

# APPLICATION SUBMITTAL CHECKLIST

## FOR CITY & COUNTY OF DENVER PUBLIC RIGHT-OF-WAY VACATION

Any Public Right-of-Way (ROW) Vacation 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 [DOT.ER@denvergov.org](mailto:DOT.ER@denvergov.org).

### 1. ROW Vacation Application

- ROW Vacation Application completed and signed by property owner or a vested party

### 2. Land Descriptions

- Land description(s) prepared by a Professional Land Surveyor licensed in the State of Colorado for the portion of ROW to be vacated prepared in accordance with [DOT Survey Land Description Requirements](#)
  - PDF format stamped and signed by Professional Land Surveyor
  - Text only in Microsoft Word format

### 3. Site Plan

ACCURATELY, LABELED, AND DIMENSIONED 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
- Hatch area of ROW to be vacated
- Hatch newly proposed ROW dedications, if applicable
- Hatch existing and newly proposed easements, if applicable
- Property lines
- Right-of-way lines
- Label property addresses and street names
- Proposed improvements in ROW vacation area
- All existing, abandoned, and relocated utilities
- Aerial imagery can be used, but does not replace the required accurately engineered drawings
- Existing improvements within ROW, includes edge of pavement, curb & gutter, trees, landscaping, sidewalks, driveways, alleys, signs, etc.

### 4. Fees

ROW VACATION 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 all above information has been incorporated in our application submittal.

SIGNATURE:

*Jan M. Christensen*

DATE: 05/14/2024

PRINT NAME:

Jan M Christensen

PHONE: 303-475-6014

EMAIL:

jchr123@gmail.com

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

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](http://www.denvergov.org/ROWPlanReview)  
[DOT.ER@denvergov.org](mailto:DOT.ER@denvergov.org)  
 (720) 865-3003

# APPLICATION

## FOR CITY & COUNTY OF DENVER PUBLIC RIGHT-OF-WAY VACATION

To apply for an Ordinance to Vacate Public Right-of-Way (ROW) in the City and County of Denver, complete this application and submit together with the Submittal Checklist and required application materials in accordance with the [ROW Vacation Application 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 this process can be sent to [DOTI.ER@denvergov.org](mailto:DOTI.ER@denvergov.org).

### PROPERTY OWNER:

Company Name: \_\_\_\_\_  
Contact Name: Jan M Christensen  
Property Address: \_\_\_\_\_  
Phone: 303-475-6014 Email: jchr123@gmail.com

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

Company Name: Kimley-Horn  
Contact Name: Eric McDaniel, PE  
Address: 1125 17th Street, Suite 1400, Denver, CO 80202  
Phone: 720.943.5657 Email: eric.mcdaniel@kimley-horn.com

### PROJECT INFORMATION:

Project Name: 29th and Speer  
Address of Property Associated with ROW Vacation: 2880 Bryant Street, Denver, CO 80211

Is this project associated with a LAND DEVELOPMENT REVIEW?

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

2022-PROJMSTR-0000434

Is this project also dedicating new ROW?

Yes  No  If 'Yes', provide ROW Dedication Project Number(s) and describe the ROW dedication:

2023-DEDICATION-0000117

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](http://www.denvergov.org/ROWPlanReview)  
[DOTI.ER@denvergov.org](mailto:DOTI.ER@denvergov.org)  
(720) 865-3003

**REASON FOR ROW VACATION:**

Describe why you are requesting this ROW Vacation and why the ROW is no longer needed.

The proposed Project is a 200-unit apartment building that will span the entire length of Bryant Street from Speer Blvd to 29th Avenue. The current alley bisects the Site and the vacation of the alley will allow for redevelopment of the Site that will provide affordable housing with 10% of units at 60% AMI.

**ROW VACATION INFORMATION:**

Describe the status of the ROW:  
In the space below, describe the current use of the ROW to be vacated.

The alley is providing access to the existing buildings along the alley that will be demolished with the construction of the Project. With those buildings removed the other lots will continue to be access from the existing alley entrances off of Firth Ct.

Are there utilities are in the ROW? 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 remain or be removed/relocated, or abandoned in-place; and, expected schedule. For utilities to remain in-place, the City will reserve a utility easement over the vacated area with the ROW Vacation Ordinance. See ROW Vacation Application Requirements for standard easement language.

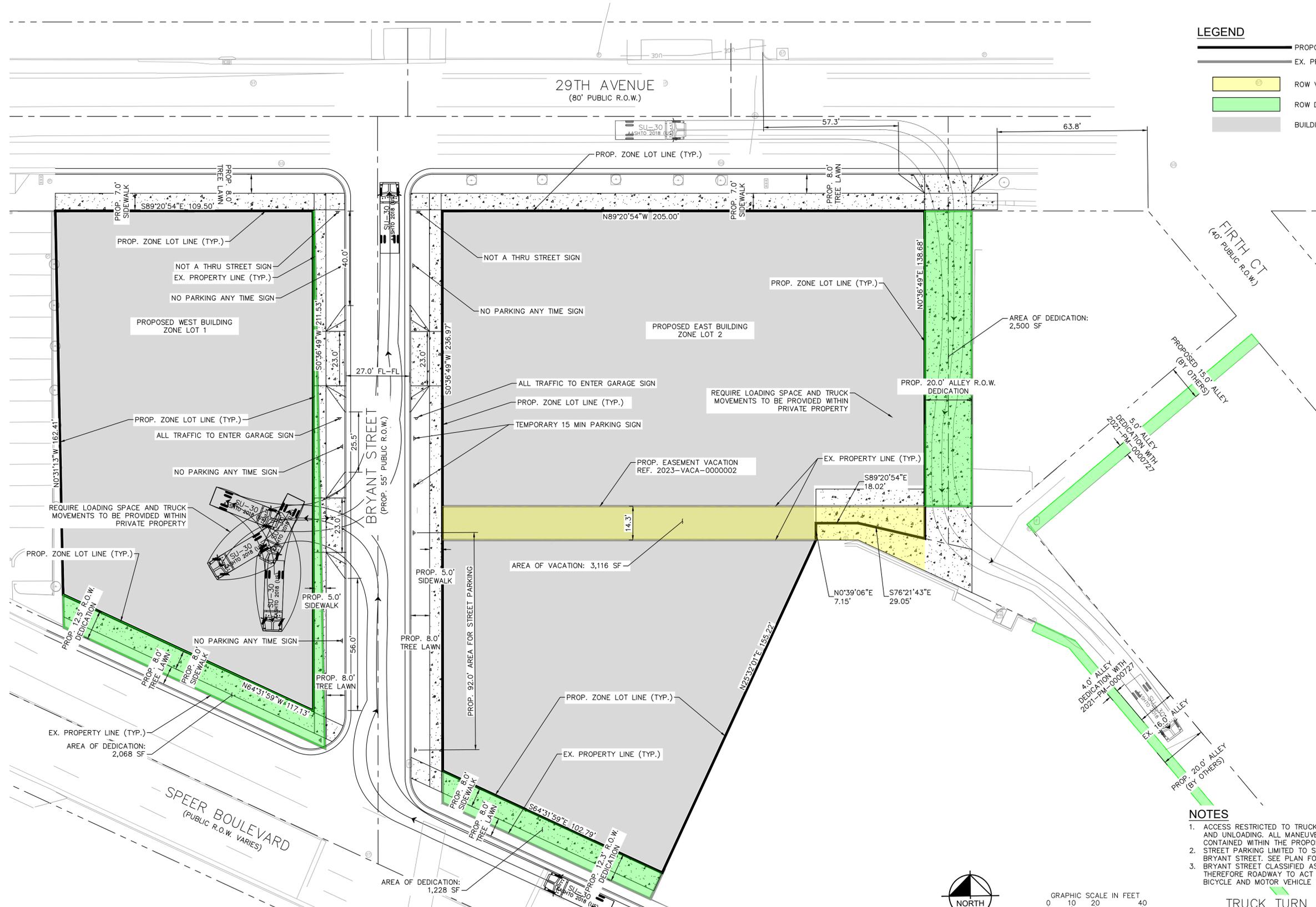
Only utilities located within the alley are overhead power and communication lines that will be removed or relocated/undergrounded as part of the redevelopment. There are no public utilities (storm, sanitary, water) located within the alley.

**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 ROW Vacation Application and the information contained herein is accurate and complete:

SIGNATURE: *Jan M. Christensen* DATE: 05/14/2024  
 PRINT NAME: Jan M Christensen PHONE: 303-475-6014  
 EMAIL: jchr123@gmail.com COMPANY: \_\_\_\_\_

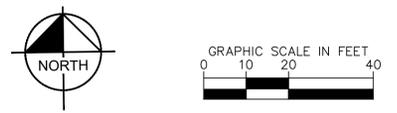
City and County of Denver Department of Transportation & Infrastructure  
 Right of Way Services | Engineering & Regulatory  
 201 W. Colfax Ave Dept. 507 | Denver, CO 80202  
[www.denvergov.org/ROWPlanReview](http://www.denvergov.org/ROWPlanReview)  
[DOTI.ER@denvergov.org](mailto:DOTI.ER@denvergov.org)  
 (720) 865.3003



**LEGEND**

	PROPOSED ZONE LOT LINE
	EX. PROPERTY LINE
	ROW VACATION
	ROW DEDICATION
	BUILDING FOOTPRINT

- NOTES**
1. ACCESS RESTRICTED TO TRUCK AND TRASH LOADING AND UNLOADING. ALL MANEUVERING WILL BE CONTAINED WITHIN THE PROPOSED ZONE LOT.
  2. STREET PARKING LIMITED TO SOUTH EAST CURB OF BRYANT STREET. SEE PLAN FOR DEDICATED AREA.
  3. BRYANT STREET CLASSIFIED AS LOCAL ROADWAY THEREFORE ROADWAY TO ACT AS A SHARED BICYCLE AND MOTOR VEHICLE TRAVELWAY.



TRUCK TURN ANALYSIS

**Kimley»Horn**

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
 2 NORTH NEVADA AVENUE, SUITE 900, COLORADO SPRINGS, CO 80903  
 PHONE: 719-453-0180

## 2nd Submittal: 29th and Speer

05/06/2025

<b>Master ID:</b>	2022-PROJMSTR-0000434	<b>Project Type:</b>	ROW Vacation
<b>Review ID:</b>	2023-VACA-0000002	<b>Review Phase:</b>	
<b>Location:</b>	2860 Bryant St.	<b>Review End Date:</b>	06/10/2024

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: Shannon Cruz  
 Reviewers Email: Shannon.Cruz@denvergov.org

Status Date: 06/05/2024  
 Status: Approved  
 Comments:

Status Date: 03/11/2023  
 Status: Approved  
 Comments:

Reviewing Agency: Building Department Review

Review Status: Approved

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

Status Date: 06/06/2024  
 Status: Approved  
 Comments:

Status Date: 03/24/2023  
 Status: Approved  
 Comments:

Reviewing Agency: CenturyLink Referral

Review Status: Approved w/Conditions

Status Date: 06/18/2024  
 Status: Approved w/Conditions  
 Comments: PWPRS Project Number: 2023-VACA-0000002- 2nd Submittal 29th and Speer  
 Reviewing Agency/Company: CenturyLink/Lumen  
 Reviewers Name: Varina Hoopes  
 Reviewers Phone: 4075926104  
 Reviewers Email: Varina.Hoopes@lumen.com  
 Approval Status: Approved with conditions

Comments:  
 RESERVATIONS:  
 After review, Lumen has aerial facilities on both sides of and crossing the alley between by W 29th Ave. and N Speer Blvd. running West to East from N Bryant St to N Firth Ct.  
 If you require signatures or have any further questions, please contact the engineer at Luke.Thompson@lumen.com to schedule.

Status Date: 06/11/2024  
 2023-VACA-0000002

# Comment Report

## 2nd Submittal: 29th and Speer

05/06/2025

**Master ID:** 2022-PROJMSTR-0000434      **Project Type:** ROW Vacation  
**Review ID:** 2023-VACA-0000002      **Review Phase:**  
**Location:** 2860 Bryant St.      **Review End Date:** 06/10/2024

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

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

**Status Date:** 11/30/2023  
**Status:** Denied

**Comments:** PWPRS Project Number: 2023-VACA-0000002 - 29th and Speer  
Reviewing Agency/Company: Lumen/CenturLink  
Reviewers Name: VeShon Sheridan  
Reviewers Phone: 804-234-6825  
Reviewers Email: veshon.sheridan@lumen.com  
Approval Status: Denied

**Comments:**  
P846395 - Qwest Corporation d/b/a CENTURYLINK QC ("CenturyLink") has reviewed the request for the subject Vacation and has determined that in order to protect its facilities CenturyLink must deny the request at this time.

There are active facilities within the easement area. there are also some facilities that are pending removal and others pending installation.

**Status Date:** 03/31/2023  
**Status:** Approved - No Response  
**Comments:**

Reviewing Agency: CDOT Referral      Review Status: Approved

**Status Date:** 06/11/2024  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2023-VACA-0000002- 2nd Submittal 29th and Speer  
Reviewing Agency/Company: CDOT  
Reviewers Name: Eric B Vossenkemper  
Reviewers Phone: 3037579921  
Reviewers Email: eric.vossenkemper@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:** 03/31/2023  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2023-VACA-0000002 - 29th and Speer  
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.

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

# Comment Report

## 2nd Submittal: 29th and Speer

05/06/2025

**Master ID:** 2022-PROJMSTR-0000434      **Project Type:** ROW Vacation  
**Review ID:** 2023-VACA-0000002      **Review Phase:**  
**Location:** 2860 Bryant St.      **Review End Date:** 06/10/2024

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

**Status Date:** 06/11/2024  
**Status:** Approved - No Response  
**Comments:**

**Status Date:** 03/31/2023  
**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:** 06/07/2024  
**Status:** Approved  
**Comments:** No anticipated existing PRW tree impacts.

**Status Date:** 03/22/2023  
**Status:** Approved  
**Comments:** Approved. No anticipated ROW tree impacts.

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

**Status Date:** 06/11/2024  
**Status:** Approved - No Response  
**Comments:**

**Status Date:** 03/31/2023  
**Status:** Approved - No Response  
**Comments:**

**Reviewing Agency:** DS Project Coordinator Review      **Review Status:** Approved

**Reviewers Name:** Bridget Rassbach  
**Reviewers Email:** bridget.rassbach@denvergov.org

**Status Date:** 06/11/2024  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2023-VACA-0000002- 2nd Submittal 29th and Speer  
Reviewing Agency/Company: Project coordination  
Reviewers Name: Bridget Rassbach  
Reviewers Phone: 7208652797  
Reviewers Email: bridget.rassbach@denvergov.org  
Approval Status: Approved

**Comments:**

**Status Date:** 03/31/2023  
**Status:** Approved - No Response  
**Comments:**

# Comment Report

## 2nd Submittal: 29th and Speer

05/06/2025

**Master ID:** 2022-PROJMSTR-0000434 **Project Type:** ROW Vacation  
**Review ID:** 2023-VACA-0000002 **Review Phase:**  
**Location:** 2860 Bryant St. **Review End Date:** 06/10/2024

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

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

**Reviewers Name:** Winton Brazil  
**Reviewers Email:** Winton.Brazil@denvergov.org  
  
**Status Date:** 11/20/2024  
**Status:** Approved w/Conditions  
**Comments:** PWPRS Project Number: 2023-VACA-0000002- 2nd Submittal 29th and Speer  
Reviewing Agency/Company: DOTI - DES  
Reviewers Name: Winton Brazil  
Reviewers Phone: 7209130805  
Reviewers Email: winton.brazil@denvergov.org  
Approval Status: Approved with conditions

**Comments:**  
This portion of the 29th/Firth/Speer alleyway is to be vacated, and the development agrees to dedicate a new section of alleyway that will connect to 29th.

**Status Date:** 06/11/2024  
**Status:** Denied  
**Comments:** Denied on behalf of this critical reviewer. This is still under review. Please contact the reviewer to resolve.

**Status Date:** 03/30/2023  
**Status:** Denied  
**Comments:** Project is not yet out of concept. Need a determination of an allowable concept/SDP design before we can begin the vacation/dedication processes.

Reviewing Agency: DES Wastewater Review Review Status: Approved

**Reviewers Name:** Brenden Marron  
**Reviewers Email:** Brenden.Marron@denvergov.org  
  
**Status Date:** 05/30/2024  
**Status:** Approved  
**Comments:** No Wastewater facilities within vacation area. Properties adjacent and tributary to alley for drainage under single ownership per Denver Assessor's and Secretary of State LLC registrations, so no reservation for drainage easement required on behalf of Wastewater.

**Status Date:** 03/23/2023  
**Status:** Approved  
**Comments:** Conditional: No Wastewater facilities within vacation area. Properties adjacent and tributary to alley for drainage under single ownership per Denver Assessor's, so no reservation for drainage easement required. If parcels are sold separately, drainage easement dedications will be required.

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

**Reviewers Name:** Spencer Pocock  
**Reviewers Email:** Spencer.Pocock@denvergov.org

**Status Date:** 06/11/2024  
**Status:** Approved

# Comment Report

## 2nd Submittal: 29th and Speer

05/06/2025

**Master ID:** 2022-PROJMSTR-0000434      **Project Type:** ROW Vacation  
**Review ID:** 2023-VACA-0000002      **Review Phase:**  
**Location:** 2860 Bryant St.      **Review End Date:** 06/10/2024

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

**Comments:** PWPRS Project Number: 2023-VACA-0000002- 2nd Submittal 29th and Speer  
Reviewing Agency/Company: DODR  
Reviewers Name: Spencer Pocock  
Reviewers Phone: 720-913-8411  
Reviewers Email: Spencer.Pocock@denvergov.org  
Approval Status: Approved

Comments:

**Status Date:** 03/31/2023

**Status:** Approved

**Comments:** PWPRS Project Number: 2023-VACA-0000002 - 29th and Speer  
Reviewing Agency/Company: DODR  
Reviewers Name: Spencer Pocock  
Reviewers Phone: 720-913-8411  
Reviewers Email: Spencer.Pocock@denvergov.org  
Approval Status: Approved

Comments:

Reviewing Agency: Denver Water Referral      Review Status: Approved

**Status Date:** 06/11/2024

**Status:** Approved

**Comments:** PWPRS Project Number: 2023-VACA-0000002- 2nd Submittal 29th and Speer  
Reviewing Agency/Company: Denver Water  
Reviewers Name: Gina Begly  
Reviewers Phone: 303-628-6219  
Reviewers Email: gina.begly@denverwater.org  
Approval Status: Approved

Comments:

**Status Date:** 03/31/2023

**Status:** Approved

**Comments:** PWPRS Project Number: 2023-VACA-0000002 - 29th and Speer  
Reviewing Agency/Company: Denver Water  
Reviewers Name: Gina Begly  
Reviewers Phone: 3036286219  
Reviewers Email: gina.begly@denverwater.org  
Approval Status: Approved

Comments:

Reviewing Agency: Denver Fire Department Review      Review Status: Approved - No Response

**Reviewers Name:** Adam Grier

**Reviewers Email:** Adam.Grier@denvergov.org

**Status Date:** 06/10/2024

# Comment Report

## 2nd Submittal: 29th and Speer

05/06/2025

**Master ID:** 2022-PROJMSTR-0000434      **Project Type:** ROW Vacation  
**Review ID:** 2023-VACA-0000002      **Review Phase:**  
**Location:** 2860 Bryant St.      **Review End Date:** 06/10/2024

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

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

**Status Date:** 03/30/2023

**Status:** Approved

**Comments:** Approved. Fire hydrants are not located in area of ROW vacation. Proposed new development.

**Reviewing Agency:** Landmark Review

**Review Status:** Approved - No Response

**Status Date:** 05/21/2024

**Status:** Approved - No Response

**Comments:**

**Status Date:** 03/15/2023

**Status:** Approved

**Comments:**

**Reviewing Agency:** Metro Wastewater Referral

**Review Status:** Approved - No Response

**Status Date:** 06/11/2024

**Status:** Approved - No Response

**Comments:**

**Status Date:** 03/31/2023

**Status:** Approved - No Response

**Comments:**

**Reviewing Agency:** Office of Emergency Management Referral

**Review Status:** Approved - No Response

**Status Date:** 06/11/2024

**Status:** Approved - No Response

**Comments:**

**Status Date:** 03/31/2023

**Status:** Approved - No Response

**Comments:**

**Reviewing Agency:** Dev and Planning Services Review

**Review Status:** Approved - No Response

**Status Date:** 06/11/2024

**Status:** Approved - No Response

**Comments:**

**Status Date:** 03/31/2023

**Status:** Approved - No Response

**Comments:**

# Comment Report

## 2nd Submittal: 29th and Speer

05/06/2025

**Master ID:** 2022-PROJMSTR-0000434      **Project Type:** ROW Vacation  
**Review ID:** 2023-VACA-0000002      **Review Phase:**  
**Location:** 2860 Bryant St.      **Review End Date:** 06/10/2024

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: 06/04/2024  
Status: Approved  
Comments:

Status Date: 03/30/2023  
Status: Approved  
Comments:

Reviewing Agency: ERA Transportation Review      Review Status: Approved

Reviewers Name: Paul Weller  
Reviewers Email: Paul.Weller@denvergov.org

Status Date: 12/13/2024  
Status: Approved  
Comments: PWPRS Project Number: 2023-VACA-0000002- 2nd Submittal 29th and Speer  
Reviewing Agency/Company: DOTI ROWS ER Transportation  
Reviewers Name: Paul Weller  
Reviewers Phone: 720-913-0514  
Status Date: Reviewers Phone: 720-913-0514  
Status: Reviewers Email: Paul.Weller@Denvergov.org  
Comments: Approval Status: Approved  
Comments:  
All comments have been satisfactorily addressed.

Status Date: 10/09/2024  
Status: Approved w/Conditions  
Comments: PWPRS Project Number: 2023-VACA-0000002- 2nd Submittal 29th and Speer  
Reviewing Agency/Company: DOTI ROWS ER Transportation  
Reviewers Name: Paul Weller  
Reviewers Phone: 720-913-0514  
Reviewers Email: Paul.Weller@Denvergov.org  
Approval Status: Approved with conditions

Status Date: 06/06/2024  
Status: Denied  
Comments:  
1. Please provide written acceptance from these (adjacent) owners or documentation showing that all properties are now owned by the applicant. [REPEAT COMMENT]  
  
2. Provide document reserving an utility easement and written approval from all remaining utility owners that easement is acceptable or that facilities have been removed. Easement to be recorded immediately after the vacation of the ROW.  
  
3. ROW vacation will be dependent on the dedication of the new alley to 29th Ave as shown on the revised concept plan or applicant must demonstrate access to Firth Ct via existing alley.

# Comment Report

## 2nd Submittal: 29th and Speer

05/06/2025

**Master ID:** 2022-PROJMSTR-0000434      **Project Type:** ROW Vacation  
**Review ID:** 2023-VACA-0000002      **Review Phase:**  
**Location:** 2860 Bryant St.      **Review End Date:** 06/10/2024

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

4. The parking lot at 2806 N. Speer Blvd. appears to have access off the alley adjacent to the ROW vacation. Access to this parking lot may not be impeded and should have full public access. Verify dedication allocation limits with Survey and ensure that this property maintains access. [REPEAT COMMENT] Comment repeated as this is still a Concept Plan.

5. Provide revised legal descriptions.

Status Date: 03/30/2023

Status: Denied

Comments: 1. Properties at: 2860 N. Bryant St., 2548 W. 29th Ave., 2530 W. 29th Ave., 2520 W. 29th Ave. and 2806 N. Speer Blvd. – have these owners accepted the vacation request, as they would receive a portion of this vacation? Or have these lots already been bought by the applicant? Please provide written acceptance from these owners or documentation showing that all properties are now owned by the applicant.

2. From imagery, there appears to be electric and/or communication lines located in the vacation area. Please work with the respective utility owners to ensure any relocations or easement requirements are met prior to executing the vacation.

3. The ROW dedication associated with 2021-PM-0000727 will need to be completed prior to the approval of this vacation to ensure the remaining alley meets minimum requirements.

4. Show the turning movements for the remaining alley using a SU-30 truck.

5. The parking lot at 2806 N. Speer Blvd. appears to have access off the alley adjacent to the ROW vacation. Access to this parking lot may not be impeded and should have full public access. Verify dedication allocation limits with Survey and ensure that this property maintains access.

Reviewing Agency: ERA Wastewater Review      Review Status: Approved

Reviewers Name: Paul Weller

Reviewers Email: Paul.Weller@denvergov.org

Status Date: 06/06/2024

Status: Approved

Comments:

Reviewing Agency: Construction Engineering Review      Review Status: Approved

Reviewers Name: Porames Saejiw

Reviewers Email: Joe.Saejiw@denvergov.org

Status Date: 06/04/2024

Status: Approved

Comments:

Status Date: 03/28/2023

Status: Approved

Comments:

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

Status Date: 06/11/2024

Status: Approved - No Response

Comments:

# Comment Report

## 2nd Submittal: 29th and Speer

05/06/2025

**Master ID:** 2022-PROJMSTR-0000434      **Project Type:** ROW Vacation  
**Review ID:** 2023-VACA-0000002      **Review Phase:**  
**Location:** 2860 Bryant St.      **Review End Date:** 06/10/2024

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

**Status Date:** 03/31/2023  
**Status:** Approved - No Response  
**Comments:**

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

**Status Date:** 06/11/2024  
**Status:** Approved - No Response  
**Comments:**

**Status Date:** 03/31/2023  
**Status:** Approved - No Response  
**Comments:**

**Reviewing Agency:** Survey Review      **Review Status:** Approved

**Reviewers Name:** Ali Gulaid  
**Reviewers Email:** Ali.Gulaid@denvergov.org

**Status Date:** 11/25/2024  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2023-VACA-0000002- 2nd Submittal 29th and Speer  
Reviewing Agency/Company: SURVEY  
Reviewers Name: Ali Gulaid  
Reviewers Phone: 720.865.3132  
Reviewers Email: ali.gulaid@denvergov.org  
Approval Status: Approved

**Comments:**  
None..

Attachment: (2023-VACA-0000002) - LAND DESCRIPTION.docx-24-11-22-15-21.docx

**Status Date:** 11/22/2024  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2023-VACA-0000002- 2nd Submittal 29th and Speer  
Reviewing Agency/Company: SURVEY  
Reviewers Name: Ali Gulaid  
Reviewers Phone: 720.865.3132  
Reviewers Email: ali.gulaid@denvergov.org  
Approval Status: Approved

**Comments:**

Attachment: (2023-VACA-0000002) - LAND DESCRIPTION.docx

# Comment Report

## 2nd Submittal: 29th and Speer

05/06/2025

**Master ID:** 2022-PROJMSTR-0000434      **Project Type:** ROW Vacation  
**Review ID:** 2023-VACA-0000002      **Review Phase:**  
**Location:** 2860 Bryant St.      **Review End Date:** 06/10/2024

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

**Status Date:** 06/10/2024  
**Status:** Approved  
**Comments:** Please provide a revised legal description if the area of the proposed vacation has been reduced

**Status Date:** 03/30/2023  
**Status:** Approved  
**Comments:** Approved documents copied here:  
K:\PWDES\PROJECT\2020s\2023\VACATION\2023-VACA-0000002 - 29th and Speer\Legal Descriptions - APPROVED

### 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:** 06/11/2024  
**Status:** Approved - No Response  
**Comments:**

**Status Date:** 03/31/2023  
**Status:** Approved - No Response  
**Comments:**

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

**Status Date:** 06/11/2024  
**Status:** Approved - No Response  
**Comments:**

**Status Date:** 03/31/2023  
**Status:** Approved - No Response  
**Comments:**

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

**Status Date:** 06/11/2024  
**Status:** Approved - No Response  
**Comments:**

**Status Date:** 03/31/2023  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2023-VACA-0000002 - 29th and Speer  
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:**

# Comment Report

## 2nd Submittal: 29th and Speer

05/06/2025

**Master ID:** 2022-PROJMSTR-0000434      **Project Type:** ROW Vacation  
**Review ID:** 2023-VACA-0000002      **Review Phase:**  
**Location:** 2860 Bryant St.      **Review End Date:** 06/10/2024

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

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: Solid Waste Review      Review Status: Approved - No Response

Status Date: 06/11/2024  
Status: Approved - No Response  
Comments:

Status Date: 03/31/2023  
Status: Approved - No Response  
Comments:

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

Status Date: 06/11/2024  
Status: Approved w/Conditions  
Comments: PWPRS Project Number: 2023-VACA-0000002- 2nd Submittal 29th and Speer  
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 with conditions

Comments:  
It is noted that the relocation of the existing electric lines will occur at a later date during the SDP review and that an easement will be reserved by ordinance, which will be relinquished at a later date.

Status Date: 03/31/2023  
Status: Approved w/Conditions  
Comments: PWPRS Project Number: 2023-VACA-0000002 - 29th and Speer  
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:  
Please be aware Public Service Company of Colorado owns and operates existing overhead electric distribution facilities located within the alley 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

# Comment Report

## 2nd Submittal: 29th and Speer

05/06/2025

**Master ID:** 2022-PROJMSTR-0000434      **Project Type:** ROW Vacation  
**Review ID:** 2023-VACA-0000002      **Review Phase:**  
**Location:** 2860 Bryant St.      **Review End Date:** 06/10/2024

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

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, 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.

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

Reviewers Name: Brianne White  
Reviewers Email: Brianne.White@denvergov.org

Status Date: 06/11/2024  
Status: Comments Compiled  
Comments:

Status Date: 10/06/2023  
Status: Resubmittal Required  
Comments: Per CB "2nd Submittal Required. Submit revised review materials showing critical changes, including but not limited to newly proposed dedication area and turning movements."

Reviewing Agency: ROW - Supplemental Review      Review Status: Approved

Reviewers Name: Chris Baca  
Reviewers Email: christina.baca@denvergov.org

Status Date: 05/06/2025  
Status: Approved  
Comments: The required alley dedication is approved by City Council and recorded resolution is attached for reference. This ROW vacation may now proceed to City Council for their consideration.

Attachment: 20250490res.pdf

Status Date: 02/14/2025  
Status: Denied  
Comments: PWPRS Project Number: 2023-VACA-0000002- 2nd Submittal 29th and Speer  
Reviewing Agency/Company: CCD DOTI ROWS ER  
Reviewers Name: Chris Baca  
Reviewers Phone: 7209138060  
Reviewers Email: christina.baca@denvergov.org  
Approval Status: Denied

Comments:  
This ROW vacation was conditioned upon the completed dedication of new ROW to establish a remaining, compliant alley. This requirement identified in 2023 has not been completed to date. After dedication is approved by City Council and recorded, this denial may be lifted and the subject ROW vacation request may be submitted to City Council.  
Comments: 2nd Submittal Required. Submit revised review materials showing critical changes, including but not limited to newly proposed dedication area and turning movements.

**Right-of-Way (ROW) Vacation Application**  
**Review of Public Comments Received after Public Notification**

**Project Number: 2023-VACA-0000002**

**Location of Proposed Vacation Area: 2860 Bryant Street**

**Number of Respondents: 2**

DOTI ROWS Engineering and Regulatory has reviewed comments received from the public notification period and the findings are as follows. Copies of comments received are attached for reference.

1. **Respondent:** Taylor, Roshonda

**Summarized Comment(s):** The objection to this proposed ROW Vacation states there would be impacts to access to parking and alley.

**ER Findings:** The applicant reached out directly to the respondent and provided the requested information. The respondent replied they had to objections after meeting with applicant. Therefore, the comments received do not provide sufficient technical justification to withhold submitting the proposed application to Council approval process.

2. **Respondent:** Posner, Gabriel

**Summarized Comment(s):** The objection to this proposed ROW Vacation states there would be impacts to parking.

**ER Findings:** The applicant reached out directly to the respondent and provided the requested information. The respondent replied they had to objections after meeting with applicant. Therefore, the comments received do not provide sufficient technical justification to withhold submitting the proposed application to Council approval process.

**From:** [White, Brianne - DOTI CA2379 Business Operations Administrator](#)  
**To:** [Roshonda Scifo](#)  
**Cc:** [Roshonda Taylor](#); [Alfred Trexler](#)  
**Subject:** RE: [EXTERNAL] 2023-VACA-0000002 Request  
**Date:** Tuesday, December 17, 2024 10:35:00 AM  
**Attachments:** [image001.png](#)

---

Thank you Roshonda for your email! I will pass your inquiry and contact information to the applicant, and they will be reaching out to you directly. Please keep me updated after you meet and discuss with them.

Regards,

**Brianne White** | Business Operations Administrator  
City & County of Denver  
Department of Transportation & Infrastructure | Engineering and Regulatory | Right-of-Way Services  
Phone: (720) 865-3036  
[brianne.white@denvergov.org](mailto:brianne.white@denvergov.org)  
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**From:** Roshonda Scifo <roshondascifo27@gmail.com>  
**Sent:** Monday, December 16, 2024 5:17 PM  
**To:** White, Brianne - DOTI CA2379 Business Operations Administrator <Brianne.White@denvergov.org>  
**Cc:** Roshonda Taylor <roshonda@myoffice.life>; Alfred Trexler <Alfred@sulitgroup.com>  
**Subject:** [EXTERNAL] 2023-VACA-0000002 Request

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Hello Brianne,

Per our early conversation, I am the General Manager of myOfficelife occupying addresses: 2806,2810, 2820 Speer blvd. I am responding with my request regarding the vacation signs left at my property's entrance today. I need a map, preferably color coded showing the plan of pre-existing as well as the new entrance that is set to be established. It is also imperative that we know what street parking will be available for our tenants and their clients as they are currently able to park on both Bryant St and Firth Ct. It is my understanding that parking or access to Bryant Street will no longer be an option. Lastly, I need dates when these projects are supposed to be started and when access will be revoked.. I need to be able to give my tenants as much notice as possible, as they also have to relay this information to their clients. Please have the applicants contact me directly should they need to be emailing me at:

[Roshonda@myoffice.life](mailto:Roshonda@myoffice.life)

Phone: 720-600-0065 or 303-564-5635

For some reason I am unable to send emails from my work email, however, I can receive them.

**From:** [Adam Wallace](#)  
**To:** [Roshonda Taylor](#); [White, Brianne - DOTI CA2379 Business Operations Administrator](#); [Eric.McDaniel@kimley-horn.com](mailto:Eric.McDaniel@kimley-horn.com)  
**Subject:** [EXTERNAL] RE: Pagewest- Alley Vacation  
**Date:** Tuesday, January 28, 2025 1:27:41 PM

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Thank you, Roshonda!

Brianne, I want to clarify that the other commenter, Gabriel, works in the same office as Roshonda and that Roshonda's below comments are meant to stand for Gabriel as well. [@Roshonda Taylor](#), please chime in if I'm misrepresenting here!

**Adam Wallace | Partner | Pagewest**  
Mobile: 512.788.1428 | Email: [adam@pagewestco.com](mailto:adam@pagewestco.com)

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**From:** Roshonda Taylor <[roshonda@myoffice.life](mailto:roshonda@myoffice.life)>  
**Sent:** Tuesday, January 28, 2025 11:52 AM  
**To:** White, Brianne - DOTI CA2379 Business Operations Administrator <[Brianne.White@denvergov.org](mailto:Brianne.White@denvergov.org)>; Adam Wallace <[adam@pagewestco.com](mailto:adam@pagewestco.com)>  
**Subject:** Pagewest- Alley Vacation

Good Morning Brianne,

I wanted to update you that myself and our attorney were able to speak with Adam Wallace of Pagewest in regards to the alley vacation. I have been informed by Adam of the plan and we have made a verbal and written agreement for him or his team to keep me in the loop/ informed of the changes prior to them taking place so that I can effectively and efficiently communicate to my tenants and then they in turn can accurately communicate with their clients. My major concerns have always been access and street parking availability. I have been assured this will not be an issue. So as of now, I do not have an issue with the Alley Vacation proceeding. However, once again I can not emphasize how detrimental it will be that I stay informed and abreast of plans as they begin to unfold, no after the fact. As long as that happens, I am satisfied.

Thanks,

**Roshonda Taylor**  
General Manager at myOfficeLife  
[720.600.0065](tel:720.600.0065)  
[roshonda@myoffice.life](mailto:roshonda@myoffice.life)  
[www.myoffice.life](http://www.myoffice.life)  
2806 N Speer Blvd, Denver, CO

**From:** [White, Brianne - DOTI CA2379 Business Operations Administrator](#)  
**To:** [Gabriel Posner](#)  
**Subject:** RE: [EXTERNAL] Objection to reference #2023-vaca-0000002 GP  
**Date:** Wednesday, January 29, 2025 2:12:00 PM  
**Attachments:** [image001.png](#)

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Thank you for updating me Gabriel!

Regards,

**Brianne White** | Business Operations Administrator  
City & County of Denver  
Department of Transportation & Infrastructure | Engineering and Regulatory | Right-of-Way Services  
Phone: (720) 865-3036  
[brianne.white@denvergov.org](mailto:brianne.white@denvergov.org)  
[Pronouns](#) | She/Her/Hers

Please take a [quick 2 question survey](#) regarding our virtual service.



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**From:** Gabriel Posner <[gabriel@elevatedsomatrics.com](mailto:gabriel@elevatedsomatrics.com)>  
**Sent:** Wednesday, January 29, 2025 11:59 AM  
**To:** White, Brianne - DOTI CA2379 Business Operations Administrator <[Brianne.White@denvergov.org](mailto:Brianne.White@denvergov.org)>  
**Subject:** Re: [EXTERNAL] Objection to reference #2023-vaca-0000002

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Hi, I understand you are awaiting a reply from me. I withdraw my objection knowing that there will still be two access ways into our office building.

Thank you,  
Gabriel

On Dec 21, 2024, at 12:54 PM, Gabriel Posner <[gabriel@elevatedsomatrics.com](mailto:gabriel@elevatedsomatrics.com)> wrote:

That's interesting, and thank you for your response. I'm happy to see that there will still be two access routes to our building. One concern I still have is that the parking on Bryant street is free and available all day, except for street sweeping days. The parking around 29th is limited to to 1-hour for the stretch where the right-of-way would be. Is this something that could be worked on so that visitors have close access to parking space, a minimum of 2-hours?

Thanks,  
Gabriel

Gabriel Posner, PhD, RSMT/E  
[Elevated Somatrics](#)  
303 263 4356  
2806 N. Speer Blvd.

[Book a Session](#)  
[Take a Class](#)

On Dec 20, 2024, at 3:14 PM, White, Brianne - DOTI CA2379 Business Operations Administrator <[Brianne.White@denvergov.org](mailto:Brianne.White@denvergov.org)> wrote:

Hi Gabriel,

Thank you for reaching out. We have received your objection. I wanted to provide a bit more information regarding the proposed project. The applicant is requesting to vacate a portion of the alley that is highlighted in red below, if approved the red portion would become private property. In addition, the applicant is dedicating an area of their property which will become public right-of-way alley connecting to West 29<sup>th</sup> Avenue. This portion is highlighted below in yellow. The remaining portion of the alley that is not highlighted will remain public right-of-way.

**Area of proposed ROW vacation highlighted in red in below vicinity map:**

<image001.png>

<image003.png>

Below is a link to all the required documents that were submitted to us by the applicant. The link will take you to all our current projects, click 2023-VACA-0000002 for this project.

[Denver Public Works E-Review Web Page.](#)

The Public Notification Review began on December 16, 2024, and is a 20 day process that ends on January 5, 2024. If protests are received during this time the applicant is required to work directly with protesters. Once all protests have been addressed to DOTI's satisfaction the project will be submitted to City Council for their 6 week review.

Let us know if you have any additional questions or concerns.

Regards,

**Brianne White** | Business Operations Administrator

City & County of Denver

Department of Transportation & Infrastructure | Engineering and Regulatory | Right-of-Way Services

Phone: (720) 865-3036

[brianne.white@denvergov.org](mailto:brianne.white@denvergov.org)

[Pronouns](#) | She/Her/Hers

**Please take a [quick 2 question survey](#) regarding our virtual service.**

<image004.png>

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**From:** Gabriel Posner <[gabriel@elevatedsomatics.com](mailto:gabriel@elevatedsomatics.com)>

**Sent:** Friday, December 20, 2024 10:21 AM

**To:** DOTI Engineering Regulatory <[DOTI.ER@denvergov.org](mailto:DOTI.ER@denvergov.org)>

**Subject:** [EXTERNAL] Objection to reference #2023-vaca-0000002

Hi, I would like to formally submit an objection to the plan to vacate the public access to the alley between Speer street and 29th. Reference number is 2023-vaca-0000002

I am a tenant of 2806 north Speer and the only way to access the building and parking lot is via that right of way. Unless you are providing a different access way, you will be making it nearly impossible for me and my clients to get into the building.

Please respond to let me know my objection has been received.

Thank you,  
Gabriel Posner  
3032634356