

Vacation Submittal Checklist

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

Street and Alley Vacation submittal documents will include the following:

- Application (Page 3-4 of this document) - Must be signed by owner, or a vested party
- A Legal Description and Exhibits of the proposed vacation, prepared by a Professional Land Surveyor, 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 area to be vacated and hatch the area
 - Call out the location of any existent easements, and if a new easement will be held/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.

Chris Spelke
Owner/Vested Party/Applicant Signature

12/02/2021
Date



DENVER
THE MILE HIGH CITY

APPLICATION

STREET and ALLEY VACATION

Please complete this application to apply for a Vacation Request. Vacations can only be applied for, when the area in question is within the Public Right-of-Way within the City and County of Denver. Please reference [Street and Alley Vacation Entrance Requirements](#) for more detail on the vacation process. Please enter information and fully answer any of the following sections. Submit the complete application electronically to: DOTI.ER@denvergov.org.

DATE: _____

PROJECT NAME: _____

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 VACATION: _____

APPLICANT:

Name: _____

Company (if applicable): _____ Title: _____

Address: _____

Telephone number: _____ Email address: _____

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

Company: _____

Owner Contact: _____

Address: _____

Telephone Number: _____ Email address: _____

EXPLANATION of REQUEST

Explanation of why the Requestor wants the right-of-way (ROW) vacated:





APPLICATION
Street and Alley Vacation

Explanation of the current use of the ROW to be vacated:

EXISTING UTILITIES:

Handwritten text describing existing utilities and easements, including a reference to a standard hard surface easement and the City's reservation of easements within the vacated area.

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.

Chris Spelke
(Owner/Vested Party Signature)

12/02/2021
DATE



Sun Valley Vacation 1087 N Bryant St

02/08/2022

Master ID: 2019-PROJMSTR-0000673 **Project Type:** ROW Vacation
Review ID: 2021-VACA-0000012 **Review Phase:**
Location: 1087 N Bryant St **Review End Date:** 10/15/2021

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: David J Edwards
Reviewers Email: Davidj.Edwards@denvergov.org

Status Date: 10/18/2021
Status: Approved
Comments: PWPRS Project Number: 2021-VACA-0000012 Sun Valley Vacation 1087 N Bryant St
Reviewing Agency/Company: Asset Management DOF
Reviewers Name: David J Edwards
Reviewers Phone: 7209130889
Reviewers Email: Davidj.Edwards@denvergov.org
Approval Status: Approved

Comments:

Reviewing Agency: Building Department Review Review Status: Approved

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

Status Date: 10/08/2021
Status: Approved
Comments:

Reviewing Agency: CenturyLink Referral Review Status: Approved

Status Date: 10/18/2021
Status: Approved
Comments: PWPRS Project Number: 2021-VACA-0000012 Sun Valley Vacation 1087 N Bryant St
Reviewing Agency/Company: CenturyLink
Reviewers Name: Qwest Corporation d/b/a CenturyLink QC
Reviewers Phone: 406-443-0583
Reviewers Email: lisa.gallegos@lumen.com
Approval Status: Approved

Comments:

Attachment: Vacate No reservation.pdf

REDLINES uploaded to E-review webpage

Reviewing Agency: CDOT Referral Review Status: Approved

Status Date: 10/18/2021
Status: Approved

2021-VACA-0000012

Comment Report

Sun Valley Vacation 1087 N Bryant St

02/08/2022

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Review ID: 2021-VACA-0000012 **Review Phase:**
Location: 1087 N Bryant St **Review End Date:** 10/15/2021

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

Comments: PWPRS Project Number: 2020-VACA-0000012 4245 N. Fox St
Reviewing Agency/Company: CDOT Region 1 Right of Way
Reviewers Name: Mitchell Olson
Reviewers Phone: 3037579917
Reviewers Email: m.john.olson@state.co.us
Approval Status: Approved

Comments:

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

Status Date: 10/18/2021
Status: Approved - No Response
Comments:

Reviewing Agency: City Forester Review Review Status: Approved

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

Status Date: 10/15/2021
Status: Approved
Comments: Approved. Please coordinate ROW tree planting/protection in SDP.

Reviewing Agency: Comcast Referral Review Status: Approved

Status Date: 10/18/2021
Status: Approved
Comments: PWPRS Project Number: 2021-VACA-0000012 Sun Valley Vacation 1087 N Bryant St
Reviewing Agency/Company: Comcast
Reviewers Name: Javier Sotelo
Reviewers Phone: 720-670-8278
Reviewers Email: javier_sotelo@cable.comcast.com
Approval Status: Approved

Comments:

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

Reviewers Name: Tanner Axt
Reviewers Email: Tanner.Axt@denvergov.org

Status Date: 10/18/2021
Status: Approved - No Response
Comments:

Reviewing Agency: DES Transportation Review Review Status: Approved

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

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02/08/2022

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Location: 1087 N Bryant St **Review End Date:** 10/15/2021

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Status Date: 10/18/2021
Status: Approved
Comments:

Status Date: 10/18/2021
Status: Approved - No Response
Comments:

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

Reviewers Name: Philip Kim
Reviewers Email: Philip.Kim@denvergov.org

Status Date: 02/07/2022
Status: Approved w/Conditions
Comments: Existing Sewers in ROW will need to remain active until the sewer reroute is complete, thus a hard surface easement will required.

Status Date: 10/18/2021
Status: Denied
Comments: Denied on behalf of this critical reviewer, and this is still under review. Please contact the reviewer to resolve.

Status Date: 10/18/2021
Status: Approved - No Response
Comments:

Reviewing Agency: Office of Disability Rights Review Review Status: Approved

Reviewers Name: Juan Pasillas
Reviewers Email: Juan.Pasillas@denvergov.org

Status Date: 10/18/2021
Status: Approved
Comments: PWPRS Project Number: 2021-VACA-0000012 Sun Valley Vacation 1087 N Bryant St
Reviewing Agency/Company: DODR
Reviewers Name: Juan Pasillas
Reviewers Phone: 720-913-3309
Reviewers Email: juan.pasillas@denvergov.org
Approval Status: Approved

Comments:
*Approved.

*Final construction, including any later modifications to the public sidewalk (which is considered a public Accessible Route), must comply with all applicable 2010 ADA requirements.

Reviewing Agency: Denver Water Referral Review Status: Approved

Status Date: 10/18/2021
Status: Approved
Comments: PWPRS Project Number: 2021-VACA-0000012 Sun Valley Vacation 1087 N Bryant St
Reviewing Agency/Company: Denver Water

Comment Report

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02/08/2022

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Location: 1087 N Bryant St **Review End Date:** 10/15/2021

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

Reviewers Name: Gina Begly
Reviewers Phone: 303-628-6219
Reviewers Email: gina.begly@denverwater.org
Approval Status: Approved

Comments:
Existing water mains in Alcott Way and West 10th Avenue are marked to be abandoned in water plan 20999.

Reviewing Agency: Denver Fire Department Review Review Status: Approved w/Conditions

Reviewers Name: Richard Tenorio
Reviewers Email: Richard.Tenorio@denvergov.org

Status Date: 10/18/2021
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2021-VACA-0000012 Sun Valley Vacation 1087 N Bryant St
Reviewing Agency/Company: DFD / Fire Prevention Division
Reviewers Name: Rich Tenorio
Reviewers Phone: 7206333222
Reviewers Email: richard.tenorio@denvergov.org
Approval Status: Approved with conditions

Comments:
Denver Fire Dept. Approved with Conditions - RT

**Upon future construction, where block lengths are greater than 500-feet long, an additional fire hydrant will be required mid block. Per IFC Appendix C - Table C102.1: the average spacing between fire hydrants shall not exceed 500-feet. Most blocks are greater than 600-feet in length.

**A fire apparatus turn-around will be required at the end of W Mulberry Place where streets are greater than 150 long and dead end.

Status Date: 10/14/2021
Status: Approved w/Conditions
Comments: Denver Fire Dept. Approved with Conditions - RT

**Upon future construction, where block lengths are greater than 500-feet long, an additional fire hydrant will be required mid block. Per IFC Appendix C - Table C102.1: the average spacing between fire hydrants shall not exceed 500-feet. Most blocks are greater than 600-feet in length.

**A fire apparatus turn-around will be required at the end of W Mulberry Place where streets are greater than 150 long and dead end.

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

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

Status Date: 10/18/2021
Status: Approved - No Response

Comment Report

Sun Valley Vacation 1087 N Bryant St

02/08/2022

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Location: 1087 N Bryant St **Review End Date:** 10/15/2021

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Comments:

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

Status Date: 10/18/2021
Status: Approved - No Response

Comments:

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

Status Date: 10/18/2021
Status: Approved - No Response

Comments:

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

Status Date: 10/18/2021
Status: Approved - No Response

Comments:

Reviewing Agency: Dev and Planning Services Review Review Status: Approved - No Response

Status Date: 10/18/2021
Status: Approved - No Response

Comments:

Reviewing Agency: Parks and Recreation Review Review Status: Approved

Reviewers Name: Greg Neitzke
Reviewers Email: Greg.Neitzke@denvergov.org

Status Date: 09/28/2021
Status: Approved

Comments:

Reviewing Agency: Construction Engineering Review Review Status: Approved

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

Status Date: 10/11/2021
Status: Approved

Comments:

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

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

Comment Report

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02/08/2022

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Review ID: 2021-VACA-0000012 **Review Phase:**
Location: 1087 N Bryant St **Review End Date:** 10/15/2021

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

Status Date: 10/18/2021
Status: Approved - No Response
Comments:

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

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

Status Date: 10/18/2021
Status: Approved - No Response
Comments:

Reviewing Agency: Survey Review Review Status: Approved

Reviewers Name: Dana Sperling
Reviewers Email: Dana.Sperling@denvergov.org

Status Date: 02/08/2022
Status: Approved
Comments: PWPRS Project Number: 2021-VACA-0000012 Sun Valley Vacation 1087 N Bryant St
Reviewing Agency/Company: DOTI-SURVEY
Reviewers Name: DANA SPERLING
Reviewers Phone: 7204565207
Reviewers Email: dana.sperling@denvergov.org
Approval Status: Approved

Comments:
The approved descriptions are in the APPROVED - Legal Descriptions folder

Status Date: 10/15/2021
Status: Denied
Comments: survey comments have been uploaded into accel

REDLINES uploaded to E-review webpage

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

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

Status Date: 10/18/2021
Status: Approved - No Response
Comments:

Reviewing Agency: CPM Wastewater Review Review Status: Approved - No Response

Status Date: 10/18/2021
Status: Approved - No Response

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Location: 1087 N Bryant St **Review End Date:** 10/15/2021

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Comments:

Reviewing Agency: RTD Referral Review Status: Approved

Status Date: 10/18/2021
Status: Approved
Comments: PWPRS Project Number: 2021-VACA-0000012 Sun Valley Vacation 1087 N Bryant St
Reviewing Agency/Company: RTD
Reviewers Name: Clayton Scott Woodruff
Reviewers Phone: 3032992943
Reviewers Email: clayton.woodruff@rtd-denver.com
Approval Status: Approved

Comments:

Reviewing Agency: Solid Waste Review Review Status: Approved - No Response

Status Date: 10/18/2021
Status: Approved - No Response
Comments:

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

Status Date: 12/02/2021
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2021-VACA-0000012 Sun Valley Vacation 1087 N Bryant St
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

Comments:

Please be aware Public Service Company of Colorado owns and operates natural gas and electric distribution facilities including a natural gas regulator station located within the rights-of-way proposed to be vacated; therefore, we are able to give conditional approval, PROVIDED, HOWEVER, said vacation shall be subject to the following reservations:

A perpetual, non-exclusive easement is hereby reserved by the City and County of Denver, its successors and assigns, over, under, across, along, and through the vacated area for the purposes of constructing, operating, maintaining, repairing, upgrading and replacing public or private utilities including storm drainage and sanitary sewer facilities and all appurtenances to said utilities. A hard surface shall be maintained by the property owner over the entire easement area. The City reserves the right to authorize the use of the reserved easement by all utility providers with existing facilities in the easement area. No trees, fences, retaining walls, landscaping or structures shall be allowed over, upon or under the easement area. Any such obstruction may be removed by the City or the utility provider at the property owner's expense. The property owner shall not re-grade or alter the ground cover in the easement area without permission from the City and County of Denver. The property owner shall be liable for all damages to such utilities, including their repair and replacement, at the property owner's sole expense. The City and County of Denver,

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02/08/2022

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

its successors, assigns, licensees, permittees and other authorized users shall not be liable for any damage to property owner's property due to use of this reserved easement.

Status Date: 10/18/2021

Status: Denied

Comments: PWPRS Project Number: 2021-VACA-0000012 Sun Valley Vacation 1087 N Bryant St
Reviewing Agency/Company: Public Service Company of Colorado (PSCo) dba Xcel Energy-Colorado
Reviewers Name: Donna George
Reviewers Phone: 303-571-3306
Reviewers Email: donna.l.george@xcelenergy.com
Approval Status: Denied

Comments:

Please be aware PSCo has existing natural gas and electric facilities including a natural gas regulator station within the areas proposed to be vacated.

Please contact Shaun Hughes at shaun.m.hughes@xcelenergy.com for additional information or questions regarding the removal of these existing facilities.

Reviewing Agency: Case Manager Review/Finalize

Review Status: Comments Compiled

Reviewers Name: Jessica Eusebio

Reviewers Email: Jessica.Eusebio@denvergov.org

Status Date: 10/18/2021

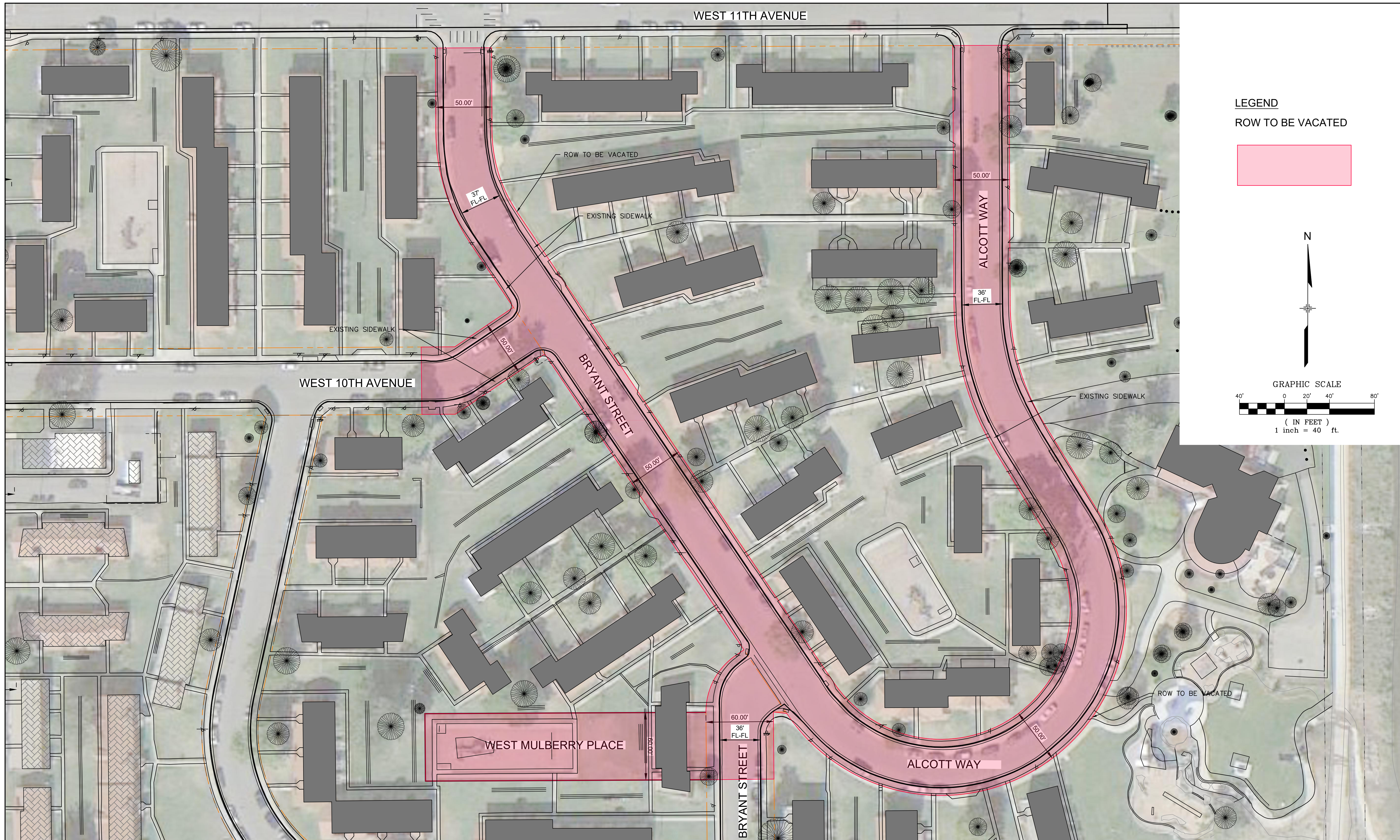
Status: Comments Compiled

Comments:

Status Date: 10/14/2021

Status: Confirmation of Payment

Comments:



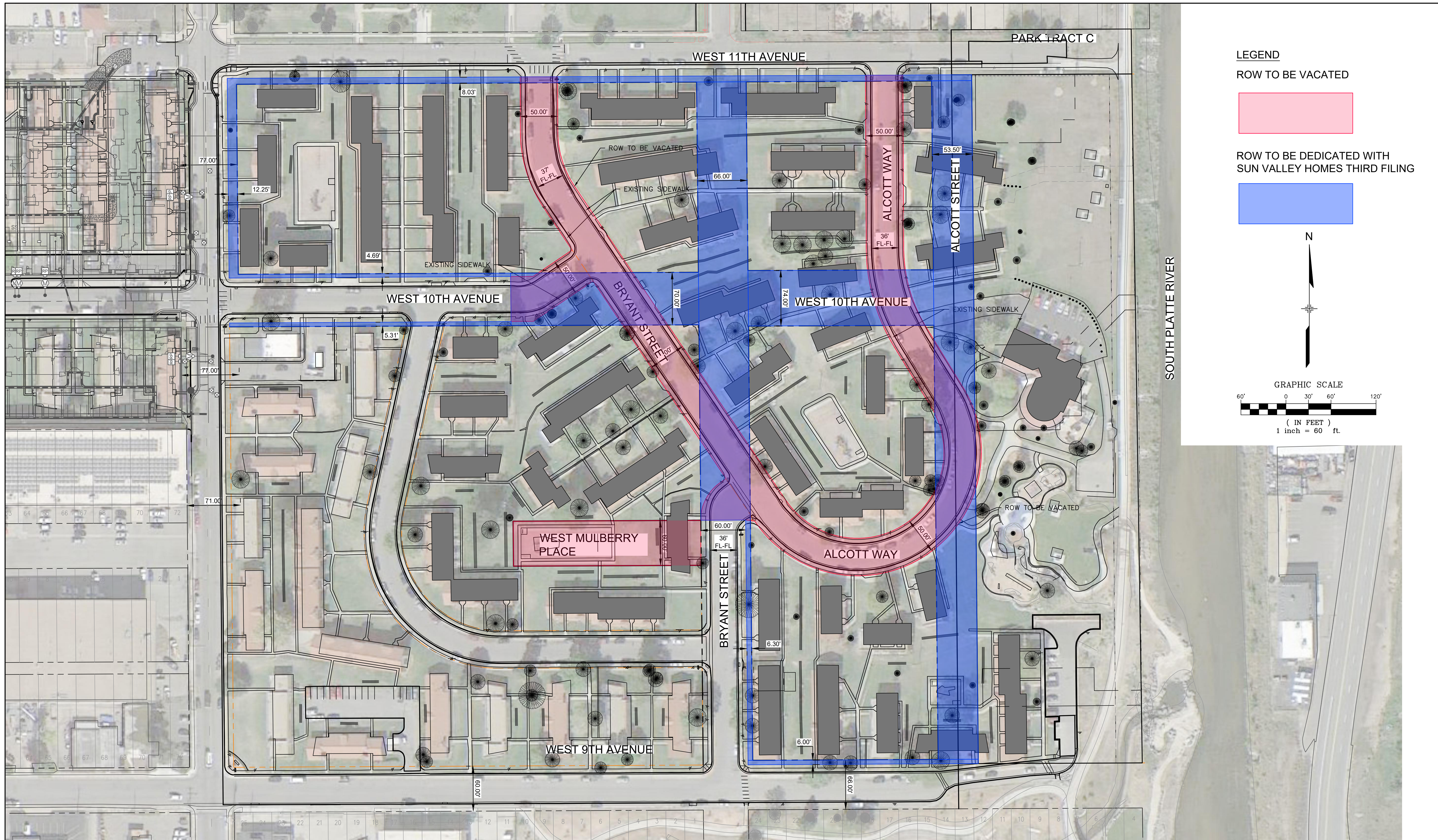
ROW VACATION - SITE PLAN



SUN VALLEY HOMES AND SUN VALLEY HOMES SECOND FILING REDEVELOPMENT

JULY 23, 2021

FIGURE No. 1



ROW VACATION DEDICATION- SITE PLAN

SUN VALLEY HOMES AND SUN VALLEY HOMES SECOND FILING REDEVELOPMENT

AUGUST 26, 2021



FIGURE No. 1