

Vacation Submittal Checklist

Any submittal not meeting all minimum checklist criteria herein shall be rejected as incomplete.

Street and Alley Vacation submittal documents will include the following:

- Application (Page 3-4 of this document) - Must be signed by owner, or a vested party
- A Legal Description and Exhibits of the proposed vacation, prepared by a Professional Land Surveyor, licensed in the State of Colorado:
 - PDF format (**must be PLS signed and stamped**) **and**
 - Word format (Does not need to be PLS signed and stamped)
- Site Plan - accurately engineered drawings to include:
 - Numerical and Bar Scale (Scale not to exceed 1:40)
 - North arrow
 - Legend
 - Vicinity map, if necessary
 - Plan set date and revision number (if applicable)
 - Call out the location of area to be vacated and hatch the area
 - Call out the location of any existent easements, and if a new easement will be held/conveyed (if applicable)
 - Property lines
 - Right-of-Way width
 - Edge of Pavement and/or Curb and Gutter
 - Sidewalks
 - Trees and landscaping in the ROW
 - Nearby driveways and alleys
 - Street names
 - Aerial imagery is allowed, but does not replace the required Engineered drawings**

FEES:

Must be paid immediately after project is logged in and a project number is provided by your Coordinator along with the project invoice.

Initial Processing Fee = \$1,000.00 (Non-Refundable)

Legal Description Review Fee = \$300.00 (Non-Refundable)

Ordinance Fee = \$300.00 (Non-Refundable)

I hereby attest that all above information has been incorporated into our plan submittal.



Owner/Vested Party/Applicant Signature

11/21/2022

Date



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: DOTI.ER@denvergov.org.

DATE: _____

PROJECT NAME: _____

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:

_____, _____, _____

ADDRESS (approx.) OF VACATION: _____

APPLICANT:

Name: _____

Company (if applicable): _____ Title: _____

Address: _____

Telephone number: _____ Email address: _____

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

Company: _____

Owner Contact: _____

Address: _____

Telephone Number: _____ Email address: _____

EXPLANATION of REQUEST

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



APPLICATION
Street and Alley Vacation

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

EXISTING UTILITIES:

As shown on the attached site plan, the proposed street and alley vacation is shown in red. The proposed street and alley vacation is shown in red. The proposed street and alley vacation is shown in red.

(Where 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 City will reserve this easement for all remaining easements within the vacated area, in the Vacation Ordinance. The City will reserve this easement for all remaining easements within the vacated area, in the Vacation Ordinance.)

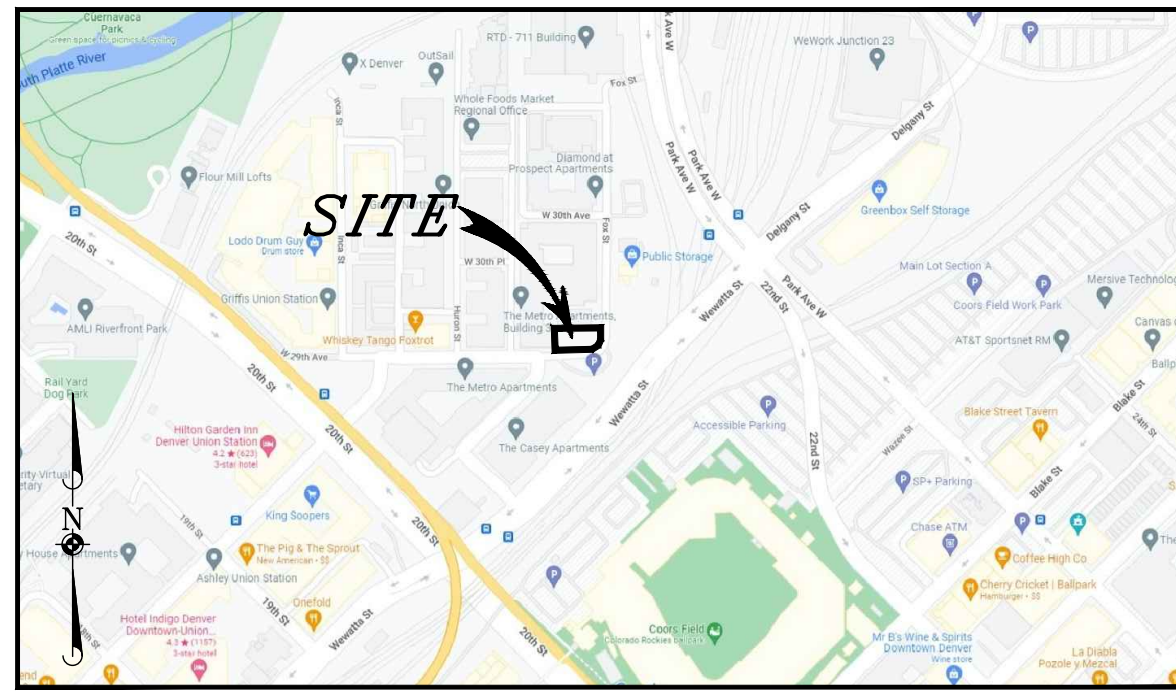
I/WE HEREBY CERTIFY THAT I/WE ARE THE OWNER(S) OF THE REAL PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION AND THAT THE FOREGOING INFORMATION ON THIS APPLICATION IS TRUE AND COMPLETE.



(Owner/Vested Party Signature)

11/21/2022

DATE



ALTANSPS LAND TITLE SURVEY

LOTS 1, 2, 3, 4 AND 5, BLOCK 1, GERSPACHS FIRST ADDITION TO DENVER BEING A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

TITLE/LEGAL DESCRIPTION

LOTS 1, 2, 3, 4 AND 5, BLOCK 1, GERSPACHS FIRST ADDITION TO DENVER, EXCEPT THAT PORTION CONVEYED TO THE CITY AND COUNTY OF DENVER BY DEED RECORDED FEBRUARY 11, 1976 IN BOOK 1197 AT PAGE 28 AND DESCRIBED AS:
BEGINNING AT A POINT ON THE SOUTH LINE OF SAID BLOCK 1, WHICH IS 40.00 FEET WEST OF THE SOUTHWEST CORNER OF SAID BLOCK 1; THENCE EAST A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 1; THENCE NORTHERLY ALONG THE EAST LINE OF SAID BLOCK 1, A DISTANCE OF 40.00 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SURVEYED AREA

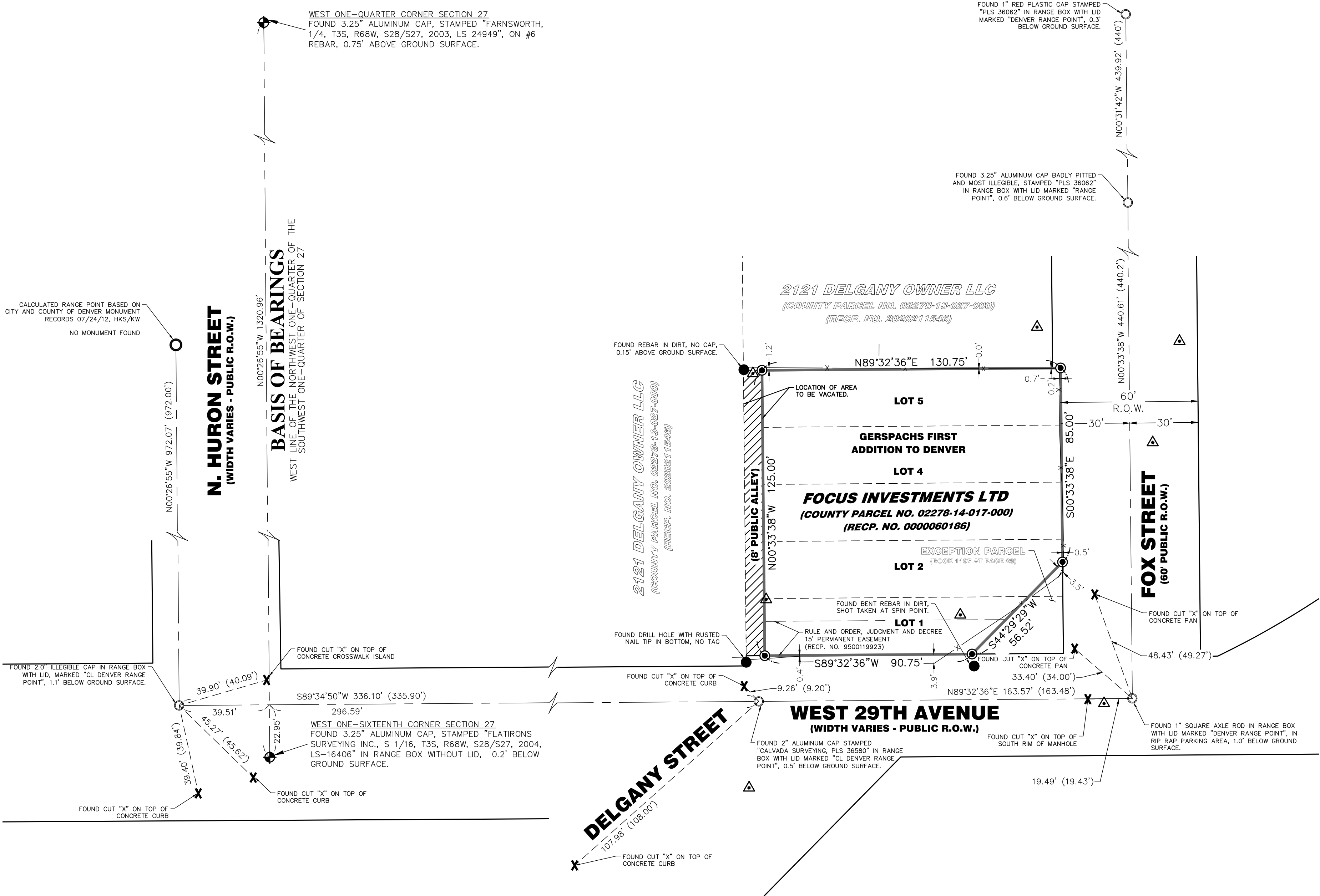
15,543 SQUARE FEET (0.356 ACRES) MORE OR LESS

PARKING SPACES

00 REGULAR SPACES + 00 DISABLED PARKING SPACES = 00 TOTAL SPACES
NOTE: SPACE COUNT IS BASED ON ACTUAL STRIPED PARKING SPACES.

SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN U.S. SURVEY FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (0.00') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
- MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OF EXISTENCE OF UNDERGROUND UTILITIES.
- ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS, OR WHEN THE SITE WAS COVERED WITH SNOW. AT THE TIME OF THE SURVEY THE SITE WAS NOT COVERED IN SNOW.
- THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN BASED ON UTILITY MARKS PROVIDED IN THE FIELD BY UNDERGROUND CONSULTING SOLUTIONS (UCS) AND SHOWN HEREON BASED ON THE FIELD MARKINGS TOGETHER WITH KNOWN UTILITY FEATURES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION AND DEPTH OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED. THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES AND STRUCTURES. UCS COMPLETED THEIR SITE INSPECTION ON SEPTEMBER 12, 2022.
- THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) HAS DEVELOPED AN IMPORTANT STANDARD OF CARE GUIDELINE, STANDARD GUIDELINE FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA, C/ASCE 38-02. THIS WORK WAS PERFORMED TO A QUALITY LEVEL B - INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.
- THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHT AND BULK RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION PLAT OR IN THE TITLE COMMITMENT HAVE BEEN SHOWN. NOTE: IF SURVEY IS CERTIFIED TO ALTA TABLE A ITEM 6, THEN SEE ZONING/BULK REGULATIONS SECTION FOR ADDITIONAL INFORMATION.
- SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION, OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
- PHYSICAL ACCESS TO THE PROPERTY IS RESTRICTED VIA PERIMETER WALLS, FENCING AND CONTROLLED ACCESS GATES.
- THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CWC CONSULTING GROUP, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. REFERENCE IS MADE TO LAND TITLE GUARANTEE COMPANY COMMITMENT ORDER NUMBER: ABH70742255, WITH AN EFFECTIVE DATE OF 09/02/2021 AT 5:00 P.M. FROM WHICH THIS SURVEY IS BASED. THIS PROPERTY IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS RELATING TO THE USE AND CHARACTER OF THE LAND AND ALL MATTERS APPEARING OF PUBLIC RECORD AND AS MAY BE DISCLOSED BY A MORE RECENT TITLE COMMITMENT OR REPORT.
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER'S OFFICE.
- EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.



SURVEYOR'S NOTES

- ALL TIES TO RECORD TITLE LINES FROM THE BUILDING CORNERS OR OTHER IMPROVEMENTS SHOWN HEREON ARE PERPENDICULAR TO THE RECORD TITLE LINE.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID TO BEAR NORTH 00°26'55" WEST, A DISTANCE OF 1320.96 FEET, FROM THE WEST ONE-SIXTiENTH CORNER OF SECTION 27 BEING MONUMENTED BY A 3.25" ALUMINUM CAP, STAMPED "FLATIRON SURVEYING INC., S 1/16, T3S, R68W, S28/S27, 2004, LS-16406" IN RANGE BOX WITHOUT LID, 0.2' BELOW GROUND SURFACE. TO THE WEST ONE-QUARTER OF SECTION 27 BEING MONUMENTED BY A 3.25" ALUMINUM CAP, STAMPED "FARNSWORTH, 1/4, T3S, R68W, S28/S27, 2003, LS 24949", ON #6 REBAR, 0.75' ABOVE GROUND SURFACE.
- 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.
- DEFINITION: CERTIFY, CERTIFICATION - A PROFESSIONAL'S OPINION BASED ON HIS OR HER OBSERVATION OF CONDITIONS, KNOWLEDGE, INFORMATION AND BELIEFS. IT IS EXPRESSLY UNDERSTOOD THAT THE PROFESSIONAL'S CERTIFICATION OF A CONDITION'S EXISTENCE RELIEVES NO OTHER PARTY OF ANY RESPONSIBILITY OR OBLIGATION HE OR SHE HAS ACCEPTED BY CONTRACT OR CUSTOM.
- CWC CONSULTING GROUP, INC. DOES NOT WARRANT THAT THE PARCEL, AS DESCRIBED HEREON, COMPLIES WITH COLORADO SENATE BILL 35. (30-28-101).
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER 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 THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S NOTES

- TITLE COMMITMENT SCHEDULE B - SECTION 2 - ITEMS
SCHEDULE B - ITEM 1: THE PROPERTY IS SUBJECT TO ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
SCHEDULE B - ITEM 2: THE PROPERTY IS SUBJECT TO EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
SCHEDULE B - ITEM 3: THE PROPERTY IS SUBJECT TO ANY ENROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
SCHEDULE B - ITEM 4-8: NOT SURVEY RELATED.
SCHEDULE B - ITEM 9: THE PROPERTY IS SUBJECT TO THE EASEMENT DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 9500119923 AND IS SHOWN HEREON.
- THE PROPERTY IS LOCATED WITHIN "OTHER AREAS - ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS IDENTIFIED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP - COMMUNITY PANEL 0088H, MAP NUMBER 0800460088H WITH A MAP REVISED DATE OF NOVEMBER 20, 2013.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD88) FROM GPS OBSERVATIONS OF CDD BENCHMARK BM NO 499A, N-S STREET PECCOS ST., E-W STREET 32ND AVE, MONUMENTED BY A CDD BRASS CAP, SE COR. TOP OF CURB @ E END OF INLET, PUBLISHED ELEVATION = 5212.45 US FEET.

SURVEYOR'S NOTES

- THE CONTOURS REPRESENTED HEREON WERE INTERPOLATED BY AUTODESK CIVIL 3D 2019 (DIGITAL TERRAIN MODELING) SOFTWARE BETWEEN ACTUAL MEASURED SPOT ELEVATIONS. DEPENDING UPON THE DISTANCE FROM A MEASURED SPOT ELEVATION AND LOCAL VARIATIONS IN TOPOGRAPHY, THE CONTOUR SHOWN MAY NOT BE AN EXACT REPRESENTATION OF THE SITE TOPOGRAPHY. THE PURPOSE OF THIS TOPOGRAPHIC MAP IS FOR SITE EVALUATION AND TO SHOW SURFACE DRAINAGE FEATURES. ADDITIONAL TOPOGRAPHIC OBSERVATIONS MAY BE NECESSARY IN SPECIFIC AREAS OF DESIGN. TOPOGRAPHY SHOWN HEREON COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.
- INDEXING STATEMENT
DEPOSITED THIS _____ DAY OF _____, 20____ AT _____ M.,
IN BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEY/RIGHT-OF-WAY SURVEYS
AT PAGE(S) _____, RECEPTION NUMBER _____
COUNTY SURVEYOR/DEPUTY COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

TO FOCUS INVESTMENTS, LTD., A COLORADO CORPORATION; BANK OF DENVER, ITS SUCCESSORS AND/OR ASSIGNS; AND LAND TITLE GUARANTEE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 9, 11(b), 13, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 21, 2022.

DATE OF PLAT OR MAP: _____ DAY OF SEPTEMBER, 2022.

ERIC DAVID CARSON
COLORADO PROFESSIONAL LAND SURVEYOR NO.37890
FOR AND ON BEHALF OF
CWC CONSULTING GROUP, INC.
EMAIL: ERIC@CWC-CONSULTING.COM
PHONE: (303) 980-9104

CHECKED: EDC
DATE: 09/28/2022
JOB NO. 120-00428
SURVEY PREPARED FOR:
FOCUS INVESTMENTS LTD.

SHEET NO. 1 OF 3 SHEETS

BY: XXX
REVISION: _____
DATE: XX/XX/XX XXX

ALTANSPS LAND TITLE SURVEY SHOWING
"601 W. 29TH AVE." (ADDRESS POSTED)
DENVER, COLORADO, 80202
SHEET 1 - COVER PAGE, NOTES, BOUNDARY AND EXCEPTIONS

9800 TEDDY LANE, SUITE #203
DENVER, COLORADO 80231
TEL: (303) 980-9104
FAX: (303) 980-9101

CWC CONSULTING GROUP
CIVIL ENGINEERING AND SURVEYING-CONSTRUCTION SERVICES

ALTAINSPS LAND TITLE SURVEY

LOTS 1, 2, 3, 4 AND 5, BLOCK 1, GERSPACHS FIRST ADDITION TO DENVER
 BEING A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 27,
 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 CITY AND COUNTY OF DENVER, STATE OF COLORADO



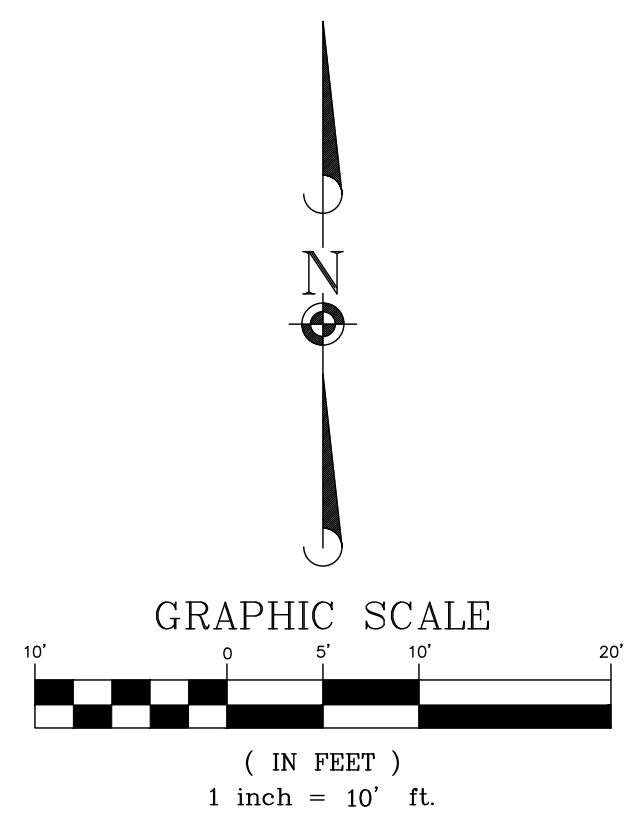
DATE	REVISION	BY
XX/XX/XX	XXX	XXX

ALTAINSPS LAND TITLE SURVEY
 SHOWING
 "601 W. 29TH AVE." (ADDRESS POSTED)
 DENVER, COLORADO, 80202
 SHEET 2 - TOPOGRAPHY AND IMPROVEMENTS

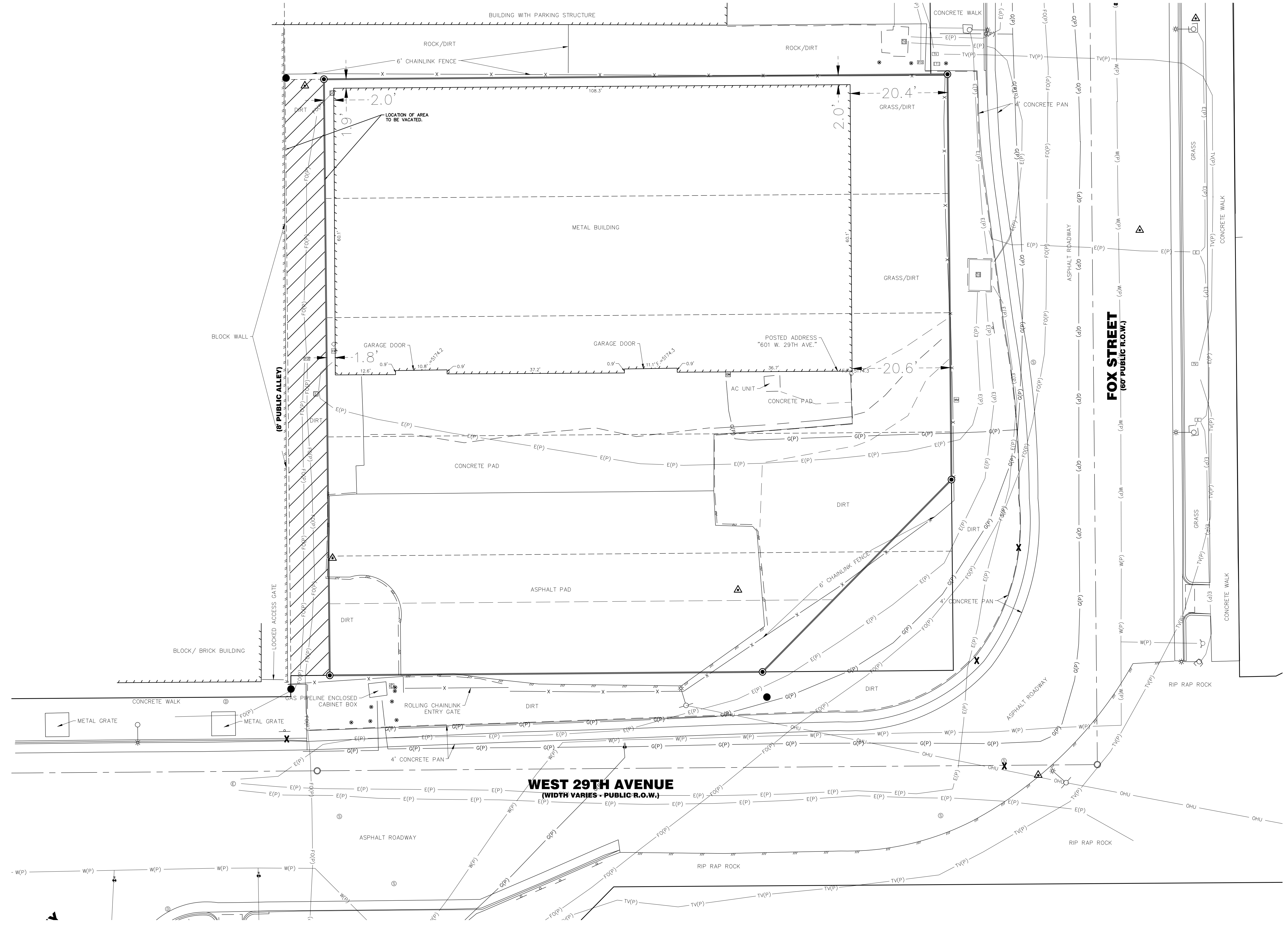
DRAWN	CHECKED	DATE	JOB NO.
D.W.	EDC	09/28/2022	120-00428

SURVEY PREPARED FOR:
FOCUS INVESTMENTS LTD.

SHEET NO.	OF	SHEETS
2	OF	3



- LEGEND**
- BOUNDARY LINE
 - - - RIGHT-OF-WAY LINE
 - - - CENTER/RANGE LINE
 - - - EASEMENT LINE
 - BARBED-WIRE/CHAINLINK FENCE
 - WOOD FENCE
 - WROUGHT-IRON FENCE
 - WALL AS NOTED
 - BUILDING FOOTPRINT
 - EDGE OF ASPHALT
 - ⊘ DISABLED PARKING
 - ⊘ DISABLED PARKING SIGN
 - ⊘ SIGN
 - ⊘ PARKING METER
 - ⊘ BOLLARD
 - ⊘ UTILITY POLE
 - ⊘ UTILITY POLE W/LIGHT
 - ⊘ LIGHT POLE/ELECTROLIER
 - ⊘ SANITARY SEWER MANHOLE
 - SS(P) — SANITARY SEWER LINE
 - ⊘ STORM SEWER MANHOLE
 - SD(P) — STORM SEWER LINE
 - ⊘ WATER VALVE
 - ⊘ WATER METER
 - ⊘ FIRE HYDRANT
 - ⊘ FIRE DEPARTMENT CONNECTION
 - W(P) — WATER LINE
 - ⊘ GAS METER
 - G(P) — GAS LINE
 - ⊘ ELECTRIC METER
 - ⊘ ELECTRIC PULLBOX
 - ⊘ ELECTRIC TRANSFORMER
 - ⊘ TRAFFIC SIGNAL PULLBOX
 - E(P) — ELECTRIC LINE
 - OVERHEAD ELECTRIC LINE
 - ⊘ TELEPHONE MANHOLE
 - ⊘ TELEPHONE PULLBOX
 - T(P) — TELEPHONE LINE
 - ⊘ FIBER OPTIC MANHOLE
 - ⊘ FIBER OPTIC PULLBOX
 - FO(P) — FIBER OPTIC LINE
 - ⊘ CABLE TV MANHOLE
 - ⊘ CABLE TV PULLBOX
 - TV(P) — CABLE TV LINE
 - XX.X' — BUILDING DIMENSION
- NOTE: LABEL POSITION IS BASED ON THE BUILDING LOCATION RELATIVE TO THE BOUNDARY LINE. DIMENSION INSIDE BOUNDARY LINE MEANS THE BUILDING IS INSIDE THE BOUNDARY LINE.
- ABBREVIATIONS:
 LSA = LANDSCAPED AREA
 CONC. = CONCRETE



T:_005\1-20_Survey\120-00428-SAT.DWG Date:11/1/22 02:39p ecoran

ALTA/NSPS LAND TITLE SURVEY

LOTS 1, 2, 3, 4 AND 5, BLOCK 1, GERSPACHS FIRST ADDITION TO DENVER
 BEING A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 27,
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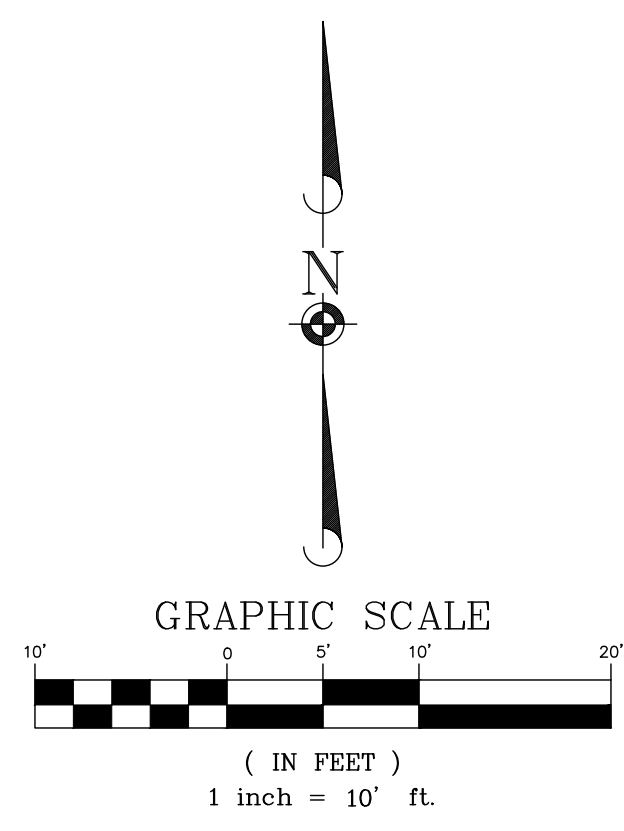
DATE	REVISION	BY
XX/XX/XX	XXX	

ALTA/NSPS LAND TITLE SURVEY
 SHOWING
 "601 W. 29TH AVE." (ADDRESS POSTED)
 DENVER, COLORADO, 80202
 SHEET 3 - TOPOGRAPHY AND IMPROVEMENTS W/SPOT SHOTS

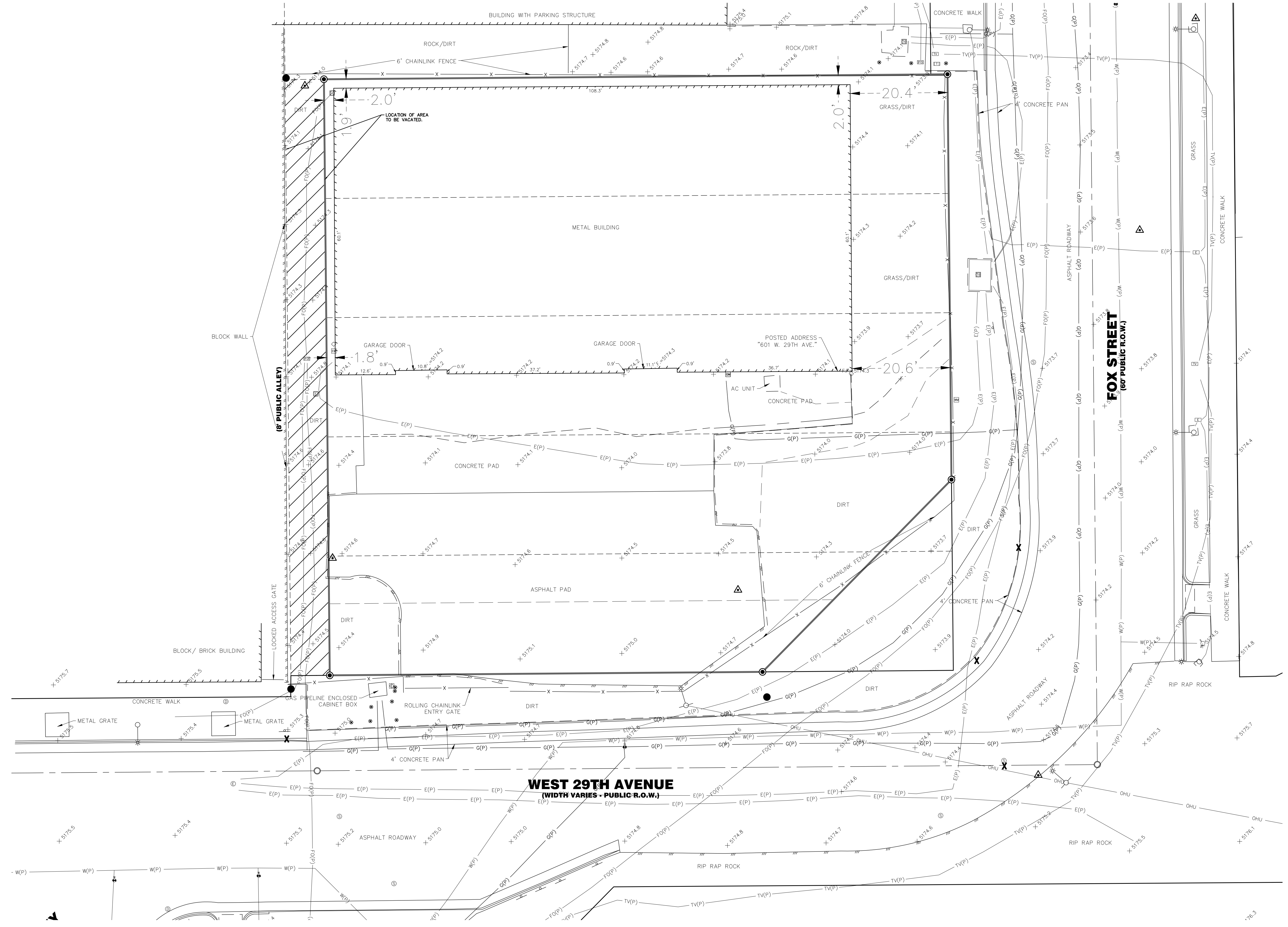
DRAWN	CHECKED	DATE	JOB NO.
DJW	EDC	09/28/2022	120-00428

SURVEY PREPARED FOR:
FOCUS INVESTMENTS LTD.

SHEET NO.
3
 OF **3** SHEETS



- LEGEND**
- BOUNDARY LINE
 - - - RIGHT-OF-WAY LINE
 - - - CENTER/RANGE LINE
 - - - EASEMENT LINE
 - BARBED-WIRE/CHAINLINK FENCE
 - WOOD FENCE
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 - ⊘ FIBER OPTIC PULLBOX
 - FO(P) FIBER OPTIC LINE
 - ⊘ CABLE TV MANHOLE
 - ⊘ CABLE TV PULLBOX
 - TV(P) CABLE TV LINE



T:_005\1-20_Survey\120-00428_601 West 29th Avenue-Denver-SAT.dwg Date:11/1/22 02:39p ecoran

**Parcel Description
(Alley Vacation)**

DESCRIPTION

A parcel of land being a portion of the alley adjacent to Block 1, Gerspachs First Addition To Denver per the plat recorded January 29, 1874 in Plat Book 2 at Page 52, located in the Southwest One-Quarter of Section 27, Township 3 South, Range 68 West, of the Sixth Principal Meridian, in the City and County of Denver, State of Colorado, , said parcel being more particularly described as follows:

Basis of Bearings: Bearings are based upon the West Line of the Northwest One-Quarter of the Southwest One-Quarter of Section 27, said to bear North $00^{\circ}26'55''$ West, a distance of 1,320.96 Feet between the monuments listed below:

West One-Sixteenth Corner of Section 27 - Monumented by a 3.25" Aluminum Cap, Stamped "FLATIRONS SURVEYING INC., S 1/16, T3S, R68W, S28/S27, 2004, LS-16406" in a Range Box without a lid, 0.2' below ground surface.

West One-Quarter Corner of Section 27 - Monumented by a 3.25" Aluminum Cap, Stamped "FARNSWORTH, 1/4, T3S, R68W, S28/S27, 2003, LS 24949", on a #6 Rebar, 0.7' above ground surface.

COMMENCING (P.O.C.) at the West One-Sixteenth Corner of Section 27, Thence $N85^{\circ}09'17''E$, a distance of 297.47 Feet to the Range Point at the Intersection of West 29th Avenue and Delgany Street monument by a 2" Aluminum Cap, Stamped "CALVADA SURVEYING, PLS 36580" in a Range Box with lid marked "CL DENVER RANGE POINT", 0.5' below ground surface.

Thence $N07^{\circ}27'21''E$, a distance of 20.19 Feet to the Southwest corner of Lot 1, Block 1, Gerspachs First Addition to Denver and to the **POINT OF BEGINNING (P.O.B.)**;

Thence $S89^{\circ}34'04''W$ along the North Right-of-Way of West 29th Avenue, a distance of 8 Feet;

Thence $N00^{\circ}33'38''W$, a distance of 125 Feet to the Westerly extension of the North Line of Lot 5, Block 1, Gerspachs First Addition to Denver;

Thence $N89^{\circ}32'36''E$ along said Westerly extension, a distance of 8 Feet to the Northwest Corner of said Lot 5, Block 1, Gerspachs First Addition to Denver;

Thence S00°33'38"E along the West Line of Lot 5 through Lot 1, a distance of 125 Feet to the said Southwest Corner of Lot 1, Block 1 and to the **POINT OF BEGINNING (P.O.B.)**.

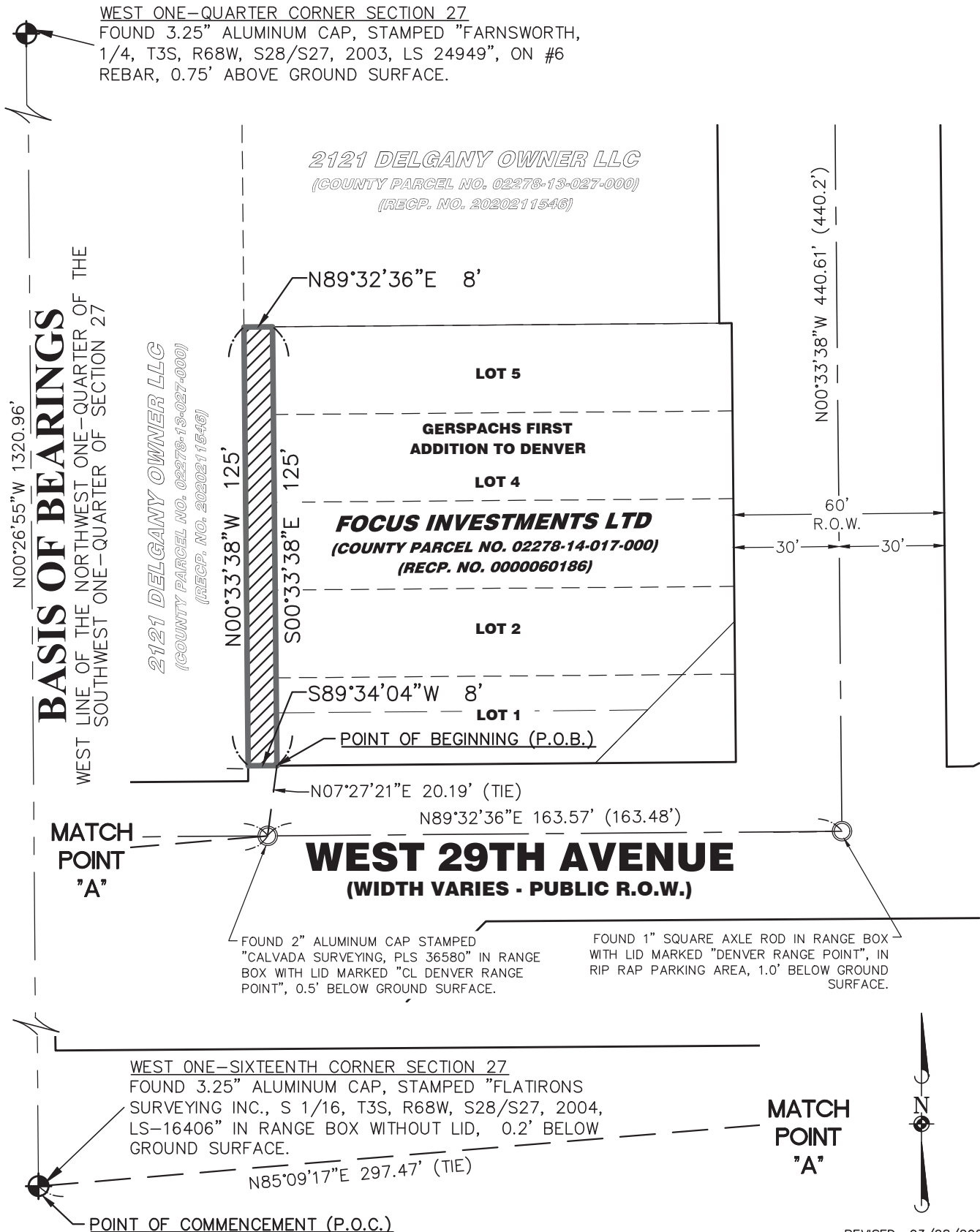
The above-described parcel description contains 1,019 Square Feet (0.023 Acres), more or less.

I hereby certify that the above parcel description was prepared under my direct supervision.



Eric D. Carson, PLS

Prepared For and on Behalf of
CWC Consulting Group Inc.
9360 Teddy Lane, Suite #203
Lone Tree, Colorado 80124
Phone: (303) 395-2700



CWC CONSULTING GROUP
 CIVIL ENGINEERING • LAND SURVEYING • CONSTRUCTION SERVICES

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Exhibit
ALLEY VACATION

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

DRAFTED: EDC	CHECKED: DJW
DATE: 10/31/2022	JOB NO. CWC#120-00428
PAGE: 3 OF 3	SCALE: 1"=40
PREPARED FOR: FOCUS INVESTMENTS LTD.	

REVISED: 03/28/2023

601 W 29th Alley Vacation

04/07/2023

Master ID: 2022-PROJMSTR-0000488 **Project Type:** ROW Vacation
Review ID: 2022-VACA-0000021 **Review Phase:**
Location: 601 West 29th Avenue **Review End Date:** 12/13/2022

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: Yohanna Harrison
Reviewers Email: Yohanna.Harrison@denvergov.org

Status Date: 11/25/2022
Status: Approved
Comments:

Reviewing Agency: Building Department Review Review Status: Approved

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

Status Date: 12/01/2022
Status: Approved
Comments:

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

Status Date: 12/14/2022
Status: Approved - No Response
Comments:

Reviewing Agency: CDOT Referral Review Status: Approved

Status Date: 12/14/2022
Status: Approved
Comments: PWPRS Project Number: 2022-VACA-0000021 - 601 W 29th Alley Vacation
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.

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

Status Date: 12/14/2022
Status: Approved - No Response
Comments:

Reviewing Agency: City Forester Review Review Status: Approved

Comment Report

601 W 29th Alley Vacation

04/07/2023

Master ID: 2022-PROJMSTR-0000488 **Project Type:** ROW Vacation
Review ID: 2022-VACA-0000021 **Review Phase:**
Location: 601 West 29th Avenue **Review End Date:** 12/13/2022

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

Reviewers Name: Erin Hatch
Reviewers Email: Erin.Hatch@denvergov.org
Status Date: 12/08/2022
Status: Approved
Comments: Approved.

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

Status Date: 12/14/2022
Status: Approved - No Response
Comments:

Reviewing Agency: DS Project Coordinator Review **Review Status:** Approved w/Conditions

Reviewers Name: Sarah Kaplan
Reviewers Email: Sarah.Kaplan@denvergov.org
Status Date: 03/23/2023
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2022-VACA-0000021 - 601 W 29th Alley Vacation
Reviewing Agency/Company: Development Services, CPD
Reviewers Name: Sarah Kaplan
Reviewers Phone: 7208652991
Reviewers Email: sarah.kaplan@denvergov.org
Approval Status: Approved with conditions

Comments:

03-23-2023 UPDATED Comments:

Response received from the Applicant Team indicates that the Alley Vacation will be reviewed separately from the active 2022PM0000488 Concept Plan.

An Owner's Risk Acknowledgement could likely be required from the Applicant Team should the Concept Plan show improvements within the ROW to allow the Development to proceed out of Concept (and ahead of the approval of the Alley Vacation). So long as it's acknowledged that an Alley Vacation is in progress and that the Applicant Team accepts the Risks associated in proceeding out of sequence, the ultimate approval of the Vacation will not hold up the initiating of the SDP Plan Set Review.

Project Coordinator has no additional comments pertaining to the Alley Vacation. Zoning Review will be completed associated with the 2022PM0000488 Concept Plan or future Concept Plans submitted to Development Services.

Status Date: 12/14/2022
Status: Denied
Comments: PWPRS Project Number: 2022-VACA-0000021 - 601 W 29th Alley Vacation
Reviewing Agency/Company: Development Services, CPD
Reviewers Name: Sarah Kaplan
Reviewers Phone: 7208652991
Reviewers Email: sarah.kaplan@denvergov.org
Approval Status: Denied

Comments:

Comment Report

601 W 29th Alley Vacation

04/07/2023

Master ID: 2022-PROJMSTR-0000488 **Project Type:** ROW Vacation
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Application incorrectly references proposed Vacation as related to an active Concept Plan submitted for review with Development Services. Although Application states Vacation is not related to an active PM / Concept or SDP Record, currently, CPD is coordinating the review of a Concept Plan re: 2022PM0000488 for redevelopment of 601 W. 29th Avenue; submitted by OZ Architects. Confirmation of relation to this proposed Concept Plan is required prior to DS Project Coordinator further approving and/or reviewing this Vacation Application for consistency with submitted plans. Any future SDP for 2022PM0000488 or future SDP(s) proposed for 601 W. 29th Avenue cannot be approved until after the Vacation has been approved and recorded.

Reviewing Agency: DES Transportation Review Review Status: Approved

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

Status Date: 12/06/2022
Status: Approved
Comments: PWPRS Project Number: 2022-VACA-0000021 - 601 W 29th Alley Vacation
Reviewing Agency/Company: City & County of Denver/DOTI DES Transportation
Reviewers Name: Mindy Christensen
Reviewers Phone: 7208653216
Reviewers Email: mindy.christensen@denvergov.org
Approval Status: Approved

Comments:

Reviewing Agency: DES Wastewater Review Review Status: Approved

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

Status Date: 12/02/2022
Status: Approved
Comments: DES Wastewater has no objection to vacating the existing 8 foot wide public alley.

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

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

Status Date: 12/14/2022
Status: Approved
Comments: PWPRS Project Number: 2022-VACA-0000021 - 601 W 29th Alley Vacation
Reviewing Agency/Company: DODR
Reviewers Name: Spencer Pocock
Reviewers Phone: 720-913-8411
Reviewers Email: Spencer.Pocock@denvergov.org
Approval Status: Approved

Comments:

Any modifications to the public sidewalk (which is considered a public Accessible Route), as well as any other areas open to the general public, must comply with all applicable 2010 ADA requirements.

Comment Report

601 W 29th Alley Vacation

04/07/2023

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

Reviewing Agency: Denver Water Referral Review Status: Approved

Status Date: 12/14/2022
Status: Approved
Comments: PWPRS Project Number: 2022-VACA-0000021 - 601 W 29th Alley Vacation
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 w/Conditions

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

Status Date: 12/09/2022
Status: Approved w/Conditions
Comments: This vacation will not be approved for DFD apparatus use based on width of vacation.

Reviewing Agency: Landmark Review Review Status: Approved

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

Status Date: 11/22/2022
Status: Approved
Comments: Not in a landmark district.

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

Status Date: 12/14/2022
Status: Approved - No Response
Comments:

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

Status Date: 12/14/2022
Status: Approved - No Response
Comments:

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

Status Date: 12/14/2022
Status: Approved - No Response
Comments:

Comment Report

601 W 29th Alley Vacation

04/07/2023

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

Reviewing Agency: Parks and Recreation Review

Review Status: Approved

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

Status Date: 12/12/2022
Status: Approved
Comments:

Reviewing Agency: ERA Transportation Review

Review Status: Approved

Reviewers Name: Kelsey Kijowski
Reviewers Email: Kelsey.Kijowski@denvergov.org

Status Date: 12/13/2022
Status: Approved
Comments: 1. From the survey, there appears to be fiber optic lines located in the vacation area. Please work with the respective utility owners to ensure any relocations or easement requirements are met prior to executing the vacation.

Reviewing Agency: ERA Wastewater Review

Review Status: Approved

Reviewers Name: Michael Sasarak
Reviewers Email: mike.sasarak@denvergov.org

Status Date: 12/13/2022
Status: Approved
Comments: No existing City storm or sanitary facilities are located in alley proposed to be vacated.

Reviewing Agency: Construction Engineering Review

Review Status: Approved

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

Status Date: 12/07/2022
Status: Approved
Comments:

Reviewing Agency: Policy and Planning Review

Review Status: Approved - No Response

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

Status Date: 12/14/2022
Status: Approved - No Response
Comments:

Reviewing Agency: Street Maintenance Review

Review Status: Approved - No Response

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

Comment Report

601 W 29th Alley Vacation

04/07/2023

Master ID: 2022-PROJMSTR-0000488 **Project Type:** ROW Vacation
Review ID: 2022-VACA-0000021 **Review Phase:**
Location: 601 West 29th Avenue **Review End Date:** 12/13/2022

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

Status Date: 12/14/2022
Status: Approved - No Response
Comments:

Reviewing Agency: Survey Review Review Status: Approved

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

Status Date: 04/07/2023
Status: Approved
Comments: PWPRS Project Number: 2022-VACA-0000021 - 601 W 29th Alley Vacation
Reviewing Agency/Company: DOTI/ROWS/SURVEY
Reviewers Name: Thomas Savich
Reviewers Phone: 818.809.8753
Reviewers Email: thomas.savich@denvergov.org
Approval Status: Approved

Comments:

Attachment: Approved_Alley Vacation-001.pdf

Status Date: 12/13/2022
Status: Denied
Comments: REDLINES are in the REDLINES Folder

REDLINES uploaded to E-review webpage

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

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

Status Date: 12/14/2022
Status: Approved - No Response
Comments:

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

Status Date: 12/14/2022
Status: Approved - No Response
Comments:

Reviewing Agency: RTD Referral Review Status: Approved

Status Date: 12/14/2022

Comment Report

601 W 29th Alley Vacation

04/07/2023

Master ID: 2022-PROJMSTR-0000488 **Project Type:** ROW Vacation
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Location: 601 West 29th Avenue **Review End Date:** 12/13/2022

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

Status: Approved
Comments: PWPRS Project Number: 2022-VACA-0000021 - 601 W 29th Alley Vacation
Reviewing Agency/Company: RTD
Reviewers Name: C. Scott Woodruff
Reviewers Phone: 303-299-2943
Reviewers Email: clayton.woodruff@rtd-denver.com
Approval Status: Approved

Comments:

Reviewing Agency: Solid Waste Review Review Status: Approved - No Response

Status Date: 12/14/2022
Status: Approved - No Response
Comments:

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

Status Date: 12/14/2022
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2022-VACA-0000021 - 601 W 29th Alley Vacation
Reviewing Agency/Company: Public Service Company of Colorado dba Xcel Energy
Reviewers Name: Donna George
Reviewers Phone: 3035713306
Reviewers Email: donna.l.george@xcelenergy.com
Approval Status: Approved with conditions

Comments:

Please be aware Public Service Company of Colorado owns and operates an existing electric pedestal located within the alley proposed 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 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: Confirmation of Payment

Comment Report

601 W 29th Alley Vacation

04/07/2023

Master ID:	2022-PROJMSTR-0000488	Project Type:	ROW Vacation
Review ID:	2022-VACA-0000021	Review Phase:	
Location:	601 West 29th Avenue	Review End Date:	12/13/2022

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

Reviewers Name: Brianne White
Reviewers Email: Brianne.White@denvergov.org

Status Date: 04/03/2023
Status: Confirmation of Payment
Comments:

Status Date: 02/13/2023
Status: Confirmation of Payment
Comments:

Status Date: 12/14/2022
Status: Comments Compiled
Comments: