



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

Easement Relinquishment Submittal Checklist

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

Easement Relinquishment submittal documents will include the following:

- Application (Page 2&3 of this document) - Must be signed by owner, or a vested party
- Original holding document of the easement - eg. Ordinance, PNEE, Subdivision plan, etc.:
 - Must include the Clerk and Recorder's Book and Page, and/or Recordation Number.
- A Legal Description and Exhibits are required if you are relinquishing a portion of the easement as held in the original document. The Legal Description and Exhibit of the easement(s) to be relinquished, must be prepared by a Professional Land Surveyor (PLS), 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 the easement proposed to be relinquished and hatch area**
 - Call out the location if new easement will be 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:

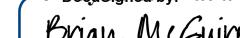
Must be paid immediately after project is logged in and a project number is provided by your Coordinator along with the project invoice.

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
 8AF539C6AB604F7...

2/6/24

Date





APPLICATION

EASEMENT RELINQUISHMENT

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Engineering and Regulatory Office
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Denver, CO 80202 P: 720-865-3003
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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: 12/12/23

PROJECT NAME: LOT 28

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-PROJMSTR-0000448, 2022-PROJMSTR-0000448, 2022-PROJMSTR-0000448

ADDRESS (approx.) OF EASEMENT: 2763 Blake Street

APPLICANT:

Name: Brian McGuire
Company (if applicable): Lagniappe Capital Partners Title: BOOK 3927 PAGE 516
Address: 3001 Brighton Blvd. Suite 703 Denver, CO 80215
Telephone number: 913.375.2755 Email address: brian@lagniappecp.com

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

Company: LOT 28 Owner
Owner Contact: _____
Address: _____
Telephone Number: _____ Email address: _____

ORIGINAL HOLDING DOCUMENT THE EASEMENT IS HELD IN:

Title of document: BOOK 3927 PAGE 516
Clerk & Recorder Recordation Number: No. 920879
Ordinance Number (if applicable): 54

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 easement was reserved in connection with the vacation of a portion of 28th Street for the purpose of constructing, maintaining, and removing sewers, water pipe, and appurtenances situated on the property at the time of the vacation, which occurred in 1926. As noted below, there are no improvements within the easements at this time.

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

No Utilities

EXPLANATION OF WHY THE EASEMENT RELINQUISHMENT IS BEING REQUESTED:

Please explain why the easement needs to be relinquished.

We were made aware of the need for this easement relinquishment over a vacated Depot Street by the City of Denver CCD surveyor.

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.

Documented by:

 Brian McGuire

(Owner/Vested Party Signature)

2/6/2024

DATE



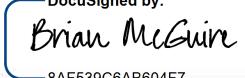
OWNER:

LOT 28 OWNER LLC,
a Delaware limited liability company

By: Lot 28 Venture LLC, a Delaware limited liability
company, its Member

By: LCP Lot 28 Manager LLC, a Delaware
limited liability company, its Manager

By: Lagniappe Capital Partners, LLC, a
Delaware limited liability company,
its Manager

DocuSigned by:
By: 

Brian McGuire, Manager

8AE539C6AB604E7

LOT 28

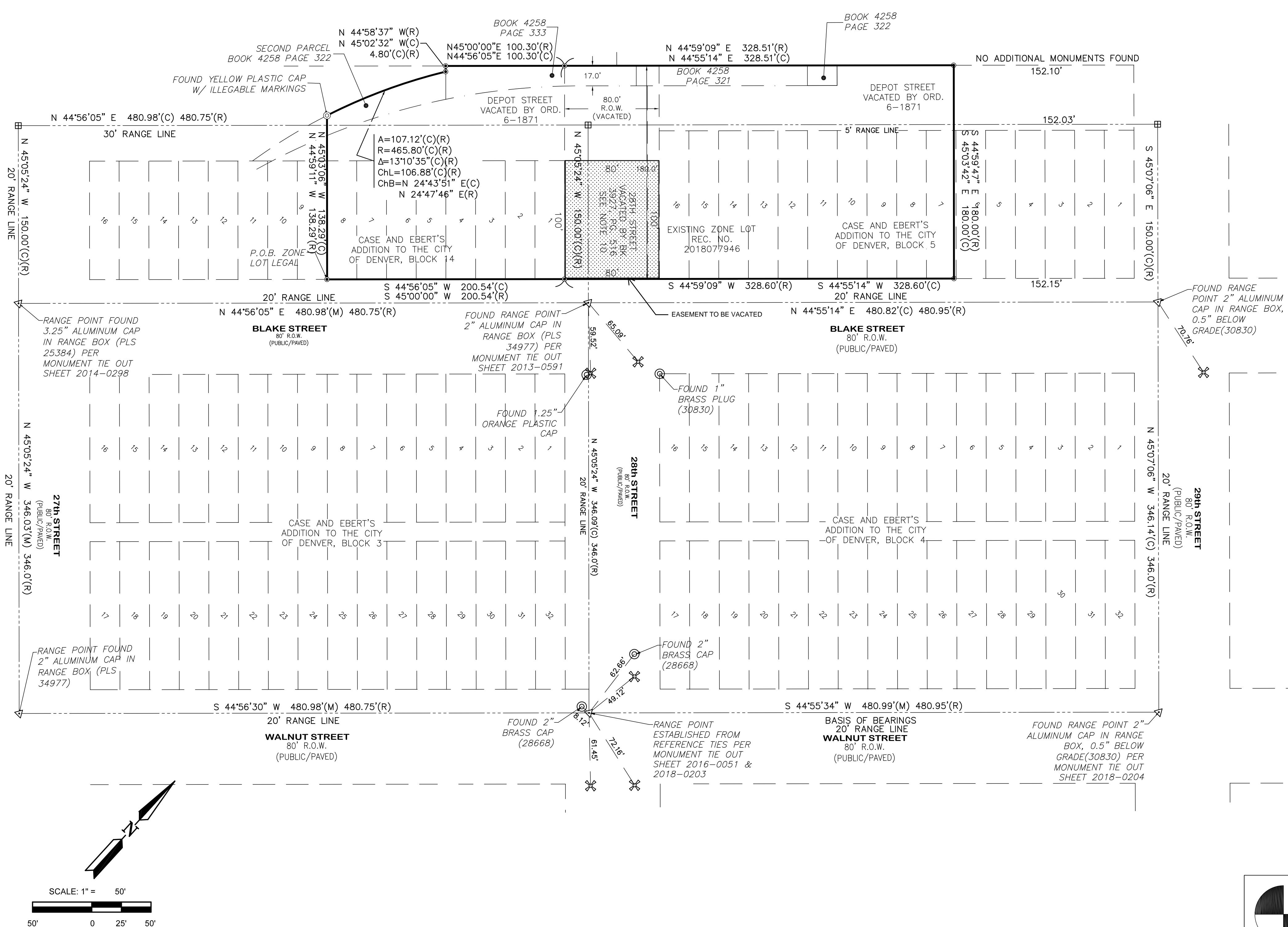
SITE DEVELOPMENT PLAN

LIST OF SYMBOLS AND ABBREVIATIONS

◎	SET NAIL AND BRASS TAG, OR NO. 5 REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 37929" TYPICAL, UNLESS NOTED OTHERWISE
△	RANGE POINT MONUMENT FOUND, AS NOTED
◊	RANGE POINT CALCULATED POSITION
✗	CHISELED CROSS MONUMENT FOUND
◎	MONUMENT FOUND, AS NOTED
(C)	CALCULATED
(R)	ZONE LOT DESCRIPTION - REC. NO. 2018077946
(M)	MEASURED
PC	PIN AND CAP
—	ZONE LOT BOUNDARY
—	SOUTHEASTERLY RAILROAD RIGHT-OF-WAY LINE
—	RANGE LINE
—	ADJACENT LOT OR PARCEL LINE
—	EXISTING RECORD EASEMENT LINE

ZONE LOT BOUNDARY (REC. NO. 2018077946)

SCALE 1" = 50'



ZONE LOT DESCRIPTION (REC. NO. 2018077946)

(THE FOLLOWING LEGAL DESCRIPTION WAS TAKEN FROM REC. NO. 2018077946 RECORDED AT THE OFFICE OF THE CLERK AND RECORDER FOR THE CITY AND COUNTY OF DENVER DATED AUGUST 25, 2018.)

A PARCEL OF LAND LOCATED IN PORTIONS OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO LOCATED AT: 2823 BLAKE ST & EXISTING 2743, 2763, AND 2813 BLAKE ST

ALSO,

ALL OF VACATED 28TH STREET BETWEEN BLOCK 5 AND BLOCK 14, CASE AND EBERT'S ADDITION TO THE CITY OF DENVER AND BETWEEN VACATED DEPOT STREET.

ALSO,

ALL OF LOTS 1 THROUGH 8, BLOCK 14, CASE AND EBERT'S ADDITION TO THE CITY OF DENVER, ALONG WITH ALL THAT PART OF VACATED DEPOT STREET LYING BETWEEN THE NORTHWESTERLY BOUNDARY LINES OF LOTS 1 THROUGH 8 IN SAID BLOCK 14 AND THAT PORTION OF THE SOUTHWESTERLY BOUNDARY LINE OF THE RIGHT OF WAY OF THE UNION PACIFIC RAILROAD COMPANY AS SAID BOUNDARY LINE IS DESCRIBED IN DEED RECORDED IN BOOK 4258 AT PAGE 322 ALSO BEING THE NORTHEASTERLY LINE OF BOOK 2067 AT PAGE 322 BEING NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF SAID LOT 8 EXTENDED.

BEING ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY MOST CORNER OF SAID LOT 8, BLOCK 14, CASE AND EBERT'S ADDITION TO THE CITY OF DENVER, THENCE N44°58'37" W ALONG THE SOUTHWESTERLY LINE OF SAID LOT 8 AND THE EXTENSION THEREOF AND NON-TANGENT TO THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 138.29 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 107.12 FEET, WITH A RADIUS OF 465.80 FEET, WITH A CHORD BEARING OF N24°47'46"E AND WITH A CHORD LENGTH OF 106.88 FEET; THENCE N44°58'37" W NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 4.80 FEET; THENCE N45°00'00"E ALONG THE NORTHEASTERLY LINE OF LAND DESCRIBED IN BOOK 4258 AT PAGE 333, A DISTANCE OF 100.30 FEET; THENCE N44°59'09"E ALONG THE NORTHWESTERLY LINE OF LANDS DESCRIBED IN BOOK 4258 AT PAGE 333 AND BOOK 4258 AT PAGE 327 AND BOOK 4258 AT PAGE 322 AND THE NORTHWESTERLY LINE OF VACATED DEPOT STREET BY ORDINANCE 6, OF SERIES 1871, A DISTANCE OF 328.51 FEET;

THENCE S44°59'47"E ALONG A LINE AND THE THE NORTHWESTERLY EXTENSION OF THIS LINE BEING 23.2 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF LOT 7, BLOCK 5, CASE AND EBERT'S ADDITION TO THE CITY AND COUNTY OF DENVER, A DISTANCE OF 180.00 FEET; THENCE S44°59'09" W ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK 5 AND ALONG THE SOUTHEASTERLY LINE OF VACATED 28TH AVENUE VACATED BY BOOK 3927 AT PAGE 516, A DISTANCE OF 328.60 FEET; THENCE S45°00'00" W ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK 14 TO THE SOUTHERLY MOST CORNER OF SAID LOT 8 OF SAID BLOCK 14, A DISTANCE OF 200.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.138 ACRES (93.130 SQ. FT., MORE OR LESS)

BASIS OF BEARINGS

SOUTH 44°55'34" WEST, 480.99' BEING THE ASSUMED BEARING OF THE 20 FOOT RANGE LINE IN WALNUT STREET BETWEEN 28TH STREET AND 29TH STREET, BEING A RANGE POINT ESTABLISHED FROM REFERENCE TIES PER MONUMENT TIE OUT SHEET 2013-0590 & 2018-0203 AT THE SOUTHWEST END AND A FOUND 2" ALUMINUM CAP IN RANGE BOX, 0.5" BELOW GRADE, DEFINED AND MEASURED BETWEEN THE MONUMENTS FOUND AND SHOWN HEREON.

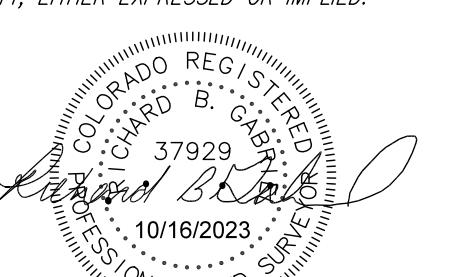
SURVEYOR'S NOTES

1. DATE OF FIELD WORK COMPLETION: JANUARY 25, 2023.
2. NOTICE: 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 CERTIFICATION SHOWN HEREON.
3. THIS IMPROVEMENT SURVEY PLAT, AND THE INFORMATION HEREON, MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSES BEYOND THAT FOR WHICH IT WAS INTENDED AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHICH IT IS CERTIFIED.
4. A TITLE COMMITMENT WAS NOT PROVIDED BY THE CLIENT, AND PER C.R.S. 38-51-106 (b) IF CLIENT DOES NOT WANT RIGHTS-OF-WAY AND EASEMENTS SHOWN BASED ON FURTHER RECORD RESEARCH BY THE LAND SURVEYOR OTHER THAN EASEMENTS AND RIGHTS-OF-WAY WHICH WERE DILIGENTLY DISCOVERED IN THE RECORDS OBTAINED BY THIS SURVEYOR.
5. THIS IMPROVEMENT SURVEY PLAT CONSISTS OF THREE (3) SHEETS, AND SHOULD NOT BE CONSIDERED COMPLETE UNLESS ALL SHEETS ARE INCLUDED AS A SET.
6. THE UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED FROM SURFACE EVIDENCE COLLECTED ON JANUARY 9, 2022. SAID UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE IN NATURE, FOR EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES, POT-Holing IS RECOMMENDED. THIS SURVEYOR HAS NOT PHYSICALLY OR ACTUALLY LOCATED ANY UNDERGROUND UTILITIES SHOWN HEREON. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMprise ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED ALTHOUGH DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. CALL THE UNDERGROUND UTILITY NOTIFICATION CENTER OF COLORADO, DIAL 811 OR 1-800-922-1987 FOR ALL LOCATE REQUESTS AT LEAST THREE BUSINESS DAYS PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
7. UNIT OF MEASUREMENT: INTERNATIONAL FOOT.
8. PROJECT BENCHMARK: BM 24C - BRASS CAP IN THE INTERSECTION OF BLAKE STREET AND 23RD STREET IN INLET. PUBLISHED NAVD 88 ELEVATION = 3204.74 U.S. SURVEY FEET
9. ALTA/NSPS LAND TITLE SURVEY PROVIDED BY CLIENT (NOT RECORDED) BY CBM SURVEY OF THESE PARCELS SHOWS NO MONUMENTATION FOUND OR SET EXCEPT RANGE POINTS.
10. BOOK 3927 PAGE 516 VACATING A PORTION OF DEPOT STREET RESERVES UNTO THE CITY AND COUNTY OF DENVER AT ALL TIMES, THE RIGHT TO CONSTRUCT, MAINTAIN, AND REMOVE SEWERS, WATER PIPE AND APPURTENANCES NOW SITUATED UPON SAID PROPERTY AND TO AUTHORIZE THE MAINTENANCE AND REMOVAL OF THE SAME THEREIN AND THEREFROM.

SURVEYOR'S CERTIFICATE

I, RICHARD B. GABRIEL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT ON JANUARY 25, 2023, A SURVEY WAS MADE OF THE ABOVE DESCRIBED PROPERTY UNDER MY DIRECT SUPERVISION, AND BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF IS IN ACCORDANCE WITH APPLICABLE STANDARDS AT PRACTICE DEFINED BY THE STATE OF COLORADO, AND THE CORNERS WERE SET AS SHOWN, HOLDING FOUND POINTS AND PLAT DISTANCES WHEREVER POSSIBLE AND UTILIZING CITY OF DENVER SURVEY INFORMATION FOR CONTROL. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE PARCEL ON THIS DATE, JANUARY 25, 2023, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES EXCEPT AS INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED. THIS STATEMENT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

RICHARD B. GABRIEL, P.L.S.
Colorado License No. 37929
For and on behalf of
Power Surveying Company, Inc.



Issued: 10.16.2023
SURVEY SHEET SHEET 3 OF 31

LOT 28

SITE DEVELOPMENT PLAN

LIST OF SYMBOLS AND ABBREVIATIONS

◎	SET NAIL AND BRASS TAG, OR NO. 5 REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 37929" TYPICAL, UNLESS NOTED OTHERWISE
▲	RANGE POINT MONUMENT FOUND, AS NOTED
◆	RANGE POINT CALCULATED POSITION
✖	CHISELED CROSS MONUMENT FOUND
◎	MONUMENT FOUND, AS NOTED
(C)	CALCULATED
(R)	CASE AND EBERT'S ADDITION TO THE CITY OF DENVER BOOK 1 PAGE 37 DATED APRIL 7, 1868
(M)	MEASURED
PC	PIN AND CAP
—	PROPERTY BOUNDARY PER TITLE
—	SOUTHEASTERLY RAILROAD RIGHT-OF-WAY LINE
—	RANGE LINE
—	ADJOINING LOT OR PARCEL LINE
—	EXISTING RECORD EASEMENT LINE

NOTES

TITLE COMMITMENT

A PARCEL OF LAND LYING WITHIN THE EAST HALF (E/2) OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO LOCATED AT: 2823 BLAKE ST & EXISTING 2743, 2763, AND 2813 BLAKE ST

THE FOLLOWING SCHEDULE B PART II ITEMS ARE TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT NO. NCS-1066335-LA2 HAVING AN EFFECTIVE DATE OF MAY 20, 2021 AT 5:00 P.M. ITEM NUMBERS 1-8 ARE NON-SURVEY RELATED ITEMS AND ARE NOT ADDRESSED HEREON.

9. ORDINANCE 54, SERIES 1926, FOR VACATING A PORTION OF TWENTY-EIGHT STREET BETWEEN BLOCKS FIVE AND FOURTEEN IN CASE AND EBERT'S ADDITION TO THE CITY AND COUNTY OF DENVER, RECORDED APRIL 5, 1926 IN BOOK 3927 AT PAGE 516. PLOTTED AND SHOWN HERON, SEE NOTE NO. 10

10. RIGHTS OF INGRESS, EGRESS AND REGRESS AS GRANTED TO UNION PACIFIC RAILROAD COMPANY IN DEEDS RECORDED DECEMBER 22, 1928 IN BOOK 4258 AT PAGE 333, DECEMBER 22, 1928 IN BOOK 4258 AT PAGE 327, AND DECEMBER 22, 1928 IN BOOK 4258 AT PAGE 322. PLOTTED AND SHOWN HERON.

11. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE PERMANENT NON-EXCLUSIVE EASEMENT RECORDED OCTOBER 2, 2017 AT RECEPTION NO. 2017129606. BLANKET IN NATURE, AFFECTS ENTIRE ZONE LOT AND PARCELS ONE, TWO AND THREE. SEE SHEETS 3 AND 4 SURVEY - NO PLOTTABLE CONDITIONS.

12. ORDINANCE 2018017 SERIES 2018, FOR ZONING CLASSIFICATION, RECORDED FEBRUARY 14, 2018 AT RECEPTION NO. 2018017393. AFFECTS SUBJECT PROPERTY, NO PLOTTABLE CONDITIONS.

13. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE APPLICATION TO AMEND THE BOUNDARIES OF A DESIGNATED ZONE LOT RECORDED AUGUST 25, 2018 AT RECEPION NO. 2018077946. PLOTTED AND SHOWN ON SHEET 3 - ZONE LOT.

14. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENT AS SET FORTH IN THE EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDED MARCH 19, 2013 AT RECEPTION NO. 2013038643 (AFFECTS PARCELS ONE AND TWO).

15. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENT AS SET FORTH IN THE NOTICE OF ENVIRONMENTAL USE RESTRICTIONS RECORDED JANUARY 21, 2021 AT RECEPTION NO. 2021011240. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE, NO PLOTTABLE CONDITIONS.

EXISTING LAND DESCRIPTION

(THE FOLLOWING LEGAL DESCRIPTION WAS TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT NO. NCS-1066335-LA2 HAVING AN EFFECTIVE DATE OF MAY 20, 2021 AT 5:00 P.M.)

2763 BLAKE STREET, DENVER CO.
PARCEL ONE:

LOTS 12 TO 16, BLOCK 5, CASE AND EBERT'S ADDITION TO THE CITY OF DENVER, ACCORDING TO THE RECORDED PLAT THEREOF; ALSO ALL THAT PART OF DEPOT STREET (NOW VACATED) LYING BETWEEN THE SOUTHEASTERLY BOUNDARY LINE OF THE RIGHT OF WAY OF THE UNION PACIFIC RAILROAD COMPANY, AS SAID BOUNDARY LINE IS DESCRIBED IN DEED RECORDED IN BOOK 4258, PAGE 321, OF THE RECORDS IN THE RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND THE NORTHWESTERLY BOUNDARY LINE OF SAID LOTS 12 TO 16; ALSO A PARCEL OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 16; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY BOUNDARY LINE OF 28TH STREET (NOW VACATED), AND ALONG SAID NORTHEASTERLY BOUNDARY LINE EXTENDED, A DISTANCE OF 163 FEET, MORE OR LESS, TO A POINT ON THE SOUTHEASTERLY BOUNDARY LINE OF THE UNION PACIFIC RAILROAD COMPANY RIGHT OF WAY AS DESCRIBED IN SAID DEED RECORDED IN BOOK 4258, PAGE 321;

THENCE SOUTHEASTERLY ALONG SAID SOUTHEASTERLY BOUNDARY LINE, A DISTANCE OF 10 FEET; THENCE SOUTHEASTERLY ON A LINE PARALLEL TO SAID EXTENDED NORTHEASTERLY BOUNDARY LINE OF 28TH STREET (NOW VACATED), AND TO SAID NORTHEASTERLY BOUNDARY LINE TO A POINT ON THE NORTHEASTERLY BOUNDARY LINE OF BLAKE STREET; THENCE NORTHEASTERLY ALONG SAID NORTHEASTERLY BOUNDARY LINE OF BLAKE STREET, A DISTANCE OF 10 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

LOTS 1 TO 8, BLOCK 14, CASE AND EBERT'S ADDITION TO THE CITY OF DENVER, ACCORDING TO THE RECORDED PLAT THEREOF; ALSO ALL THAT PART OF DEPOT STREET (NOW VACATED), LYING BETWEEN THE NORTHEASTERLY BOUNDARY LINE OF LOTS 1 TO 11 IN SAID BLOCK 14, AND THE SOUTHEASTERLY BOUNDARY LINE OF THE RIGHT OF WAY OF THE UNION PACIFIC RAILROAD COMPANY, AS SAID BOUNDARY LINE IS DESCRIBED IN DEEDS RECORDED IN BOOK 4258 AT PAGES 322 AND 333, RESPECTIVELY, OF THE RECORDS IN THE RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO; ALSO A PARCEL OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY BOUNDARY LINE OF BLAKE STREET, LOCATED 10 FEET SOUTHEASTERLY FROM THE MOST SOUTHERLY CORNER OF LOT 16, BLOCK 5, CASE AND EBERT'S ADDITION TO THE CITY OF DENVER, MEASURED ALONG SAID SOUTHWESTERLY BOUNDARY LINE;

THENCE NORTHWESTERLY ALONG A LINE 10 FEET SOUTHEASTERLY OF AND PARALLEL TO THE NORTHEASTERLY BOUNDARY LINE OF 28TH STREET (NOW VACATED), AND ALONG SAID LINE EXTENDED, A DISTANCE OF 163 FEET, MORE OR LESS, TO A POINT ON THE SOUTHEASTERLY BOUNDARY LINE OF THE RIGHT OF WAY OF THE UNION PACIFIC RAILROAD COMPANY, AS DESCRIBED IN DEED RECORDED IN BOOK 4258, PAGE 321 OF SAID RECORDS, WHICH POINT IS LOCATED 17 FEET SOUTHEASTERLY FROM AT RIGHT ANGLES TO THE NORTHEASTERLY BOUNDARY LINE OF DEPOT STREET (NOW VACATED);

THENCE SOUTHEASTERLY ALONG A LINE RUNNING 17 FEET SOUTHEASTERLY FROM AND PARALLEL TO SAID NORTHEASTERLY BOUNDARY LINE, TO THE POINT OF INTERSECTION OF SAID LINE WITH THE WESTERLY EXTENSION OF THE SOUTHWESTERLY BOUNDARY LINE OF 28TH STREET (NOW VACATED); THENCE SOUTHEASTERLY ALONG SAID WESTERLY EXTENSION AND ALONG THE SOUTHWESTERLY BOUNDARY LINE OF 28TH STREET TO THE NORTHEASTERLY BOUNDARY LINE OF BLAKE STREET AT THE MOST EASTERNLY CORNER OF LOT 1, BLOCK 14, CASE AND EBERT'S ADDITION TO THE CITY OF DENVER;

THENCE NORTHEASTERLY ALONG SAID NORTHEASTERLY BOUNDARY LINE OF BLAKE STREET TO THE POINT OF BEGINNING; ALL BEING LOCATED IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCELS ONE AND TWO COMBINED, CONTAIN $\pm 70,907$ SQ. FT. OR ± 1.628 ACRES, MORE OR LESS.

PARCEL THREE: 2823 BLAKE STREET, DENVER CO

THE SOUTH 23.2 FEET OF LOT 7, BLOCK 5, TOGETHER WITH ALL OF VACATED DEPOT STREET ADJACENT TO THE SOUTH 23.2 FEET; LOTS 8, 9 AND 10, BLOCK 5, TOGETHER WITH ALL OF VACATED DEPOT STREET ADJACENT TO SAID LOTS; AND LOT 11, BLOCK 5, TOGETHER WITH THE EASTERLY 38 FEET OF VACATED DEPOT STREET ADJACENT TO SAID LOT; CASE AND EBERT'S ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL THREE: CONTAINS: $\pm 22,223$ SQ. FT. OR ± 0.510 ACRES MORE OR LESS.

BASIS OF BEARINGS

SOUTH 44°55'34" WEST, 480.99', BEING THE ASSUMED BEARING OF THE 20 FOOT RANGE LINE IN WALNUT STREET BETWEEN 28TH STREET AND 29TH STREET, BEING A RANGE LINE ESTABLISHED FROM REFERENCE TIES PER MONUMENT TIE OUT SHEET 2013-0590 & 2018-0203 AT THE SOUTHWEST END AND A FOUND 2" ALUMINUM CAP IN RANGE BOX, 0.5" BELOW GRADE (30830) DEFINED AND MEASURED BETWEEN THE MONUMENTS FOUND AND SHOWN HEREON.

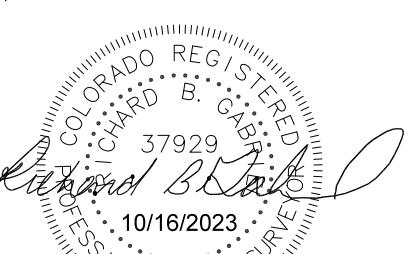
SURVEYOR'S NOTES

- DATE OF FIELD WORK COMPLETION: JANUARY 25, 2023.
- NOTICE: 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 CERTIFICATION SHOWN HEREON.
- THIS IMPROVEMENT SURVEY PLAT, AND THE INFORMATION HEREON, MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSES BEYOND THAT FOR WHICH IT WAS INTENDED AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHICH IT IS CERTIFIED.
- A TITLE COMMITMENT WAS NOT PROVIDED BY THE CLIENT, AND PER C.R.S. 38-51-106 (b) 1; CLIENT DOES NOT WANT RIGHTS-OF-WAY AND EASEMENTS SHOWN BASED ON FURTHER RECORD RESEARCH BY THE LAND SURVEYOR OTHER THAN EASEMENTS AND RIGHTS-OF-WAY WHICH WERE DILIGENTLY DISCOVERED IN THE RECORDS OBTAINED BY THIS SURVEYOR.
- THIS IMPROVEMENT SURVEY PLAT CONSISTS OF THREE (3) SHEETS, AND SHOULD NOT BE CONSIDERED COMPLETE UNLESS ALL SHEETS ARE INCLUDED AS A SET.
- THE UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED FROM SURFACE EVIDENCE COLLECTED ON JANUARY 9, 2022. SAID UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE IN NATURE. FOR EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES, POT-Holing IS RECOMMENDED. THIS SURVEYOR HAS NOT PHYSICALLY OR ACTUALLY LOCATED ANY UNDERGROUND UTILITIES SHOWN HEREON. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMprise ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED ALTHOUGH DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. CALL THE UNDERGROUND UTILITY NOTIFICATION CENTER OF COLORADO. DIAL 811 OR 1-800-922-1987 FOR ALL LOCATE REQUESTS AT LEAST THREE BUSINESS DAYS PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
- UNIT OF MEASUREMENT: INTERNATIONAL FOOT.
- PROJECT BENCHMARK: BM 24C - BRASS CAP IN THE INTERSECTION OF BLAKE STREET AND 23RD STREET IN INLET. PUBLISHED NAVD 88 ELEVATION = 5204.74 U.S. SURVEY FEET.
- ALTA/NSPS LAND TITLE SURVEY PROVIDED BY CLIENT (NOT RECORDED) BY CBM SURVEY OF THESE PARCELS SHOWS NO MONUMENTATION FOUND OR SET EXCEPTING RANGE POINTS.
- BOOK 3927 PAGE 516 VACATING A PORTION OF DEPOT STREET RESERVES UNTO THE CITY AND COUNTY OF DENVER AT ALL TIMES. THE RIGHT TO CONSTRUCT, MAINTAIN, AND REMOVE SEWERS, WATER PIPE AND APPURTENANCES NOW SITUATED UPON SAID PROPERTY AND TO AUTHORIZE THE MAINTENANCE AND REMOVAL OF THE SAME THEREIN AND THEREFROM.

SURVEYOR'S CERTIFICATE

I, RICHARD B. GABRIEL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT ON JANUARY 25, 2023, A SURVEY WAS MADE OF THE ABOVE DESCRIBED PROPERTY UNDER MY DIRECT SUPERVISION, AND BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF IS IN ACCORDANCE WITH APPLICABLE STANDARDS AT PRACTICE DEFINED BY THE STATE OF COLORADO, AND THE CORNERS WERE SET AS SHOWN, HOLDING FOUND POINTS AND PLAT DISTANCES WHEREVER POSSIBLE AND UTILIZING CITY OF DENVER SURVEY INFORMATION FOR CONTROL. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE PARCEL ON THIS DATE, JANUARY 25, 2023, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES EXCEPT AS INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED. THIS STATEMENT IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

RICHARD B. GABRIEL, P.L.S.
Colorado License No. 37929
For and on behalf of
Power Surveying Company, Inc.



10/16/2023



SURVEY SHEET

SHEET 4 OF 31

LOT 28

SITE DEVELOPMENT PLAN

SEE SHEET 6 FOR DESIGN DETAILS 2823 BLAKE (PARCEL A)

A PARCEL OF LAND LYING WITHIN THE EAST HALF (E/2) OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO LOCATED AT: 2823 BLAKE ST & EXISTING 2743, 2763, AND 2813 BLAKE ST

LIST OF SYMBOLS AND ABBREVIATIONS (CONT.)

Legend:

- FO EXISTING FIBEROPTIC LINE
- X EXISTING CHAIN LINK FENCE LINE
- EXISTING WROUGHT IRON FENCE LINE
- EXISTING RECORD EASEMENT LINE
- ADJOINING LOT OR PARCEL LINE
- RANGE LINE
- PROPERTY LINE
- CONCRETE
- ASPHALT

OWNER: DENVER METROPOLITAN MAJOR LEAGUE BASEBALL STADIUM DISTRICT SCHEDULE #:0227500105000

BLOCK RETINING WALL

4" E 204.99' X FENCE LIES 1.1' NWLY OF PL N 44°55'14" E 123.52' (NOT A PART)

FIRST PARCEL BOOK 4258 PAGE 322 LOW WALL LANDSCAPE CONC SLAB CONC SPILLWAY

0.1' FENCE LIES 0.3' NE'LY OF PL

N 44°55'14" E 480.75'(C) 480.95'(R) 5' RANGE LINE

OWNER: LOT 28 OWNER LLC SCHEDULE #:0227516012000

PARCEL A ±22,223 SQ. FT

12 11 10 9 8 7 6 5 4 3 2 1

S 45°06'02" W 180.00' 8' CONG. WALK

ADDRESS: ADDITION TO THE CITY OF EBERT'S BLOCK #2823 BLAKE STREET (NOT POSTED)

BLOCK WALL

P.O.B. PARCEL A P.O.B. PARCEL B

N 44°55'14" E 123.40' 123.40' 8.0' PL-FOW 8.2' FOW-FL PLANTER

20' RANGE LINE N 44°55'14" E 480.82'(C) 480.95'(R) BLAKE STREET (80' R.O.W./PUBLIC/PAVED)

OHU OHU OHU

48.5' FL-FL

(MH) FIBER MANHOLE(AT&T)

PLANTER PLANTER PLANTER PLANTER

ST ST GAS E

MISC. SIGN AND/OR POST

CONCRETE BOLLARD

SANITARY SEWER MANHOLE

TREE OR BUSH

EXISTING WATER LINE

EXISTING SANITARY SEWER LINE

EXISTING STORM DRAIN LINE

EXISTING GAS LINE

EXISTING ELECTRIC LINE

EXISTING OVERHEAD UTILITY LINE

RR RIP RAP

FL FLOW LINE

FOW FACE OF WALK

PL BOUNDARY LINE

SCALE: 1" = 20'

0 10' 20'

Issued:

POWER Surveying Company, Inc. TM
Established 1948
6911 BROADWAY
DENVER, COLORADO 80216
TEL. 303-732-1217
FAX. 303-732-1645
WWW.POWERSURVEYING.COM

SHEET 5 OF 31

PROPOSED LAND DESCRIPTIONS

(CREATED BY THIS OFFICE)

VIEW PARCEL 4: 2827 BLAKE STREET

1 PARCEL OF LAND LOCATED IN A PORTION OF THE EAST ONE-HALF OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 8 THROUGH 11 AND THE SOUTH 23.2 FEET OF LOT 7, BLOCK 5, CASE AND
BERT'S ADDITION TO THE CITY OF DENVER TOGETHER WITH ALL OF VACATED DEPOT
STREET ADJACENT TO SAID LOTS 8 THROUGH 11 AND THE SOUTH 23.2 FEET OF SAID
LOT 7.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY MOST CORNER OF SAID LOT 11, BLOCK 5, CASE AND BERT'S ADDITION TO THE CITY OF DENVER,
THENCE NORTH 45°06'02" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 11, BLOCK 5 AND THE EXTENSION THERE OF, A DISTANCE OF 180.00 FEET TO A POINT ON THE NORTHWESTERLY LINE OF VACATED DEPOT STREET BY ORDINANCE 6, OF SERIES

871;
THENCE NORTH 44°55'14" EAST, ALONG THE NORTHWESTERLY LINE OF VACATED DEPOT
STREET BY ORDINANCE 6, OF SERIES 1871, A DISTANCE OF 123.52 FEET;
THENCE SOUTH 45°03'42" EAST, ALONG THE EXTENSION OF THE NORTHEASTERLY LINE
OF SAID SOUTH 23.2 FEET OF SAID LOT 7, SOUTHWESTERLY OF AND PARALLEL WITH
THE NORTHEASTERLY LINE OF SAID LOT 7, A DISTANCE OF 180.00 FEET TO A POINT

ON THE EASTERLY LINE OF SAID LOT 7;
THENCE SOUTH 44°55'14" WEST, ALONG THE EASTERLY LINE OF SAID LOTS 7, 8, 9, 10,
& 11, A DISTANCE OF 123.40 FEET TO SAID SOUTHERLY MOST CORNER OF SAID LOT
11, BLOCK 5 AND THE POINT OF BEGINNING.

CONTAINS: $\pm 22,223$ SQ. FT. OR ± 0.510 ACRES MORE OR LESS

NEW PARCEL B: 2763 BLAKE STREET

A PARCEL OF LAND LOCATED IN A PORTION OF THE EAST ONE-HALF OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 12 THROUGH 16, BLOCK 5, CASE AND EBERT'S ADDITION TO THE CITY OF DENVER. TOGETHER WITH ALL OF VACATED DEPOT STREET ADJACENT TO SAID LOTS 12 THROUGH 16, BLOCK 5.

ALSO,
ALL OF VACATED 28TH STREET BETWEEN BLOCK 5 AND BLOCK 14,
CASE AND EBERT'S ADDITION TO THE CITY OF DENVER AND

BE/WEEN VACATED DEPOT STREET PER BOOK 5927, PAGE 516.
ALSO,

ALL OF LOTS 1 THROUGH 8, BLOCK 14, CASE AND EBERT'S ADDITION TO THE COUNTY OF DENVER, ALONG WITH ALL THAT PART OF VACATED DEPOT STREET LYING BETWEEN THE NORTHWESTERLY BOUNDARY LINES OF LOTS 1 THROUGH 8 IN SAID BLOCK 14 AND THAT PORTION OF THE SOUTHWESTERLY BOUNDARY LINE OF THE RIGHT OF WAY OF THE UNION PACIFIC RAILROAD COMPANY AS SAME BOUNDARY LINE IS DESCRIBED IN DEED RECORDED IN BOOK 4258 AT PAGE 322 ALSO BEING THE NORTHEASTERLY LINE OF BOOK 2067 AT PAGE 322 BEING NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF SAID LOT 8 EXTENDED.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY MOST CORNER OF SAID LOT 12, BLOCK 5, CASE AND EBERT'S ADDITION TO THE CITY OF DENVER, THENCE SOUTH 44°55'14" WEST, ALONG THE SOUTHEASTERLY LINE OF LOTS 12 THROUGH 16 AND ALONG THE SOUTHEASTERLY LINE OF LOTS 17 AND 18, VACATED 28TH AVENUE VACATED BY BOOK 3927 AT PAGE 516, A DISTANCE OF 205.20 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1, BLOCK 14; THENCE SOUTH 44°56'05" WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOTS 1 THROUGH 8, BLOCK 14 TO THE SOUTHERLY MOST CORNER OF SAID LOT 8, BLOCK 14, A DISTANCE OF 200.54 FEET;

CONTAINS: ±10,907 SQ. FT. OR ±1.628 ACRES MORE OR LESS.

LIST OF SYMBOLS AND ABBREVIATIONS

Issued: 10.14.2014

LIST OF SYMBOLS AND ABBREVIATIONS

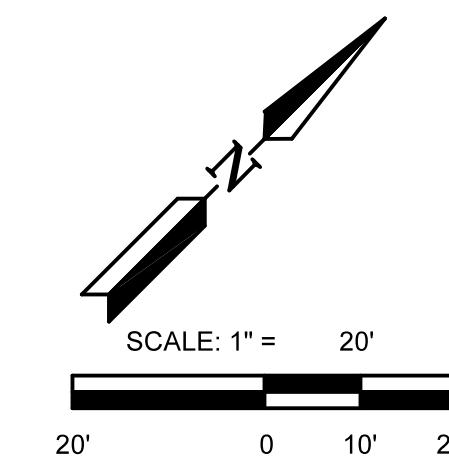
- SET NAIL AND BRASS TAG, OR NO. 5 REBAR
WITH YELLOW PLASTIC CAP STAMPED
"PLS 37929" TYPICAL, UNLESS NOTED OTHERWISE
- △ RANGE POINT MONUMENT FOUND, AS NOTED
- ❖ RANGE POINT CALCULATED POSITION
- ✖ CHISELED CROSS MONUMENT FOUND
- ◎ MONUMENT FOUND, AS NOTED
- (C) CALCULATED
- (R) RECORD - MAP OF THE THIRD SECTION OF THE
SECOND DIVISION OF THE SURVEY OF DENVER
- (M) MEASURED
- ☒ IRRIGATION CONTROL BOX
- FH FIRE HYDRANT

☒ ^{vv}	WATER VALVE	FO	FIBER OPTIC BOX
WM	WATER METER	●	GAS VALVE
□		▼	GAS METER
ST	STORM DRAIN MANHOLE	♿	WHEELCHAIR ACCESSIBLE S
SS	SANITARY SEWER MANHOLE	—	MISC. SIGN AND/OR POST
MH	MISCELLANEOUS MANHOLE	B	CONCRETE BOLLARD
○ ^{CO}	SANITARY SEWER CLEANOUT	 4"	TREE OR BUSH
★	AREA LIGHT OR STREETLIGHT	 10"	
○	POWER POLE	RR	RIP RAP
E	ELECTRIC BOX	FL	FLOW LINE
⊕	ELECTRIC METER	FOW	FACE OF WALK
		PL	BOUNDARY LINE

LOT 28

SITE DEVELOPMENT PLAN

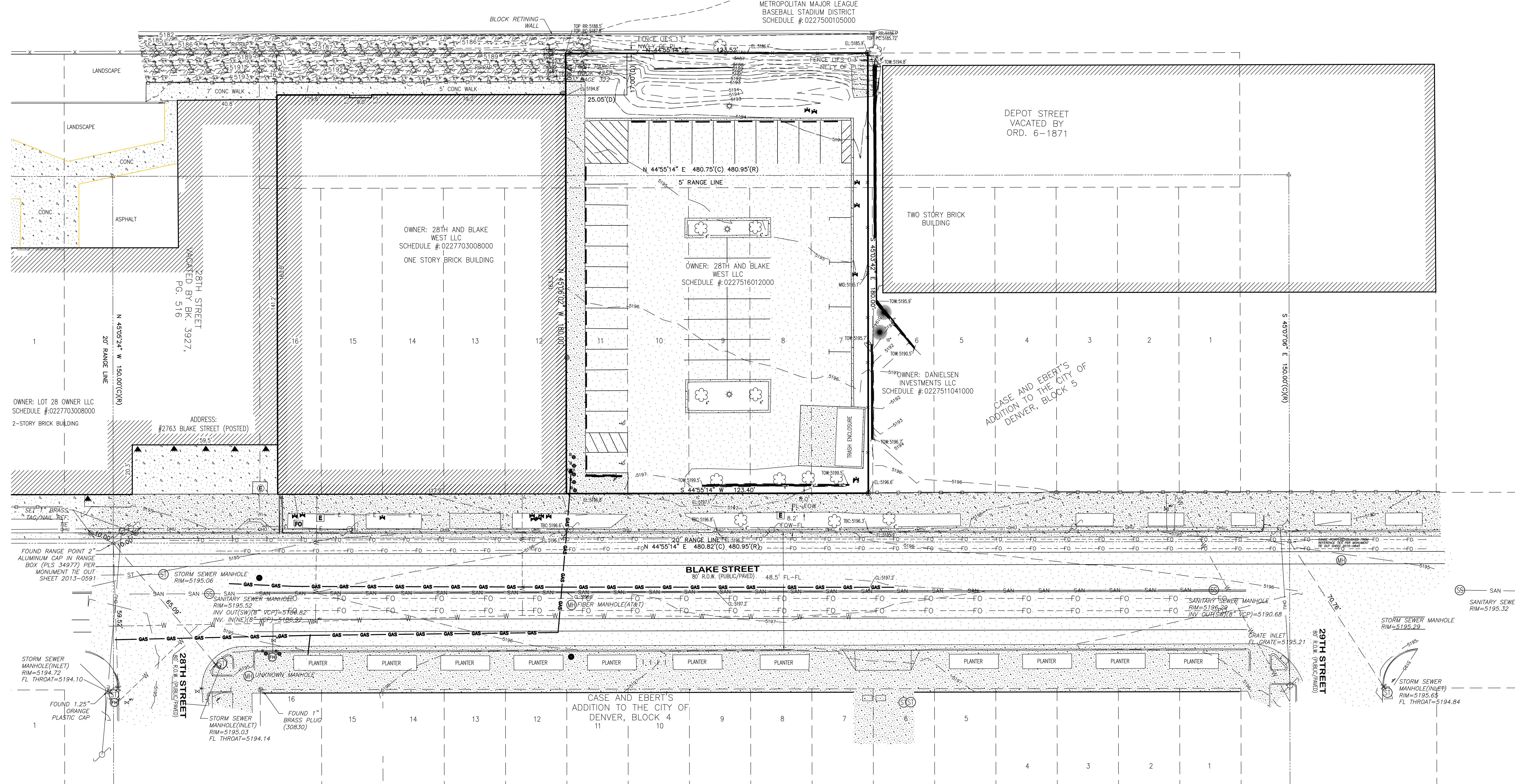
A PARCEL OF LAND LYING WITHIN THE EAST HALF (E/2) OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO LOCATED AT: 2823 BLAKE ST & EXISTING 2743, 2763, AND 2813 BLAKE ST



A horizontal scale bar with tick marks at 20', 0, 10', and 20'.

LINE TYPE AND HATCH TYPE

— — — W	— — — W	— — — W	—	EXISTING WATER LINE
	SAN			EXISTING SANITARY SEWER LINE
— ST	— ST	— ST	— ST	EXISTING STORM DRAIN LINE
GAS	GAS	GAS	GAS	EXISTING GAS LINE
— E	— E	— E	— E	EXISTING ELECTRIC LINE
	OHU			EXISTING OVERHEAD UTILITY LINE
— X	— X	— X	—	EXISTING CHAIN LINK FENCE LINE
— □	— □	— □	— □	EXISTING WROUGHT IRON FENCE LINE
— — — — —	— — — — —	— — — — —	—	EXISTING RECORD EASEMENT LINE
— — — — —	— — — — —	— — — — —	—	ADJOINING LOT OR PARCEL LINE
— — — — —	— — — — —	— — — — —	—	PUBLIC LANDS SURVEY SECTION LINE
— — — — —	— — — — —	— — — — —	—	PROPERTY LINE



BY AUTHORITY.

ORDINANCE NO. 54, SERIES OF 1926.
COUNCILMAN'S BILL NO. 62. INTRODUCED BY COUNCILMAN
THOS F. DOW.

A BILL
FOR AN ORDINANCE ABOLISHING
AND VACATING A PORTION OF
EBERTY-BERGER STREET, BEING
TWEEN BLOCKS FIVE AND
FOURTEEN IN CASE AND
EBERT'S ADDITION TO THE CITY
AND COUNTY OF DENVER, THE CITY AND
COUNTY OF DENVER.

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

Section 1. That that portion of
Twenty-eighth Street, in Case and
Ebert's Addition to the City of Den-
ver, City and County of Denver,
State of Colorado, described as fol-
lows, to-wit:

Commencing at the southerly
corner of Case and Ebert's Addi-
tion to the City of Denver; thence
northwesterly along the north-
westerly line of Twenty-eighth Street
one hundred (100) feet; thence southwesterly
and parallel to Blake Street
eighty (80) feet to the north-
westerly line of Twenty-eighth
Street; thence southeasterly along
the southwesterly line of Twenty-
eighth Street one hundred

(100) feet to the northwesterly
line of Blake Street; thence
northeasterly along the north-
westerly line of Blake Street
eighty (80) feet to the point of
beginning.

Section 2. In the opinion of the
Council this ordinance is necessary
for the immediate preservation of the
public health and public safety and
shall be in full force and effect im-
mediately after its passage and final
printing.

Passed by the Council and signed by
its president this 29th day of March,

A. D. 1926.

CHARLES W. RISLEY, President.

Signed and approved by me this

30th day of March, A. D. 1926.

BENJ. F. STAPLETON, Mayor.

Attest to the corporate

seal of the City and County of Denver.

(Seal.) WILLIAM S. LAIL.

Clerk and Recorder, Ex officio Clerk

of the City and County of Denver.

W. P. PECK, Deputy Clerk.

Published in The Denver Times.

First publication March 25, 1926.

Last publication March 31, 1926.

STATE OF COLORADO (SS.
CITY AND COUNTY OF DENVER)

I, William S. Lail, Clerk and Recorder, Ex-officio Clerk
of the City and County of Denver, do hereby certify that the
above and foregoing is a full, true and correct copy of
Ordinance No. 54, Series of 1926, signed and approved by the
Mayor on the 30th day of March, A.D. 1926.

Given under my hand and corporate seal of the City and
County of Denver, this 3d day of April, A.D. 1926.



William S. Lail
Clerk and Recorder, Ex-
officio Clerk of the
City and County of Denver.

By-

W. S. Reck
Deputy Clerk.

BY AUTHORITY.

ORDINANCE NO. 54, SERIES OF 1926.
COUNCILMAN'S BILL NO. 62: INTRODUCED BY COUNCILMAN
THOS. F. DOLAN.

A BILL
FOR AN ORDINANCE ABOLISHING
AND VACATING A PORTION OF
CASE AND EBERT'S STREET
BETWEEN BLOCKS FIVE AND
FOURTEEN IN CASE AND
EBERT'S ADDITION TO THE CITY
OF DENVER, IN THE CITY AND
COUNTY OF DENVER.

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

Section 1. That that portion of
Twenty-eighth Street, in Case and
Ebert's Addition to the City of Den-
ver, in the City and County of Denver,
State of Colorado, described as fol-
lows, to-wit:

Commencing at the southerly
corner of lot sixteen, block
five, (6) Case and Ebert's Addi-
tion to the City of Denver; thence
northwesterly along the north-
westerly boundary line of Twenty-
eighth Street one hundred
(100) feet; thence southwesterly
and parallel to Blake Street
eighty-five feet to the south-
westerly line of Twenty-eighth
Street; thence southeasterly along
the southwesterly line of Twenty-
eighth Street one hundred

(100) feet to the northwesterly
line of Blake Street; thence
northeasterly along the north-
westerly line of Blake Street
eighty-(80) feet to the point of
beginning.

be and hereby is vacated and abol-
ished, reserving to the City and County
of Denver at all times the right to
construct, maintain and reconstruct
roads, water pipe, and appurtenances
now situated upon said property, and
to authorize the maintenance and re-
moval of the same therein and there-
from.

Section 2. In the opinion of the
Council this ordinance is necessary
for the immediate preservation of the
public health and public safety and
shall be in full force and effect im-
mediately after its passage and final
publication.

Passed by the Council and signed by
its president this 29th day of March,
A. D. 1926.

CHARLES W. RISLEY, President.

Signed and approved by me this

30th day of March, A. D. 1926.

BENJ. F. STAPLETON, Mayor.

Attested to me on the corporate

seal of the City and County of Denver.

(Seal.) WILLIAM S. LAIL,

Clerk and Recorder, Ex Officio Clerk

of the City and County of Denver.

By W. PECK, Deputy Clerk.

Published in The Denver Times.

First publication March 25, 1926.

Last publication March 31, 1926.

STATE OF COLORADO
CITY AND COUNTY OF DENVER)
SS.

I, William S. Lail, Clerk and Recorder, Ex-officio Clerk
of the City and County of Denver, do hereby certify that the
above and foregoing is a full, true and correct copy of
Ordinance No. 54, Series of 1926, signed and approved by the
Mayor on the 30th day of March, A.D. 1926.

Given under my hand and corporate seal of the City and
County of Denver, this 3d day of April, A.D. 1926.



William S. Lail
Clerk and Recorder, Ex-
officio Clerk of the
City and County of Denver.

By-

W. S. Reck
Deputy Clerk.



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

Page 1 of 6

2763 Blake Street

11/14/2024

Master ID: 2022-PROJMSTR-0000448 **Project Type:** ROW Relinquishment
Review ID: 2024-RELINQ-0000002 **Review Phase:**
Location: 2763 Blake Street **Review End Date:** 03/01/2024

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 w/Conditions

Reviewers Name: Kathryn Spritzer
Reviewers Email: Kathryn.Spritzer@denvergov.org

Status Date: 06/20/2024
Status: Approved w/Conditions
Comments: Approved with condition that Wastewater also approves.

Reviewing Agency: City Forester Review Review Status: Approved

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

Status Date: 06/27/2024
Status: Approved
Comments: Approved. No expected PRW conflict.

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

Status Date: 07/15/2024
Status: Approved - No Response
Comments:

Reviewing Agency: Denver Water Referral Review Status: Approved

Status Date: 07/15/2024
Status: Approved
Comments: PWPRS Project Number: 2024-RELINQ-0000002 - 2763 Blake Street
Reviewing Agency/Company: Denver Water
Reviewers Name: Gina Begly
Reviewers Phone: 303-628-6219
Reviewers Email: gina.begly@denverwater.org
Approval Status: Approved

Comments:

Reviewing Agency: Survey Review Review Status: Not Required

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

Status Date: 06/26/2024
Status: Not Required
Comments: Submitted Ordinance and Site Plan are accurate. Since this is a relinquishment in its entirety, per MPlate,

Comment Report

Page 2 of 6

2763 Blake Street

11/14/2024

Master ID: 2022-PROJMSTR-0000448 **Project Type:** ROW Relinquishment
Review ID: 2024-RELINQ-0000002 **Review Phase:**
Location: 2763 Blake Street **Review End Date:** 03/01/2024

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

description/illustration exhibit is not required and MPlate will provide language on the Ordinance referring to the original Vacation - Reservations.

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

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

Status Date: 09/04/2024

Status: Approved

Comments:

Status Date: 08/02/2024

Status: Confirmation of Payment

Comments:

Status Date: 07/31/2024

Status: Confirmation of Payment

Comments:

Status Date: 07/15/2024

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: 06/24/2024

Status: Approved

Comments:

Reviewing Agency: Landmark Review

Review Status: Approved - No Response

Reviewers Name:

Reviewers Email:

Status Date: 06/20/2024

Status: Approved - No Response

Comments:

Reviewing Agency: Metro Wastewater Referral

Review Status: Approved - No Response

Status Date: 07/15/2024

Status: Approved - No Response

Comments:

Reviewing Agency: Office of Emergency Management Referral

Review Status: Approved - No Response

Status Date: 07/15/2024

Status: Approved - No Response

Comment Report

Page 3 of 6

2763 Blake Street

11/14/2024

Master ID: 2022-PROJMSTR-0000448 **Project Type:** ROW Relinquishment
Review ID: 2024-RELINQ-0000002 **Review Phase:**
Location: 2763 Blake Street **Review End Date:** 03/01/2024

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

Comments:

Reviewing Agency: Parks and Recreation Review Review Status: Approved

Reviewers Name: Emily McKee
Reviewers Email: Emily.Mckee@denvergov.org

Status Date: 06/24/2024
Status: Approved

Comments:

Reviewing Agency: Construction Engineering Review Review Status: Approved

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

Status Date: 06/23/2024
Status: Approved

Comments:

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

Reviewers Name:
Reviewers Email:

Status Date: 07/15/2024
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: 07/15/2024
Status: Approved - No Response
Comments:

Reviewing Agency: CenturyLink Referral Review Status: Approved

Status Date: 11/14/2024
Status: Approved
Comments: PWPRS Project Number: 2024-RELINQ-0000002 - 2763 Blake Street
Reviewing Agency/Company: Lumen/CentyrLink
Reviewers Name: VeShon Sheridan
Reviewers Phone: 804-234-6825
Reviewers Email: veshon.sheridan@lumen.com
Approval Status: Approved

Comments:

Comment Report

Page 4 of 6

2763 Blake Street

11/14/2024

Master ID: 2022-PROJMSTR-0000448 **Project Type:** ROW Relinquishment
Review ID: 2024-RELINQ-0000002 **Review Phase:**
Location: 2763 Blake Street **Review End Date:** 03/01/2024

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

P863467

Upon further review, the previous objection to the relinquishment is being rescinded.
to any other existing 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 found and/or damaged within the area as described, the Applicant will bear the cost of relocation (relocations@centurylink.com) and/or repair of said facilities.

Status Date: 09/13/2024
Status: Denied
Comments: PWPRS Project Number: 2024-RELINQ-0000002 - 2763 Blake Street
Reviewing Agency/Company: Lumen/CenturyLink
Reviewers Name: VeShon Sheridan
Reviewers Phone: 804-234-6825
Reviewers Email: veshon.sheridan@lumen.com
Approval Status: Denied

Comments:

P862391

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. There is an underground line within the alley

If you would like to discuss possible alternative resolutions to this Vacate please contact nre.easement@lumen.com, or relocations@centurylink.com.

Attachment: P862391_Facility Location - CTL.pdf

Status Date: 07/15/2024
Status: Approved - No Response
Comments:

Reviewing Agency: Xcel Referral Review Status: Approved

Status Date: 07/15/2024
Status: Approved
Comments: PWPRS Project Number: 2024-RELINQ-0000002 - 2763 Blake Street
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:

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

Status Date: 07/15/2024
Status: Approved - No Response
Comments:

Comment Report

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2763 Blake Street

11/14/2024

Master ID: 2022-PROJMSTR-0000448 **Project Type:** ROW Relinquishment
Review ID: 2024-RELINQ-0000002 **Review Phase:**
Location: 2763 Blake Street **Review End Date:** 03/01/2024

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

Reviewing Agency: DS Project Coordinator Review Review Status: Approved - No Response

Reviewers Name: James Larsen
Reviewers Email: James.Larsen@denvergov.org

Status Date: 06/20/2024
Status: Approved - No Response
Comments:

Reviewing Agency: DES Transportation Review Review Status: Approved

Reviewers Name: Matthew Farmen
Reviewers Email: Matt.Farmen@denvergov.org

Status Date: 06/24/2024
Status: Approved
Comments: APPROVED BY CHRISTOPHER MUELLER FOR 2022-SDP-0000221.
2021PM0000448 - 2801 Blake St

Reviewing Agency: DES Wastewater Review Review Status: Approved

Reviewers Name: Jim Turner
Reviewers Email: Jim.Turner@denvergov.org

Status Date: 06/20/2024
Status: Approved
Comments:

Reviewing Agency: ERA Transportation Review Review Status: Approved

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

Status Date: 07/11/2024
Status: Approved
Comments: No Objection

Reviewing Agency: ERA Wastewater Review Review Status: Approved

Reviewers Name: Mike Sasarak
Reviewers Email: Mike.Sasarak@denvergov.org

Status Date: 06/26/2024
Status: Approved
Comments:

Reviewing Agency: RTD Referral Review Status: Approved

Status Date: 07/15/2024
Status: Approved
Comments: PWPRS Project Number: 2024-RELINQ-0000002 - 2763 Blake Street

Comment Report

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2763 Blake Street

11/14/2024

Master ID: 2022-PROJMSTR-0000448 **Project Type:** ROW Relinquishment
Review ID: 2024-RELINQ-0000002 **Review Phase:**
Location: 2763 Blake Street **Review End Date:** 03/01/2024

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

Reviewing Agency/Company: RTD
Reviewers Name: clayton s woodruff
Reviewers Phone: 303-299-2943
Reviewers Email: Clayton.woodruff@rtd-denver.com
Approval Status: Approved

Comments:

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 - No Response

Status Date: 07/15/2024

Status: Approved - No Response

Comments: