

# SUBMITTAL CHECKLIST

## FOR ENCROACHMENTS & ENCUMBRANCES IN THE PUBLIC RIGHT-OF-WAY

**Any Submittal not meeting all minimum checklist criteria herein will be rejected as incomplete.**

### Encroachments shall be in accordance with:

- ☐ [Rules and Regulations Governing Encroachments & Encumbrances in the Public Right-of-Way](#)
- ☐ [Transportation Standards and Details for the Engineering Division](#)

### Application

- ☐ **Signed by adjacent property owner** as owner of Encroachment or authorized Special District representative

### Evidence of Adjacent Property Ownership & Property Legal Description

*Required for all Encroachment Permit Applications*

- ☐ Current Title Work/Warranty Deed confirming ownership and legal description for adjacent property
- ☐ Property Legal Description in Word format

### Legal Description sealed and signed by a Professional Land Surveyor licensed in Colorado

*Required for Tier II Underground Encroachments and all Tier III Encroachments, can be submitted after 1<sup>st</sup> review*

- ☐ Encroachment Area Legal Description and Exhibit(s) in PDF format stamped and signed by PLS
- ☐ Encroachment Area Legal Description in Word format

### Site Plans sealed and signed by a Professional Engineer licensed in Colorado

#### GENERAL

- ☐ Vicinity map
- ☐ North arrows and numerical and bar scales (Scale not to exceed 1" = 40')
- ☐ Legend
- ☐ PE stamp area
- ☐ Plan set date and revision number (if applicable)

#### PLAN VIEW

Show, label and dimension existing and proposed final site conditions, including but not limited to the following (aerial imagery is allowed; however, it does not replace requirement for accurately scaled engineering drawings):

- ☐ Property lines, right-of-way width
- ☐ Edge of pavement, curb and gutter, sidewalks, nearby driveways and alleys
- ☐ Street lights, pedestrian lights, signal poles, utility poles
- ☐ Surface utility features (e.g. cabinets, handholes, manholes, inlets, vaults, valves, fire hydrants)
- ☐ Regulatory Floodplain boundaries (FEMA)
- ☐ Underground and overhead utilities (e.g. water, sewer, power, communications, gas, irrigation)
- ☐ Trees and landscaping in the ROW
- ☐ Street names and adjacent property address(es)
- ☐ Regional Transportation District (RTD) bus stop with any amenities
- ☐ Location and size of Encroachment – Show and dimension limits of both above and below ground elements

**City and County of Denver — Department of Transportation & Infrastructure**

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

- ☐ Construction Materials
- ☐ Projection from building
- ☐ Distance from Encroachment to the nearest flowline
- ☐ Distance from Encroachment to any other Streetscape feature/obstruction in the vicinity
- ☐ Distance from property line to back of curb
- ☐ Electrical service alignment, electrical connection location, and voltage/amps
- ☐ No proposed Encroachments located in the intersection clear zone per Transportation Std. Dwg. 7.9

#### ELEVATION OR CROSS-SECTION VIEWS

- ☐ Location and size of Encroachment – Show and dimension limits of both above and below ground elements
- ☐ Existing and final grade
- ☐ Existing utilities and their size and depth
- ☐ Vertical height/clearance of the Encroachment from finish grade

#### DETAIL SHEET(S)

- ☐ Manufacturer's and/or construction detail(s)
- ☐ Referenced City detail(s) by drawing number on the appropriate plan and elevation view(s)
- ☐ Office of the Forester's (OCF) tree protection detail and notes
- ☐ Special, non-standard, or modified City details

#### STRUCTURAL PLANS ☐ Not Applicable

- ☐ Structural plans
- ☐ Manufacturers certification

#### ADDITIONAL REQUIRED MATERIAL(S) ☐ Not Applicable

- ☐ Approval from applicable reviewing authorities (e.g. design review district, floodplain, Arts & Venues)
- ☐ For properties sharing the Encroachment, appropriate legal documentation for review by the City

#### COMMENT RESOLUTION SHEET(S) IF APPLICABLE ☐ Not Applicable for 1<sup>st</sup> Submittal

- ☐ Reviewer's and Agency Name
- ☐ Review comments (reviewer comments must be verbatim)
- ☐ Formal written response to each comment


### Fees:

**Fees must be paid immediately after ER provides a project number and invoice for your application.**

Fees (Non-Refundable):	Tier I Encroachment:	Tier II Encroachment:	Tier III Encroachment:
Initial Processing	No Fee	\$1,500.00	\$1,500.00
Legal Description Review	N/A	\$300.00	\$300.00
Resolution Review	N/A	N/A	\$300.00
Annual Permit	No Fee	\$200.00	\$200.00

### Attestation:

**I hereby attest that the above information is incorporated into the Encroachment Application and plan submittal:**

SIGNATURE:  DATE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ EMAIL: \_\_\_\_\_

COMPANY: \_\_\_\_\_

# APPLICATION

## FOR ENCROACHMENTS & ENCUMBRANCES IN THE PUBLIC RIGHT-OF-WAY

An Encroachment Permit is required prior to placing privately-owned improvements ("Encroachment" or "Encumbrance") in the public Right-of-Way (ROW). Only Encroachment Permit Applications in accordance with [Rules and Regulations](#) and [Permit Entrance Requirements](#) for Encroachments in the Public Right-of-Way will be considered by the Department of Transportation & Infrastructure (DOTI). **It is the City's sole discretion whether to grant an Encroachment Permit based on any facts the City feels are relevant. Approval is not guaranteed.**

To apply, complete this application and submit together with required application materials in accordance with the [Permit Entrance Requirements](#) to [DOTI.ER@denvergov.org](mailto:DOTI.ER@denvergov.org). Please type or print clearly. If necessary, attach additional sheets to fully answer any of the following sections. Incomplete applications packages will not be accepted. Questions on this application or the process can be sent to [DOTI.ER@denvergov.org](mailto:DOTI.ER@denvergov.org).

## ENCROACHMENT OWNER/ADJACENT PROPERTY OWNER:

**The adjacent property owner will be the Encroachment Owner and Permittee and is the responsible party for the Encroachment in accordance with the Rules and Regulations, including all fees and annual billing.**

Company Name: \_\_\_\_\_  
Contact Name: \_\_\_\_\_  
Property Address: \_\_\_\_\_  
Billing Address: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

## OWNER REPRESENTATIVE:

☐ *Check if the same as Adjacent Property Owner*

Company Name: \_\_\_\_\_  
Contact Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

## ENCROACHMENT INFORMATION:

Project Name: \_\_\_\_\_  
Adjacent Property Address: \_\_\_\_\_  
Coordinates (Lat/Long): \_\_\_\_\_  
Encroachment Area, in SF: \_\_\_\_\_

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

**Location Description:** (e.g. Located on the South side of 23rd Ave, twenty (20) feet from face of curb, and ten (10) feet west of pavement on Private Drive.)

**Is this project associated with a LAND DEVELOPMENT REVIEW?**

Yes ☐ No ☐ If 'Yes', provide Project Master, Site Plan and/or Concept Development Project Numbers:

**Description of Encroachment:**

*Describe the proposed encroachment, including the type, dimensions, and quantity of objects. If the space below is not enough space to describe the encroachment, attach the description as a separate document. Additionally, provide required application materials in accordance with the Permit Entrance Requirements. It is not acceptable to simply state "please see attached plans" or other vague descriptors.*

**Justification for Private Improvements in the Public ROW:**

*Private improvements should be located on private property. Only in cases where there are physical constraints that preclude the placement of private improvements on private property that an encroachment may be considered within the right-of-way. Make your case as to why this is a good use of the public right-of-way. It is not acceptable to simply state "you want/need it" or other vague reasons.*

## ATTESTATION:

**By submitting this permit application and signing below, I understand and agree to the following:**

1. That I am the property owner adjacent to the Encroachment Area, or the authorized representative of a Special District, that is responsible for the placement, maintenance, repair, replacement, removal, site restoration, ownership, or is otherwise responsible for the Encroachment in accordance with the Rules & Regulations for Encroachments and Encumbrances in the Public Right-of-Way.
2. That it is the City's sole discretion to classify the Tier of an Encroachment and whether to grant an Encroachment Permit based on any facts the City feels are relevant. The issuance of an Encroachment Permit confers no rights to the Right-of-Way, the Encroachment Permit is revocable and DOTI can order the removal of the Encroachment and restoration of the Encroachment Area for any reason the City feels relevant.
3. Permittee agrees to defend, indemnify, reimburse and hold harmless the City, its appointed and elected officials, agents and employees for, from and against all liabilities, claims, judgments, suits or demands for damages to persons or property arising out of, resulting from, or relating to an Encroachment Permit and the Encroachment ("Claims"). This indemnity shall be interpreted in the broadest possible manner to indemnify City for any acts or omissions of Permittee or its subcontractors either passive or active, irrespective of fault, including City's negligence whether active or passive.
4. Permittee's duty to defend and indemnify City shall arise at the time written notice of the Claim is first provided to City regardless of whether claimant has filed suit on the Claim. Permittee's duty to defend and indemnify City shall arise even if City is the only party sued by claimant and/or claimant alleges that City's negligence or willful misconduct was the sole cause of claimant's damages.
5. Permittee will defend any and all Claims which may be brought or threatened against City and will pay on behalf of City any expenses incurred by reason of such Claims including, but not limited to, court costs and attorney fees incurred in defending and investigating such Claims or seeking to enforce this indemnity obligation. Such payments on behalf of City shall be in addition to any other legal remedies available to City and shall not be considered City's exclusive remedy.
6. Insurance coverage requirements specified in an Encroachment Permit shall in no way lessen or limit the liability of Permittee under the terms of this indemnification obligation. Permittee shall obtain, at its own expense, any additional insurance that it deems necessary for the City's protection.
7. This defense and indemnification obligation shall survive the expiration or termination of any issued Encroachment Permit.
8. Permittee is fully responsible for all costs to install, maintain, repair, replace, remove, and restore the Encroachment Area, including annual City Encroachment Permit Fees. A lien will be placed on the Permittee's property for failure to remove a revoked or abandoned Encroachment for cost incurred by CCD to remove the Encroachment and restore the Encroachment Area on behalf of the Permittee.
9. Indemnity and Insurance for Tier I and Tier II Encroachments: Pursuant to and not superseding any General Terms and Conditions, as a condition for placement of a Tier I or Tier II Encroachment, the Owner of such Tier I or Tier II Encroachment shall hold CCD harmless from all loss or damage to persons or property on account of injury arising from the construction, repair, or maintenance of the Tier I or Tier II Encroachment. Obtain and Maintain a Commercial General Liability insurance policy with limits of \$1,000,000 for each occurrence, \$1,000,000 for each personal and advertising injury claim, \$2,000,000 products and completed operations aggregate, and \$2,000,000 policy aggregate. The City and County of Denver, its Elected and Appointed Officials, Employees and Volunteers shall be included as Additional Insured.
10. Indemnity and Insurance for Tier III Encroachments: Pursuant to and not superseding any General Terms and Conditions, as a condition for placement of a Tier III Encroachment, the Owner of such Tier III Encroachment shall hold CCD harmless from all loss or damage to persons or property on account of injury arising from the construction, repair, or maintenance of the Tier III Encroachment. Obtain and Maintain a Commercial General Liability insurance policy with limits of \$1,000,000 for each occurrence, \$1,000,000 for each personal and advertising injury claim, \$2,000,000 products and completed operations aggregate, and \$5,000,000 policy aggregate. A combination of primary and excess coverage may be used to meet the aggregate limit. The City and County of Denver, its Elected and Appointed Officials, Employees and Volunteers shall be included as Additional Insured.

SIGNATURE: Bernard Hurley

DATE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

COMPANY: \_\_\_\_\_

### FOR ER INTERNAL USE ONLY

Tier Determination: \_\_\_\_\_ Project Number: \_\_\_\_\_ Initials: \_\_\_\_\_



ARCHITECTS AND DESIGNERS

Public Works Plans Review Services

201 W. Colfax Ave., Dept. 507

Denver, CO 80202-5329

## MAJOR ENCUMBRANCE PERMIT APPLICATION

List of items to be covered in permit (3680 Chestnut PI):

1. (1) Building canopy at Delgany St
2. (1) Building canopy at Chestnut PI
3. 127 linear feet of 15" RCP and (1) 4' diameter manhole within Chestnut PI for storm drainage
  - Building canopies and below grade storm are being grouped together under one Encroachment for 3680 Chestnut PI).
  - None of these items interrupts the pedestrian, driver, or cyclist line-of-sight.
  - None of these items creates access problems in the right-of-way.
  - None of these items creates a safety hazard.

## ENCROACHMENT DESCRIPTION

The Encroachment is for building canopies and below grade private storm piping.

The canopy at Chestnut PI is approximately 7.9' wide by 112.0' long and is over the property line. The canopy provides 13.0' clearance from the sidewalk. The canopy at Delgany St is approximately 8.0' wide by 140.2' long and is over the property line. The canopy provides 14.6' clearance from the sidewalk.

The canopy profiles are level, with the roof sloped internally at ¼" per foot. It is constructed of concrete, cantilevered off of the building framing, has a membrane roof, and is clad in ACM metal panel with a wood soffit. The vertical sections of the canopy are (3) metal framing clad in ACM metal panel. The canopies drain to inboard storm piping.

No part of the canopies interrupt pedestrian, driver, or cyclist line-of-sight, nor does it create access problems in the right-of-way, nor does it create a safety hazard.

There is no public storm infrastructure available within the Chestnut Right-of-Way for 3680 Chestnut Place to tie into for any stormwater conveyance/flood control. Given this condition, approximately 356' linear feet of 15" RCP and (1) 4' diameter manhole will need to be installed within the Chestnut R.O.W. to convey water to an extended detention basin located northwest of Chestnut Place,

No part of the private storm infrastructure interrupts pedestrian, driver, or cyclist line-of-sight, nor does it create access problems in the right-of-way, nor does it create a safety hazard.

#### JUSTIFICATION

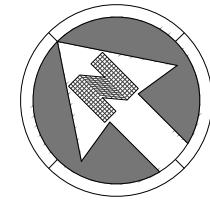
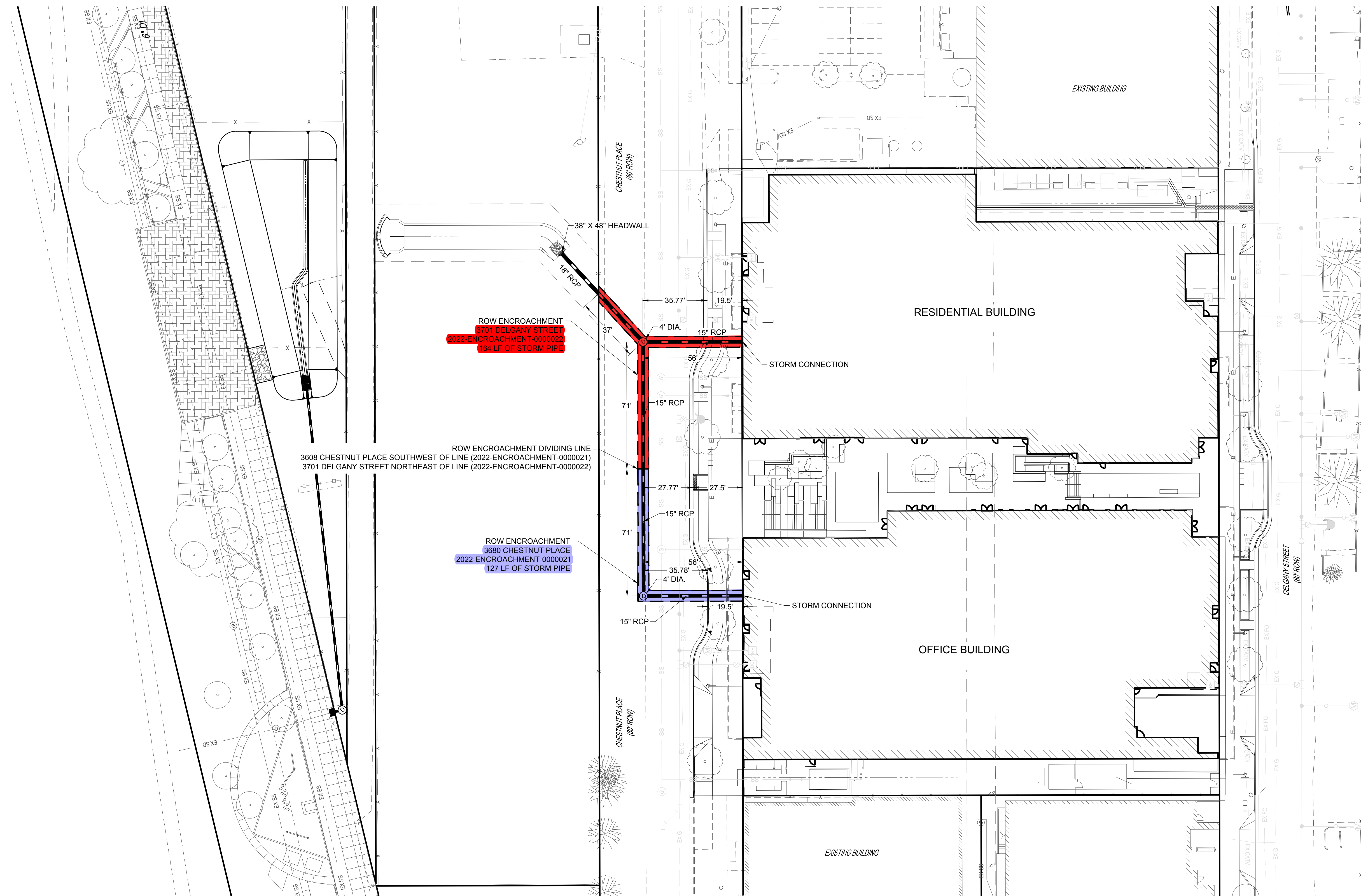
Canopies: Denver Zoning Code encourages activating the pedestrian edge through build-to and "active use" zones at the ground level. To maximize the ground level build-to and maintain an active street edge, the building extends almost to the property line. The canopies provide cover for entrances and animate the street front, with materials that are coherent with the building. The canopies also provide signage and wayfinding opportunities and visibility along Chestnut Pl and Delgany St.

Storm: There is no public storm infrastructure available within the Chestnut Pl R.O.W for the building to tie into for stormwater conveyance/flood control. Given this condition, a portion of private storm line is to be installed within Chestnut Pl to convey water to an extended detention basin located northwest of Chestnut Pl.



# ROW ENCROACHMENT

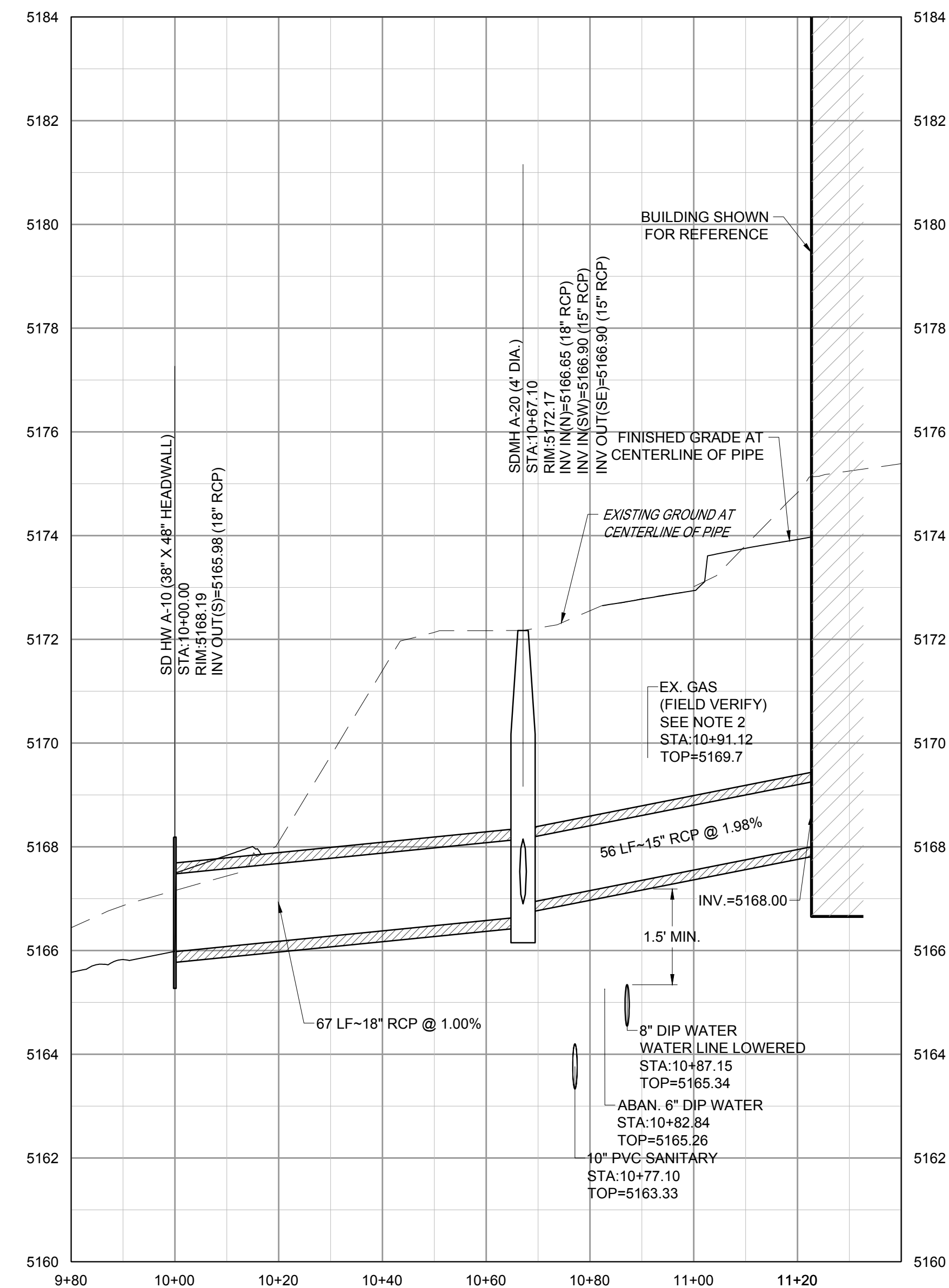
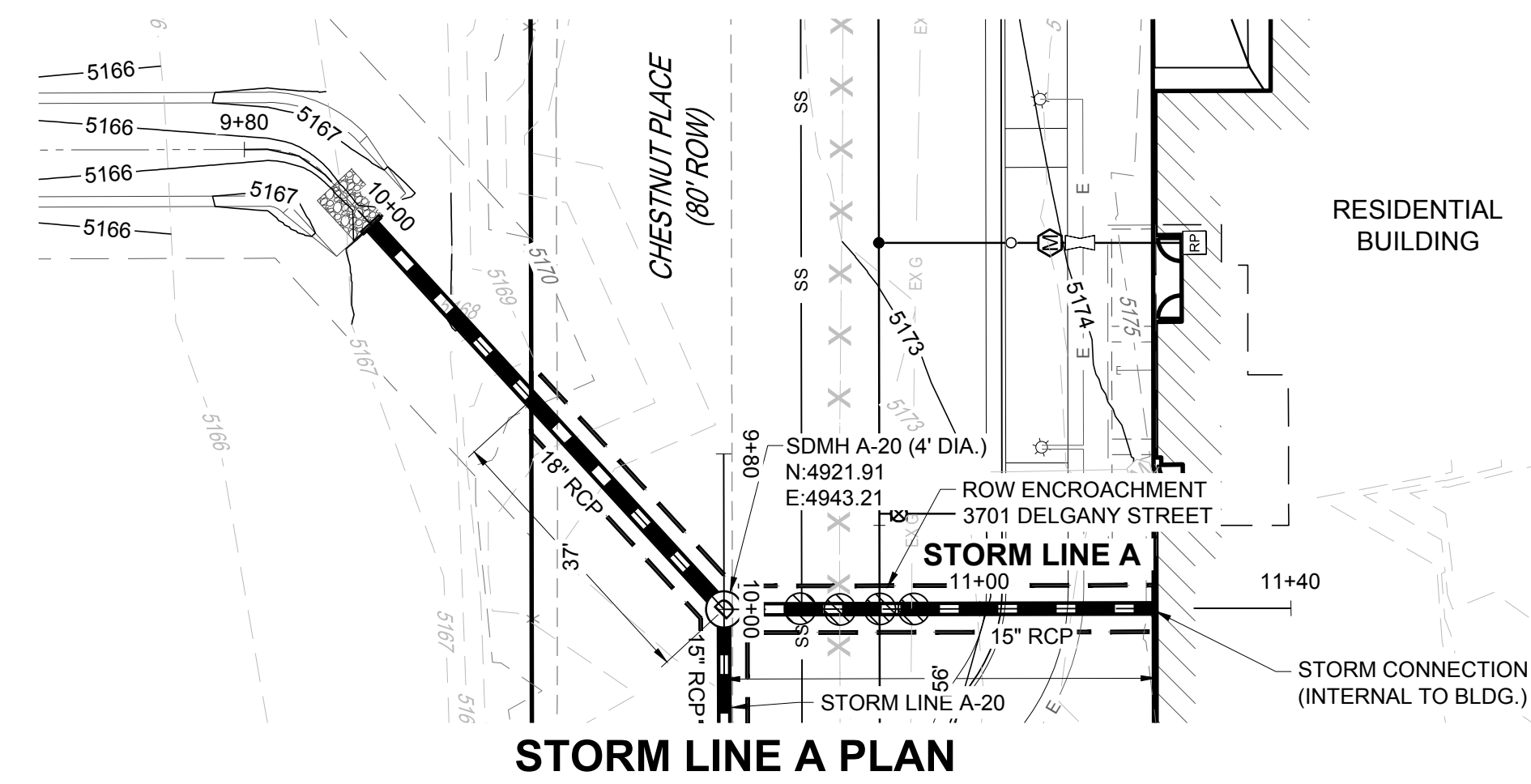
LOCATED IN THE SE 1/4 OF SECTION 22, AND THE SW 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO  
3680 CHESTNUT PL AND 3701 DELGANY ST, DENVER, CO 80216





# ROW ENCROACHMENT

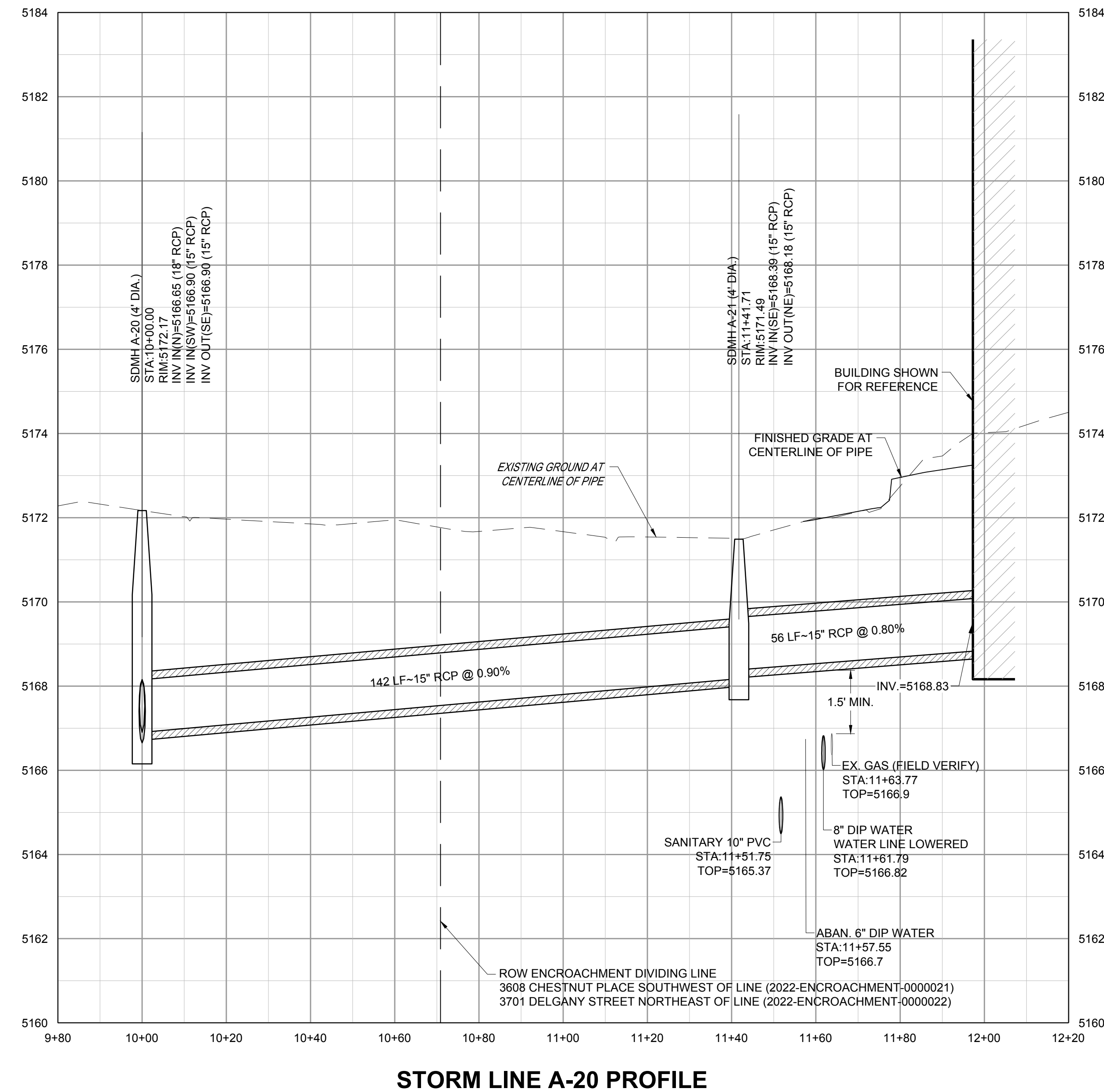
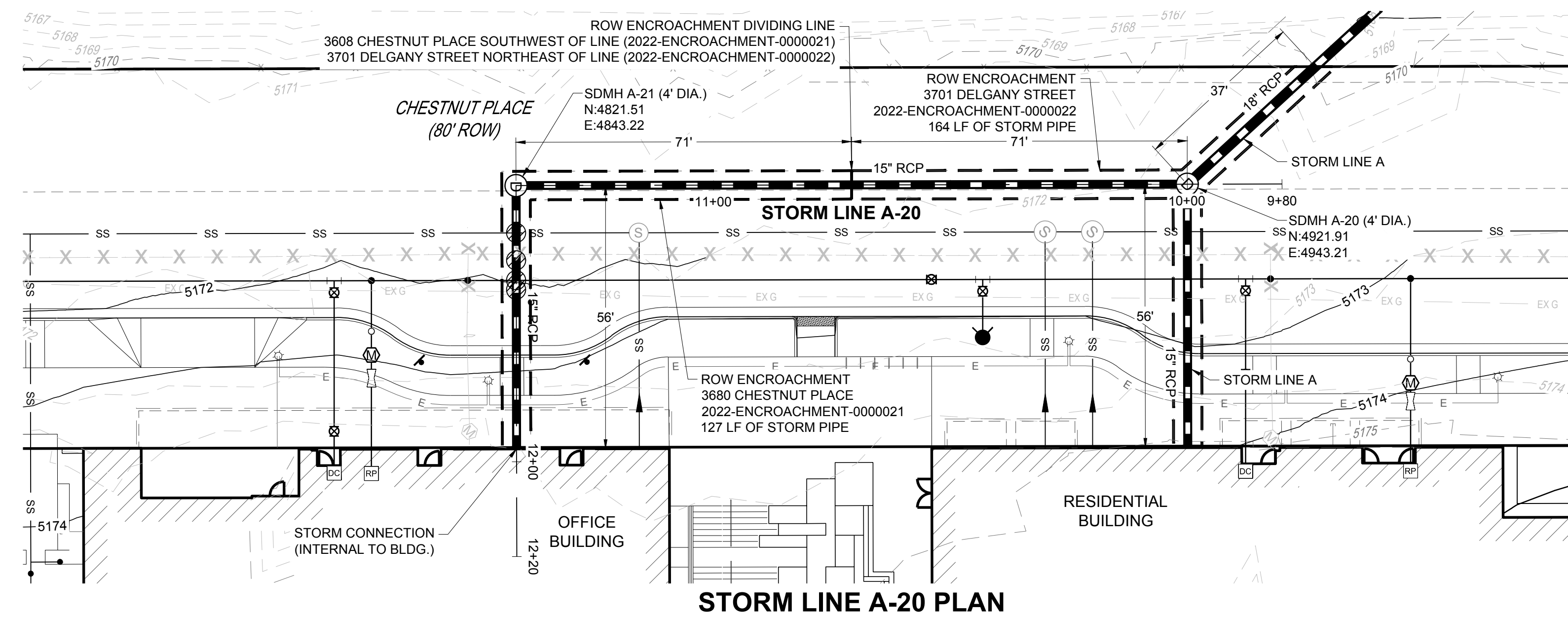
LOCATED IN THE SE 1/4 OF SECTION 22, AND THE SW 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO  
3680 CHESTNUT PL AND 3701 DELGANY ST, DENVER, CO 80216



STORM LINE A PROFILE

# ROW ENCROACHMENT

LOCATED IN THE SE 1/4 OF SECTION 22, AND THE SW 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO  
3680 CHESTNUT PL AND 3701 DELGANY ST, DENVER, CO 80216



# EXHIBIT "A"

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22 AND IN THE  
SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST  
OF THE 6TH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO  
SHEET 1 OF 2

A PORTION OF RIGHT-OF-WAY WITHIN CHESTNUT PLACE ADJACENT TO BLOCK 41, VINCENT ADDITION SECOND FILING AND BLOCK 17, FIRST ADDITION TO IRONTON, AS SHOWN ON THE ALTA/NSPS LAND TITLE SURVEY RECORDED ON DECEMBER 29, 2021 AT RECEPTION NO. L021475, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22 AND IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING A LINE BETWEEN A FOUND 2" ALUMINUM CAP STAMPED "PLS 37929" IN RANGE BOX SHOWN BEING 0.40 FEET NORTHEASTERLY OF THE RANGE POINT IN THE INTERSECTION OF 36TH STREET AND CHESTNUT PLACE, ACCORDING TO THE ALTA/NSPS LAND TITLE SURVEY RECORDED ON DECEMBER 29TH, 2021 AT RECEPTION NO. L021475, AND A FOUND 1" YELLOW PLASTIC CAP STAMPED "PLS 2132" AT THE WESTERLY MOST CORNER OF LOT 22, BLOCK 17, FIRST ADDITION TO IRONTON TO BEAR NORTH 55°49'21" EAST, A DISTANCE OF 316.18 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE WESTERLY MOST CORNER OF LOT 22, BLOCK 17, FIRST ADDITION TO IRONTON; THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CHESTNUT PLACE, NORTH 44°53'00" EAST, A DISTANCE OF 31.35 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 45°07'00" WEST, A DISTANCE OF 8.40 FEET; THENCE ALONG A LINE PARALLEL WITH, AND 8.40 FEET NORTHWESTERLY THEREFROM, SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, NORTH 44°53'00" EAST, A DISTANCE OF 113.00 FEET; THENCE SOUTH 45°07'00" EAST, A DISTANCE OF 8.40 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, SOUTH 44°53'00" WEST, A DISTANCE OF 113.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 949 SQUARE FEET, MORE OR LESS.

I, JOSHUA BREEDLOVE, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

JOSHUA BREEDLOVE  
COLORADO P.L.S. #38174  
VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 22-77,343  
DRAWN BY: M. LUND  
DATE: MAY 8, 2023

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.



**Flatirons, Inc.**  
Land Surveying Services



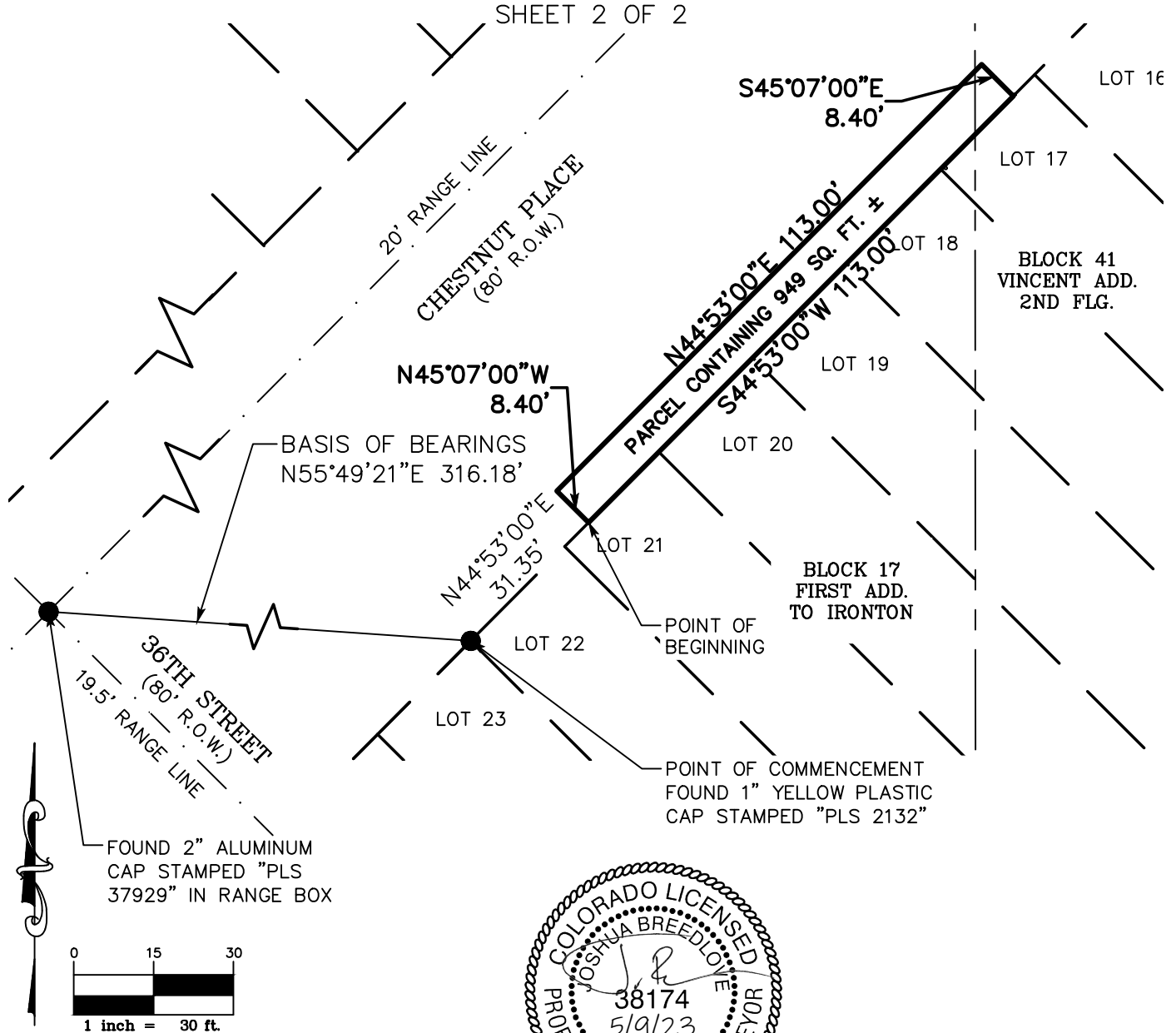
4501 LOGAN ST.  
DENVER, CO 80216  
PH: (303) 936-6997  
FAX: (303) 923-3180

[www.FlatironsInc.com](http://www.FlatironsInc.com)

# EXHIBIT "A"

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22 AND IN THE  
SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE  
68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 2 OF 2



JOB NUMBER: 22-77,343  
DRAWN BY: M. LUND  
DATE: MAY 8, 2023

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS  
NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD  
INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

**Flatirons, Inc.**  
Land Surveying Services



4501 LOGAN ST.  
DENVER, CO 80216  
PH: (303) 936-6997  
FAX: (303) 923-3180

[www.FlatironsInc.com](http://www.FlatironsInc.com)

# EXHIBIT "A"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH,  
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 1 OF 2

A PORTION OF RIGHT-OF-WAY WITHIN DELGANY STREET ADJACENT TO BLOCK 17, FIRST ADDITION TO IRONTON, AS SHOWN ON THE ALTA/NSPS LAND TITLE SURVEY RECORDED ON DECEMBER 29, 2021 AT RECEPTION NO. L021475, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING A LINE BETWEEN A FOUND 2" ALUMINUM CAP STAMPED "PLS 37929" IN RANGE BOX SHOWN BEING 0.40 FEET NORTHEASTERLY OF THE RANGE POINT IN THE INTERSECTION OF 36TH STREET AND CHESTNUT PLACE, ACCORDING TO THE ALTA/NSPS LAND TITLE SURVEY RECORDED ON DECEMBER 29TH, 2021 AT RECEPTION NO. L021475, AND A FOUND 1" YELLOW PLASTIC CAP STAMPED "PLS 2132" AT THE WESTERLY MOST CORNER OF LOT 22, BLOCK 17, FIRST ADDITION TO IRONTON TO BEAR NORTH 55°49'21" EAST, A DISTANCE OF 316.18 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE WESTERLY MOST CORNER OF LOT 22, BLOCK 17, FIRST ADDITION TO IRONTON; THENCE ALONG THE SOUTHWESTERLY LINE OF LOTS 22 AND 43, SAID BLOCK 17, SOUTH 45°05'56" EAST, A DISTANCE OF 265.93 FEET TO THE SOUTHERLY MOST CORNER OF SAID LOT 43; THENCE ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DELGANY STREET, NORTH 44°53'53" EAST, A DISTANCE OF 19.75 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, NORTH 44°53'53" EAST, A DISTANCE OF 141.20 FEET; THENCE SOUTH 45°06'07" EAST, A DISTANCE OF 8.50 FEET; THENCE ALONG A LINE PARALLEL WITH, AND 8.50 FEET SOUTHEASTERLY THEREFROM, SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 44°53'53" WEST, A DISTANCE OF 141.20 FEET; THENCE NORTH 45°06'07" WEST, A DISTANCE OF 8.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,200 SQUARE FEET, MORE OR LESS.

I, JOSHUA BREEDLOVE, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

JOSHUA BREEDLOVE  
COLORADO P.L.S. #38174  
VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 22-77,343  
DRAWN BY: M. LUND  
DATE: MAY 8, 2023

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.



**Flatirons, Inc.**  
Land Surveying Services



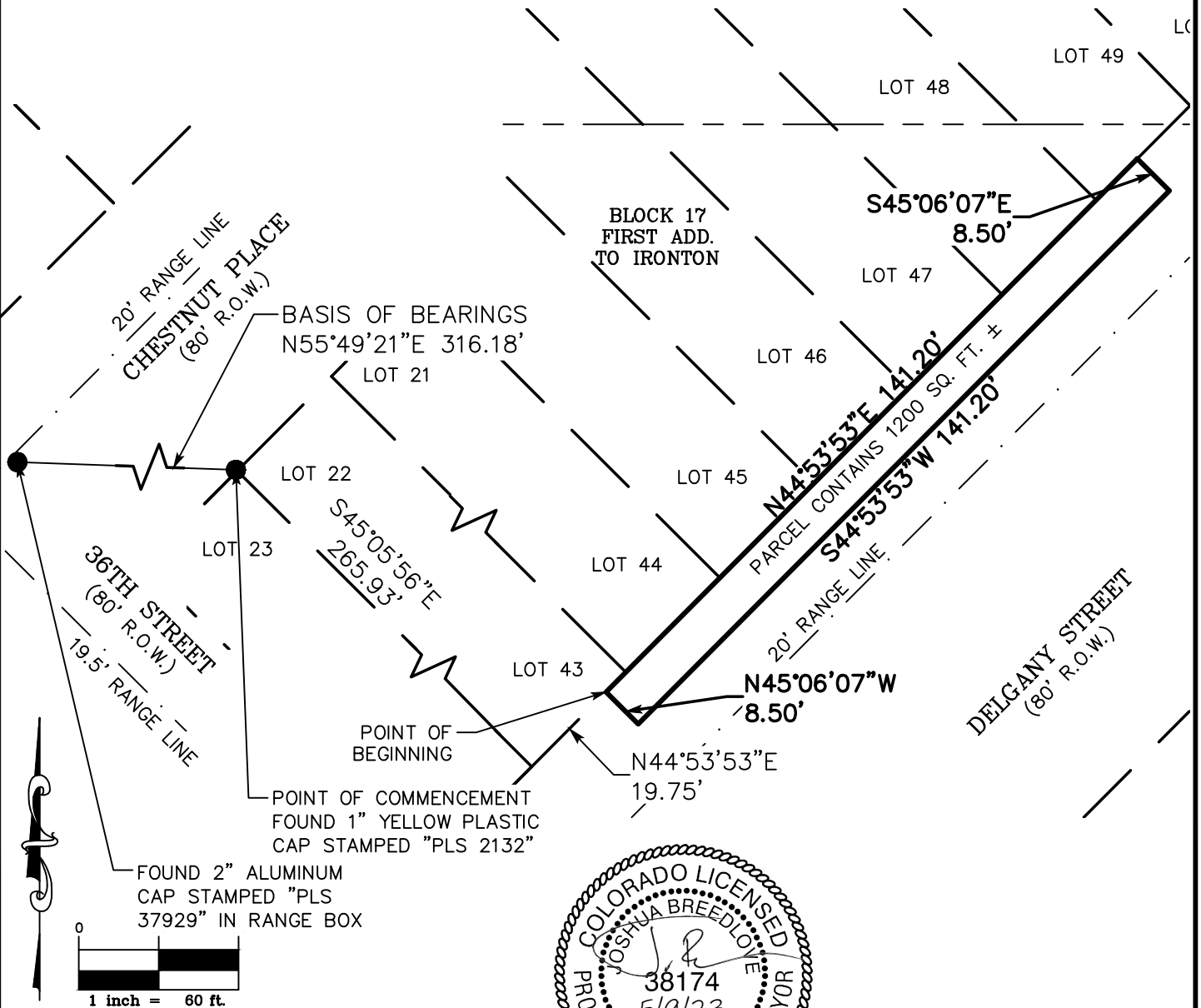
4501 LOGAN ST.  
DENVER, CO 80216  
PH: (303) 936-6997  
FAX: (303) 923-3180

[www.FlatironsInc.com](http://www.FlatironsInc.com)

# EXHIBIT "A"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH,  
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 2 OF 2



JOB NUMBER: 22-77,343  
DRAWN BY: M. LUND  
DATE: MAY 8, 2023

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.



**Flatirons, Inc.**  
Land Surveying Services

 4501 LOGAN ST.  
DENVER, CO 80216  
PH: (303) 936-6997  
FAX: (303) 923-3180  
[www.FlatironsInc.com](http://www.FlatironsInc.com)



# EXHIBIT A

## Land Description

### Sheet 1 of 2

A PARCEL OF LAND LOCATED IN THE SE1/4 OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF CHESTNUT PLACE RIGHT-OF-WAY IN BOTH ST. VINCENT'S ADDITION, SECOND FILING & FIRST ADDITION TO IRONTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE NORTHEASTERLY LINE OF LOTS 9 AND 56, BLOCK 41, ST. VINCENT'S ADDITION, SECOND FILING, BEING MONUMENTED AT THE NORTH CORNER OF SAID LOT 9 BY A FOUND 1.25" YELLOW PLASTIC CAP STAMPED "PLS 9010" AND AT THE EAST CORNER OF SAID LOT 56 FOUND 1" BRASS TAG STAMPED "PLS 37929". SAID NORTHEASTERLY LINE OF LOTS 9 AND 56 BEARS NORTH 45°05'33" WEST A DISTANCE OF 266.02 FEET (AS-MEASURED) WITH ALL BEARINGS HEREON BEING RELATIVE THERETO.

COMMENCING AT THE NORTH CORNER OF BLOCK 41 ST. VINCENT'S ADDITION, SECOND FILING;  
THENCE SOUTH 44°53'00" WEST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CHESTNUT PLACE, A DISTANCE OF 435.44 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 44°53'00" WEST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 6.00 FEET;

THENCE DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, NORTH 45°06'56" WEST, A DISTANCE OF 58.26 FEET;

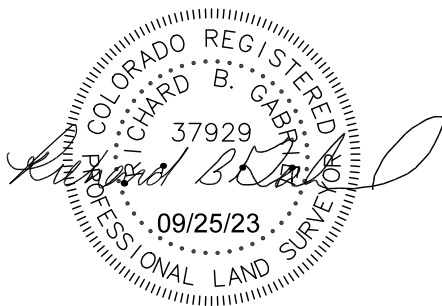
THENCE NORTH 44°53'04" EAST, A DISTANCE OF 73.85 FEET;

THENCE SOUTH 45°06'56" EAST, A DISTANCE OF 6.00 FEET;

THENCE SOUTH 44°53'04" WEST, A DISTANCE OF 67.85 FEET;

THENCE SOUTH 45°06'56" EAST, A DISTANCE OF 52.26 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID CHESTNUT PLACE AND THE POINT OF BEGINNING;

CONTAINING:  $\pm 757$  SQUARE FEET OR  $\pm 0.017$  ACRES.



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

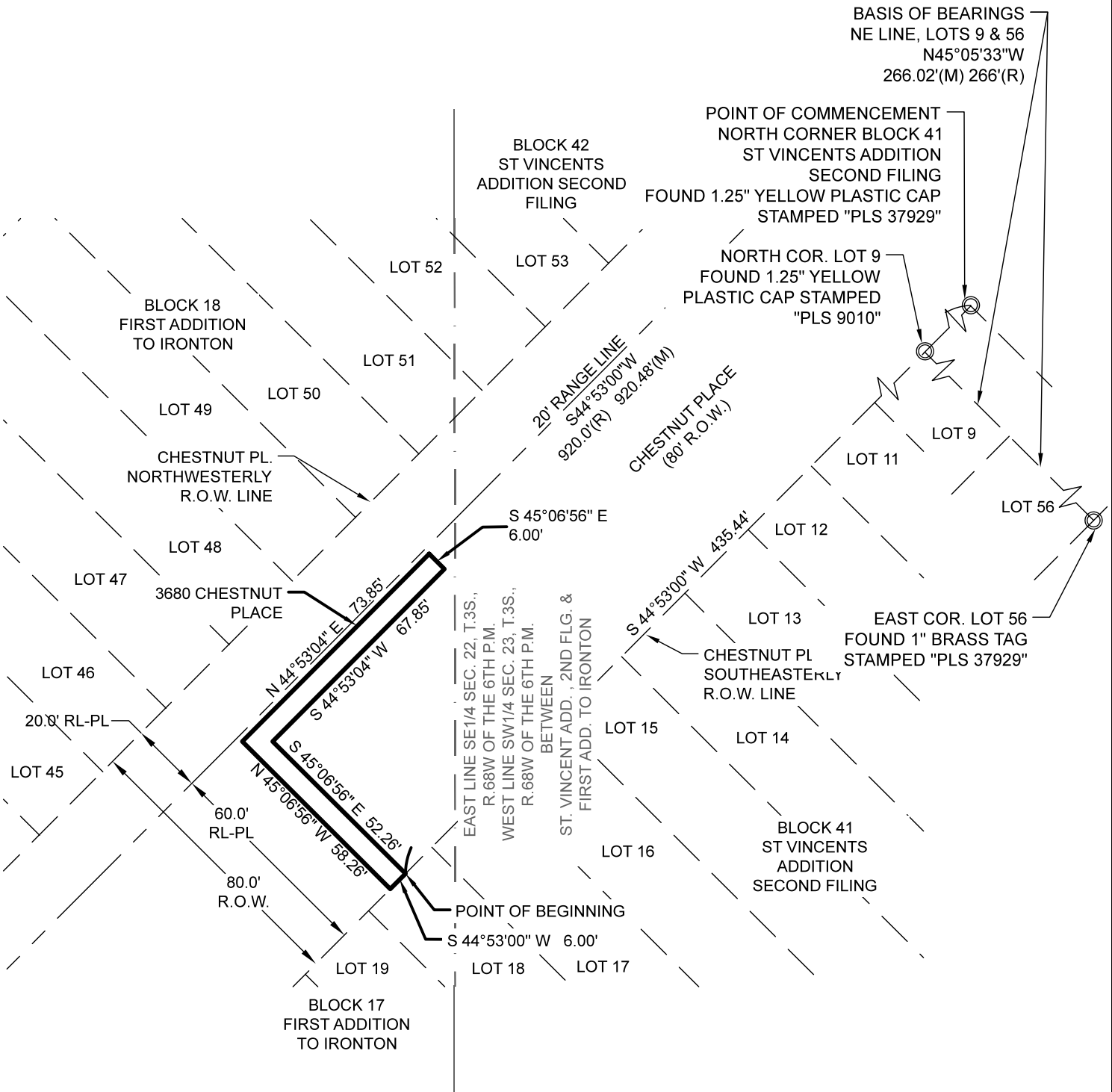


DRAWING BY: RBG  
PROJECT NO.

DATE: SEPTEMBER 25, 2023  
501-20-055

# EXHIBIT A

## Illustration Sheet 2 of 2



SCALE: 1" = 40'



40' 0 20' 40'



6911 BROADWAY  
DENVER, COLORADO 80221

PH. 303-702-1617  
FAX. 303-702-1488  
www.powersurveying.com

**DRAWING BY: RBG**  
**PROJECT NO.**

**DATE: SEPTEMBER 25, 2023**  
**501-20-055**

## 2nd - Tier III 3680 Chestnut Pl - Canopies and Private Storm Sewer

10/25/2023

**Master ID:** 2020-PROJMSTR-0000236 **Project Type:** Tier III Encroachment Resolution  
**Review ID:** 2022-ENCROACHMENT-0000021 **Review Phase:**  
**Location:** **Review End Date:** 11/28/2022

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

Reviewing Agency: DS Transportation Review

Review Status: Approved

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

**Status Date:** 11/23/2022  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2022-ENCROACHMENT-0000021\_2nd - Tier III 3680 Chestnut Pl - Canopies and Private Storm Sewer  
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:

**Status Date:** 10/26/2022  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2022-ENCROACHMENT-0000021 - Tier III 3680 Chestnut Pl - Canopies and Private Storm Sewer  
Reviewing Agency/Company: City & County of Denver  
Reviewers Name: Mindy Christensen  
Reviewers Phone: 7208653216  
Reviewers Email: mindy.christensen@denvergov.org  
Approval Status: Approved

Comments:

**Status Date:** 03/09/2022  
**Status:** Approved - No Response  
**Comments:**

Reviewing Agency: DS Project Coordinator Review

Review Status: Approved - No Response

**Reviewers Name:** Sarah Kaplan  
**Reviewers Email:** Sarah.Kaplan@denvergov.org

**Status Date:** 11/29/2022  
**Status:** Approved - No Response  
**Comments:**

**Status Date:** 03/10/2022  
**Status:** Approved w/Conditions  
**Comments:** PWPRS Project Number: 2022-ENCROACHMENT-0000021 - Tier III 3680 Chestnut Pl - Canopies and Private Storm

2022-ENCROACHMENT-0000021

# Comment Report

## 2nd - Tier III 3680 Chestnut Pl - Canopies and Private Storm Sewer

10/25/2023

**Master ID:** 2020-PROJMSTR-0000236 **Project Type:** Tier III Encroachment Resolution  
**Review ID:** 2022-ENCROACHMENT-0000021 **Review Phase:**  
**Location:** **Review End Date:** 11/28/2022

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

Sewer  
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:  
Provide details within SDP Plan Set to demonstrate that Canopy snow melt / rain run-off will not impact adjacent ROW and public sidewalk(s). Cite / reference all approved Tier Encroachment(s) where applicable within 2020PM0000236 SDP Plan Set.

Status Date: 03/09/2022  
Status: Approved - No Response  
Comments:

Reviewing Agency: Survey Review Review Status: Approved

Reviewers Name: Robert Castaneda  
Reviewers Email: robert.castaneda@denvergov.org

Status Date: 10/25/2023  
Status: Approved  
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000021\_2nd - Tier III 3680 Chestnut Pl - Canopies and Private Storm Sewer  
Reviewing Agency/Company: DOTI ROWS Survey  
Reviewers Name: Robert Castaneda  
Reviewers Phone: 7208791937  
Reviewers Email: robert.castaneda@denvergov.org  
Approval Status: Approved

Comments:  
Benefitting parcel description and sewer illustrations revised.

Status Date: 07/20/2023  
Status: Approved  
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000021\_2nd - Tier III 3680 Chestnut Pl - Canopies and Private Storm Sewer  
Reviewing Agency/Company: DOTI ROWS Survey  
Reviewers Name: Robert Castaneda  
Reviewers Phone: 7208791937  
Reviewers Email: robert.castaneda@denvergov.org  
Approval Status: Approved

Comments:

Status Date: 11/29/2022  
Status: Denied  
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000021\_2nd - Tier III 3680 Chestnut Pl - Canopies and Private Storm Sewer

# Comment Report

## 2nd - Tier III 3680 Chestnut Pl - Canopies and Private Storm Sewer

10/25/2023

**Master ID:** 2020-PROJMSTR-0000236 **Project Type:** Tier III Encroachment Resolution  
**Review ID:** 2022-ENCROACHMENT-0000021 **Review Phase:**  
**Location:** **Review End Date:** 11/28/2022

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

Reviewing Agency/Company: DOTI ROWS Survey  
Reviewers Name: Scott Castaneda  
Reviewers Phone: 3038957318  
Reviewers Email: robert.castaneda@denvergov.org  
Approval Status: Denied

Comments:  
Date: 2022.11.28  
Project Record: 2021PM0000667  
ER Case Manager: Shari Bills  
Survey Reviewer: Scott Castaneda 720-879-1937 robert.castaneda@denvergov.org

Tier II above ground Survey Review Status: Denied

For the Canopy Exhibits in Delgany:

1. Change info to "SW ¼ of Section 23".

For the sewer descriptions:

1. Ensure that the revised sewer Exhibits are used and not the ones included in the review documents.
2. Change boundary of both parcels in the illustrations to a solid line.

Attachment: 2022-ENCROACHMENT-0000021 2nd Submittal Part 2 Survey Comments.docx

Attachment: 2022-ENCROACHMENT-0000021 2nd Submittal Delgany Canopy Survey Red Lines.pdf

Attachment: 2022-ENCROACHMENT-0000021 2nd Submittal Storm Red Lines 1.pdf

Status Date: 03/04/2022  
Status: Denied  
Comments: Survey comments in Comments folder.

Reviewing Agency: DES Wastewater Review Review Status: Approved

Reviewers Name: Daniel Harris  
Reviewers Email: danny.harris@denvergov.org

Status Date: 11/23/2022  
Status: Approved  
Comments:

Status Date: 03/08/2022  
Status: Denied  
Comments: The routing of the private storm drain parallel in Chestnut ROW must meet the requirements of the Standard Utility Placement Detail (STD DTL 2.0 of the CCD Standards and Details). As proposed, the storm drain will align with the

# Comment Report

## 2nd - Tier III 3680 Chestnut Pl - Canopies and Private Storm Sewer

10/25/2023

**Master ID:** 2020-PROJMSTR-0000236 **Project Type:** Tier III Encroachment Resolution  
**Review ID:** 2022-ENCROACHMENT-0000021 **Review Phase:**  
**Location:** **Review End Date:** 11/28/2022

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

future public sidewalk with manholes in the pedestrian travel way which will not be accepted.

Reviewing Agency: City Council Referral Review Status: Approved - No Response

Status Date: 11/29/2022  
Status: Approved - No Response  
Comments:

Status Date: 03/09/2022  
Status: Approved - No Response  
Comments:

Reviewing Agency: CenturyLink Referral Review Status: Approved

Status Date: 11/29/2022  
Status: Approved  
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000021\_2nd - Tier III 3680 Chestnut Pl - Canopies and Private Storm Sewer  
Reviewing Agency/Company: CenturyLink  
Reviewers Name: Lisa Gallegos  
Reviewers Phone: 4064430583  
Reviewers Email: lisa.gallegos@lumen.com  
Approval Status: Approved

Comments:

Attachment: Encroachment Ltr approval Sheri Bills.pdf

Status Date: 03/10/2022  
Status: Approved  
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000021 - Tier III 3680 Chestnut Pl - Canopies and Private Storm Sewer  
Reviewing Agency/Company: CenturyLink  
Reviewers Name: Robert Rodgers  
Reviewers Phone: 6023157656  
Reviewers Email: Robert.rodgers@centurylink.com  
Approval Status: Approved

Comments:

This encroachment approval is submitted WITH THE STIPULATION that if CenturyLink / Lumen facilities are found and/or damaged within the encroachment area as described, the Applicant will bear the cost of relocation and repair of said facilities.

Status Date: 03/09/2022  
Status: Approved - No Response  
Comments:

**REDLINES uploaded to E-review webpage**

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

Status Date: 11/29/2022

2022-ENCROACHMENT-0000021



# Comment Report

## 2nd - Tier III 3680 Chestnut Pl - Canopies and Private Storm Sewer

10/25/2023

**Master ID:** 2020-PROJMSTR-0000236 **Project Type:** Tier III Encroachment Resolution  
**Review ID:** 2022-ENCROACHMENT-0000021 **Review Phase:**  
**Location:** **Review End Date:** 11/28/2022

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

**Status:** Approved w/Conditions  
**Comments:** PWPRS Project Number: 2022-ENCROACHMENT-0000021\_2nd - Tier III 3680 Chestnut Pl - Canopies and Private Storm Sewer  
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:**

.  
PSCo/Xcel Energy has existing natural gas and electric distribution facilities within the encroachment areas. Please contact the Utility Notification Center of Colorado before excavating. Use caution and hand dig when excavating within 18-inches of each side of the marked facilities. Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant/Requestor.

**Status Date:** 03/10/2022

**Status:** Approved w/Conditions

**Comments:** PWPRS Project Number: 2022-ENCROACHMENT-0000021 - Tier III 3680 Chestnut Pl - Canopies and Private Storm Sewer  
Reviewing Agency/Company: Public Service Company of Colorado (PSCo) dba Xcel Energy  
Reviewers Name: Donna George  
Reviewers Phone: 13035713306  
Reviewers Email: donna.l.george@xcelenergy.com  
Approval Status: Approved with conditions

**Comments:**

.  
PSCo/Xcel Energy has existing natural gas and electric distribution facilities within the encroachment areas. Please contact the Utility Notification Center of Colorado before excavating. Use caution and hand dig when excavating within 18-inches of each side of the marked facilities. Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant/Requestor.

**Status Date:** 03/09/2022

**Status:** Approved - No Response

**Comments:**

**Reviewing Agency:** RTD Referral

**Review Status:** Approved

**Status Date:** 11/29/2022

**Status:** Approved

**Comments:** PWPRS Project Number: 2022-ENCROACHMENT-0000021 - Tier III 3680 Chestnut Pl - Canopies and Private Storm Sewer  
Reviewing Agency/Company: RTD  
Reviewers Name: C. Scott Woodruff  
Reviewers Phone: 303-299-2943  
Reviewers Email: clayton.woodruff@rtd-denver.com  
Approval Status: Approved

# Comment Report

## 2nd - Tier III 3680 Chestnut Pl - Canopies and Private Storm Sewer

10/25/2023

**Master ID:** 2020-PROJMSTR-0000236 **Project Type:** Tier III Encroachment Resolution  
**Review ID:** 2022-ENCROACHMENT-0000021 **Review Phase:**  
**Location:** **Review End Date:** 11/28/2022

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

**Comments:**

**Status Date:** 03/10/2022  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2022-ENCROACHMENT-0000021 - Tier III 3680 Chestnut Pl - Canopies and Private Storm Sewer  
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:**

**Status Date:** 03/09/2022  
**Status:** Approved - No Response  
**Comments:**

**Reviewing Agency:** Comcast Referral

**Review Status:** Approved - No Response

**Status Date:** 11/29/2022  
**Status:** Approved - No Response  
**Comments:**

**Status Date:** 03/09/2022  
**Status:** Approved - No Response  
**Comments:**

**Reviewing Agency:** Metro Wastewater Referral

**Review Status:** Approved w/Conditions

**Status Date:** 11/29/2022  
**Status:** Approved w/Conditions  
**Comments:** PWPRS Project Number: 2022-ENCROACHMENT-0000021 - Tier III 3680 Chestnut Pl - Canopies and Private Storm Sewer  
Reviewing Agency/Company: Metro Water Recovery  
Reviewers Name: Tyler Hopkins  
Reviewers Phone: 7208147944  
Reviewers Email: thopkins@metrowaterrecovery.com  
Approval Status: Approved with conditions

**Comments:**

Metro has interceptors located in Arkins Ct. Please show how these storm encroachments interact with metro interceptors

**Status Date:** 03/10/2022  
**Status:** Approved w/Conditions  
**Comments:** PWPRS Project Number: 2022-ENCROACHMENT-0000021 - Tier III 3680 Chestnut Pl - Canopies and Private Storm Sewer  
Reviewing Agency/Company: Metro Water Recovery  
Reviewers Name: Myles Howard

# Comment Report

## 2nd - Tier III 3680 Chestnut Pl - Canopies and Private Storm Sewer

10/25/2023

**Master ID:** 2020-PROJMSTR-0000236 **Project Type:** Tier III Encroachment Resolution  
**Review ID:** 2022-ENCROACHMENT-0000021 **Review Phase:**  
**Location:** **Review End Date:** 11/28/2022

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

Reviewers Phone: 7207033627  
Reviewers Email: MHoward@metrowaterrecovery.com  
Approval Status: Approved with conditions

Comments:  
The application shows that Storm line A passes over a 10" and 8" line of Metro's. Metro does not have any existing infrastructure on Chestnut Place. We have 77" and 78" interceptors that lie on Arkins Ct. According to the application, this new storm line should not affect those, but please re-label these lines on future plans so we are not confused with the real owners of those lines.

Status Date: 03/09/2022  
Status: Approved - No Response

Reviewing Agency: Street Maintenance Referral Review Status: Approved - No Response

Status Date: 11/29/2022  
Status: Approved - No Response  
Comments:

Status Date: 03/09/2022  
Status: Approved - No Response  
Comments:

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

Status Date: 11/29/2022  
Status: Approved - No Response  
Comments:

Status Date: 03/09/2022  
Status: Approved - No Response  
Comments:

Reviewing Agency: Building Department Review Review Status: Approved

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

Status Date: 11/28/2022  
Status: Approved  
Comments:

Status Date: 03/03/2022  
Status: Approved  
Comments:

Reviewing Agency: Division of Real Estate Referral Review Status: Approved

Reviewers Name: Yohanna Harrison  
Reviewers Email: yohanna.harrison@denvergov.org

Status Date: 11/09/2022  
Status: Approved  
Comments:

2022-ENCROACHMENT-0000021

# Comment Report

## 2nd - Tier III 3680 Chestnut Pl - Canopies and Private Storm Sewer

10/25/2023

**Master ID:** 2020-PROJMSTR-0000236 **Project Type:** Tier III Encroachment Resolution  
**Review ID:** 2022-ENCROACHMENT-0000021 **Review Phase:**  
**Location:** **Review End Date:** 11/28/2022

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

**Status Date:** 03/10/2022  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2022-ENCROACHMENT-0000021 - Tier III 3680 Chestnut Pl - Canopies and Private Storm Sewer  
Reviewing Agency/Company: CCD Real Estate  
Reviewers Name: David J Edwards  
Reviewers Phone: 7209130889  
Reviewers Email: Davidj.Edwards@denvergov.org  
Approval Status: Approved

**Comments:**

**Status Date:** 03/09/2022  
**Status:** Approved - No Response  
**Comments:**

**Reviewing Agency:** Denver Fire Department Review

**Review Status:** Approved - No Response

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

**Status Date:** 11/29/2022  
**Status:** Approved - No Response  
**Comments:**

**Status Date:** 03/10/2022  
**Status:** Approved w/Conditions  
**Comments:** Denver Fire Dept. Approved with Conditions - RT  
\*\*\*The proposed covering(s) may be required to have fire suppression underneath depending on the construction and material.

**Status Date:** 03/09/2022  
**Status:** Approved - No Response  
**Comments:**

**Reviewing Agency:** Denver Water Referral

**Review Status:** Approved

**Status Date:** 11/29/2022  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2022-ENCROACHMENT-0000021\_2nd - Tier III 3680 Chestnut Pl - Canopies and Private Storm Sewer  
Reviewing Agency/Company: Denver Water  
Reviewers Name: Kela Naso  
Reviewers Phone: 13036286302  
Reviewers Email: kela.naso@denverwater.org  
Approval Status: Approved

**Comments:**

**Status Date:** 03/10/2022  
**Status:** Approved

# Comment Report

## 2nd - Tier III 3680 Chestnut Pl - Canopies and Private Storm Sewer

10/25/2023

**Master ID:** 2020-PROJMSTR-0000236 **Project Type:** Tier III Encroachment Resolution  
**Review ID:** 2022-ENCROACHMENT-0000021 **Review Phase:**  
**Location:** **Review End Date:** 11/28/2022

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

**Comments:** PWPRS Project Number: 2022-ENCROACHMENT-0000021 - Tier III 3680 Chestnut Pl - Canopies and Private Storm Sewer  
Reviewing Agency/Company: Denver Water  
Reviewers Name: Kela Naso  
Reviewers Phone: 13036286302  
Reviewers Email: kela.naso@denverwater.org  
Approval Status: Approved

**Comments:**

**Status Date:** 03/09/2022  
**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:** 11/28/2022  
**Status:** Approved  
**Comments:**

**Status Date:** 02/17/2022  
**Status:** Approved  
**Comments:**

**Reviewing Agency:** Policy and Planning Referral

**Review Status:** Approved - No Response

**Status Date:** 11/29/2022  
**Status:** Approved - No Response  
**Comments:**

**Status Date:** 03/10/2022  
**Status:** Approved - No Response  
**Comments:**

**Status Date:** 03/09/2022  
**Status:** Approved - No Response  
**Comments:**

**Reviewing Agency:** Denver Office of Disability Rights Referral

**Review Status:** Approved

**Status Date:** 11/29/2022  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2022-ENCROACHMENT-0000021\_2nd - Tier III 3680 Chestnut Pl - Canopies and Private Storm Sewer  
Reviewing Agency/Company: DODR  
Reviewers Name: Spencer Pocock  
Reviewers Phone: 720-913-8411  
Reviewers Email: Spencer.Pocock@denvergov.org

# Comment Report

## 2nd - Tier III 3680 Chestnut Pl - Canopies and Private Storm Sewer

10/25/2023

**Master ID:** 2020-PROJMSTR-0000236 **Project Type:** Tier III Encroachment Resolution  
**Review ID:** 2022-ENCROACHMENT-0000021 **Review Phase:**  
**Location:** **Review End Date:** 11/28/2022

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

Approval Status: Approved

Comments:

Final construction (including any later modifications to the current design) shall continue to adhere with all applicable accessibility requirements of this review (2010 Americans with Disabilities Act "ADA").

Status Date: 03/10/2022

Status: Approved

Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000021 - Tier III 3680 Chestnut Pl - Canopies and Private Storm Sewer

Reviewing Agency/Company: DODR

Reviewers Name: Juan Pasillas

Reviewers Phone: 720-913-3309

Reviewers Email: [juan.pasillas@denvergov.org](mailto:juan.pasillas@denvergov.org)

Approval Status: Approved

Comments:

\*Approved.

\*Final construction (including any later modifications to the current design) shall continue to adhere with all applicable accessibility requirements of this review (2010 Americans with Disabilities Act "ADA").

Status Date: 03/09/2022

Status: Approved - No Response

Comments:

Reviewing Agency: Construction Engineering Review

Review Status: Approved

Reviewers Name: Porames Saejiw

Reviewers Email: [Joe.Saejiw@denvergov.org](mailto:Joe.Saejiw@denvergov.org)

Status Date: 11/21/2022

Status: Approved

Comments: 1. Prior to the solicitation of bids or proposals from general contractors, the developer of this project is strongly encouraged to schedule an office meeting with the Right-of-Way Services Construction Inspections team (303) 446-3469 to discuss the project's impact to city traffic, streets, roads, alleys and sidewalks, and the associated ROW permit fees that will need to be paid by the selected general contractor.

Status Date: 03/01/2022

Status: Approved

Comments: 1. Prior to the solicitation of bids or proposals from general contractors, the developer of this project is strongly encouraged to schedule an office meeting with the Right-of-Way Services Construction Inspections team (303) 446-3469 to discuss the project's impact to city traffic, streets, roads, alleys and sidewalks, and the associated ROW permit fees that will need to be paid by the selected general contractor.

Reviewing Agency: TES Sign and Stripe Review

Review Status: Approved - No Response

Reviewers Name: Brittany Price

Reviewers Email: [Brittany.Price@denvergov.org](mailto:Brittany.Price@denvergov.org)

Status Date: 11/29/2022

2022-ENCROACHMENT-0000021



# Comment Report

## 2nd - Tier III 3680 Chestnut Pl - Canopies and Private Storm Sewer

10/25/2023

**Master ID:** 2020-PROJMSTR-0000236 **Project Type:** Tier III Encroachment Resolution  
**Review ID:** 2022-ENCROACHMENT-0000021 **Review Phase:**  
**Location:** **Review End Date:** 11/28/2022

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

**Status:** Approved - No Response  
**Comments:**

**Status Date:** 03/09/2022  
**Status:** Approved - No Response  
**Comments:**

**Reviewing Agency:** City Forester Review **Review Status:** Approved

**Reviewers Name:** Erin Hatch  
**Reviewers Email:** Erin.Hatch@denvergov.org

**Status Date:** 12/09/2022  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2022-ENCROACHMENT-0000021 - Tier III 3680 Chestnut Pl - Canopies and Private Storm Sewer  
Reviewing Agency/Company: Forestry (OCF)  
Reviewers Name: Erin Hatch  
Reviewers Phone: (720) 913 - 0643  
Reviewers Email: Erin.Hatch@denvergov.org  
Approval Status: Approved

**Comments:**  
Approved as proposed in most recent submission after discussion of building canopy and proposed tree canopy conflict.

**Status Date:** 11/18/2022  
**Status:** Denied  
**Comments:** 1. Reduce width of canopy on office building adjacent to proposed trees to reduce future conflict with tree canopy as it matures. Recommend reducing canopy width to 3' wide max.  
2. Plant proposed trees after completion of encroachment construction, otherwise tree protection will be required for newly planted trees.

**Status Date:** 10/26/2022  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2022-ENCROACHMENT-0000021 - Tier III 3680 Chestnut Pl - Canopies and Private Storm Sewer  
Reviewing Agency/Company: Denver Parks and Rec - Forestry  
Reviewers Name: Nick Evers  
Reviewers Phone: 7206759194  
Reviewers Email: nick.evers@denvergov.org  
Approval Status: Approved

**Comments:**  
Approved via SDP review

**Status Date:** 03/10/2022  
**Status:** Denied  
**Comments:** PWPRS Project Number: 2022-ENCROACHMENT-0000021 - Tier III 3680 Chestnut Pl - Canopies and Private Storm Sewer  
Reviewing Agency/Company: Denver Parks and Rec - Forestry

# Comment Report

## 2nd - Tier III 3680 Chestnut Pl - Canopies and Private Storm Sewer

10/25/2023

**Master ID:** 2020-PROJMSTR-0000236 **Project Type:** Tier III Encroachment Resolution  
**Review ID:** 2022-ENCROACHMENT-0000021 **Review Phase:**  
**Location:** **Review End Date:** 11/28/2022

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

Reviewers Name: Nick Evers  
Reviewers Phone: 7206759194  
Reviewers Email: nick.evers@denvergov.org  
Approval Status: Denied

Comments:  
Please coordinate with SDP submittal for approval

Status Date: 03/09/2022  
Status: Approved - No Response  
Comments:

Reviewing Agency: Landmark Review Review Status: Approved

Reviewers Name: Becca Dierschow  
Reviewers Email: Becca.Dierschow@denvergov.org

Status Date: 11/09/2022  
Status: Approved  
Comments:

Status Date: 03/09/2022  
Status: Approved - No Response  
Comments:

Reviewing Agency: CDOT Referral Review Status: Approved

Status Date: 11/09/2022  
Status: Approved  
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000021\_2nd - Tier III 3680 Chestnut Pl - Canopies and Private Storm Sewer  
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.

Status Date: 03/10/2022  
Status: Approved  
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000021 - Tier III 3680 Chestnut Pl - Canopies and Private Storm Sewer  
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

# Comment Report

## 2nd - Tier III 3680 Chestnut Pl - Canopies and Private Storm Sewer

10/25/2023

**Master ID:** 2020-PROJMSTR-0000236 **Project Type:** Tier III Encroachment Resolution  
**Review ID:** 2022-ENCROACHMENT-0000021 **Review Phase:**  
**Location:** **Review End Date:** 11/28/2022

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

Comments:

Does not affect CDOT on-system ROW. Proposed effort is approved as the location does not affect CDOT ROW.

Status Date: 03/09/2022

Status: Approved - No Response

Comments:

Reviewing Agency: ERA Review

Review Status: Approved - No Response

Reviewers Name: Shari Bills

Reviewers Email: Shari.Bills@denvergov.org

Status Date: 11/29/2022

Status: Approved - No Response

Comments:

Status Date: 03/09/2022

Status: Approved - No Response

Comments: