

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

Date

ISELO 40TH AVENUE LLC

A Colorado Limited Liability Company



APPLICATION EASEMENT RELINQUISHMENT

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: 11/10/20

PROJECT NAME: 2535 E. 40th Avenue

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 EASEMENT: 2535 E. 40th Avenue, Denver, CO

APPLICANT:

Name: Iselo 40th Avenue, LLC
Company (if applicable): Iselo 40th Avenue, LLC Title: i) "Right of Way Deed"; ii)
Address: 2109 E. 9th Avenue, Denver, CO
Telephone number: 720-250-7010 Email address: _____

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

Company: Iselo 40th Avenue, LLC
Owner Contact: Tom A. Gordon
Address: 2109 E. 9th Avenue, Denver, CO
Telephone Number: 720-250-7010 Email address: tgordon@iselo.net

ORIGINAL HOLDING DOCUMENT THE EASEMENT IS HELD IN:

Title of document: i) "Right of Way Deed"; ii) "Deed of Easement"; iii) Ordinance No. 168"
Clerk & Recorder Recordation Number: i) 1847-320 // ii) B 6987 P 583 // iii) B 9885 P 590
Ordinance Number (if applicable): i) N/A // ii) N/A // iii) Ordinance No. 168

PORTION OF EASEMENT IF BEING RELINQUISHED:

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





APPLICATION EASEMENT RELINQUISHMENT

QUANTITY OF EASEMENTS TO BE RELINQUISHED: 3

Easement Groupings if submitting with multiple easements: N/A

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 it's entirety and any addition background information

i) 1906 Easement (B 1847 P 320): Granted for sanitary sewer; relinquish in entirety;
ii) 1951 Easement (B 6987 P 583): Granted for sewers; relinquish in entirety;
iii) 1968 Easement (B 9885 P 591): Granted for storm sewer; relinquish in entirety.

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

Applicant re-developing entire property per Site Development Plan and replacing/relocating sewers per approval from City.

EXPLANATION OF WHY THE EASEMENT RELINQUISHMENT IS BEING REQUESTED:

Please explain why the easement needs to be relinquished.

Relinquishment consistent with and a condition of City issuing SDP;

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 Signat

ISELO 40TH AVENUE LLC

A Colorado Limited Liability Company,

By its Co-Managers: i) Isele Investment Partners, LLC, Co-Manager, By: Brooke E. Gordon, Manager

