



DENVER
THE MILE HIGH CITY

APPLICATION SUBMITTAL CHECKLIST

FOR CITY & COUNTY OF DENVER EASEMENT RELINQUISHMENT

Any Easement Relinquishment Application submittal not meeting all minimum checklist criteria herein shall be rejected as incomplete. Download and fill-out this checklist and submit along with the Application and supporting documentation to DOTI.ER@denvergov.org.

1. Easement Relinquishment Application

☒ Easement Relinquishment Application completed and signed by property owner or a vested party

2. Copy of Easements to be Relinquished

☒ Original holding document(s) of easement(s) to be relinquished, e.g. Ordinance, PNEE, Subdivision plat, etc.
☒ Clerk and Recorder's Book and Page and/or Recordation Number(s)

3. Land Descriptions (*select one*)

☒ Not applicable for Easements relinquished in their entirety
☐ Land description(s) prepared by a Professional Land Surveyor licensed in the State of Colorado for the portion of easement to be relinquished prepared in accordance with [DOTI Survey Land Description Requirements](#)
☐ PDF format stamped and signed by Professional Land Surveyor
☐ Text only in Microsoft Word format

4. Site Plan

ACCURATELY, LABELED ENGINEERED DRAWINGS TO INCLUDE THE FOLLOWING:

☒ Numerical and Bar Scale (scale no smaller than 1:40)
☒ North Arrow
☒ Legend
☒ Plan date and revision number, if applicable
☒ Easement in its entirety
☒ Portion of easement to be relinquished
☐ Newly proposed easements to be granted, if applicable
☒ Property lines,
☒ Right-of-way lines
☒ Label property addresses and street names
☒ Existing improvements within easement
☒ Proposed improvements in easement relinquishment area
☒ All existing, abandoned, and relocated utilities
☐ Aerial imagery can be used, but does not replace the required accurately engineered drawings

5. Fees

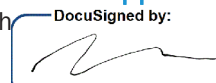
EASEMENT RELINQUISHMENT FEES MUST BE PAID IMMEDIATELY AFTER ER PROVIDES AN INVOICE

Initial Processing Fee = \$1,000.00 (non-refundable)
 Survey Land Description Review Fee = \$500 (non-refundable)
 Ordinance Fee = \$300 (non-refundable)

Property Owner or Authorized Application Representative:

By signing below, I certify that the information has been incorporated in our application submittal.

SIGNATURE:

DocuSigned by:


DATE:

2/27/2025

PRINT NAME:

Ross Holbrook

PHONE:

(720) 320-5512

EMAIL:

ross@stok.com

COMPANY:

stok Investment Group, LLC

City and County of Denver Department of Transportation & Infrastructure
 Right of Way Services | Engineering & Regulatory
 201 W. Colfax Ave, Dept. 507 | Denver, CO 80202
www.denvergov.org/ROWPlanReview
DOTI.ER@denvergov.org
 (720) 865-3003



APPLICATION

FOR CITY & COUNTY OF DENVER EASEMENT RELINQUISHMENT

To apply for an Ordinance to Relinquish an Easement held by the City and County of Denver, complete this application and submit together with the Submittal Checklist and required application materials in accordance with the [Easement Relinquishment Application Requirements](#) to 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 this process can be sent to DOTI.ER@denvergov.org.

PROPERTY OWNER:

Company Name: 2821 Welton Street Investment, LLC
 Contact Name: Ross Holbrook
 Property Address: 2833 Welton Street, Denver, CO 80205
 Billing Address: 2101 Pearl Street, Boulder, CO 80304
 Phone: (720) 320-5512 Email: ross@stok.com

PRIMARY CONTACT: ☒ Check if the same as Adjacent Property Owner

Company Name: stok Investment Group, LLC
 Contact Name: Ross Holbrook
 Address: 2101 Pearl Street, Boulder, CO 80304
 Phone: (720) 320-5512 Email: ross@stok.com

PROJECT INFORMATION:

Project Name: Stok on Welton
 Address of Property Containing Easement: 2833 Welton Street, Denver, CO 80205

Is this project associated with a [LAND DEVELOPMENT REVIEW](#)?

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

Project Master Number: 2022PM377

REASON FOR EASEMENT RELINQUISHMENT:

Describe why you are requesting this relinquishment and why the easement(s) are no longer needed.

The Property Owner is in the process of developing the Project and is working with the City and County of Denver (the "City") in connection therewith. As part of such development plan, the Property Owner is required to dedicate certain land to the City. In anticipation thereof, the Property Owner recorded the attached Deeds of Dedication granting the City certain easements; however, these Deeds of Dedication were recorded prematurely without the proper approval by the City. In order to develop the Property and properly dedicate this land to the City, the Denver Transportation & Infrastructure Department has required that the attached Deeds of Dedication be released from the Property. Upon such release, the land area covered by the easements will be dedicated in fee to the City as approved by the Denver Transportation & Infrastructure Department.

City and County of Denver Department of Transportation & Infrastructure
 Right of Way Services | Engineering & Regulatory
 201 W. Colfax Ave, Dept. 507 | Denver, CO 80202
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EASEMENT RELINQUISHMENT INFORMATION: Quantity of easements to be relinquished: 2

List all easements to be relinquished:

<i>Original holding document that reserves or grants the easement:</i>			<i>Portion of the easement to be relinquished:</i>	
No.	Clerk & Recorder Recordation No(s).	Ordinance No(s). if applicable	Relinquish in its Entirety:	Partially relinquish as described in attached land description(s):
1	2024043744	NA	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2			<input type="checkbox"/>	<input type="checkbox"/>
3			<input type="checkbox"/>	<input type="checkbox"/>
4			<input type="checkbox"/>	<input type="checkbox"/>
5			<input type="checkbox"/>	<input type="checkbox"/>

Describe the status of the Easement(s):

In the space below, describe each easement status. Include why the easement was originally granted and any additional relevant information

The easements granted by the attached Deeds of Dedication are not currently in use by the City of Denver (the "City"). As noted herein, the Property Owner is required to dedicate certain land to the City in accordance with the Property's Land Development Review; the attached Deeds of Dedication were prematurely granted and recorded in an attempt to satisfy this requirement, but as shown in the Deeds of Dedication, the City never officially accepted such easements. Upon the release of the Deeds of Dedication, the Property Owner will convey such easement areas to the City in fee in accordance with and as approved by the Denver Transportation & Infrastructure Department.

Are there utilities are in the Easement(s)? Yes ☒ No ☐

If yes, list each utility and identify utility owner, utility type, and size (e.g. CCD 8-inch Sanitary Sewer); whether it will be removed, relocated, or abandoned in-place; and, expected schedule.

(1) A water line, owned by Denver Water, crosses the easement area; the pipe size of this water line is not disclosed in public records. This water line previously serviced buildings on the Property which have since been removed. The Property Owner believes that this water line has been cut, capped and abandoned.
 (2) A 3-inch poly pipe gas line, owned by Xcel Energy, crosses the easement area. This gas line previously serviced buildings on the Property which have since been removed; further, this gas line is currently shown as a retired service line in public records. Accordingly, the Property Owner believes that this gas line has been capped, cut and abandoned.
 (3) An overhead power line, owned by Xcel Energy, crosses the easement area. This overhead power line provides certain power services to the Property and accordingly, will not be abandoned upon the Property Owner's conveyance of the easement area in fee to the City.

APPLICANT SIGNATURE:

By signing below, I certify that I am the owner or vested party of the real property that is the subject of this Easement Relinquishment

SIGNATURE:

PRINT NAME:

EMAIL:

DocuSigned by:

 180B392B4B6D429...

Ross Holbrook

ross@stok.com

Information contained herein is accurate and complete:

DATE:

2/27/2025

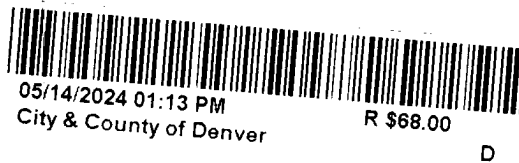
PHONE:

(720) 320-5512

COMPANY:

stok Investment Group, LLC

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2024043744
Page: 1 of 12
D \$0.00

Upon Recording, Return to:

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned Grantor, for good and valuable consideration, receipt of which is hereby acknowledged, does hereby sell, grant, dedicate and convey unto the City and County of Denver, a municipal corporation of the State of Colorado ("Grantee"), a nonexclusive easement for the purposes specified herein (the "Easement") over and upon the following described parcel of land (the "Property") situate in the County of Denver, State of Colorado, to wit:

SEE ATTACHED EXHIBIT "A"

The above-described Easement is to be used for street, public ways and utility purposes, which purposes shall include, but not be limited to, streets, sidewalks, curbs, gutters, recreation and pedestrian trails, utility lines, structures, equipment, apparatus, poles and other municipal purposes. The above-described Easement is being conveyed without warranty of any kind and subject to existing easements, liens and encumbrances, if any.

Grantor reserves the right to access and use the Property for ingress, egress, and utilities, and for any other purposes provided such other use does not materially and adversely interfere with Grantee's use of the Easement for the purposes granted herein. Grantor shall have at all times during the continuance of this Easement, the absolute right to transfer, sell, assign, hypothecate, or otherwise encumber or dispose of the Property or any portion thereof. Grantee expressly agrees and covenants to share the Property and hereby consents to any encroachments arising from additional easements or rights-of-way heretofore or hereafter granted by Grantor, provided such additional easements or rights-of-way do not materially and adversely interfere with Grantee's use of the Easement for the purposes granted herein.

Grantee shall remain solely responsible at Grantee's cost and expense for constructing, installing, maintaining, repairing and replacing any such streets, sidewalks, curbs, gutters, recreation and pedestrian trails, utility lines, structures, equipment, apparatus and poles on the Property. Grantee acknowledges and agrees that it shall be solely liable for claims, loss, or damage for injuries to persons or property resulting from or caused by the Grantee and its employees, agents, or contractors. Acceptance of this dedication by the Grantee shall not impose upon said City and County any obligation for or rights related to the opening or widening of the above-described Easement for any purpose, which obligation shall arise, if at all, only by separate action of the City and County of Denver.

Notwithstanding the foregoing, the Grantee shall not unreasonably disturb the Grantor's operations within the Easement and upon termination of the Easement, as applicable, Grantee shall return the Easement to the same condition that existed prior to Grantee's entry. Grantor and Grantee for themselves and their respective successors, assigns, and licensees, mutually agree that the granting of this easement does not convey any interest in or to any mineral rights nor title to any real property.

In the event of a breach of any of the terms or conditions of this Deed of Dedication, a non-defaulting party shall be entitled to full and adequate relief by all available legal and equitable remedies, including, without limitation, specific performance, and the prevailing non-defaulting party shall be entitled to the award of all costs and expenses related thereto, including without limitation, its reasonable attorneys' fees and costs.

Signed this 21st day of FEBRUARY, 2024.

GRANTOR:

2821 WELTON STREET INVESTMENT,
LLC, a Delaware limited liability company

By: stok Investment Group, LLC, a
Colorado limited liability company, its
Manager

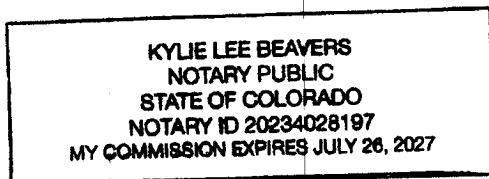
By: 
J. Ross Holbrook, Manager

STATE OF COLORADO)
) ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me this 21st day of February, 2024, by J. Ross Holbrook, as Manager of stok Investment Group, LLC, a Colorado limited liability company, Manager of 2821 Welton Street Investment, LLC, a Delaware limited liability company.

WITNESS my hand and official seal.

(SEAL)




Notary Public

My Commission Expires: July 26, 2027

ACCEPTANCE

The City and County of Denver, a municipal corporation of the State of Colorado hereby accepts the Easement dedicated in the above Deed of Dedication for public and municipal purposes.

Dated this _____ day of _____, 2024.

**CITY AND COUNTY OF DENVER, a
municipal corporation of the State of
Colorado**

Name: _____
Title: _____

2022-PM-0000377

EXHIBIT "A"

SHEET 1 OF 2

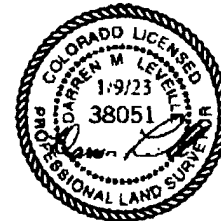
LAND DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOTS 21 THROUGH 27, INCLUSIVE, BLOCK 71, CASE & EBERT'S ADDITION TO THE CITY OF DENVER, BEING LOCATED IN THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO. SAID PARCEL BEING DESCRIBED AS FOLLOWS:

THE NORTHWESTERLY 2 FEET OF LOTS 21 THROUGH 27, INCLUSIVE, BLOCK 71, CASE & EBERT'S ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

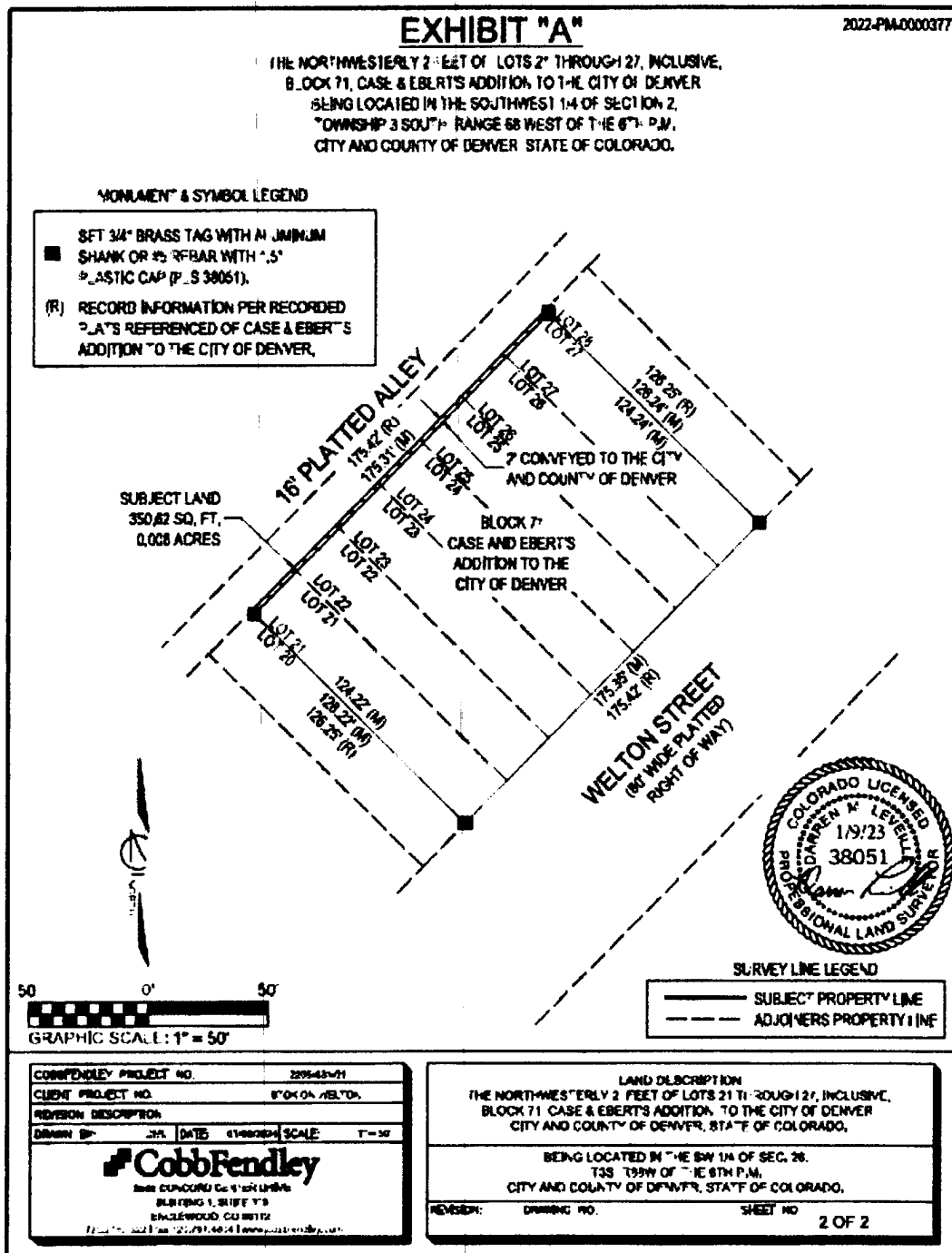
CONTAINING 0.008 ACRES (350.62 SQ. FEET), MORE OR LESS.

Prepared for and on Behalf of
CobbFendley and Associates
8585 Concord Center Drive
Building 1, Suite 300
Englewood, CO 80112
Ph: 720.216.1922 Darren Leveille



Darren
Leveille

Digitally signed
by Darren Leveille
Date: 2024.01.09
09:16:53 -0700



Upon Recording, Return to:

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned Grantor, for good and valuable consideration, receipt of which is hereby acknowledged, does hereby sell, grant, dedicate and convey unto the City and County of Denver, a municipal corporation of the State of Colorado (“Grantee”), a nonexclusive easement for the purposes specified herein (the “Easement”) over and upon the following described parcel of land (the “Property”) situate in the County of Denver, State of Colorado, to wit:

SEE ATTACHED EXHIBIT “A”

The above-described Easement is to be used for street, public ways and utility purposes, which purposes shall include, but not be limited to, streets, sidewalks, curbs, gutters, recreation and pedestrian trails, utility lines, structures, equipment, apparatus, poles and other municipal purposes. The above-described Easement is being conveyed without warranty of any kind and subject to existing easements, liens and encumbrances, if any.

Grantor reserves the right to access and use the Property for ingress, egress, and utilities, and for any other purposes provided such other use does not materially and adversely interfere with Grantee’s use of the Easement for the purposes granted herein. Grantor shall have at all times during the continuance of this Easement, the absolute right to transfer, sell, assign, hypothecate, or otherwise encumber or dispose of the Property or any portion thereof. Grantee expressly agrees and covenants to share the Property and hereby consents to any encroachments arising from additional easements or rights-of-way heretofore or hereafter granted by Grantor, provided such additional easements or rights-of-way do not materially and adversely interfere with Grantee’s use of the Easement for the purposes granted herein.

Grantee shall remain solely responsible at Grantee’s cost and expense for constructing, installing, maintaining, repairing and replacing any such streets, sidewalks, curbs, gutters, recreation and pedestrian trails, utility lines, structures, equipment, apparatus and poles on the Property. Grantee acknowledges and agrees that it shall be solely liable for claims, loss, or damage for injuries to persons or property resulting from or caused by the Grantee and its employees, agents, or contractors. Acceptance of this dedication by the Grantee shall not impose upon said City and County any obligation for or rights related to the opening or widening of the above-described Easement for any purpose, which obligation shall arise, if at all, only by separate action of the City and County of Denver.

Notwithstanding the foregoing, the Grantee shall not unreasonably disturb the Grantor's operations within the Easement and upon termination of the Easement, as applicable, Grantee shall return the Easement to the same condition that existed prior to Grantee's entry. Grantor and Grantee for themselves and their respective successors, assigns, and licensees, mutually agree that the granting of this easement does not convey any interest in or to any mineral rights nor title to any real property.

In the event of a breach of any of the terms or conditions of this Deed of Dedication, a non-defaulting party shall be entitled to full and adequate relief by all available legal and equitable remedies, including, without limitation, specific performance, and the prevailing non-defaulting party shall be entitled to the award of all costs and expenses related thereto, including without limitation, its reasonable attorneys' fees and costs.

Signed this 21st day of FEBRUARY, 2024.

GRANTOR:

2821 WELTON STREET INVESTMENT,
LLC, a Delaware limited liability company

By: stok Investment Group, LLC, a
Colorado limited liability company, its
Manager

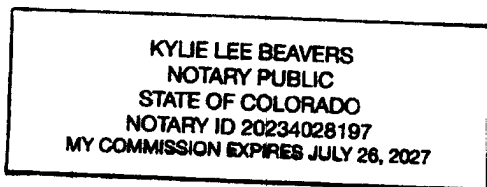
By: 
J. Ross Holbrook, Manager

STATE OF COLORADO)
) ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me this 21st day of February, 2024, by J. Ross Holbrook, as Manager of stok Investment Group, LLC, a Colorado limited liability company, Manager of 2821 Welton Street Investment, LLC, a Delaware limited liability company.

WITNESS my hand and official seal.

(SEAL)




Notary Public

My Commission Expires: July 26, 2027

ACCEPTANCE

The City and County of Denver, a municipal corporation of the State of Colorado hereby accepts the Easement dedicated in the above Deed of Dedication for public and municipal purposes.

Dated this _____ day of _____, 2024.

**CITY AND COUNTY OF DENVER, a
municipal corporation of the State of
Colorado**

Name: _____
Title: _____

2022-PM-0000377

EXHIBIT "A"

SHEET 1 OF 2

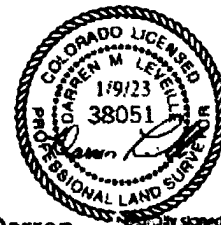
LAND DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOTS 21 THROUGH 27, INCLUSIVE, BLOCK 71, CASE & EBERT'S ADDITION TO THE CITY OF DENVER, BEING LOCATED IN THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO. SAID PARCEL BEING DESCRIBED AS FOLLOWS:

THE SOUTHEASTERLY 5 FEET OF LOTS 21 THROUGH 27, INCLUSIVE, BLOCK 71, CASE & EBERT'S ADDITION TO THE CITY OF DENVER CITY AND COUNTY OF DENVER, STATE OF COLORADO.

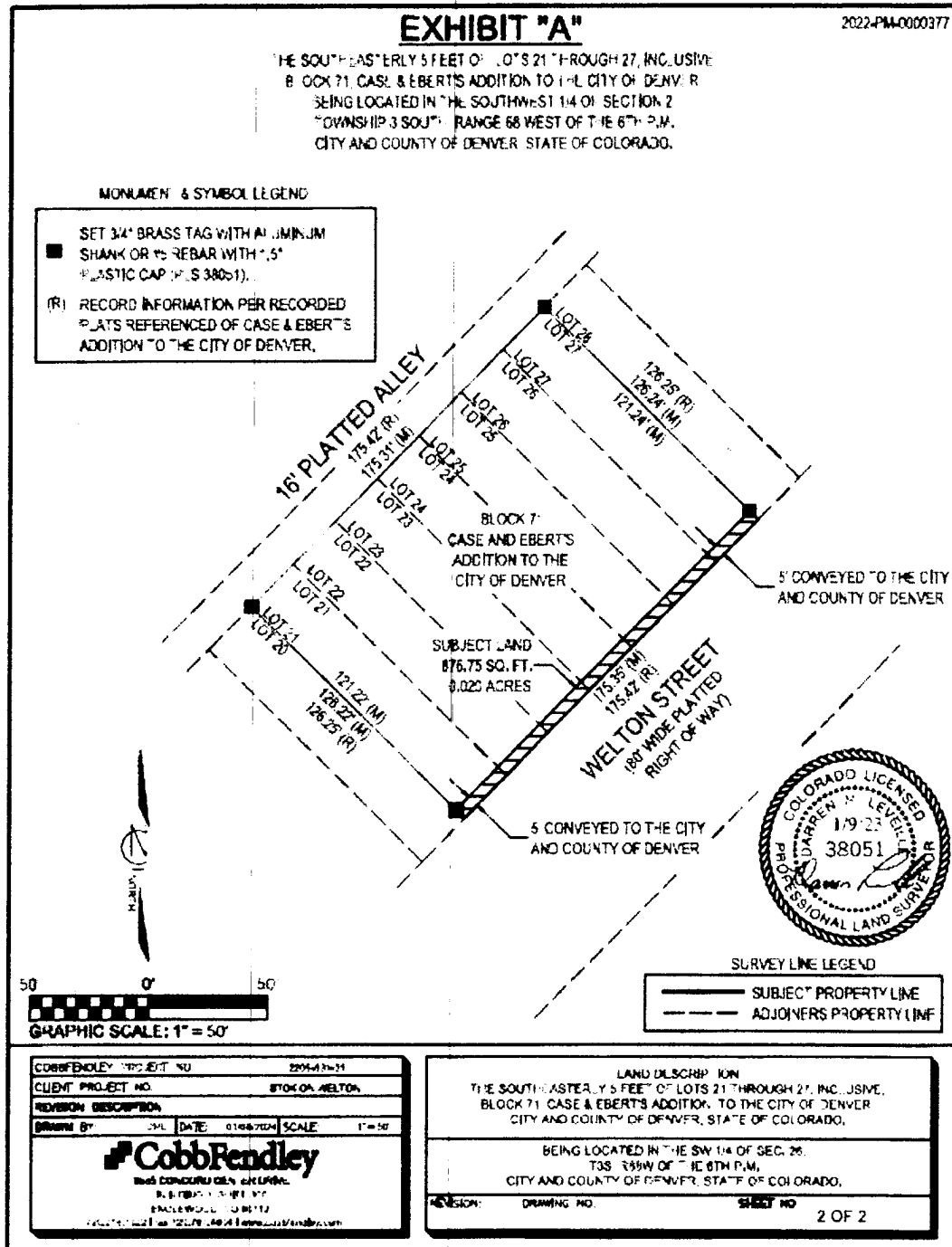
CONTAINING 0.020 ACRES (876.75 SQ. FEET), MORE OR LESS.

Prepared for and on Behalf of
CobbFendley and Associates
8585 Concord Center Drive
Building 1, Suite 300
Englewood, CO 80112
Ph: 720.216.1922 Darren Leveille



Darren
Leveille

Agreed signed by
Darren Leveille
Date: 2024.01.09
2020816-0700



LINE TABLE BLOCK BREAKDOWN (DETAIL NOT TO SCALE)			
LINE	BEARING	MEAS. DIST.	RECORD DIST.
LINE L1	N 44° 35' 55" E	37.57'	37.59'
LINE L2	N 44° 35' 55" E	37.57'	37.59'
LINE L3	N 44° 35' 55" E	25.04'	25.06'
LINE L4	N 44° 35' 55" E	50.09'	50.12'
LINE L5	N 44° 35' 55" E	25.04'	25.04'
LINE L6	S 45° 25' 03" E	119.24'	126.25'
LINE L7	S 44° 36' 18" W	25.05'	25.05'
LINE L8	S 44° 36' 18" W	50.10'	50.12'
LINE L9	S 44° 36' 18" W	25.05'	25.05'
LINE L10	S 44° 36' 18" W	37.57'	37.59'
LINE L11	S 44° 36' 18" W	37.59'	37.59'
LINE L12	N 45° 23' 54" W	119.22'	126.25'
LINE L13	S 45° 24' 09" E	126.23'	126.25'
LINE L14	S 45° 24' 24" E	126.23'	126.25'
LINE L15	S 45° 24' 34" E	126.23'	126.25'
LINE L16	S 45° 24' 53" E	126.24'	126.25'

MONUMENT & SYMBOLS LEGEND

- FOUND MONUMENT AS DESCRIBED
- ✦ FOUND CROSS IN TOP BACK OF CURB LINE
- (XXX) RECORD INFORMATION PER RECORDED PLAT OF CASE & EBERT'S ADDITION TO THE CITY AND COUNTY OF DENVER AT PLAT BOOK 1 PAGE 5, AND ENGINEERING RESURVEY BOOK 6 PAGE 63
- FL TO PL FLOWLINE TO PROPERTY LINE
- CONCRETE AREAS

UTILITY LINE LEGEND

- E — OH — AERIAL UTILITIES (ELECTRIC, CABLE, PHONE)
- E — E — ELECTRIC UNDERGROUND (XCEL ENERGY)
- G — G — 3" P.E. GAS UNDERGROUND (XCEL ENERGY)
- FO — FO — FIBER OPTIC UNDERGROUND (MCI)
- W — W — WATER LINE (DENVER WATER)
- WATER VALVE (DENVER WATER)
- WATER METER (DENVER WATER)
- WATER FIRE HYDRANT (DENVER WATER)
- UTILITY POLE
- ELECTRIC BOX/PEDESTAL (XCEL)
- FIBER OPTIC HANDHOLE (MCI)

BLOCK DETAIL NOTES

1. FOUND P.K. NAIL WITH 1" BRASS TAG PLS 16828. MONUMENT IS 4.44 FEET X 0.18 FEET OFF PROPERTY LINE. MONUMENT IS NOT BEING ACCEPTED AS IT IS NOT CONSISTENT WITH A BREAKDOWN OF THE BLOCK USING THE EXISTING AND ESTABLISHED RANGE POINTS ON FILE WITH THE CITY AND COUNTY OF DENVER.
2. FOUND P.K. NAIL WITH 1" BRASS TAG PLS 16828. MONUMENT IS 1.88 FEET X 0.12 FEET OFF PROPERTY LINE. MONUMENT IS NOT BEING ACCEPTED AS IT IS NOT CONSISTENT WITH A BREAKDOWN OF THE BLOCK USING THE EXISTING AND ESTABLISHED RANGE POINTS ON FILE WITH THE CITY AND COUNTY OF DENVER.
3. FOUND P.K. NAIL WITH 1" BRASS TAG PLS 16828. MONUMENT IS 4.25 FEET X 0.11 FEET OFF PROPERTY LINE. MONUMENT IS NOT BEING ACCEPTED AS IT IS NOT CONSISTENT WITH A BREAKDOWN OF THE BLOCK USING THE EXISTING AND ESTABLISHED RANGE POINTS ON FILE WITH THE CITY AND COUNTY OF DENVER.

STOK ON WELTON

SITE PLAN

SITUATED AS PART OF THE SOUTHWEST 1/4 OF SECTION 26,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF 6TH P.M.
LOCATED AT: 2828 WELTON STREET

LEGAL DESCRIPTIONS (EXISTING PROPERTY)

PARCEL "1":
LOT 21 AND THE SOUTHWESTERLY 1/2 OF LOT 22, BLOCK 71, CASE & EBERT'S ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO, (2821 WELTON STREET, DENVER, CO 80205)

PARCEL "2":
THE NORTHEASTERLY 1/2 OF LOT 22 AND ALL OF LOT 23, BLOCK 71, CASE & EBERT'S ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO, (2823 WELTON STREET, DENVER, CO 80205)

PARCEL "3":
LOT 24, BLOCK 71, CASE & EBERT'S ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO, (2831 WELTON STREET, DENVER, CO 80205)

PARCEL "4":
LOT 25 AND 26, BLOCK 71, CASE & EBERT'S ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO, (2835 WELTON STREET, DENVER, CO 80205)

PARCEL "5":
LOT 27, BLOCK 71, CASE & EBERT'S ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO, (2843 WELTON STREET, DENVER, CO 80205)

EXCEPTING THE LANDS CONVEYED TO THE CITY AND COUNTY OF DENVER AT RECEPTION NO. 2024043744.

GENERAL SURVEYING NOTES:

1. THIS SITE PLAN DOES NOT CONSTITUTE A TITLE SEARCH BY COBB, FENDLEY & ASSOCIATES TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.

2. THE LEGAL DISCRIPTION OF THE PROPERTY SURVEYED WAS OBTAINED BY RESEARCH WITH THE CITY AND COUNTY OF DENVER ASSESSORS OFFICE AND THE PROPERTY ADDRESS PROVIDED BY THE CLIENT AT THE TIME OF THE SURVEY.

3. BEARINGS ARE BASED ON THE 17.50' PLATTED RANGE LINE MONUMENTING THE NORTHWESTERLY LINE OF BLOCK 71, CASE AND EBERT'S ADDITION TO THE CITY OF DENVER BEING MONUMENTED ON THE SOUTHWESTERLY END BY A FOUND 2" ROCK CAP IN THE TOP OF THE CURB LINE PER MONUMENT TIE OUT SHEET 016-0050 AND ON THE NORTHWESTERLY END BY A FOUND #6 REBAR WITH 2" ALUMINUM CAP *PLS 37969" IN RANGE BOX PER MONUMENT TIE OUT SHEET 2020-0013. SAND LINE IS ASSUMED TO BEAR N 44°35'31" E, AS SHOWN HEREON.

4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

5. ALL REFERENCES HEREON TO RECORD BEARINGS AND DISTANCES ARE PER BOOKS, PAGES, MAPS AND RECEPTION NUMBERS FILED IN THE RECORDS OF THE CITY AND COUNTY OF DENVER COLORADO.

6. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

7. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

8. PARCEL TAX SCHEDULE NUMBERS FOR THIS PARCEL SURVEY ARE:

02276-15-016-000 (PARCEL "1")
02276-15-017-000 (PARCEL "2")
02276-15-018-000 (PARCEL "3")
02276-15-019-000 (PARCEL "4")
02276-15-020-000 (PARCEL "5")

9. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.

10. ADDRESS OF UNDERLYING AND SUBJECT PROPERTIES:

PARCEL "1" - 2821 WELTON STREET, DENVER, CO 80205
PARCEL "2" - 2823 WELTON STREET, DENVER, CO 80205
PARCEL "3" - 2831 WELTON STREET, DENVER, CO 80205
PARCEL "4" - 2835 WELTON STREET, DENVER, CO 80205
PARCEL "5" - 2843 WELTON STREET, DENVER, CO 80205

11. EXISTING RECORDED TO BE RELIQUISHED:

AREA NO. 1 = 350.62 SQ. FT. / 0.008 ACRES - RECEPTION NO. 2024043744 (2' STRIP WITHIN PLATTED AND DEDICATED ALLEY)
AREA NO. 2 = 876.75 SQ. FT. / 0.020 ACRES - RECEPTION NO. 2024043744 (5' STRIP ALONG WELTON STREET

12. FLOOD ZONE CLASSIFICATION: MAP NO. 0800460088H - ZONE "X".

13. VERTICAL RELIEF AND SOURCE OF INFORMATION: REFERENCE TO ELEVATIONS OR CONTOURS BEING SHOWN HEREON ARE BASED ON THE CITY AND COUNTY OF DENVER VERTICAL CONTROL NETWORK, BENCHMARK ID NUMBER 373. SAID POINT BEING A FOUND CITY AND COUNTY OF DENVER BRASS CAP AT THE SOUTHEAST INTERSECTION IN THE TOP OF CURBING AT 28TH AVENUE AND DOWNING STREET. THE CITY AND COUNTY OF DENVER VERTICAL CONTROL NETWORK PUBLISHED ELEVATION FOR SAID POINT IS 5229.23 FEET (NAVD_88 DATUM).

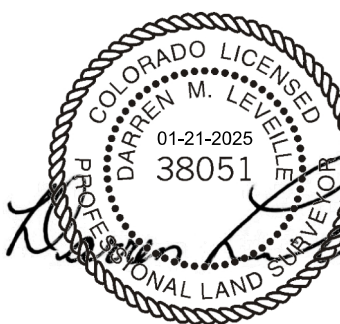
14. FIELD WORK FOR THIS SURVEY WAS LAST CONDUCTED AT THIS SITE ON JUNE 23RD, 2023.

EXISTING UTILITY MATRIX

UTILITY LINE STYLE	UTILITY OWNER	UTILITY TYPE	UTILITY SIZE	STATUS
— W — W —	DENVER WATER	WATER LINE (SERVICE OR MAIN)	NO PIPE SIZE PER RECORDS	BUILDINGS ON SITE HAVE BEEN REMOVED. THESE ARE NOT LOCATABLE SERVICE LINES (NO TRACER WIRE) WE BELIEVE THESE LINES ARE CUT, CAPPED, AND IN PLACE WATER METERS ARE STILL IN PLACE.
— G — G —	XCEL ENERGY	GAS LINE (SERVICE OR MAIN)	3" POLY PIPE	BUILDINGS ON SITE HAVE BEEN REMOVED. THESE ARE NOT LOCATABLE SERVICE LINES (NO TRACER WIRE) THESE LINES ARE BEING SHOWN AS RETIRED SERVICE LINES ON RECORDS. WE BELIEVE THESE LINES ARE CUT AND CAPPED.
— E — OH —	XCEL ENERGY	XCEL ENERGY (POWERLINE)	OVERHEAD/AERIAL LINE	OVERHEAD POWER SERVICE LINE TO SITE
— E — E — E —	XCEL ENERGY	XCEL ENERGY (POWERLINE)	DIRECT BURIED CABLE. NOT EXPOSED WITH POTHOLING	DIRECT BURIED LINE DOES NOT APPEAR TO ENTER EASEMENT AREA WITHIN THE ALLEY.

CERTIFICATION

I, DARREN LEVEILLE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS SITE PLAN WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF KNOWLEDGE AND BELIEF. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ME TO DETERMINE OWNERSHIP OF RECORD.



DARREN M. LEVEILLE, PLS 38051
FOR AND ON BEHALF OF COBB, FENDLEY & ASSOCIATES
6800 S. DAWSON CIRCLE, SUITE 101
CENTENNIAL, COLORADO 80112
PH: 720-216-1922

A PORTION OF LOTS 22 THROUGH 25, INCLUSIVE, BLOCK 6,
SUNNYSIDE ADDITION TO THE CITY OF DENVER,
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 21,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

CobbFendley
8685 Concord Center Drive, Building 1, Suite 300
Englewood, Colorado 80112
PH: 720-216-1922
Contact: Darren Leveille, PLS

Project: 2506-003-01
Designed By: DML
Drawn By: DML
Reviewed By: SBT
Sheet Name: **SITE PLAN**
Sheet Number: **1**
SHEET 1 OF 1

Stok 2833 Welton Street Relinquishment

06/02/2025

Master ID: 2022-PROJMSTR-0000377 **Project Type:** ROW Relinquishment
Review ID: 2025-RELINQ-0000001 **Review Phase:**
Location: 2833 Welton Street **Review End Date:** 04/09/2025

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: Kathryn Spritzer
Reviewers Email: kathryn.spritzer@denvergov.org

Status Date: 04/10/2025
Status: Approved
Comments: PWPRS Project Number: 2025-RELINQ-0000001 Stok 2833 Welton Street Relinquishment
Reviewing Agency/Company: Real Estate
Reviewers Name: Kathryn Spritzer
Reviewers Phone: 720-865-2510
Reviewers Email: kathryn.spritzer@denvergov.org
Approval Status: Approved

Comments:

Reviewing Agency: City Forester Review

Review Status: Approved

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

Status Date: 04/09/2025
Status: Approved
Comments: Approved. No expected PRW tree conflict.

Reviewing Agency: Comcast Referral

Review Status: Approved - No Response

Status Date: 04/10/2025
Status: Approved - No Response
Comments:

Reviewing Agency: Denver Water Referral

Review Status: Approved

Status Date: 04/10/2025
Status: Approved
Comments: PWPRS Project Number: 2025-RELINQ-0000001 Stok 2833 Welton Street Relinquishment
Reviewing Agency/Company: Denver Water
Reviewers Name: Gina Begly
Reviewers Phone: 3036286219
Reviewers Email: gina.begly@denverwater.org
Approval Status: Approved

Comments:

Reviewing Agency: Survey Review

Review Status: Not Required

2025-RELINQ-0000001

Comment Report

Stok 2833 Welton Street Relinquishment

06/02/2025

Master ID: 2022-PROJMSTR-0000377 **Project Type:** ROW Relinquishment
Review ID: 2025-RELINQ-0000001 **Review Phase:**
Location: 2833 Welton Street **Review End Date:** 04/09/2025

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

Reviewers Name: Thomas Savich
Reviewers Email: Thomas.Savich@denvergov.org
Status Date: 04/08/2025
Status: Not Required
Comments: Reception Number 2024043744 can be relinquished in its entirety. A description/illustration Survey Exhibit is not required. CAO will provide language on the Ordinance referring to the original Esmt Reception Number 2024043744.

Reviewing Agency: Case Manager Review/Finalize **Review Status:** Comments Compiled

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

Status Date: 04/10/2025
Status: Comments Compiled
Comments:

Status Date: 03/18/2025
Status: Confirmation of Payment
Comments:

Reviewing Agency: Denver Fire Department Review **Review Status:** Approved

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

Status Date: 03/26/2025
Status: Approved
Comments:

Reviewing Agency: Landmark Review **Review Status:** Approved

Reviewers Name: Jennifer Cappeto
Reviewers Email: Jennifer.cappeto@denvergov.org

Status Date: 03/20/2025
Status: Approved
Comments:

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

Status Date: 04/10/2025
Status: Approved - No Response
Comments:

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

Status Date: 04/10/2025
Status: Approved - No Response
Comments:

Comment Report

Stok 2833 Welton Street Relinquishment

06/02/2025

Master ID: 2022-PROJMSTR-0000377 **Project Type:** ROW Relinquishment
Review ID: 2025-RELINQ-0000001 **Review Phase:**
Location: 2833 Welton Street **Review End Date:** 04/09/2025

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

Reviewing Agency: Parks and Recreation Review

Review Status: Approved

Reviewers Name: Jennifer Cervera
Reviewers Email: Jennifer.Cervera@denvergov.org

Status Date: 04/08/2025
Status: Approved
Comments:

Reviewing Agency: Construction Engineering Review

Review Status: Approved

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

Status Date: 04/01/2025
Status: Approved
Comments:

Reviewing Agency: Policy and Planning Review

Review Status: Approved - No Response

Reviewers Name: Jennifer Hillhouse
Reviewers Email: Jennifer.Hillhouse@denvergov.org

Status Date: 04/10/2025
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: 04/10/2025
Status: Approved - No Response
Comments:

Reviewing Agency: CenturyLink Referral

Review Status: Approved w/Conditions

Status Date: 06/02/2025
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2025-RELINQ-0000001 Stok 2833 Welton Street Relinquishment
Reviewing Agency/Company: Lumen/CenturyLink
Reviewers Name: Jody Butte
Reviewers Phone: 8145990114
Reviewers Email: Jody.Butte@lumen.com
Approval Status: Approved with conditions

Comments:
Please see attached Letter of No Objection but Proceed with Caution.

REDLINES uploaded to E-review webpage

Comment Report

Stok 2833 Welton Street Relinquishment

06/02/2025

Master ID: 2022-PROJMSTR-0000377 **Project Type:** ROW Relinquishment
Review ID: 2025-RELINQ-0000001 **Review Phase:**
Location: 2833 Welton Street **Review End Date:** 04/09/2025

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

Attachment: Letter of no Objection - Proceed with Caution - P865327.docx

Status Date: 04/10/2025
Status: Denied
Comments: Denied on behalf of CenturyLink. Please reach out to CenturyLink at Nre.Easement@centurylink.com for their response.

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

Status Date: 04/10/2025
Status: Approved
Comments: PWPRS Project Number: 2025-RELINQ-0000001 Stok 2833 Welton Street Relinquishment
Reviewing Agency/Company: Public Service Company of Colorado (PSCo) dba Xcel Energy
Reviewers Name: Donna George
Reviewers Phone: 3035713306
Reviewers Email: Donna.L.George@xcelenergy.com
Approval Status: Approved

Comments:

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

Status Date: 04/10/2025
Status: Approved - No Response
Comments:

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

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

Status Date: 03/19/2025
Status: Approved - No Response
Comments:

Reviewing Agency: DES Transportation Review **Review Status:** Approved

Reviewers Name: Melissa Woods
Reviewers Email: Melissa.Woods@denvergov.org

Status Date: 04/03/2025
Status: Approved
Comments:

Reviewing Agency: DES Wastewater Review **Review Status:** Approved

Reviewers Name: Danny Harris
Reviewers Email: Danny.Harris@denvergov.org

Status Date: 04/09/2025
Status: Approved
Comments:

2025-RELINQ-0000001

Comment Report

Stok 2833 Welton Street Relinquishment

06/02/2025

Master ID: 2022-PROJMSTR-0000377 **Project Type:** ROW Relinquishment
Review ID: 2025-RELINQ-0000001 **Review Phase:**
Location: 2833 Welton Street **Review End Date:** 04/09/2025

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

Reviewing Agency: RTD Referral

Review Status: Approved

Status Date: 04/10/2025

Status: Approved

Comments: PWPRS Project Number: 2025-RELINQ-0000001 Stok 2833 Welton Street Relinquishment

Reviewing Agency/Company: RTD

Reviewers Name: clayton s woodruff

Reviewers Phone: 303-299-2943

Reviewers Email: Clayton.woodruff@rtd-denver.com

Approval Status: Approved

Comments:

Department Comments

Bus Operations No exceptions

Bus Stop Program No exceptions

Commuter Rail No exceptions

Construction Management No exceptions

Engineering No exceptions

Light Rail No exceptions

Real Property No exceptions

Service Development No exceptions

Transit Oriented Development No exceptions

Utilities No exceptions

This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

Reviewing Agency: CDOT Referral

Review Status: Approved

Status Date: 04/10/2025

Status: Approved

Comments: PWPRS Project Number: 2025-RELINQ-0000001 Stok 2833 Welton Street Relinquishment

Reviewing Agency/Company: CDOT

Reviewers Name: Michelle White

Reviewers Phone: 303-512-4218

Reviewers Email: michelle.m.white@state.co.us

Approval Status: Approved

Comments:

This is not on CDOT's system. We have no comments.