



APPLICATION EASEMENT RELINQUISHMENT

DOTI | Right-of-Way Services
Engineering and Regulatory Office
201 W. Colfax Avenue, Dept. 507
Denver, CO 80202 P: 720-865-3003
DOTI.ER@denvergov.org

Please complete this application to apply for an ordinance to relinquish easements held by the City in the Public Right of Way. Please reference [Rules and Regulations for Easement Relinquishments](#) for more details on the relinquishment process. Please type or print. If necessary attach additional sheets to fully answer any of the following sections. Submit the complete application electronically to: DOTI.ER@denvergov.org.

DATE: 12/20/2022

PROJECT NAME: 740 S UNIVERSITY BLVD

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:

2022-SDP-000264, 2022-SDP-000264, 2022-SDP-000264

ADDRESS (approx.) OF EASEMENT: 740 S UNIVERSITY BLVD

APPLICANT:

Name: KEVIN ROTH

Company (if applicable): ROTHLANG ENGINEERING GROUP, LLC. Title: ORDINANCE NUMBER 434

Address: 6855 S HAVANA ST SUITE 600, CENTENNIAL, CO 80112

Telephone number: 303-841-9365 Email address: KROTH@ROTHLANG.COM

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

Company: ALPINE INVESTMENTS

Owner Contact: CHURCHILL BUNN

Address: P.O. BOX 6582 DENVER, CO 80206

Telephone Number: 919-815-0517 Email address: _____

ORIGINAL HOLDING DOCUMENT THE EASEMENT IS HELD IN:

Title of document: ORDINANCE NUMBER 434

Clerk & Recorder Recordation Number: RECEPTION NUMBER 176850

Ordinance Number (if applicable): 1987-434

PORTION OF EASEMENT IF BEING RELINQUISHED:

Easement in
it's entirety

A portion of the easement
(as described in the legal description)





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APPLICATION EASEMENT RELINQUISHMENT

QUANTITY OF EASEMENTS TO BE RELINQUISHED: 1

Easement Groupings if submitting with multiple easements: _____

DESCRIBE THE CURRENT STATE OF THE EASEMENT(S):

In the space below, please describe what the easement was granted for, if it is a partial relinquishment or being relinquished in its entirety and any addition background information

The easements be and are hereby retained to protect the utilities in portion of the alley vacated which utilities include cable television lines, power lines, drainage facilities for water and sewage for the City and County of Denver, and telephone lines.

EXISTING UTILITIES:

If there are existing utilities in the easement, please explain how these utilities will be accommodated and whether they will be removed or relocated.

If there are no existing utilities in the easement to the best of your knowledge, please state NO Utilities or N/A

The existing 16-foot Utility Easement contains an existing terminal sanitary manhole, an existing sanitary main (183 feet of 8 inch Vitrified Clay Pipe), three existing service taps to lots owned by the developer, and a tap fitting to an existing grease trap on a lot owned by the developer. All of the existing sanitary main, service lines, and structures are to be removed from the easement per City and County of Denver criteria. A new terminal manhole will be installed on the existing sanitary main at the north end of the demolition limit across the zone lot line. The existing active users will be replaced by a single service from the sanitary main in the adjacent alley. No potential future users will be denied service due to this being a terminal portion of the main that only serves lots owned by the developer and the presence of a second sanitary main in the adjacent Public Alley.

EXPLANATION OF WHY THE EASEMENT RELINQUISHMENT IS BEING REQUESTED:

Please explain why the easement needs to be relinquished.

The 16 foot utility easement needs to be relinquished in order to avoid a buildover of the existing sanitary sewer main. The existing lots, structures, utilities, and easement are to be demolished and redeveloped into a single multi-use structure.

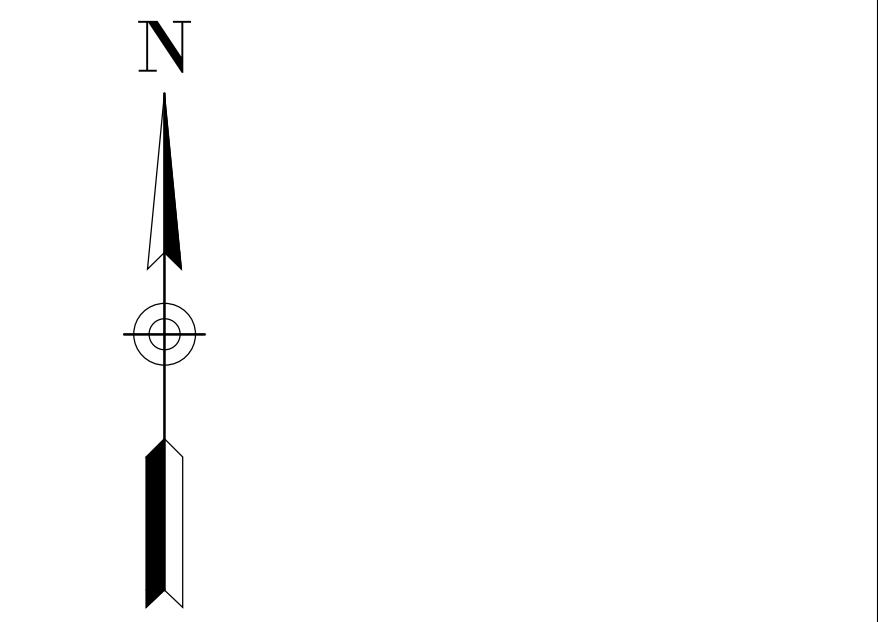
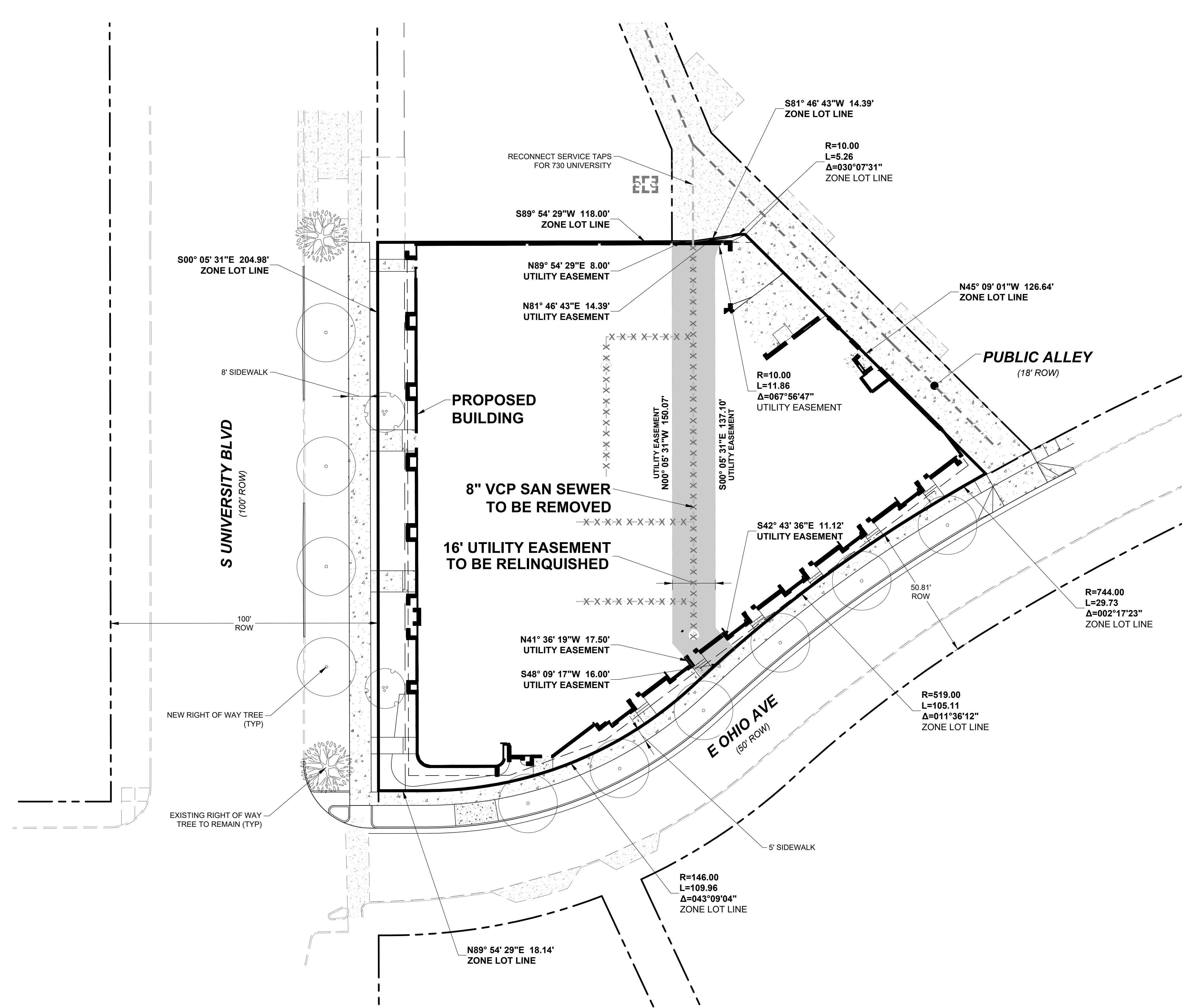
I/WE HEREBY CERTIFY THAT I/WE ARE THE OWNER(S) OF THE REAL PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION AND THAT THE FOREGOING INFORMATION ON THIS APPLICATION IS TRUE AND COMPLETE.

Kevin D. Cosgrove
(Owner/Vested Party Signature)

Digitally signed by Kevin D. Cosgrove
DN: C=US, E=kc@alpineinv.com, O=Alpine
Investments, CN=Kevin D. Cosgrove
Date: 2023.01.09 10:20:34-07'00'

01/09/2023
DATE



20 0 20
HORIZONTAL SCALE: 1' = 20'**LINETYPE LEGEND**

PROPOSED
PROPERTY BOUNDARY
RIGHT-OF-WAY LINE
SANITARY SEWER

EXISTING
— — — — —

HATCHING LEGEND

CONCRETE PAVING

DEMOLITION LEGEND:

X X X X X X X X
TO BE REMOVED
16 FOOT UTILITY
EASEMENT TO BE
RELINQUISHED

740 S UNIVERSITY BLVD
EASEMENT RELINQUISHMENT PLAN

PREPARED
FOR:

ISSUE DATE: 12/21/2022

DATE: / /

REVISIONS: / /

BY: / /

DESIGNED BY: CRM

DRAWN BY: CRM

JOB NUMBER: 210603

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET NUMBER:

1 OF 1

BY AUTHORITY

ORDINANCE NO. 434

SERIES OF 1987

COUNCIL BILL NO. 410

COMMITTEE OF REFERENCE:

PUBLIC WORKS

A B I L L

FOR AN ORDINANCE VACATING A CERTAIN PART OF THE SYSTEM OF THOROUGHFARES OF THE MUNICIPALITY, I.E., VACATING OF ALLEY LYING EASTERLY OF AND ADJOINING LOTS 5 TO 10 INCLUSIVE, BONNIE BRAE ANNEX, SUBJECT TO CERTAIN RESERVATIONS, BLOCK IS BOUNDED BY SOUTH UNIVERSITY BOULEVARD, BONNIE BRAE BOULEVARD AND OHIO AVENUE.

WHEREAS, the Manager of Public Works of the City and County of Denver has found and determined that the public use, convenience and necessity no longer require that certain portion of that certain alley in the system of thoroughfares of the municipality hereinafter described and, subject to approval by ordinance, has vacated the same with reservations as hereinafter set forth;

NOW, THEREFORE,

BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:

Section 1. That the action of the Manager of Public Works in vacating the following described alley in the City and County of Denver and State of Colorado, to wit:

The alley lying easterly of and adjoining Lots 5 to 10 Inclusive, Bonnie Brae Annex, and south of a line that extends from the northeast corner of said Lot 5 to the most northerly corner of Lot 11, Bonnie Brae Annex.

be and the same is hereby approved and the described portion of that certain alley is hereby vacated and declared vacated provided, however, said vacation shall be subject to the following conditions and reservations:

That easements be and are hereby retained to protect the utilities in portion of the alley vacated which utilities include cable television lines, power lines, drainage facilities for water and sewage of the City and County of Denver, and telephone lines.

PASSED By The Council

August 10

1987

Stephanie Poole

- President

APPROVED: Edwin Goss

- Mayor Aug 11

ATTEST: John D. Miller

- Clerk and Recorder,
Ex-Officio Clerk of the
City and County of Denver

PUBLISHED IN The Daily Journal, August 7, 1987 August 17, 1987

I have made the findings and determinations as set forth in the above and foregoing draft or form of a proposed Bill for an Ordinance, and subject to approval by Ordinance, have vacated and do hereby vacate the described portion of that certain alley, subject to certain reservations; and request the Council of the City and County of Denver to approve such vacation, subject to certain reservations, by the enactment of an appropriate ordinance. I approve said draft or form of a proposed Bill for an Ordinance and recommend the introduction and passage thereof.

PREPARED By: Robert M. Kelly, Ass't City Atty., 7/2/87

REVIEWED By: SPK - City Attorney 7/2 1987

SPONSORED By Council Member(s): _____



ORDINANCE NO. 434 Series 1987

Council Bill No. 410 Series 1987

ORDINANCE

Meeting Date 7/16 1987

Read by Title, referred to Committee
on PUBLIC WORKS PUBLIC WORKS

Committee report adopted ~~as is~~

Council Bill ordered published:

Meeting Date 8-4 1987

Council Bill passed/defeated by the City Council:

Meeting Date 8-10 1987

VETOED: 19

- Sustained
- Overruled
- No Action Taken

#00176850 08/27/87 10:05 AM REAL ESTATE RECORDS
F0250 FELICIA MUFTIC DENVER COUNTY CO RECORDER

MISC 1

.00

15 JUN 1987

COUNCIL RECORD



Comment Report

Department of Public Works
Engineering, Regulatory, & Analytics
201 W. Colfax Ave., Dept. 507
Denver, Colorado 80202-5304
(720) 865-3003
denver.pwera@denvergov.org

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740 S University Blvd

07/17/2025

Master ID: 2021-PROJMSTR-0000442

Project Type: ROW Relinquishment

Review ID: 2023-RELINQ-0000007

Review Phase:

Location: 740 S University Blvd.

Review End Date: 03/28/2023

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: Jason Clements

Reviewers Email: Jason.Clements@denvergov.org

Status Date: 03/09/2023

Status: Approved

Comments:

Reviewing Agency: City Forester Review

Review Status: Approved

Reviewers Name: Erin Hatch

Reviewers Email: Erin.Hatch@denvergov.org

Status Date: 03/28/2023

Status: Approved

Comments: Approved. No anticipated existing ROW impacts.

Reviewing Agency: Comcast Referral

Review Status: Approved - No Response

Status Date: 03/29/2023

Status: Approved - No Response

Comments:

Reviewing Agency: Denver Water Referral

Review Status: Approved

Status Date: 03/29/2023

Status: Approved

Comments: PWPRS Project Number: 2023-RELINQ-0000007 - 740 S University Blvd

Reviewing Agency/Company: Denver Water

Reviewers Name: Gina Begly

Reviewers Phone: 3036286219

Reviewers Email: gina.begly@denverwater.org

Approval Status: Approved

Comments:

Reviewing Agency: Survey Review

Review Status: Approved w/Conditions

Reviewers Name: Brian Pfohl

Reviewers Email: Brian.Pfohl@denvergov.org

Status Date: 03/28/2023

Status: Approved w/Conditions

Comments: Comments in project folder

Comment Report

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740 S University Blvd

07/17/2025

Master ID: 2021-PROJMSTR-0000442 **Project Type:** ROW Relinquishment
Review ID: 2023-RELINQ-0000007 **Review Phase:**
Location: 740 S University Blvd. **Review End Date:** 03/28/2023

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

Reviewing Agency: Case Manager Review/Finalize Review Status: Confirmation of Payment

Reviewers Name: Jessica Eusebio
Reviewers Email: Jessica.Eusebio@denvergov.org

Status Date: 09/01/2023
Status: Confirmation of Payment
Comments:

Status Date: 03/29/2023
Status: Comments Compiled
Comments:

Reviewing Agency: Denver Fire Department Review Review Status: Approved

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

Status Date: 03/23/2023
Status: Approved
Comments:

Reviewing Agency: Landmark Review Review Status: Approved

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

Status Date: 03/08/2023
Status: Approved
Comments:

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

Status Date: 03/29/2023
Status: Approved - No Response
Comments:

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

Status Date: 03/29/2023
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: 03/28/2023
Status: Approved
Comments:

Comment Report

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740 S University Blvd

07/17/2025

Master ID: 2021-PROJMSTR-0000442 **Project Type:** ROW Relinquishment
Review ID: 2023-RELINQ-0000007 **Review Phase:**
Location: 740 S University Blvd. **Review End Date:** 03/28/2023

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

Reviewing Agency: Construction Engineering Review Review Status: Approved - No Response

Reviewers Name: Michael Holm
Reviewers Email: Michael.Holm@denvergov.org

Status Date: 03/29/2023
Status: Approved - No Response
Comments:

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

Reviewers Name: Emily Gloeckner
Reviewers Email: Emily.Gloeckner@denvergov.org

Status Date: 03/29/2023
Status: Approved - No Response
Comments:

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

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

Status Date: 03/29/2023
Status: Approved - No Response
Comments:

Reviewing Agency: CenturyLink Referral Review Status: Approved

Status Date: 02/10/2025
Status: Approved
Comments: PWPRS Project Number: 2023-RELINQ-0000007 - 740 S University Blvd
Reviewing Agency/Company: Lumen/ CenturyLink
Reviewers Name: VeShon Sheridan
Reviewers Phone: 999-999-9999
Reviewers Email: veshon.sheridan@lumen.com
Approval Status: Approved

Comments:
P864621
Qwest Corporation d/b/a CENTURYLINK, QC ("CenturyLink") has reviewed the request for the subject vacation and rescinds the previous objection. The applicant has met the requested requirements.
It is the intent and understanding of CenturyLink that this vacation shall not reduce our rights to any other easements or rights we have on this site or in the area. This No objection response is submitted WITH THE STIPULATION that IF CenturyLink facilities are damaged within the easement area, the Applicant will bear the cost of repair of said facilities.

Status Date: 11/30/2023
Status: Denied
Comments: PWPRS Project Number: 2023-RELINQ-0000007 - 740 S University Blvd

Comment Report

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740 S University Blvd

07/17/2025

Master ID: 2021-PROJMSTR-0000442 **Project Type:** ROW Relinquishment
Review ID: 2023-RELINQ-0000007 **Review Phase:**
Location: 740 S University Blvd. **Review End Date:** 03/28/2023

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

Reviewing Agency/Company: Lumen/CenturyLink
Reviewers Name: VeShon Sheridan
Reviewers Phone: 804-234-6825
Reviewers Email: veshon.sheridan@lumen.com
Approval Status: Denied

Comments:

P846168 - Qwest Corporation d/b/a CENTURYLINK QC ("CenturyLink") has reviewed the request for the subject Vacation and has determined that in order to protect its facilities CenturyLink must deny the request at this time. To have the facilities within the easement relocated, please contact relocations@centurylink.com. To dedicate a private easement for the existing facilities, please contact nre.easement@lumen.com.

Status Date: 03/29/2023
Status: Approved - No Response
Comments:

Reviewing Agency: Xcel Referral	Review Status: Approved
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Status Date: 02/14/2025
Status: Approved
Comments: PWPRS Project Number: 2023-RELINQ-0000007 - 740 S University Blvd
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: 03/29/2023
Status: Denied
Comments: PWPRS Project Number: 2023-RELINQ-0000007 - 740 S University Blvd
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: Denied

Comments:

Please be aware PSCo has existing overhead electric distribution facilities within the easement area proposed to be relinquished. These facilities must be relocated prior to approval of the relinquishment by submitting an application via xcelenergy.com/InstallAndConnect.

Reviewing Agency: City Councilperson and Aides Referral	Review Status: Approved - No Response
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Status Date: 03/29/2023
Status: Approved - No Response
Comments:

Reviewing Agency: DS Project Coordinator Review	Review Status: Approved
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Comment Report

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740 S University Blvd

07/17/2025

Master ID: 2021-PROJMSTR-0000442 **Project Type:** ROW Relinquishment
Review ID: 2023-RELINQ-0000007 **Review Phase:**
Location: 740 S University Blvd. **Review End Date:** 03/28/2023

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

Reviewers Name: Olga Mikhailova
Reviewers Email: Olga.Mikhailova@denvergov.org

Status Date: 03/07/2023
Status: Approved
Comments:

Reviewing Agency: DES Transportation Review	Review Status: Approved
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Reviewers Name: Matthew Farmen
Reviewers Email: Matt.Farmen@denvergov.org

Status Date: 03/06/2023
Status: Approved
Comments:

Reviewing Agency: DES Wastewater Review	Review Status: Approved
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Reviewers Name: Chris Brinker
Reviewers Email: Christopher.Brinker@denvergov.org

Status Date: 07/17/2025
Status: Approved
Comments: PWPRS Project Number: 2023-RELINQ-0000007 - 740 S University Blvd
Reviewing Agency/Company: DOTI - DES Wastewater
Reviewers Name: Chris Brinker
Reviewers Phone: 7204450193
Reviewers Email: christopher.brinker@denvergov.org
Approval Status: Approved

Comments:
Reroute has been completed and accepted and cutoff has been completed.

Status Date: 02/19/2025
Status: Denied
Comments: PWPRS Project Number: 2023-RELINQ-0000007 - 740 S University Blvd
Reviewing Agency/Company: DOTI - DES Wastewater
Reviewers Name: Chris Brinker
Reviewers Phone: 7204450193
Reviewers Email: christopher.brinker@denvergov.org
Approval Status: Denied

Comments:
This cannot be approved before the sanitary line has been rerouted, as-built, and accepted. The current cutoff SUDP will also need to be completed.

Status Date: 03/29/2023
Status: Approved
Comments: PWPRS Project Number: 2023-RELINQ-0000007 - 740 S University Blvd
Reviewing Agency/Company: DOTI

Comment Report

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740 S University Blvd

07/17/2025

Master ID: 2021-PROJMSTR-0000442 **Project Type:** ROW Relinquishment
Review ID: 2023-RELINQ-0000007 **Review Phase:**
Location: 740 S University Blvd. **Review End Date:** 03/28/2023

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

Reviewers Name: Chris Brinker
Reviewers Phone: 7204450193
Reviewers Email: christopher.brinker@denvergov.org
Approval Status: Approved

Comments:

Status Date: 03/28/2023
Status: Approved - No Response
Comments:

Reviewing Agency: ERA Transportation Review	Review Status: Approved w/Conditions
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Reviewers Name: Kelsey Kijowski
Reviewers Email: Kelsey.Kijowski@denvergov.org

Status Date: 03/28/2023
Status: Approved w/Conditions
Comments: Please work with the DES Wastewater reviewer for requirements relating to the public sanitary main located within the easement reserved by ordinance 434, series 1987. The easement may not be relinquished until the public main has been abandoned or privatized – process/permits per DES Wastewater.

Reviewing Agency: ERA Wastewater Review	Review Status: Approved
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Reviewers Name: Mike Sasarak
Reviewers Email: Mike.Sasarak@denvergov.org

Status Date: 03/22/2023
Status: Approved
Comments:

Reviewing Agency: RTD Referral	Review Status: Approved
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Status Date: 03/29/2023
Status: Approved
Comments: PWPRS Project Number: 2023-RELINQ-0000007 - 740 S University Blvd
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:

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: CDOT Referral	Review Status: Approved
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Status Date: 03/29/2023

2023-RELINQ-0000007

Comment Report

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740 S University Blvd

07/17/2025

Master ID:	2021-PROJMSTR-0000442	Project Type:	ROW Relinquishment
Review ID:	2023-RELINQ-0000007	Review Phase:	
Location:	740 S University Blvd.	Review End Date:	03/28/2023

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

Status: Approved
Comments: PWPRS Project Number: 2023-RELINQ-0000007 - 740 S University Blvd
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: ROW - Supplemental Review	Review Status: Approved
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Reviewers Name: Darren Potucek
Reviewers Email: darren.potucek@denvergov.org

Status Date: 02/06/2025
Status: Approved
Comments: PWPRS Project Number: 2023-RELINQ-0000007 - 740 S University Blvd
Reviewing Agency/Company: Forestry
Reviewers Name: Darren Potucek
Reviewers Phone: 3163042366
Reviewers Email: darren.potucek@denvergov.org
Approval Status: Approved

Comments:
Status Date: 11/02/2023
Status: Denied
Comments: PWPRS Project Number: 2023-RELINQ-0000007 - 740 S University Blvd
Reviewing Agency/Company: City/County of Denver Parks and Rec
Reviewers Name: Darren Potucek
Reviewers Phone: 7209131547
Reviewers Email: DARREN.POTUCEK@DENVERGOV.ORG
Approval Status: Denied

Comments:
What is the status of site id 19104, is it being removed or protected?