ii) Thomas A. Gordon, Co-Manager, Isele 40th Avenue LLC

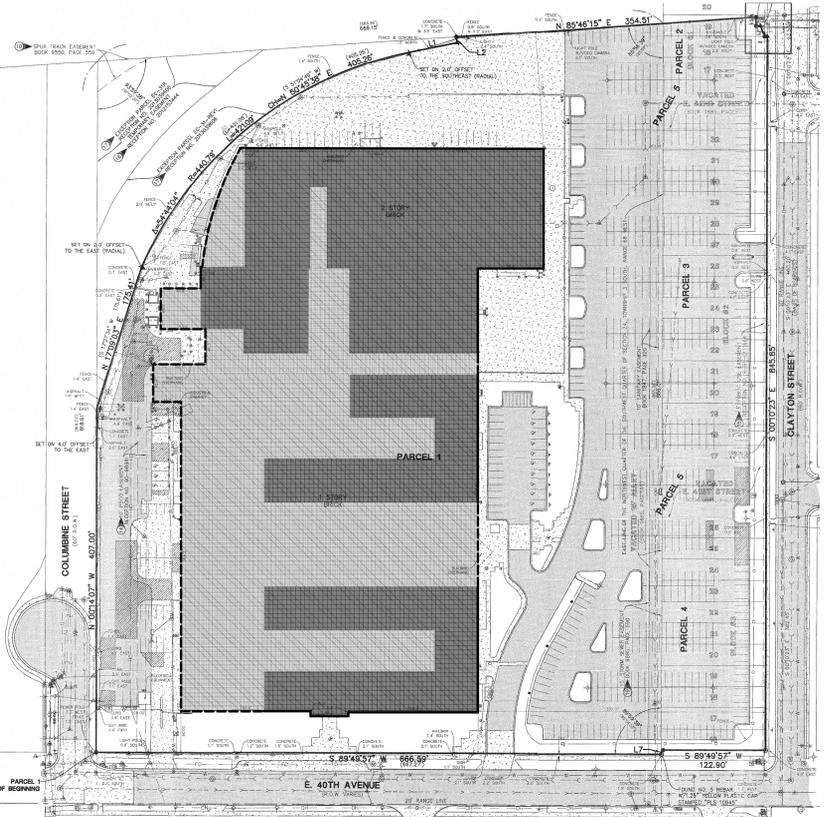
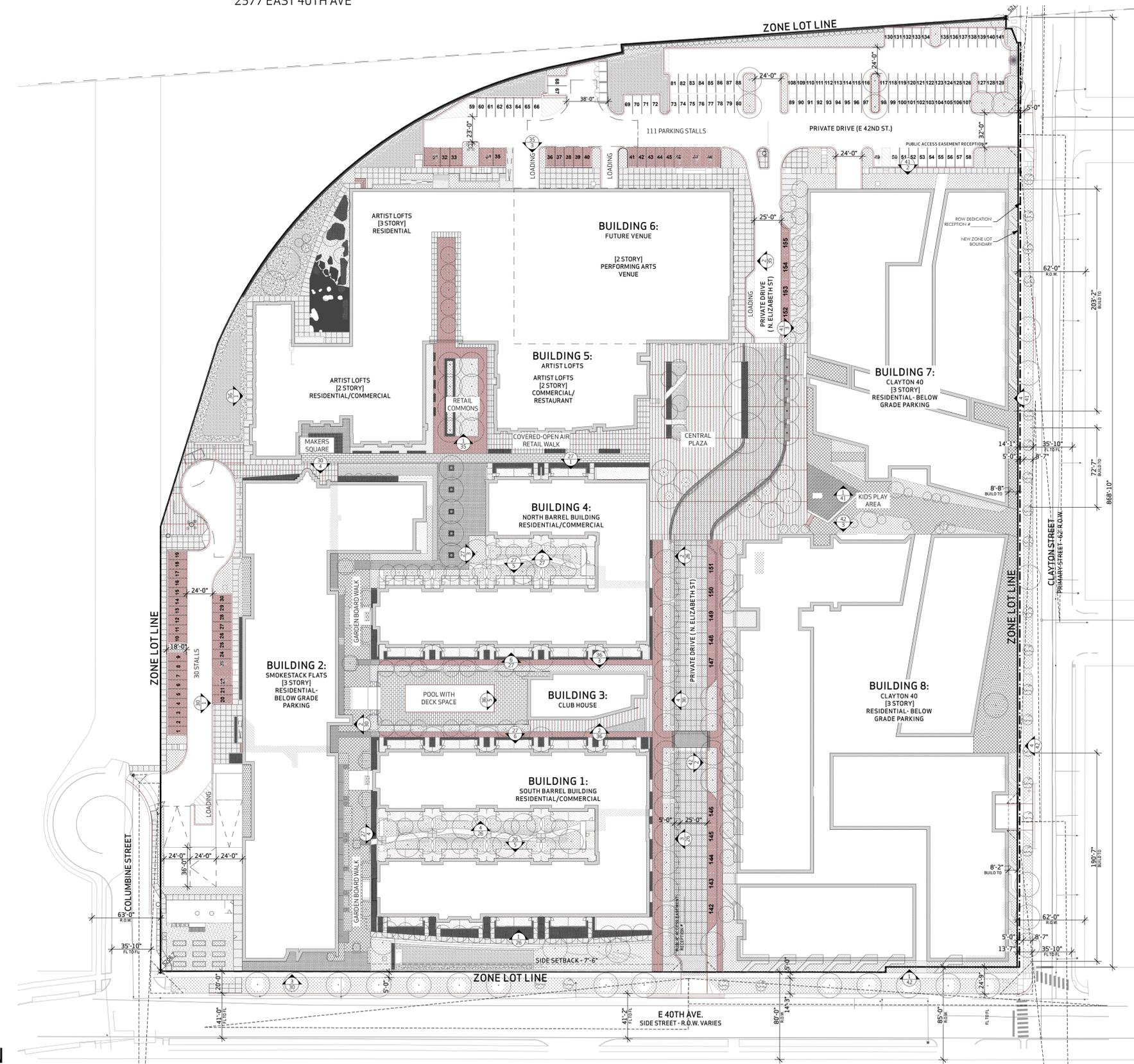


BUILDING FORM USED		GENERAL	
DESIGN ELEMENTS	REQUIRED	PROVIDED	
BUILDING HEIGHT, STORIES (MAX)	3	3	
BUILDING HEIGHT, FEET (MAX)	45'		
	BUILDING	HEIGHT	
	BUILDING 5&6 (ARTIST LOFTS)	44'-2"	
	BUILDING 2 (SMOKESTACK FLATS)	43'-10"	
	BUILDING 3 (CLUBHOUSE)	28'-0"	
	BUILDING 7&8 (CLAYTON 40)	41'-10"	
	BUILD-TO	REQUIRED	PROVIDED
PRIMARY STREET TOTAL BUILD-TO (MIN % WITHIN MIN/MAX)	50% WITHIN 0' TO 10'		63%
OVERALL BUILDINGS OR STRUCTURE LENGTH	CLAYTON TOTAL: 681'-8"	340'-10"	435'-5"
	TRANSPERENCY	REQUIRED	PROVIDED
PRIMARY STREET (CLAYTON)	BUILDING 7=275'-9" - BUILDING 8=159'-8"	40% - 174'-2"	47% - 204'-0"
SIDE STREET (40TH AVE)	BUILDING 8=249'-8"	25% - 62'-5"	46% - 116'-0"
SIDE STREET (COLUMBINE ST)	BUILDING 2=190'-11"	25% - 47'-9"	70% - 135'-4"
	BUILDING FORM USED	TOWNHOUSE	
	DESIGN ELEMENTS	REQUIRED	PROVIDED
BUILDING HEIGHT, STORIES (MAX)	3		2
BUILDING HEIGHT, FEET (MAX)	38'		
	BUILDING	HEIGHT	
	BUILDING 1 (BARREL BUILDING SOUTH)	23'-8"	
	BUILDING 4 (BARREL BUILDING NORTH)	23'-8"	
	TRANSPERENCY	REQUIRED	PROVIDED
SIDE STREET (40TH AVE)	25%		49%
OVERALL BUILDINGS OR STRUCTURE LENGTH	251'-0"	62'-9"	122'-0"

HIGH IRON 40

SITE DEVELOPMENT PLAN

LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO
2577 EAST 40TH AVE



DEMO DIAGRAM
SCALE: 1" = 100'

- DEMO - EXISTING BUILDING TO BE DEMOLISHED PERIMETER TO BE REMOVED - 1064'-7"
 - EXISTING TO REMAIN - ADAPTIVE REUSE OF EXISTING STRUCTURE PERIMETER TO REMAIN - 1255'-6"
- DEMO NOTE:
-VOLUNTARY DEMOLITION WILL EXCEED 40% OF THE EXISTING STRUCTURE'S EXTERIOR WALLS.
-NEW AND EXISTING STRUCTURES WILL NEED TO CONFORM TO THE APPLICABLE ZONING DISTRICT STANDARDS.

1 SITE PLAN W/ LANDSCAPE
SCALE: 1" = 50'

REFER TO ENLARGED PLANS FOR ADDITIONAL NOTES



730
KALAMATH STREET
Denver, Colorado 80204
p. 720.377.9690
f. 720.377.0543

DATE	ISSUE	REMARKS
07/17/20	SCHEMATIC DEVELOPMENT SUBMITTAL	
12/20/20	SCHEMATIC DEVELOPMENT SUBMITTAL	
04/10/2020	SCHEMATIC DEVELOPMENT SUBMITTAL	
06/12/2020	SCHEMATIC DEVELOPMENT SUBMITTAL	

1805

HIGH IRON 40
2577 E. 40TH AVE
DENVER, CO 80205

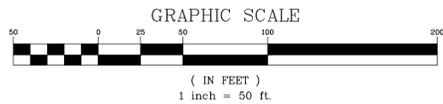
06.12.2020

OVERALL SITE PLAN

04

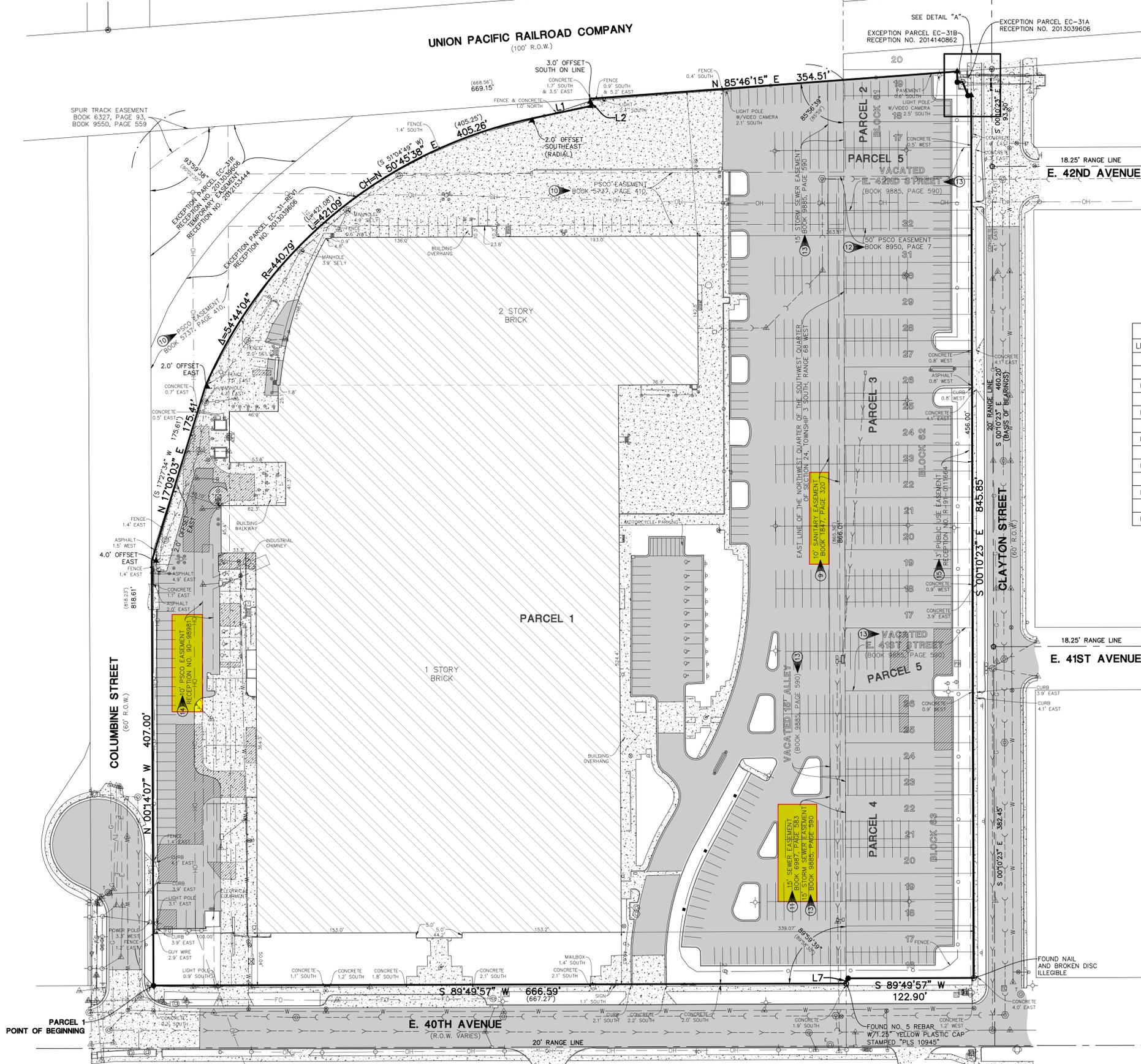
ALTA/NSPS LAND TITLE SURVEY

LOTS 17 THROUGH 20, BLOCK 61, LOTS 17 THROUGH 32, BLOCK 62, LOTS 16 THROUGH 26, BLOCK 63, FIRST ADDITION TO SWANSEA,
AND PART OF THE THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

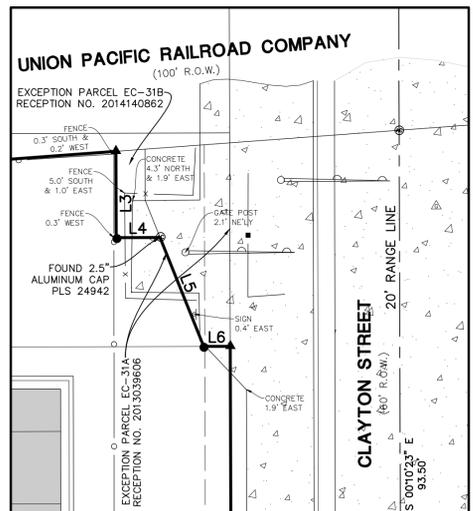


LEGEND

- = EX. PROPERTY LINE
- = EX. RIGHT-OF-WAY LINE
- = EX. LOT LINE
- = EX. EASEMENT LINE
- = EX. CONCRETE CURB & GUTTER
- = EX. EDGE OF PAVEMENT
- = EX. WIRE FENCE
- = EX. CHAIN-LINK FENCE (CLF)
- = EX. WROUGHT IRON FENCE
- = EX. STORM LINE
- = EX. SANITARY LINE
- = EX. UNDERGROUND GAS
- = EX. WATERMAIN LINE
- = EX. UNDERGROUND FIBER OPTIC
- = EX. UNDERGROUND TELEVISION LINE
- = FOUND 2.5" ALUMINUM CAP STAMPED "PLS 24942" IN RANGE BOX
- ⊙ = FOUND NO. 6 REBAR IN CONCRETE IN RANGE BOX
- ⊙ = FOUND NAIL & BROKEN DISC
- ⊙ = FOUND NO. 5 REBAR AS NOTED
- ⊙ = FOUND NO. 5 REBAR WITH 1.25" Y.P.C. PLS 38445 FLUSH WITH GROUND
- ▲ = FOUND NAIL & DISC STAMPED PLS 38445 FLUSH WITH GROUND
- ⊠ = EX. WATER MANHOLE
- ⊠ = EX. FLAG POLE
- ⊠ = EX. FIRE HYDRANT/AUX. VALVE
- ⊠ = EX. BOLLARD/POST
- ⊠ = EX. GUY WIRE
- ⊠ = EX. UTILITY POLE
- ⊠ = EX. TELEPHONE PEDESTAL
- ⊠ = EX. STORM SEWER MARKER
- ⊠ = EX. GAS MARKER
- ⊠ = EX. FIBER OPTIC LINE MARKER
- ⊠ = EX. WATER MARKER
- ⊠ = EX. VALVE BOX
- ⊠ = EX. LIGHT STANDARD
- ⊠ = EX. TELEPHONE PEDESTAL
- ⊠ = EX. TRAFFIC SIGNAL
- ⊠ = EX. SANITARY MANHOLE (SMH)
- ⊠ = EX. ELECTRICAL MANHOLE
- ⊠ = EX. ELECTRICAL PEDESTAL
- ⊠ = EX. FIBER OPTIC PEDESTAL
- ⊠ = EX. ELECTRIC PULL BOX
- ⊠ = EX. TELEPHONE CONTROL BOX
- ⊠ = EX. SIGN
- ⊠ = EX. STORM MANHOLE (MH)
- ⊠ = EX. RAILROAD GATE
- ⊠ = EX. ASPHALT
- ⊠ = EX. CONCRETE
- ⊠ = EX. RIP RAP
- ⊠ = EX. CONCRETE, BLOCK OR WOOD RETAINING WALL/PLANTER
- ⊠ = TITLE EXCEPTION NOTE
- ⊠ = BOUNDARY DIMENSION
- ⊠ = LOT DIMENSION
- ⊠ = RECORD DIMENSION



LINE	BEARING	LENGTH
L1	N 78°07'40" E	57.9'
	(S 78°26'11" W)	
L2	N 06°14'32" W	7.06'
	(S 05°56'01" E)	
L3	S 00°11'08" E	10.13'
	(N 00°08'53" W)	(10.12')
L4	N 89°48'52" E	5.16'
	(N 89°51'07" W)	
L5	S 21°55'51" E	13.79'
	(N 21°35'50" W)	
L6	N 89°48'31" E	3.13'
	(N 89°51'28" W)	
L7	S 00°10'23" E	5.00'



DETAIL "A"
1" = 10'



FOR AND ON BEHALF OF
MANHARD CONSULTING

DATE	REVISIONS



2535 EAST 40TH AVENUE
CITY AND COUNTY OF DENVER, COLORADO
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR: BJP
PROJ. ASSOC: JCS
DRAWN BY: GDP
DATE: 08/06/18
SCALE: 1" = 50'
SHEET
2 OF 2
CAW.DNCO01.03

2535 E 40th Ave

03/02/2021

Master ID: 2018-PROJMSTR-0000549 **Project Type:** ROW Relinquishment
Review ID: 2020-RELINQ-0000028 **Review Phase:**
Location: 2535 E 40th Ave **Review End Date:** 12/08/2020

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: DavidJ Edwards
Reviewers Email: DavidJ.Edwards@denvergov.org

Status Date: 11/24/2020
Status: Approved
Comments: PWPRS Project Number: 2020-RELINQ-0000028 - 2353 E 40th Avenue
Reviewing Agency/Company: Asset Management DOF
Reviewers Name: David J Edwards
Reviewers Phone: 7209130889
Reviewers Email: david.j.edwards@denvergov.org
Approval Status: Approved

Comments:
Redevelopment of entire parcel.

Reviewing Agency: City Forester Review Review Status: Approved

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

Status Date: 12/08/2020
Status: Approved
Comments: Approved. No PRW tree impact.

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

Status Date: 12/09/2020
Status: Approved - No Response
Comments:

Reviewing Agency: Denver Water Referral Review Status: Approved

Status Date: 11/23/2020
Status: Approved
Comments: PWPRS Project Number: 2020-RELINQ-0000028 - 2353 E 40th Avenue
Reviewing Agency/Company: Denver Water
Reviewers Name: Gina Begly
Reviewers Phone: 303-628-6219
Reviewers Email: gina.begly@denverwater.org
Approval Status: Approved

Comments:

Comment Report

2535 E 40th Ave

03/02/2021

Master ID: 2018-PROJMSTR-0000549 **Project Type:** ROW Relinquishment
Review ID: 2020-RELINQ-0000028 **Review Phase:**
Location: 2535 E 40th Ave **Review End Date:** 12/08/2020

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

Reviewing Agency: Survey Review Review Status: Not Required

Reviewers Name: John Clarke
Reviewers Email: John.Clarke@denvergov.org
Status Date: 12/03/2020
Status: Not Required
Comments: Please see Survey comments in the comments folder

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

Reviewers Name: Devin Price
Reviewers Email: Devin.Price@denvergov.org
Status Date: 11/24/2020
Status: Confirmation of Payment
Comments:

Reviewing Agency: Denver Fire Department Review Review Status: Approved

Reviewers Name: Richard Tenorio
Reviewers Email: Richard.Tenorio@denvergov.org
Status Date: 12/09/2020
Status: Approved
Comments: PWPRS Project Number: 2020-RELINQ-0000028 - 2353 E 40th Avenue
Reviewing Agency/Company: Denver Fire Department
Reviewers Name: Rich Tenorio
Reviewers Phone: 720.913.4185
Reviewers Email: richard.tenorio@denvergov.org
Approval Status: Approved
Comments:
Denver Fire Dept. Approved - RT
Status Date: 12/01/2020
Status: Approved
Comments: Denver Fire Dept. Approved - RT

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

Reviewers Name: Becca Dierschow
Reviewers Email: Becca.Dierschow@denvergov.org
Status Date: 12/09/2020
Status: Approved - No Response
Comments:

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

Status Date: 12/09/2020

Comment Report

2535 E 40th Ave

03/02/2021

Master ID: 2018-PROJMSTR-0000549 **Project Type:** ROW Relinquishment
Review ID: 2020-RELINQ-0000028 **Review Phase:**
Location: 2535 E 40th Ave **Review End Date:** 12/08/2020

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

Status: Approved - No Response
Comments:

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

Status Date: 12/09/2020
Status: Approved - No Response
Comments:

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

Status Date: 12/09/2020
Status: Approved - No Response
Comments:

Reviewing Agency: Parks and Recreation Review Review Status: Approved

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

Status Date: 11/19/2020
Status: Approved
Comments:

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

Reviewers Name: Matthew Schwindt
Reviewers Email: Matthew.Schwindt@denvergov.org

Status Date: 12/09/2020
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: 12/09/2020
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: 12/09/2020
Status: Approved - No Response
Comments:

Comment Report

2535 E 40th Ave

03/02/2021

Master ID: 2018-PROJMSTR-0000549 **Project Type:** ROW Relinquishment
Review ID: 2020-RELINQ-0000028 **Review Phase:**
Location: 2535 E 40th Ave **Review End Date:** 12/08/2020

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

Reviewing Agency: CenturyLink Referral Review Status: Approved

Status Date: 11/24/2020
Status: Approved
Comments: PWPRS Project Number: 2020-RELINQ-0000028 - 2353 E 40th Avenue
Reviewing Agency/Company: Qwest Corporation d/b/a CenturyLink QC
Reviewers Name: LISA A GALLEGOS-THOMPSON
Reviewers Phone: 4064430583
Reviewers Email: lisa.gallegos@lumen.com
Approval Status: Approved

Comments:
CenturyLink has no objection to the vacation of the sewer line Easements as requested.

Attachment: Vacate No Reservation.pdf

Status Date: 11/24/2020
Status: Denied
Comments: PWPRS Project Number: 2020-RELINQ-0000028 - 2353 E 40th Avenue
Reviewing Agency/Company: CenturyLink
Reviewers Name: Gladly Zeilstra
Reviewers Phone: 480-560-0404
Reviewers Email: glady.zeilstra@lumen.com
Approval Status: Denied

Comments:
Please contact Gladly Zeilstra regarding this request. The project number associated with this request is P833533.

Status Date: 11/24/2020
Status: Denied
Comments: PWPRS Project Number: 2020-RELINQ-0000028 - 2353 E 40th Avenue
Reviewing Agency/Company: CenturyLink
Reviewers Name: Gladly Zeilstra
Reviewers Phone: 480-560-0404
Reviewers Email: glady.zeilstra@lumen.com
Approval Status: Denied

Comments:
Please contact Gladly Zeilstra regarding this request. The project number associated with this request is P833533.

REDLINES uploaded to E-review webpage

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

Status Date: 12/09/2020
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2020-RELINQ-0000028 - 2353 E 40th Avenue
Reviewing Agency/Company: Public Service Company of Colorado (PSCo) dba Xcel Energy
Reviewers Name: Donna George
Reviewers Phone: 303-571-3306
Reviewers Email: donna.l.george@xcelenergy.com
Approval Status: Approved with conditions

Comment Report

2535 E 40th Ave

03/02/2021

Master ID: 2018-PROJMSTR-0000549 **Project Type:** ROW Relinquishment
Review ID: 2020-RELINQ-0000028 **Review Phase:**
Location: 2535 E 40th Ave **Review End Date:** 12/08/2020

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

Comments:

Public Service Company of Colorado (PSCo) dba Xcel Energy has no conflict with the relinquishment of the three (3) subject easements for sewer and storm facilities Exception No. 9, 11, and 13.

For the vacation of any PSCo easements, this will need to be accomplished separately via PSCo quitclaim.

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

Status Date: 12/09/2020
Status: Approved - No Response
Comments:

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

Reviewers Name: Tiffany Holcomb
Reviewers Email: Tiffany.Holcomb@denvergov.org

Status Date: 12/09/2020
Status: Approved - No Response
Comments:

Reviewing Agency: DES Transportation Review Review Status: Approved - No Response

Reviewers Name: Matt Farnen
Reviewers Email: Matt.Farnen@denvergov.org

Status Date: 12/09/2020
Status: Approved - No Response
Comments:

Reviewing Agency: DES Wastewater Review Review Status: Approved

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

Status Date: 03/02/2021
Status: Approved
Comments: PWPRS Project Number: 2020-RELINQ-0000028 - 2353 E 40th Avenue
Reviewing Agency/Company: DOTI DES Wastewater
Reviewers Name: Kelsey Kijowski
Reviewers Phone: 720-913-8834
Reviewers Email: kelsey.kijowski@denvergov.org
Approval Status: Approved

Comments:

Status Date: 11/30/2020
Status: Denied
Comments: All existing sanitary/storm must be abandoned/removed prior to approval of the relinquishments. This process can be

Comment Report

2535 E 40th Ave

03/02/2021

Master ID: 2018-PROJMSTR-0000549 **Project Type:** ROW Relinquishment
Review ID: 2020-RELINQ-0000028 **Review Phase:**
Location: 2535 E 40th Ave **Review End Date:** 12/08/2020

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

permitted through a SUDP. Please provide documentation of abandonment acceptance when complete so that I can approve this relinquishment.

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

Status Date: 12/09/2020
Status: Approved - No Response
Comments:

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

Status Date: 12/09/2020
Status: Approved - No Response
Comments: