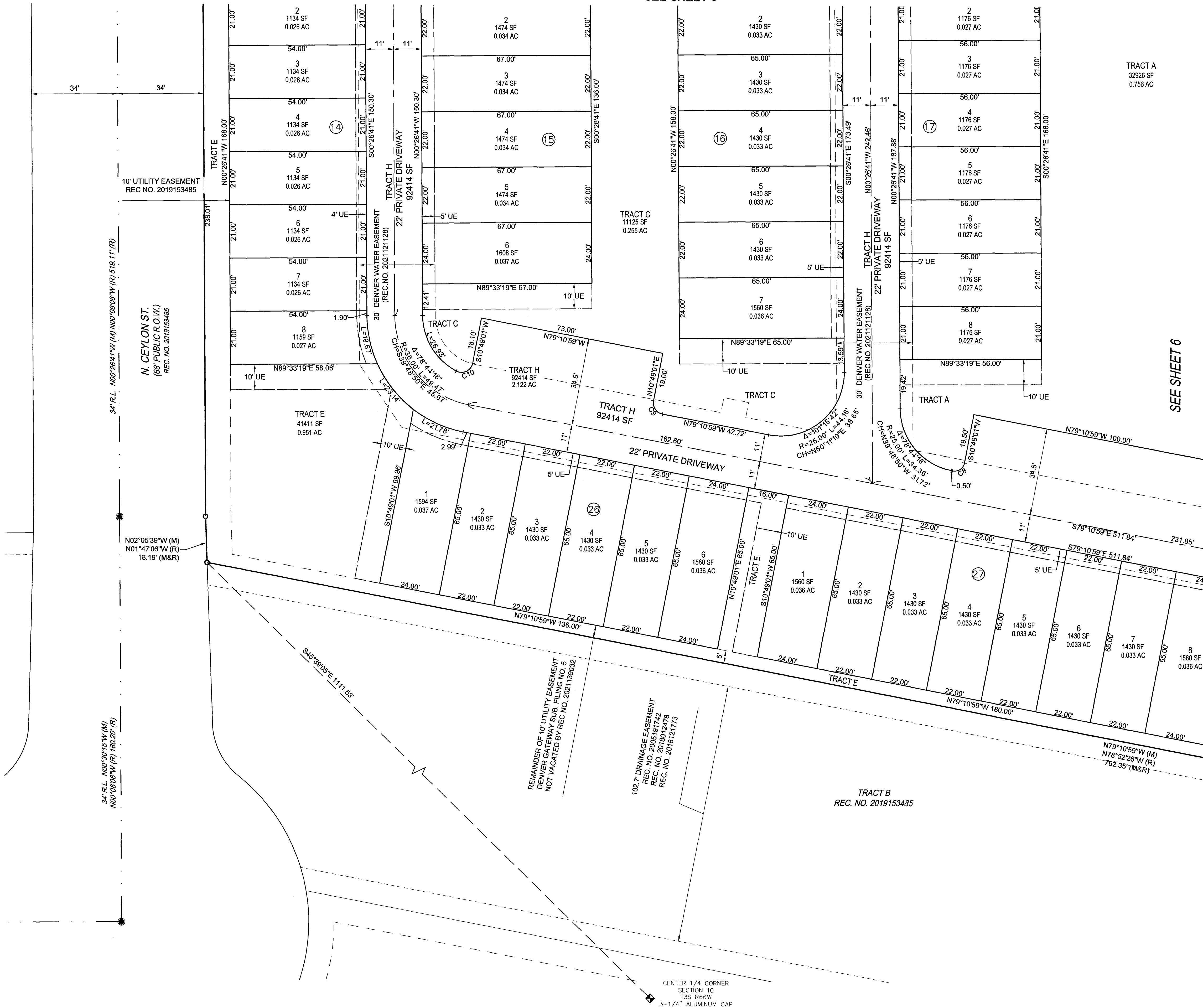
PARCEL CURVE TAGS

CURVE DATA				
CURVE #	LENGTH	RADIUS	DELTA	CH. LENGTH
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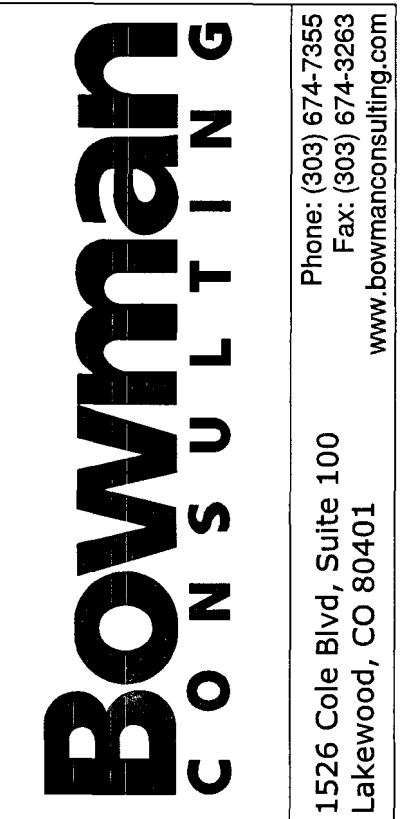
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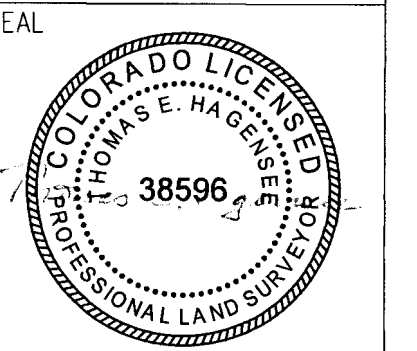


SEE SHEET 6



REVISION	DESCRIPTION	DATE
7 <td>ADDRESS COMMENTS</td> <td>07-27-21</td>	ADDRESS COMMENTS	07-27-21
8 <td>ADDRESS COMMENTS</td> <td>10-12-21</td>	ADDRESS COMMENTS	10-12-21
9 <td>ADDRESS COMMENTS</td> <td>11-24-21</td>	ADDRESS COMMENTS	11-24-21

**DENVER GATEWAY EAST**  
 CITY AND COUNTY OF DENVER, COLORADO

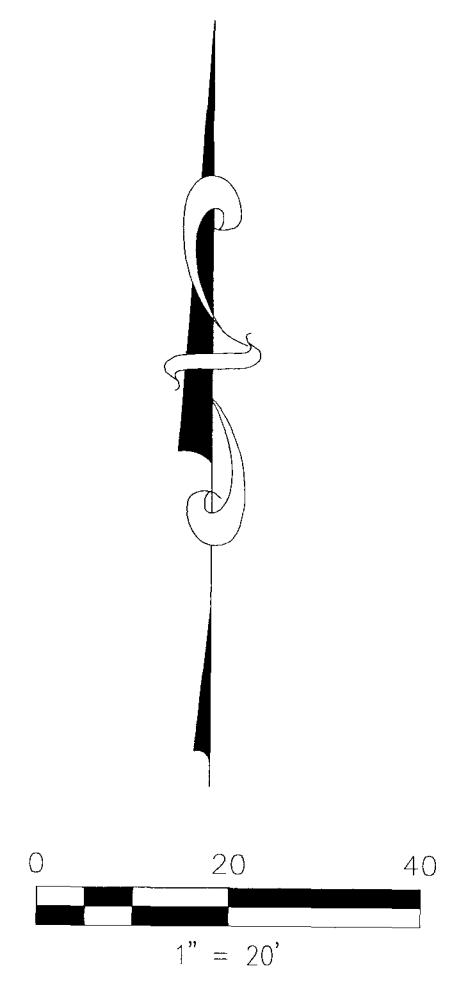


DESIGN	DRAWN	CHKD
BS	DJM	BS
SCALE: 1" = 20'		
JOB No. 090594		
DATE: 06/17/2021		
SHEET 5 OF 6		



# DENVER GATEWAY CENTER FILING NO. 9

BEING A RESUBDIVISION OF LOT 1, BLOCK 1 DENVER GATEWAY CENTER FILING NO. 5  
SITUATED IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY AND COUNTY OF DENVER, STATE OF COLORADO  
SHEET 6 OF 6



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	PROPERTY LINE
	PROPERTY TIE
	LOT LINE
	EXISTING EASEMENT LINE
	UTILITY EASEMENT DEDICATED BY THIS PLAT



S00°21'56"E (M) S00°03'23"E (R)  
2651.59 (M&R)  
EAST LINE NW 1/4 SEC 10  
BASIS OF BEARINGS

N DUNKIRK ST.  
(84' PUBLIC ROW)  
REC. NO. 2019153485

S89°38'04"W (M)  
S89°56'37"W (R)  
42.00' (M&R) (TIE)

Phone: (303) 674-7955  
Fax: (303) 674-3269  
www.bowmanconsulting.com

REVISION	DATE	DESCRIPTION
7	07-27-21	ADDRESS COMMENTS
8	10-12-21	ADDRESS COMMENTS
9	11-24-21	ADDRESS COMMENTS

## DENVER GATEWAY EAST

CITY AND COUNTY OF DENVER, COLORADO

SEAL

DESIGN: DJM, DRAWN: DJM, CHKD: BS

SCALE: 1" = 20'

JOB No. 090594

DATE: 06/17/2021

SHEET 6 OF 6