



May 04, 2020

Public Works Right-Of-Way Engineering Services  
Department of Public Works  
City and County of Denver  
201 W. Colfax Ave. Department 507  
Denver, CO 80202

**RE: 17<sup>th</sup> & Clarkson St. – Easement Relinquishment  
Letter of Intent**

To Whom it May Concern:

On behalf of Corum Real Estate Group Inc., the purpose of this letter is to describe the intent of the applicant to relinquish an existing 20-foot easement reserved with the vacation of right-of-way located on a parcel of land, between 1725 N. Clarkson St. and 1723 N. Clarkson St. The vacation is in conjunction with a proposed development at the same time. The easement was created by Ordinance at the time of the vacation of various City rights-of-way.

The easement that is impacted by this request is:

**Ordinance 348 1983 (Per Bk. 2837, Pg. 367)**

Which allows the Grantee to locate, construct, inspect, operate, maintain, repair, remove, replace, relocate, and reconstruct facilities for sewage and other uses, including related underground and surface facilities and appurtenances.

Included with this letter is:

- A Site Plan showing the area proposed for vacation;
- A copy of the ordinance that created the easement

The requestor is:

Corum Real Estate Group, Inc.  
650 S Cherry St., Suite 1200  
Denver, CO 80246  
Eric Komppa, Executive Vice President  
[eric.komppa@corumrealestate.com](mailto:eric.komppa@corumrealestate.com)  
303.409.2649 Direct  
303.796.2000 Office

The owner is:

Dome Development, LLC  
1400 Glenarm Place, Suite 100  
Denver, CO 80202  
303.409.2649 Direct



The requestor is seeking the relinquishment of the full easement encumbrance located between 1723 and 1725 N. Clarkson St. (as detailed by the accompanying Site Plan) to make better use of the developable land as they process a site development plan that includes the easement described herein. The vacated land would be utilized by the proposed building.

Currently, there is the following known utility within the easement (Identified by Ordinance Number and location on the site):

**Ordinance 348 1983** (north end of site - runs east and west): sanitary sewer.

The relinquished easement would be removed entirely including the existing sanitary sewer main within the easement. Or if the utility provider would like to maintain, would be rerouted in accordance with the utility provider criteria.

We look forward to working with the City staff through this process. Should you have any further questions please do not hesitate to contact me at 303-841-9365 or by email [dterron@rothlang.com](mailto:dterron@rothlang.com).

Sincerely,  
ROTH LANG ENGINEERING GROUP, LLC

A handwritten signature in black ink that reads 'David Terron'.

David R. Terron  
Staff Engineer

Cc: Kevin S. Roth, P.E. – Roth Lang Engineering Group, LLC

Eric Komppa – Corum Real Estate Group, Inc.

## 1725 N. Clarkson St. and 1723 N. Clarkson St.

11/05/2020

**Master ID:** 2020-PROJMSTR-0000263      **Project Type:** ROW Relinquishment  
**Review ID:** 2020-RELINQ-0000012      **Review Phase:**  
**Location:** 1725 N. Clarkson St. and 1723 N. Clarkson St.      **Review End Date:** 05/29/2020

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: Katherine Rinehart  
Reviewers Email: [Katherine.Rinehart@denvergov.org](mailto:Katherine.Rinehart@denvergov.org)

Status Date: 05/22/2020  
Status: Approved  
Comments:

Reviewing Agency: City Forester Review      Review Status: Approved

Reviewers Name: Nick Evers  
Reviewers Email: [Nick.Evers@denvergov.org](mailto:Nick.Evers@denvergov.org)

Status Date: 05/29/2020  
Status: Approved  
Comments: Approved. No PRW tree conflict.

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

Status Date: 06/01/2020  
Status: Approved - No Response  
Comments:

Reviewing Agency: Denver Water Referral      Review Status: Approved

Status Date: 06/01/2020  
Status: Approved  
Comments: PWPRS Project Number: 2020-RELINQ-0000012 - 1725 N. Clarkson St. and 1723 N. Clarkson St  
Reviewing Agency/Company: Denver Water  
Reviewers Name: Gina Begly  
Reviewers Phone: 303-628-6219  
Reviewers Email: [gina.begly@denverwater.org](mailto:gina.begly@denverwater.org)  
Approval Status: Approved

Comments:

Reviewing Agency: Survey Review      Review Status: Approved

Reviewers Name: Jon Spirk  
Reviewers Email: [Jon.Spirk@denvergov.org](mailto:Jon.Spirk@denvergov.org)

Status Date: 10/23/2020  
Status: Approved  
Comments: PWPRS Project Number: 2020-RELINQ-0000012 - 1725 N. Clarkson St. and 1723 N. Clarkson St

# Comment Report

## 1725 N. Clarkson St. and 1723 N. Clarkson St.

11/05/2020

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

Reviewing Agency/Company: DOTI/Survey  
Reviewers Name: Jon Spirk  
Reviewers Phone: 720-865-2666  
Reviewers Email: jon.spirk@denvergov.org  
Approval Status: Approved

**Comments:**

The description and exhibit is approved and is located in the Legal Descriptions - APPROVED folder and is also uploaded here.

Attachment: ESMT\_VAC\_Aproved.pdf

Status Date: 05/28/2020  
Status: Denied  
Comments: There must be a description and exhibit signed and stamped by a professional land surveyor.

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

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

Status Date: 06/11/2020  
Status: Confirmation of Payment  
Comments:

Reviewing Agency: Denver Fire Department Review      Review Status: Approved

Reviewers Name:  
Reviewers Email:

Status Date: 06/01/2020  
Status: Approved  
Comments: PWPRS Project Number: 2020-RELINQ-0000012 - 1725 N. Clarkson St. and 1723 N. Clarkson St  
Reviewing Agency/Company: Denver Fire Department  
Reviewers Name: Jeremiah Willmott  
Reviewers Phone: 7208652966  
Reviewers Email: jeremiah.willmott@denvergov.org  
Approval Status: Approved

**Comments:**

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

Reviewers Name: Rebecca Dierschow  
Reviewers Email:

Status Date: 06/01/2020  
Status: Approved - No Response  
Comments:

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11/05/2020

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

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

Status Date: 06/01/2020  
Status: Approved - No Response  
Comments:

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

Status Date: 06/01/2020  
Status: Approved - No Response  
Comments:

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

Status Date: 06/01/2020  
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: 05/21/2020  
Status: Approved  
Comments:

Reviewing Agency: Construction Engineering Review      Review Status: Approved

Reviewers Name: Matthew Schwindt  
Reviewers Email: Matthew.Schwindt@denvergov.org  
  
Status Date: 05/28/2020  
Status: Approved  
Comments:

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

Reviewers Name: Emily Gloeckner  
Reviewers Email: Emily.Gloeckner@denvergov.org  
  
Status Date: 06/01/2020  
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: 06/01/2020

# Comment Report

## 1725 N. Clarkson St. and 1723 N. Clarkson St.

11/05/2020

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

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

**Reviewing Agency:** CenturyLink Referral      **Review Status:** Approved w/Conditions

**Status Date:** 07/08/2020  
**Status:** Approved w/Conditions  
**Comments:** PWPRS Project Number: 2020-RELINQ-0000012 - 1725 N. Clarkson St. and 1723 N. Clarkson St  
Reviewing Agency/Company: CenturyLink  
Reviewers Name: Kandice Bremer  
Reviewers Phone: 4026137933  
Reviewers Email: kandice.bremer@centurylink.com  
Approval Status: Approved with conditions

**Comments:**  
The conditions are that any current or any ongoing current CenturyLink utilities are not to be disrupted and protected in place.

Attachment: P828211 No objections w reservations.docx

**Status Date:** 06/01/2020  
**Status:** Denied  
**Comments:** PWPRS Project Number: 2020-RELINQ-0000012 - 1725 N. Clarkson St. and 1723 N. Clarkson St  
Reviewing Agency/Company: CenturyLink  
Reviewers Name: Glady Zeilstra  
Reviewers Phone: 480-560-0404  
Reviewers Email: Glady.Zeilstra@CenturyLink.com  
Approval Status: Denied

**Comments:**  
Contact Glady.Zeilstra@centurylink.com

**Reviewing Agency:** Xcel Referral      **Review Status:** Approved

**Status Date:** 06/18/2020  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2020-RELINQ-0000012 - 1725 N. Clarkson St. and 1723 N. Clarkson St  
Reviewing Agency/Company: Public Service Company of Colorado dba Xcel Energy  
Reviewers Name: Donna George  
Reviewers Phone: 303-571-3306  
Reviewers Email: donna.l.george@xcelenergy.com  
Approval Status: Approved

**Comments:**

**Status Date:** 06/01/2020  
**Status:** Denied  
**Comments:** PWPRS Project Number: 2020-RELINQ-0000012 - 1725 N. Clarkson St. and 1723 N. Clarkson St  
Reviewing Agency/Company: Public Service Company of Colorado dba Xcel Energy  
Reviewers Name: Donna George  
Reviewers Phone: 303-571-3306

# Comment Report

## 1725 N. Clarkson St. and 1723 N. Clarkson St.

11/05/2020

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**Location:** 1725 N. Clarkson St. and 1723 N. Clarkson St.      **Review End Date:** 05/29/2020

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

Reviewers Email: donna.l.george@xcelenergy.com  
Approval Status: Denied

Comments:

Please verify whether or not the electric lines, pole and light are in the alley proposed to be vacated. I would love to see a survey showing these facilities in relation to the property lines of the vacation area. Thank you.

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

Status Date: 06/01/2020  
Status: Approved - No Response  
Comments:

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

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

Status Date: 06/01/2020  
Status: Approved w/Conditions  
Comments: PWPRS Project Number: 2020-RELINQ-0000012 - 1725 N. Clarkson St. and 1723 N. Clarkson St  
Reviewing Agency/Company: Development Services  
Reviewers Name: Tiffany Holcomb  
Reviewers Phone: 720-865-3018  
Reviewers Email: Tiffany.Holcomb@denvergov.org  
Approval Status: Approved with conditions

Comments:

A concept review application has been received on the property for proposed development. The proposed development requires Site Development Plan approval. The easement must be relinquished in order for the proposed SDP to be approved based on the current plans.

Reviewing Agency: DES Transportation Review      Review Status: Approved w/Conditions

Reviewers Name: Matthew Farnen  
Reviewers Email:

Status Date: 05/27/2020  
Status: Approved w/Conditions  
Comments: The ROW frontage will need to be brought up to current standard and the curb cut removed when the property redevelops, no curb cut will be allowed

Reviewing Agency: DES Wastewater Review      Review Status: Approved

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

Status Date: 10/23/2020  
Status: Approved  
Comments: PWPRS Project Number: 2020-RELINQ-0000012 - 1725 N. Clarkson St. and 1723 N. Clarkson St

# Comment Report

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Reviewing Agency/Company: DOTI DES Wastewater  
Reviewers Name: Kelsey Kijowski  
Reviewers Phone: 7209138834  
Reviewers Email: kelsey.kijowski@denvergov.org  
Approval Status: Approved

Comments:  
The SUDP for the privatization of the public sanitary main has been approved and issued.

Status Date: 05/27/2020

Status: Denied

Comments: As acknowledged in the submittal package, an existing public sanitary main is located within this easement. The easement cannot be relinquished until this sanitary has been abandoned through a SUDP. As part of the SUDP, you will need to show that the main is not in service and does not currently serve any existing properties.

Reviewing Agency: ERA Transportation Review

Review Status: Approved

Reviewers Name:

Reviewers Email:

Status Date: 11/05/2020

Status: Approved

Comments: PWPRS Project Number: 2020-RELINQ-0000012 - 1725 N. Clarkson St. and 1723 N. Clarkson St

Reviewing Agency/Company: DOTI ER Strategic  
Reviewers Name: Brent McMurtrie  
Reviewers Phone: 720-913-4502  
Reviewers Email: brent.mcmurtrie@denvergov.org  
Approval Status: Approved

Comments:  
Approval based on SUDP approval from Wastewater.

Status Date: 06/12/2020

Status: Denied

Comments: PWPRS Project Number: 2020-RELINQ-0000012 - 1725 N. Clarkson St. and 1723 N. Clarkson St

Reviewing Agency/Company: DOTI ER Strategic  
Reviewers Name: Brent McMurtrie  
Reviewers Phone: 720-913-4502  
Reviewers Email: brent.mcmurtrie@denvergov.org  
Approval Status: Denied

Comments:  
Easement cannot be relinquished without first having agreement from utilities / sanitary sewer. Please provide that documentation that City Sanitary agrees to being relocated at applicant's expense.

Status Date: 06/01/2020

Status: Approved - No Response

Comments:

Reviewing Agency: ERA Wastewater Review

Review Status: Approved



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

**Status Date:** 05/28/2020  
**Status:** Approved  
**Comments:**

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

**Status Date:** 06/01/2020  
**Status:** Approved - No Response  
**Comments:**

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

**Status Date:** 06/01/2020  
**Status:** Approved - No Response  
**Comments:**