

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:

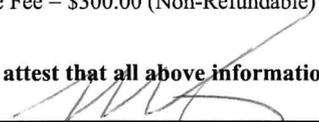
Must be paid immediately after project is logged in and a project number is provided by your Coordinator along with the project invoice.

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.



Owner/Vested Party/Applicant Signature

12/27/21

Date



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: 12/24/2021

PROJECT NAME: Galilee Church Redevelopment

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:
2021PM0000360 , _____ , _____

ADDRESS (approx.) OF VACATION: 1091 S. Parker Road

APPLICANT:

Name: Robert Palmer
Company (if applicable): Strategic Land Solutions, Inc. Title: President
Address: 2595 Ponderosa Road Franktown, CO 80116
Telephone number: 720-384-7661 Email address: rpalmer@strategicls.net

PROPERTY OWNER (where the vacation is located):

Check if the same as Applicant

Company: GBC Acquisition LLC
Owner Contact: Mike Gerber
Address: 1936 W. 33rd Avenue Denver, CO 80211
Telephone Number: 303-892-6600 Email address: mgerber@mglpartners.com

EXPLANATION of REQUEST

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

As part of the redevelopment of the existing Galilee Church the site will be raised and rebuilt with an apartment development. The development will include 3-apartment buildings, drives, parking, landscaping, storm water treatment, and residence amenities. Relocating the existing access to S. Parker Road to the northeasterly portion of the site is being requested the CDOT and the City and County of Denver DOTI. Based on our coordination with DOTI staff, it has been determined that rather than have part of the new access right-of-way and part a public access easement, the best solution is to vacate the Rosemary Way right-of-way, and dedicate a new public access, utility, and drainage easement over the entire access drive. The easement will maintain public access as provided by Rosemary Way, but will add a sidewalk and landscaping to the access.



APPLICATION
Street and Alley Vacation

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

Rosemary Way currently provides access to a residential development located within Arapahoe County. As part of the vacation a public access easement will be granted along the existing Rosemary right-of-way to the new access point to S. Parker Road. The proposed access will provide a safer connection to S. Parker Road by moving the access point further away from the existing intersection of S. Parker Road and E. Mississippi Avenue, providing proper distance for vehicles to approach S. Parker road a 90-degrees at 2% slope. The current access to parker road slopes at approximately 12%, and does not allow vehicles to turn onto S. Parker Road at a safe angle.

EXISTING UTILITIES:

If there are utilities, explain whether or not such utilities will be relocated or remain in the vacated ROW.

(Utilities in the proposed vacation area will need to be relocated at the owner's expense. If relocation is not feasible, a standard hard surface easement may be required. The City will reserve this easement for all remaining easements within the vacated area, in the Vacation Ordinance. The Requestor shall acknowledge the need and acceptance of such utility easements.)

The Rosemary Way right-of-way contains electrical lines, gas mains, and a water main. As part of the vacation a public utility easement will be dedicated over the vacated area of Rosemary right-of-way, including the existing easements. However, the property owners acknowledges that as this project moves through the design process the existing utility lines may need to be relocated and or upsized at the property owners expense.

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.


(Owner/Vested Party Signature)

12/27/21
DATE

S. Rosemary Wy at 1091 S Parker Rd Vacation

08/29/2022

Master ID: 2021-PROJMSTR-0000360 **Project Type:** ROW Vacation
Review ID: 2022-VACA-0000005 **Review Phase:**
Location: 1091 S Parker Rd **Review End Date:** 01/31/2022

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: DavidJ Edwards
Reviewers Email: davidj.edwards@denvergov.org

Status Date: 02/01/2022
Status: Approved
Comments: PWPRS Project Number: 2022-VACA-0000005 - S. Rosemary Wy at 1091 S Parker Rd Vacation
Reviewing Agency/Company: Asset Management
Reviewers Name: David J Edwards
Reviewers Phone: 720-913-0889
Reviewers Email: davidj.edwards@denvergov.org
Approval Status: Approved

Comments:

Status Date: 01/10/2022
Status: Approved
Comments:

Reviewing Agency: Building Department Review Review Status: Approved

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

Status Date: 01/28/2022
Status: Approved
Comments:

Reviewing Agency: CenturyLink Referral Review Status: Approved

Status Date: 02/01/2022
Status: Approved
Comments: PWPRS Project Number: 2022-VACA-0000005 - S. Rosemary Wy at 1091 S Parker Rd Vacation
Reviewing Agency/Company: Lumen
Reviewers Name: VeShon Sheridan
Reviewers Phone: 804-234-6825
Reviewers Email: veshonsheridan@lumen.com
Approval Status: Approved

Comments:

QWEST CORPORATION d/b/a CENTURYLINK QC (CenturyLink) has reviewed the request for the subject vacation and has determined that it has no objections with respect to the ROW proposed for vacation as shown and/or described on Exhibit A, said Exhibit A attached hereto and incorporated by this reference.

It is the intent and understanding of CenturyLink that this vacation shall not reduce our rights to any other existing easements or

Comment Report

S. Rosemary Wy at 1091 S Parker Rd Vacation

08/29/2022

Master ID: 2021-PROJMSTR-0000360 **Project Type:** ROW Vacation
Review ID: 2022-VACA-0000005 **Review Phase:**
Location: 1091 S Parker Rd **Review End Date:** 01/31/2022

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

rights we have on this site or in the area.

This No objection response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the ROW area as described, the Applicant will bear the cost of relocation and/or repair of said facilities.

Reviewing Agency: CDOT Referral Review Status: Approved

Status Date: 06/01/2022
Status: Approved
Comments: PWPRS Project Number: 2022-VACA-0000005 - S. Rosemary Wy at 1091 S Parker Rd Vacation
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. The vacation is of South Rosemary Way (50' wide ROW; depicted as Edith Lane on the Second Addition To Hughes Mountain View No. S-115 in Arapahoe County Clerk and Recorder). The northerly line of said South Rosemary Way is by and along the southerly ROW line of highway 83 (South Parker Road) and does not affect CDOT ROW. The determination is based on CDOT project US_0083(24); dated in 1976.

Status Date: 02/01/2022
Status: Approved - No Response
Comments:

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

Status Date: 02/01/2022
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: 01/31/2022
Status: Approved
Comments: Approved. No expected PRW tree conflict.

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

Status Date: 02/01/2022
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

Comment Report

S. Rosemary Wy at 1091 S Parker Rd Vacation

08/29/2022

Master ID: 2021-PROJMSTR-0000360 **Project Type:** ROW Vacation
Review ID: 2022-VACA-0000005 **Review Phase:**
Location: 1091 S Parker Rd **Review End Date:** 01/31/2022

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

Status Date: 02/01/2022
Status: Approved - No Response
Comments:

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

Reviewers Name: Matt Farmen
Reviewers Email: matt.farmen@denvergov.org

Status Date: 08/16/2022
Status: Approved
Comments: PWPRS Project Number: 2022-VACA-0000005 - S. Rosemary Wy at 1091 S Parker Rd Vacation
Reviewing Agency/Company: DOTI DES Transportation
Reviewers Name: Matt Farmen
Reviewers Phone: 7203348205
Reviewers Email: matt.farmen@denvergov.org
Approval Status: Approved

Comments:

Status Date: 01/10/2022
Status: Denied
Comments: Overall DOTI transportation supports the Vacation, but the limits need to be modified. Please also show sidewalk, curb, gutter, and curb ramp on next plan

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

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

Status Date: 01/27/2022
Status: Approved w/Conditions
Comments: The vacation request is approved with the condition that a hard surface easement be reserved for the public storm main within the limits of the vacated ROW. For any questions on this permitting or process, please reach out to me at danny.harris@denvergov.org.

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

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

Status Date: 01/31/2022
Status: Approved
Comments: *Approved.

*Final construction, including any later modifications to public sidewalks (which are considered as public Accessible Routes), as well as any other areas open to the general public, must comply with all applicable 2010 ADA requirements.

Reviewing Agency: Denver Water Referral **Review Status:** Approved

Status Date: 08/29/2022

Comment Report

S. Rosemary Wy at 1091 S Parker Rd Vacation

08/29/2022

Master ID: 2021-PROJMSTR-0000360 **Project Type:** ROW Vacation
Review ID: 2022-VACA-0000005 **Review Phase:**
Location: 1091 S Parker Rd **Review End Date:** 01/31/2022

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

Status: Approved
Comments: PWPRS Project Number: 2022-VACA-0000005 - S. Rosemary Wy at 1091 S Parker Rd Vacation
Reviewing Agency/Company: Denver Water
Reviewers Name: Gina Begly
Reviewers Phone: 3036286219
Reviewers Email: gina.begly@denverwater.org
Approval Status: Approved

Comments:

Status Date: 02/01/2022
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2022-VACA-0000005 - S. Rosemary Wy at 1091 S Parker Rd Vacation
Reviewing Agency/Company: Denver Water
Reviewers Name: Gina Begly
Reviewers Phone: 303-628-6219
Reviewers Email: gina.begly@denverwater.org
Approval Status: Approved with conditions

Comments:

It is hard to depict the full extent of the area to be vacated on the site plan. Provide a surveyed drawing of the proposed vacation and clearly show boundaries on site plan. Show the boundaries of the High Line Canal and the Denver Water-City/County of Denver Easement at reception #2021009709 on site plan. If you are relocating waterlines, you need to submit a water plan to Denver Water for review. If a utility easement is reserved, a hard surface shall be maintained by the property owner over the entire 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. The property owner shall be liable for all damages to such utilities, including their repair and replacement, at the property owner's sole expense.

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

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

Status Date: 02/01/2022
Status: Approved
Comments: PWPRS Project Number: 2022-VACA-0000005 - S. Rosemary Wy at 1091 S Parker Rd Vacation
Reviewing Agency/Company: DFD / Fire Prevention Division
Reviewers Name: Rich Tenorio
Reviewers Phone: 7206333222
Reviewers Email: richard.tenorio@denvergov.org
Approval Status: Approved

Comments:

Denver Fire Dept. Approved - RT

Status Date: 01/28/2022
Status: Approved
Comments: Denver Fire Dept. Approved - RT

Comment Report

S. Rosemary Wy at 1091 S Parker Rd Vacation

08/29/2022

Master ID: 2021-PROJMSTR-0000360 **Project Type:** ROW Vacation
Review ID: 2022-VACA-0000005 **Review Phase:**
Location: 1091 S Parker Rd **Review End Date:** 01/31/2022

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

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

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

Status Date: 02/01/2022
Status: Approved - No Response
Comments:

Reviewing Agency: Metro Wastewater Referral Review Status: Approved

Status Date: 02/01/2022
Status: Approved
Comments: PWPRS Project Number: 2022-VACA-0000005 - S. Rosemary Wy at 1091 S Parker Rd Vacation
Reviewing Agency/Company: Metro Water Recovery
Reviewers Name: Myles Howard
Reviewers Phone: 7207033627
Reviewers Email: MHoward@metrowaterrecovery.com
Approval Status: Approved

Comments:

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

Status Date: 02/01/2022
Status: Approved - No Response
Comments:

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

Status Date: 02/01/2022
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: 01/13/2022
Status: Approved
Comments:

Reviewing Agency: Construction Engineering Review Review Status: Approved

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

Comment Report

S. Rosemary Wy at 1091 S Parker Rd Vacation

08/29/2022

Master ID: 2021-PROJMSTR-0000360 **Project Type:** ROW Vacation
Review ID: 2022-VACA-0000005 **Review Phase:**
Location: 1091 S Parker Rd **Review End Date:** 01/31/2022

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

Status Date: 08/01/2022
Status: Approved
Comments: PWPRS Project Number: 2022-VACA-0000005 - S. Rosemary Wy at 1091 S Parker Rd Vacation
Reviewing Agency/Company: Denver Department of Transportation and Infrastructure
Reviewers Name: Kim D. Blair, P.E.
Reviewers Phone: 7857602244
Reviewers Email: kim.blair@denvergov.org
Approval Status: Approved

Comments:

Status Date: 01/27/2022
Status: Denied
Comments: See uploaded Redlines.

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

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

Status Date: 02/01/2022
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: 02/01/2022
Status: Approved - No Response
Comments:

Reviewing Agency: Survey Review Review Status: Approved

Reviewers Name: Thomas Breitnauer
Reviewers Email: Thomas.Breitnauer@denvergov.org

Status Date: 07/15/2022
Status: Approved
Comments: PWPRS Project Number: 2022-VACA-0000005 - S. Rosemary Wy at 1091 S Parker Rd Vacation
Reviewing Agency/Company: DOTI - Survey
Reviewers Name: Thomas Breitnauer
Reviewers Phone: 7208653211
Reviewers Email: thomas.breitnauer@denvergov.org
Approval Status: Approved

Comments:

Status Date: 04/22/2022

Comment Report

S. Rosemary Wy at 1091 S Parker Rd Vacation

08/29/2022

Master ID: 2021-PROJMSTR-0000360 **Project Type:** ROW Vacation
Review ID: 2022-VACA-0000005 **Review Phase:**
Location: 1091 S Parker Rd **Review End Date:** 01/31/2022

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

Status: Denied
Comments: PWPRS Project Number: 2022-VACA-0000005 - S. Rosemary Wy at 1091 S Parker Rd Vacation
Reviewing Agency/Company: DOTI - Survey
Reviewers Name: Thomas Breitnauer
Reviewers Phone: 7208653211
Reviewers Email: thomas.breitnauer@denvergov.org
Approval Status: Denied

Comments:
Redline comments uploaded.

Attachment: 2022-VACA-000005_Survey Comments_20220419.pdf

Status Date: 02/01/2022
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2022-VACA-0000005 - S. Rosemary Wy at 1091 S Parker Rd Vacation
Reviewing Agency/Company: DOTI - Survey
Reviewers Name: Thomas Breitnauer
Reviewers Phone: 7208653211
Reviewers Email: thomas.breitnauer@denvergov.org
Approval Status: Approved with conditions

Comments:
The description and illustration for the vacation has not been submitted yet.

Status Date: 01/25/2022
Status: Approved w/Conditions
Comments: The description and illustration for the vacation has not been submitted yet.

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

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

Status Date: 02/01/2022
Status: Approved - No Response
Comments:

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

Status Date: 02/01/2022
Status: Approved - No Response
Comments:

Reviewing Agency: RTD Referral Review Status: Approved

Status Date: 02/01/2022
Status: Approved
2022-VACA-0000005

Comment Report

S. Rosemary Wy at 1091 S Parker Rd Vacation

08/29/2022

Master ID: 2021-PROJMSTR-0000360 **Project Type:** ROW Vacation
Review ID: 2022-VACA-0000005 **Review Phase:**
Location: 1091 S Parker Rd **Review End Date:** 01/31/2022

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

Comments: PWPRS Project Number: 2022-VACA-0000005 - S. Rosemary Wy at 1091 S Parker Rd Vacation
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:

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

Reviewers Name: Mike Lutz
Reviewers Email: Mike.Lutz@denvergov.org

Status Date: 02/01/2022
Status: Approved - No Response
Comments:

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

Status Date: 02/01/2022
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2022-VACA-0000005 - S. Rosemary Wy at 1091 S Parker Rd Vacation
Reviewing Agency/Company: Public Service Company of Colorado dba Xcel Energy
Reviewers Name: Donna George
Reviewers Phone: 13035713306
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 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.

The property owner/developer/contractor must complete the application process for relocation and/or removal of the existing facilities via xcelenergy.com/InstallAndConnect.

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

Comment Report

S. Rosemary Wy at 1091 S Parker Rd Vacation

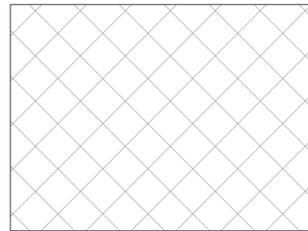
08/29/2022

Master ID:	2021-PROJMSTR-0000360	Project Type:	ROW Vacation
Review ID:	2022-VACA-0000005	Review Phase:	
Location:	1091 S Parker Rd	Review End Date:	01/31/2022

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

Reviewers Name:	Devin Price
Reviewers Email:	Devin.Price@denvergov.org
Status Date:	02/01/2022
Status:	Comments Compiled
Comments:	
Status Date:	01/10/2022
Status:	Confirmation of Payment
Comments:	

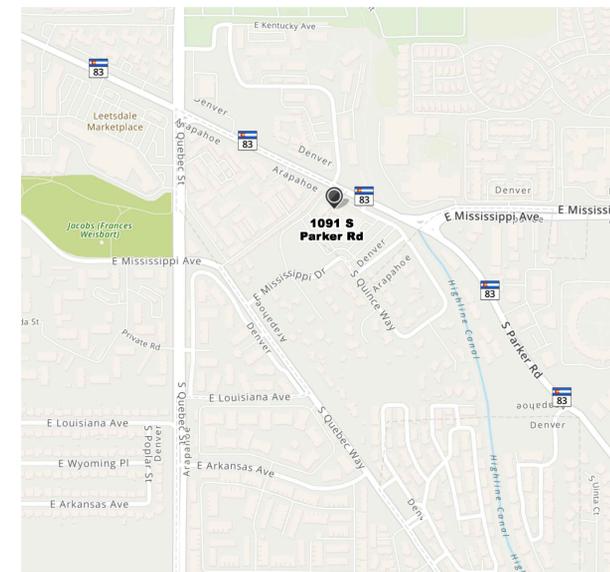
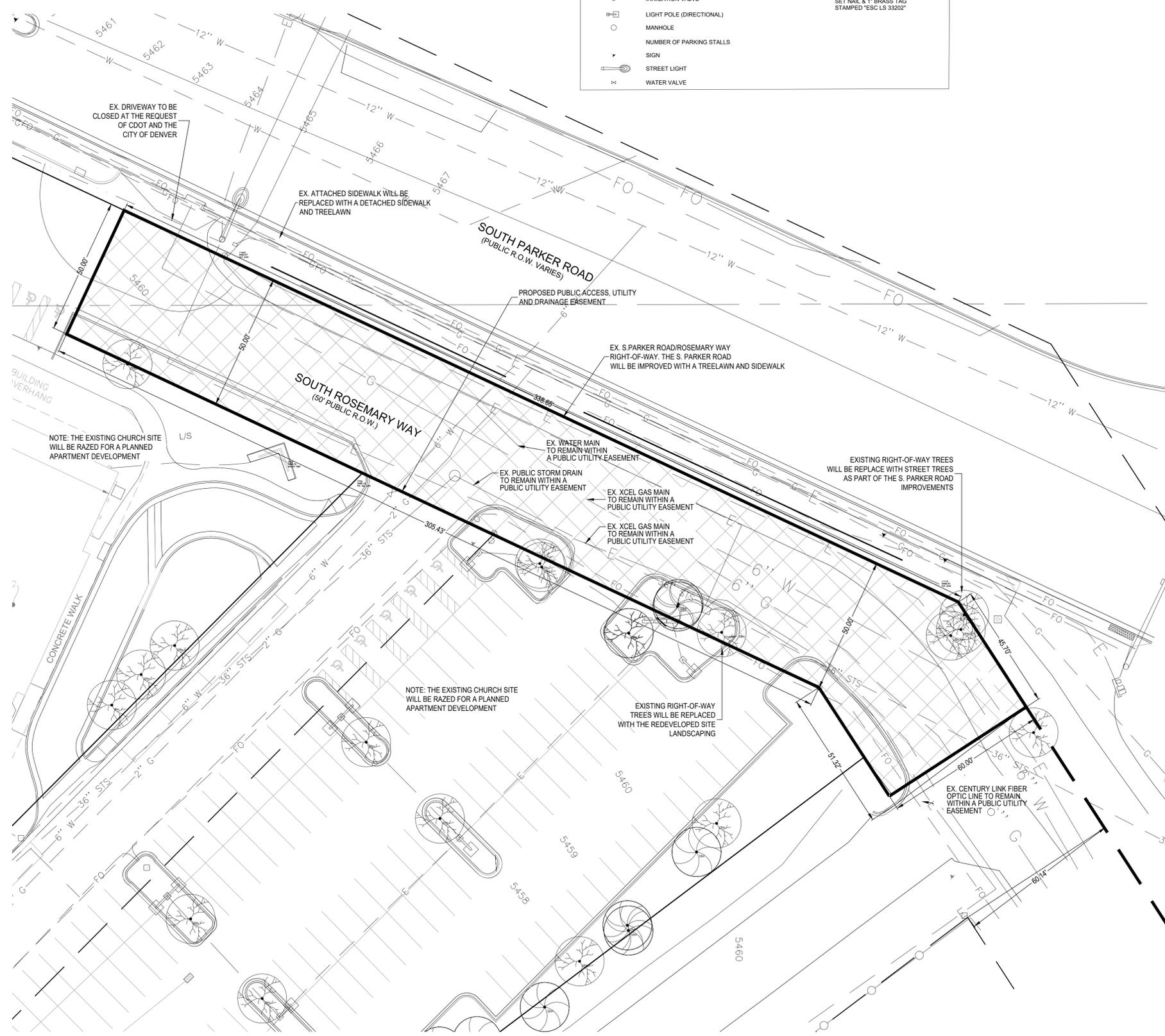
LEGEND



AREA OF PUBLIC RIGHT-OF-WAY (ROSEMARY WAY) TO BE VACATED. A PUBLIC ACCESS, UTILITY, AND DRAINAGE WILL BE RESERVED OVER THE VACATED RIGHT-OF-WAY FOR ALL EXISTING PUBLIC UTILITIES.

LEGEND

E	ELECTRICAL LINE		DECIDUOUS TREE
FO	FIBER-OPTIC LINE		EVERGREEN TREE
G	GAS LINE	L/S	LANDSCAPING
SS	SANITARY SEWER LINE	R.O.W.	RIGHT-OF-WAY
STS	STORM SEWER LINE	L.S. NO.	LAND SURVEYOR NUMBER
W	WATER LINE	BK. PG.	BOOK AND PAGE
—○—	CONTOUR LINE	REC. NO.	RECEPTION NUMBER
⊠	ELECTRIC VAULT		ALIQUOT CORNER
⊞	BOLLARD		SET 5/8"x24" REBAR & 1 1/4" YELLOW PLASTIC CAP STAMPED "ESC L/S 33202"
⊞	COMMUNICATIONS PEDESTAL		SET NAIL & 1" BRASS TAG STAMPED "ESC L/S 33202"
⊠	FIRE HYDRANT		
⊞	IRRIGATION VALVE		
⊞	LIGHT POLE (DIRECTIONAL)		
○	MANHOLE		
⊞	NUMBER OF PARKING STALLS		
⊞	SIGN		
⊞	STREET LIGHT		
⊞	WATER VALVE		



VICINITY MAP



SITE LOCATION

CLIENT:

SANTULAN ARCHITECTURE

CIVIL ENGINEERING CONSULTANT:

Strategic Land Solutions, Inc.
 Civil Engineering • Land Planning • Easements
 2595 PONDEROSA ROAD
 FRANKTOWN, CO 80116
 720.384.7861 Phone
 palmer@strategics.net
 Robert J. Palmer, PE
 President

NO.	DATE	REVISION DESCRIPTION

RIGHT-OF-WAY VACATION

PREPARED UNDER THE DIRECT SUPERVISION OF:

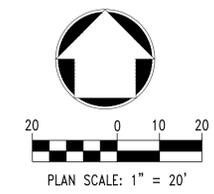
SEAL:

BY Robert J. Palmer, PE
 Licensed Professional Engineer (CO PE #36320),
 AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.

CITY AND COUNTY OF DENVER
 PUBLIC WORKS
 DEVELOPMENT ENGINEERING SERVICES
 DES PROJECT No. 2021PM0000360/2022-VACA-0000005

PROJECT NAME:
GALILEE CHURCH REDEVELOPMENT
 1091 S. PARKER ROAD

DESIGNED BY: RJP	DATE: 04/08/2022	DATE ISSUED: 04/08/2022	DRAWING NO.:
DRAWN BY: AC	DATE: 04/08/2022		
CHECKED BY: FPP	DATE: 04/08/2022	SHEET 1 OF 2	CURRENT P.W.C.



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

Project Number: 2022-VACA-0000005

Location of Proposed Vacation Area: 1091 South Parker Road

Number of Respondents: 7

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: Bob Perchonok

Summarized Comment(s): Concerned the proposed ROW Vacation would cause the permanent closure of access to South Parker Road and impacts to emergency vehicle access into the neighborhood.

ER Findings: The proposed design meets the minimum criteria for the City and County of Denver Transportation Standards & Details. The project is relocating the South Parker Road connection to just north of current location and will not permanently close access to South Parker Road. Additionally, the review of this application was coordinated with Denver Fire Department and South Metro Fire Rescue, and they did not object to the proposed ROW vacation as impactful to their operations. Any temporary closures and detours due to construction will be permitted separately with City agencies and will include coordination with emergency service providers. The applicant responded directly to Bob Perchonok to address questions and concerns. Therefore, ER considers the comments resolved by the applicant and there is not sufficient technical justification to deny submitting the proposed application to Council approval process.

2. Respondent: Chuck Thomas

Summarized Comment(s): Concerned the proposed ROW Vacation would cause the permanent closure of access to South Parker Road, additional volume of traffic, road maintenance issues, and impacts to emergency vehicle access into the neighborhood.

ER Findings: The proposed design meets the minimum criteria for the City and County of Denver Transportation Standards & Details. The project is relocating the South Parker Road connection to just north of the current location and will not permanently close access to South Parker Road. Additionally, the review of this application was coordinated with Denver Fire Department and South Metro Fire Rescue, and they did not object to the proposed ROW vacation as impactful to their operations. Any temporary closures and detours due to construction will be permitted separately with City agencies and will include coordinated with emergency service providers. The applicant responded directly to Chuck Thomas to address questions and concerns. Therefore, ER considers the comments resolved by the applicant and there is not sufficient technical justification to deny submitting the proposed application to Council approval process.

3. **Respondent: Lynn Sauve**

Summarized Comment(s): Concerned the proposed ROW Vacation would cause the permanent closure of access to South Parker Road and impacts to emergency vehicle access into the neighborhood.

ER Findings: The proposed design meets the minimum criteria for the City and County of Denver Transportation Standards & Details. The project is relocating the South Parker Road connection to just north of current location and will not permanently close access to South Parker Road. Additionally, the review of this application was coordinated with Denver Fire Department and South Metro Fire Rescue, and they did not object to the proposed ROW vacation as impactful to their operations. Any temporary closures and detours due to construction will be permitted separately with City agencies and will include coordination with emergency service providers. The applicant responded directly to Lynn Sauve to address questions and concerns. Therefore, ER considers the comments resolved by the applicant and there is not sufficient technical justification to deny submitting the proposed application to Council approval process.

4. **Respondent: Noelle Dorward**

Summarized Comment(s): Concerned the proposed ROW Vacation would limit access that bicyclists use through the neighborhood.

ER Findings: The proposed design meets the minimum criteria for the City and County of Denver Transportation Standards & Details. The project will not reduce bicycle access through the neighborhood. The applicant responded directly to Noelle Dorward to address questions and concerns. Therefore, ER considers the comments resolved by the applicant and there is not sufficient technical justification to deny submitting the proposed application to Council approval process.

5. **Respondent: Rich Conroy**

Summarized Comment(s): Concerned the proposed ROW Vacation would cause the permanent closure of access to South Parker Road and impacts to emergency vehicle access into the neighborhood.

ER Findings: The proposed design meets the minimum criteria for the City and County of Denver Transportation Standards & Details. The project is relocating the South Parker Road connection to just north of current location and will not permanently close access to South Parker Road. Additionally, the review of this application was coordinated with Denver Fire Department and South Metro Fire Rescue, and they did not object to the proposed ROW vacation as impactful to their operations. Any temporary closures and detours due to construction will be permitted separately with City agencies and will include coordination with emergency service providers. The applicant responded directly to Rich Conroy to address questions and concerns. Therefore, ER considers the comments resolved by the applicant and there is not sufficient technical justification to deny submitting the proposed application to Council approval process.

6. **Respondent: Sandy Buckstein**

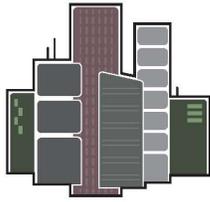
Summarized Comment(s): Concerned the proposed ROW Vacation would cause the permanent closure of access to South Parker Road and impacts to emergency vehicle access into the neighborhood.

ER Findings: The proposed design meets the minimum criteria for the City and County of Denver Transportation Standards & Details. The project is relocating the South Parker Road connection to just north of current location and will not permanently close access to South Parker Road. Additionally, the review of this application was coordinated with Denver Fire Department and South Metro Fire Rescue, and they did not object to the proposed ROW vacation as impactful to their operations. Any temporary closures and detours due to construction will be permitted separately with City agencies and will include coordination with emergency service providers. The applicant responded directly to Sandy Buckstein to address questions and concerns. Therefore, ER considers the comments resolved by the applicant and there is not sufficient technical justification to deny submitting the proposed application to Council approval process.

7. **Respondent: Eli and Ruzanna Levy**

Summarized Comment(s): Concerned the proposed ROW Vacation would cause the permanent closure of access to South Parker Road and impacts to emergency vehicle access into the neighborhood.

ER Findings: The proposed design meets the minimum criteria for the City and County of Denver Transportation Standards & Details. The project is relocating the South Parker Road connection to just north of current location and will not permanently close access to South Parker Road. Additionally, the review of this application was coordinated with Denver Fire Department and South Metro Fire Rescue, and they did not object to the proposed ROW vacation as impactful to their operations. Any temporary closures and detours due to construction will be permitted separately with City agencies and will include coordination with emergency service providers. The applicant responded directly to Eli and Ruzanna Levy to address questions and concerns. Therefore, ER considers the comments resolved by the applicant and there is not sufficient technical justification to deny submitting the proposed application to Council approval process.



Strategic Land Solutions, Inc.

Civil Engineering • Land Planning • Entitlements

Friday, November 18, 2022

Attn: Ms. Jessica Eusebio
City and County of Denver
Department of Transportation and Infrastructure
201 W. Colfax, 2nd Floor
Denver, CO 80202

RE: Comment Response (Neighborhood Posting Comment Responses)

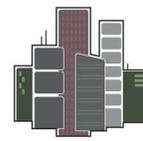
Dear Ms. Eusebio:

Thank you for forwarding the neighborhood comments received as part of our site posting for the Rosemary Way right-of-way vacation. I have reviewed the comments, and responded to the senders with additional information, and again with a follow up email seeking to alleviate any technical concerns they have. The following paragraphs illustrate our response to each individual comment, and their response, if one was received.

I explained to each sender using text and a graphic, that the proposed right-of-way vacation will include a permanent public access easement guaranteeing their access to S. Parker Road. I explained that the proposed improvements will add sidewalk to both sides of the paved access, and that the connection to S. Parker Road is designed to align cars at 90-degrees to S. Parker Road. Furthermore, the access to S. Parker Road is designed at two-percent slope per City and County of Denver transportation standards. The current access to S. Parker Road is a U-Turn into traffic at an approximate slope of 10-percent, making it difficult for drivers to safely enter S. Parker Road. Furthermore, the current access point is close to the signal at Mississippi, and S. Parker Road vehicle stacking often blocks the Rosemary Way access during peak hours. I informed the neighbors that our team has worked closely with DOTI Transportation staff and CDOT to design the connection to S. Parker Road to current design standards, move the access further from the traffic signal at Mississippi, and that the proposed changes improve vehicle, pedestrian, and bicycle access to S. Parker Road. Furthermore, I explained that the southerly access to Quebec Way will remain open during construction, and that any temporary closures to S. Parker Road during construction will be coordinated with neighbors and emergency service providers.

Mr. Bob Perchonok was unclear if the closure was permanent or temporary. He was concerned that a permanent closure would limit access for the neighbors and for emergency vehicles. I corresponded with Mr. Perchonok on November 10, 2022, and again on November 15, 2022, to discuss his concerns. I have included an email from Mr. Perchonok stating that his concerns are satisfied.

Mr. Chuck Thomas was concerned that the closure was permanent. He was concerned that a permanent closure would limit access for the neighbors and for emergency vehicles. I corresponded with Mr. Thomas on November 10, 2022, and again on November 15, 2022, to



discuss his concerns. I explained that the access to S. Parker Road is not being permanently removed, and that his access will be enhanced with the proposed improvements.

Mr. and Mrs. Eli and Ruzanna Levy were concerned that the closure was permanent. They were concerned that a permanent closure would limit access for the neighbors and emergency vehicles. I explained that the access to S. Parker Road is not being permanently removed, and that their access will be enhanced with the proposed improvements. I corresponded with Eli on November 10, 2022, and again on November 15, 2022, to discuss their concerns. I have included an email from the Levy family stating that their concerns are satisfied.

Lynn Sauve was unclear if the closure was permanent or temporary. Lynn was concerned that a permanent closure would limit access for the neighbors and for emergency vehicles. Lynn was also concerned about closure of the access during construction. I corresponded with Lynn on November 10, 2022, and again on November 15, 2022, to discuss his concerns. I explained that access to S. Parker Road will be enhanced with this project. I also explained that while closures of the access to S. Parker Road will occur during construction, the access will not be closed during the entire construction period, and that access closures would be coordinated with Denver Fire and S. Metro Fire, and the neighborhood. I have included an email from Lynn stating that his concerns are satisfied.

Noelle Dorward was unclear if the closure was permanent or temporary. Her primary concern was that a permanent closure would limit bicycle access through the neighborhood. I corresponded with Noelle on November 10, 2022, and again on November 15, 2022, and explained that bicycle access will be enhanced with this project. I have included an email from Noelle stating that her concerns are satisfied.

Rich Conroy (on behalf of S. Metro Fire) was unclear if the closure was permanent or temporary. His primary concern was emergency access to the site. We held a Zoom meeting with Chip at S. Metro Fire to explain the access is permanent, access will be enhanced, and that any temporary closures would be coordinated with emergency service providers. I have included an email from Rick stating S. Metro's concerns are satisfied.

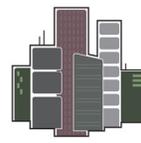
Sandy Buckstein is concerned about neighborhood and emergency access during construction. Mr. Buckstein is the neighborhood HOA president, and he has been involved with project coordination from the onset. Sandy was part of the good neighbor agreement the project owner has signed with the adjacent neighbors. In addition to the email correspondences I had with Mr. Buckstein November 10, 2022, and again on November 15, 2022, the design and ownership team held a video (Team's) meeting with Sandy to discuss his concerns. Sandy requested that we provide continuous access to S. Parker Road throughout the construction process. We explained that there would be short periods of closure for the replacement of the existing 6-inch water main with an 8-inch water main, and during grading, pavement, and electrical underground construction. We committed to notifying neighbors in advance of access closures and committed to coordinating street access closures with emergency providers. Mr. Buckstein again asked that we provide an alternate route through the construction site during these operations to provide continuous access to S. Parker Road. Our team explained that it would be unsafe to route neighbors through an active construction site.

Ms. Jessica Eusebio

Neighborhood Posting Comment Reponses

Friday – November 18, 2022

Page 3



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As described in this letter there are no technical issues with vacation of the Rosemary right-of-way. The proposed project will enhance pedestrian, bicycle, and vehicular access to S. Parker Road. While there will be temporary inconveniences to neighbors typical with most construction projects, the permanent access to S. Parker Road will be safer because of the proposed improvements.

Please feel free to call me if you have any questions during your plan review.

Sincerely,

STRATEGIC LAND SOLUTIONS, INC.

A handwritten signature in black ink that reads "Robert J. Palmer". The signature is fluid and cursive, with a long horizontal stroke at the end.

Robert J. Palmer, PE (CO, NM, AZ, WY, MT)

President for SLS, Inc. A Colorado Corporation

cc: Mr. Harsh Parikh via: harsh@santulanarch.com

Robert Palmer

From: Bob Perchonok <perchonok@mac.com>
Sent: Tuesday, November 15, 2022 4:42 PM
To: Robert Palmer
Cc: Michele Perchonok
Subject: Re: Rosemary Way Vacation Concerns

I do not currently have any additional questions. Thanks for being so thorough and responsive.

Regards,
Bob

On Nov 15, 2022, at 4:40 PM, Robert Palmer <rpalmer@strategicls.net> wrote:

Strategic Land Solutions is the civil engineering firm, and I am the Project Manager/Engineer in charge of the project. please feel free to reach out to me with any questions. If I am not the right person I will put in contact with the correct person.

Do you have any additional concerns with the Rosemary Way access?

Thanks.

Robert Palmer, P.E.
720-384-7661

From: Bob Perchonok <perchonok@mac.com>
Sent: Tuesday, November 15, 2022 4:37 PM
To: Robert Palmer <rpalmer@strategicls.net>
Cc: Michele Perchonok <mperchonok@mac.com>
Subject: Re: Rosemary Way Vacation Concerns

Thanks for all of your answers. I will pass them on to any interested neighbors.

Are you comfortable with me reaching out to you in the future with any additional questions regarding the property updates? What is the role of Strategic Land Solutions, Inc. in the land development process?

Regards,
Bob

On Nov 15, 2022, at 4:33 PM, Robert Palmer <rpalmer@strategicls.net> wrote:

We are hoping to start the improvements in February. However, we are also going to underground the overhead power lines along Parker Road at the same time. We are having trouble getting Xcel moving, so I am not sure when it will take place.

Thanks.

Robert Palmer, P.E.
720-384-7661

From: Bob Perchonok <perchonok@mac.com>
Sent: Tuesday, November 15, 2022 4:25 PM
To: Robert Palmer <rpalmer@strategics.net>
Cc: Michele Perchonok <mperchonok@mac.com>
Subject: Re: Rosemary Way Vacation Concerns

Robert,

Thanks for the the clarification. Do you have an estimate for when these access changes will likely be implemented?

Regards,
Bob

On Nov 15, 2022, at 3:56 PM, Robert Palmer <rpalmer@strategics.net> wrote:

Bob, thanks for responding. I have attached an exhibit that shows the proposed access and existing access more clearly. I apologize that our last exhibit was not clear. The residences in your neighborhood will maintain permanent two-way access to Parker Road with the proposed changes to Rosemary Way. The access shown on the attached exhibit will be dedicated at the same time as Rosemary Way, so access to your neighborhood will not be interrupted. The improvements include a new paved roadway and sidewalks on both sides of the road. The new road is designed to afford better access to Parker Road by creating enough room for cars to turn perpendicular to Parker Road before entering traffic lanes, and car will enter flat rather than the current steep slope.

Thanks.

Robert Palmer, P.E.
720-384-7661

From: Bob Perchonok <perchonok@mac.com>
Sent: Tuesday, November 15, 2022 3:52 PM

To: Robert Palmer <rpalmer@strategicls.net>
Cc: Michele Perchonok <mperchonok@mac.com>
Subject: Re: Rosemary Way Vacation Concerns

Robert,

Thanks for sending the public access information planned for the Galilee Church Site. Can you please clarify how the location of the access from the church parking lot to Parker road shown in this map compares to its current location. It is encouraging to see the note that explicitly states that one of two access points from Parker or South Québec will always be open and that both will be open except for short periods.

Regards,
Bob

On Nov 15, 2022, at 9:58 AM, Robert Palmer
<rpalmer@strategicls.net> wrote:

Good morning, Bob. I am following up to see if the information in my email last week answered your questions, or to see if you have any additional questions.

Thanks.

Robert Palmer, P.E.
720-384-7661

From: Robert Palmer
Sent: Thursday, November 10, 2022 7:10 AM
To: 'perchonok@mac.com' <perchonok@mac.com>
Subject: FW: Rosemary Way Vacation Concerns

Sorry Bob. The attachment did not send. Here it is.

Thanks.

Robert Palmer, P.E.
720-384-7661

From: Robert Palmer
Sent: Thursday, November 10, 2022 7:03 AM
To: perchonok@mac.com

Cc: Eusebio, Jessica - DOTI Business Operations
Administrator

<Jessica.Eusebio@denvergov.org>; phil@thepachnercompany.com; Mike Gerber (mgerber@mglpartners.com)
<mgerber@mglpartners.com>; MGL Partners
(rmacey@mglpartners.com)
<rmacey@mglpartners.com>; Harsh Parikh
<harsh@santulanarch.com>; Bryan Hinckley
<bryan@santulanarch.com>;adam.phipps@denvergov.org;
Jason.Gallardo@denvergov.org

Subject: Rosemary Way Vacation Concerns

Bob, I am writing in response to your concerns with the Rosemary Way vacation (2022-VACA-0000005). As part of the Rosemary Way right-of-way vacation, a new public access and utility easement will be dedicated maintaining the neighborhood access directly to S Parker Road / Leetsdale. The public access and utility easement will be reserved with the same ordinance that vacates the Rosemary Way right-of-way ensuring continued access for the neighborhood.

The owner has coordinated permanent access with South Metro Fire to ensure emergency and firefighting access to the neighborhood. Furthermore, the permanent access has been reviewed by Arapahoe County and the City and County of Denver. I have included a .PDF with this email illustrating the permanent access proposed with this development.

Please feel free to reach out to me directly if you have any questions about the permanent or temporary access to the neighborhood.

Sincerely,
Robert J. Palmer, PE
President

<image001.png>

Strategic Land Solutions, Inc.
A Colorado Corporation
2595 Ponderosa Road
Franktown, Colorado 80116
720.384.7661 • Phone
rpalmer@strategicl.com • email
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<2022-11-15-PARKER ROAD RESIDENTIAL ACCESS EXHIBIT.pdf>

Robert Palmer

From: Robert Palmer
Sent: Tuesday, November 15, 2022 6:38 PM
To: c.m. thomas
Subject: RE: Rosemary Way Vacation Concerns

Chuck, typically the vacations are a consent agenda item in Denver, and they are not part of a public meeting. Denver forwarded me the email you send in response to the site posting, so I am reaching out to you to answer any questions you have.

Thanks.

Robert Palmer, P.E.
720-384-7661

From: c.m. thomas <cmtbiz1@gmail.com>
Sent: Tuesday, November 15, 2022 11:37 AM
To: Robert Palmer <rpalmer@strategicls.net>
Subject: Re: Rosemary Way Vacation Concerns

Thanks for the follow up. I plan on being at the meeting.

Chuck

On Tue, Nov 15, 2022 at 9:59 AM Robert Palmer <rpalmer@strategicls.net> wrote:

Good morning, Chuck. I am following up to see if the information in my email last week answered your questions, or to see if you have any additional questions.

Thanks.

Robert Palmer, P.E.

720-384-7661

From: Robert Palmer
Sent: Thursday, November 10, 2022 7:10 AM

To: cmtbiz1@gmail.com

Cc: Eusebio, Jessica - DOTI Business Operations Administrator <Jessica.Eusebio@denvergov.org>; phil@thepachnercompany.com; Mike Gerber (mgerber@mglpartners.com) <mgerber@mglpartners.com>; MGL Partners (rmacey@mglpartners.com) <rmacey@mglpartners.com>; Harsh Parikh <harsh@santulanarch.com>; Bryan Hinckley <bryan@santulanarch.com>; adam.phipps@denvergov.org; Jason.Gallardo@denvergov.org

Subject: Rosemary Way Vacation Concerns

Chuck, I am writing in response to your concerns with the Rosemary Way vacation (2022-VACA-0000005). As part of the Rosemary Way right-of-way vacation, a new public access and utility easement will be dedicated maintaining the neighborhood access directly to S Parker Road / Leetsdale. The public access and utility easement will be reserved with the same ordinance that vacates the Rosemary Way right-of-way ensuring continued access for the neighborhood.

The owner has coordinated permanent access with South Metro Fire to ensure emergency and firefighting access to the neighborhood. Furthermore, the permanent access has been reviewed by Arapahoe County and the City and County of Denver. I have included a .PDF with this email illustrating the permanent access proposed with this development.

Please feel free to reach out to me directly if you have any questions about the permanent or temporary access to the neighborhood.

Sincerely,

Robert J. Palmer, PE

President



Strategic Land Solutions, Inc.

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2595 Ponderosa Road

Franktown, Colorado 80116

720.384.7661 • Phone

rpalmer@strategicls.net • email

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Robert Palmer

From: Lynn Sauve <sauvel2@gmail.com>
Sent: Wednesday, November 16, 2022 4:35 PM
To: Robert Palmer
Subject: Re: Rosemary Way Vacation Concerns

Hi Robert, thanks for the follow up. I have no more questions at this time.

Lynn Sauve

On Tue, Nov 15, 2022 at 10:01 AM Robert Palmer <rpalmer@strategics.net> wrote:

Good morning, Lynn. I am following up to see if the information in my email last week answered your questions, or to see if you have any additional questions.

Thanks.

Robert Palmer, P.E.

720-384-7661

From: Robert Palmer
Sent: Thursday, November 10, 2022 7:14 AM
To: sauvel2@gmail.com
Cc: Eusebio, Jessica - DOTI Business Operations Administrator <Jessica.Eusebio@denvergov.org>; phil@thepachnercompany.com; Mike Gerber (mgerber@mglpartners.com) <mgerber@mglpartners.com>; MGL Partners (rmacey@mglpartners.com) <rmacey@mglpartners.com>; Harsh Parikh <harsh@santulanarch.com>; Bryan Hinckley <bryan@santulanarch.com>; adam.phipps@denvergov.org; Jason.Gallardo@denvergov.org
Subject: Rosemary Way Vacation Concerns

Lynn, I am writing in response to your concerns with the Rosemary Way vacation (2022-VACA-0000005). As part of the Rosemary Way right-of-way vacation, a new public access and utility easement will be dedicated maintaining the neighborhood access directly to S Parker Road / Leetsdale. The public access and utility easement will be reserved with the same ordinance that vacates the Rosemary Way right-of-way ensuring continued access for the neighborhood.

The owner has coordinated permanent access with South Metro Fire to ensure emergency and firefighting access to the neighborhood. Furthermore, the permanent access has been reviewed by Arapahoe County and the City and County of Denver. I have included a .PDF with this email illustrating the permanent access proposed with this development.

Please feel free to reach out to me directly if you have any questions about the permanent or temporary access to the neighborhood.

Sincerely,

Robert J. Palmer, PE

President



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rpalmer@strategicls.net • email

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--

Lynn

Lynn Sauve

sauvel2@gmail.com

C- 720-988-5539

Robert Palmer

From: Noelle Dorward <noelledorward@gmail.com>
Sent: Tuesday, November 15, 2022 11:33 AM
To: Robert Palmer
Subject: Re: Rosemary Way Vacation Concerns

Hello, yes you did. Thanks!

Noelle

On Tue, Nov 15, 2022 at 8:39 AM Robert Palmer <rpalmer@strategicls.net> wrote:

Good morning, Noelle. I am following up to make sure I answered your question.

Thanks.

Robert Palmer, P.E.

720-384-7661

From: Robert Palmer
Sent: Thursday, November 10, 2022 12:05 PM
To: Noelle Dorward <noelledorward@gmail.com>
Cc: Bryan Hinckley <bryan@santulanarch.com>; Eusebio, Jessica - DOTI Business Operations Administrator <Jessica.Eusebio@denvergov.org>; Harsh Parikh <harsh@santulanarch.com>; Jason.Gallardo@denvergov.org; MGL Partners (rmacey@mglpartners.com) <rmacey@mglpartners.com>; Mike Gerber (mgerber@mglpartners.com) <mgerber@mglpartners.com>; adam.phipps@denvergov.org; phil@thepachnercompany.com
Subject: RE: Rosemary Way Vacation Concerns

Noelle, we are not modifying the access from the undercrossing to Rosemary Drive, and the access from the underpass to Mississippi Drive will remain. We are vacating the section of Rosemary Way west of Mississippi Drive, but we are dedicating a public access easement along the entire front of Parker Road. Therefore, your access to S. Parker Road, Mississippi Drive, and the existing neighborhood will not be restricted with this project. Furthermore, we are adding sidewalk along Mississippi Drive and S. Parker Road.

Thanks.

Robert Palmer, P.E.

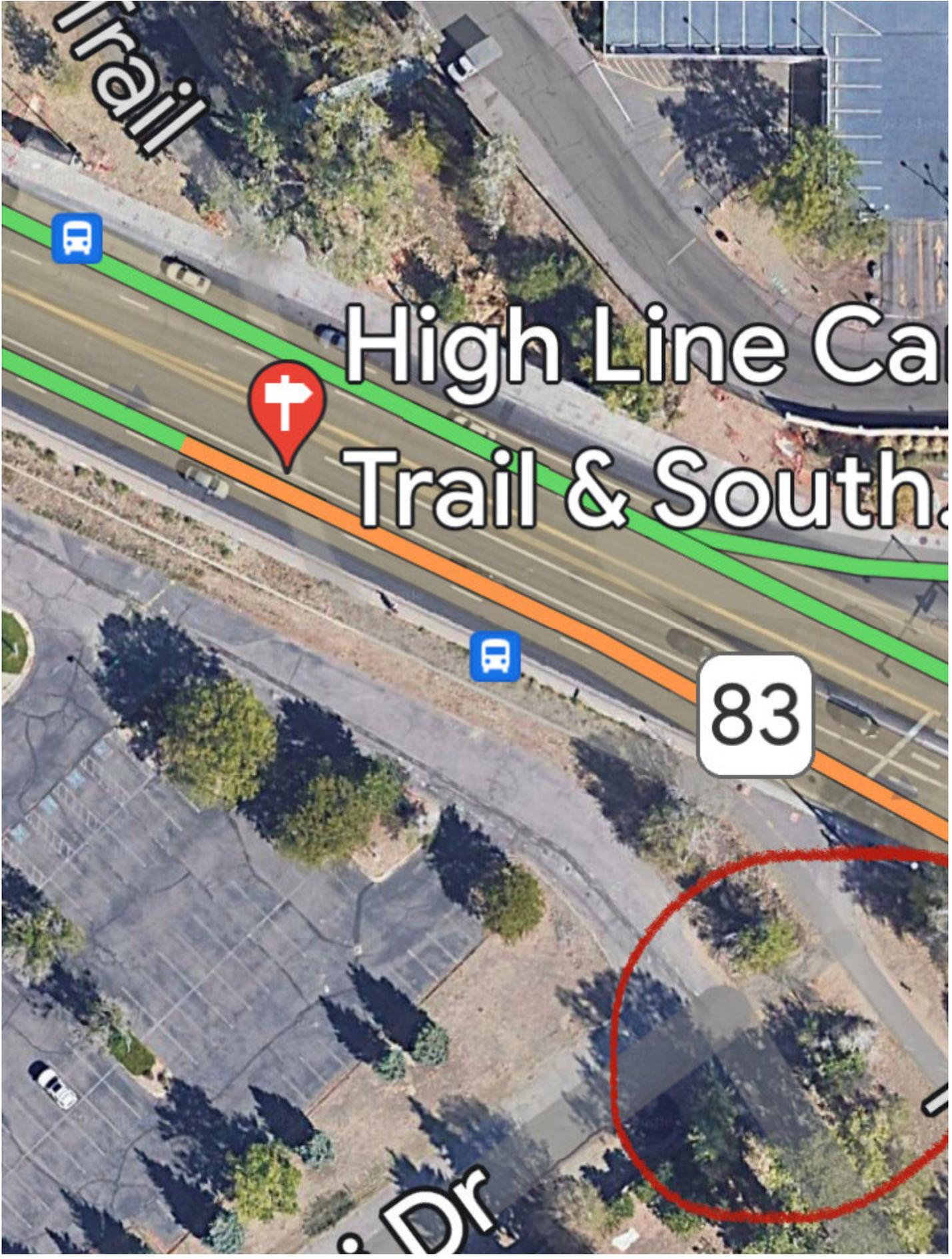
720-384-7661

From: Noelle Dorward <noelledorward@gmail.com>
Sent: Thursday, November 10, 2022 10:47 AM
To: Robert Palmer <rpalmer@strategicls.net>
Cc: Bryan Hinckley <bryan@santulanarch.com>; Eusebio, Jessica - DOTI Business Operations Administrator <Jessica.Eusebio@denvergov.org>; Harsh Parikh <harsh@santulanarch.com>; Jason.Gallardo@denvergov.org; MGL Partners (rmacey@mglpartners.com) <rmacey@mglpartners.com>; Mike Gerber (mgerber@mglpartners.com) <mgerber@mglpartners.com>; adam.phipps@denvergov.org; phil@thepachnercompany.com
Subject: Re: Rosemary Way Vacation Concerns

Hi,

Thanks for writing back. I had trouble following your email.

hat I'm asking is: will



Thank you!

Noelle

On Thu, Nov 10, 2022 at 7:16 AM Robert Palmer <rpalmer@strategicls.net> wrote:

Noelle, I am writing in response to your concerns with the Rosemary Way vacation (2022-VACA-0000005). As part of the Rosemary Way right-of-way vacation, a new public access and utility easement will be dedicated maintaining the neighborhood access directly to S Parker Road / Leetsdale. The public access and utility easement will be reserved with the same ordinance that vacates the Rosemary Way right-of-way ensuring continued access for the neighborhood.

The owner has coordinated permanent access with South Metro Fire to ensure emergency and firefighting access to the neighborhood. Furthermore, the permanent access has been reviewed by Arapahoe County and the City and County of Denver. I have included a .PDF with this email illustrating the permanent access proposed with this development.

Please feel free to reach out to me directly if you have any questions about the permanent or temporary access to the neighborhood.

Sincerely,

Robert J. Palmer, PE

President



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rpalmer@strategics.net • email

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--

Noelle

--

Noelle

Robert Palmer

From: Rich Conroy <Rich.Conroy@southmetro.org>
Sent: Thursday, November 10, 2022 8:48 AM
To: Robert Palmer
Cc: Eusebio, Jessica - DOTI Business Operations Administrator; phil@thepachnercompany.com; Mike Gerber (mgerber@mglpartners.com); MGL Partners (rmacey@mglpartners.com); Harsh Parikh; Bryan Hinckley; adam.phipps@denvergov.org; Jason.Gallardo@denvergov.org; Jeff Sceili; Chip Kerkhove; Anthony Valdez
Subject: RE: Rosemary Way Vacation Concerns

Hi Robert,

Thank you very much for reaching out. SMFR is comfortable with where this project stands in reference to emergency access based on the additional information we have received via email correspondence and virtual meetings. Now that we have established contact, we will plan to reach out to the development team directly if any new concerns develop. Please let me know if I may be of further assistance!

Thanks,



SOUTH METRO FIRE RESCUE
Fire Marshal's Office

Rich Conroy
Deputy Fire Marshal
T 720.989.2250
C 303.419.0497
E rich.conroy@southmetro.org

9195 East Mineral Avenue, Centennial, Colorado 80112

From: Robert Palmer <rpalmer@strategicls.net>
Sent: Thursday, November 10, 2022 7:18 AM
To: Rich Conroy <Rich.Conroy@southmetro.org>
Cc: Eusebio, Jessica - DOTI Business Operations Administrator <Jessica.Eusebio@denvergov.org>; phil@thepachnercompany.com; Mike Gerber (mgerber@mglpartners.com) <mgerber@mglpartners.com>; MGL Partners (rmacey@mglpartners.com) <rmacey@mglpartners.com>; Harsh Parikh <harsh@santulanarch.com>; Bryan Hinckley <bryan@santulanarch.com>; adam.phipps@denvergov.org; Jason.Gallardo@denvergov.org; Jeff Sceili <jeff.sceili@southmetro.org>
Subject: Rosemary Way Vacation Concerns

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Rich, I am writing in response to your concerns with the Rosemary Way vacation (2022-VACA-0000005). As part of the Rosemary Way right-of-way vacation, a new public access and utility easement will be dedicated maintaining the neighborhood access directly to S Parker Road / Leetsdale. The public access and utility easement will be reserved with the same ordinance that vacates the Rosemary Way right-of-way ensuring continued access for the neighborhood.

The owner has coordinated permanent access with South Metro Fire to ensure emergency and firefighting access to the neighborhood (We held a Team's meeting with Chip). Furthermore, the permanent access has been reviewed by Arapahoe County and the City and County of Denver. I have included a .PDF with this email illustrating the permanent access proposed with this development.

Please feel free to reach out to me directly if you have any questions about the permanent or temporary access to the neighborhood.

Sincerely,
Robert J. Palmer, PE
President



Strategic Land Solutions, Inc.
A Colorado Corporation
2595 Ponderosa Road
Franktown, Colorado 80116
720.384.7661 • Phone
rpalmer@strategicls.net • email
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Robert Palmer

From: Robert Palmer
Sent: Monday, November 28, 2022 3:25 PM
To: sandy@kstew.com
Cc: 'Carla Buckstein'
Subject: RE: Rosemary Way Vacation of ROW Concerns
Attachments: doc05435920221128151025.pdf

Here is a copy of the exhibit showing the access to Quebec Way.

Thanks.

Robert Palmer, P.E.
720-384-7661

From: Sandy Buckstein <sandy@kstew.com>
Sent: Thursday, November 24, 2022 10:52 PM
To: Robert Palmer <rpalmer@strategicls.net>
Cc: 'Carla Buckstein' <cseabuck@gmail.com>
Subject: RE: Rosemary Way Vacation of ROW Concerns

Hi Robert,

Do you have the Exhibit yet. I'd like to see how it looks with everything showing.

This all sounds good as long as everything is in place to guarantee that the Public (existing residents, emergency equipment, fire, police, delivery, trash etc.) will always have perfectly clear access between the subdivision to the Public lands around us.

It has come to my attention that we also need the following. (I wouldn't be surprised if this is already part of your normal plan.):

- **Advance notice must be given to all residents of the Hughes Mountain View Subdivision and all traffic-notification providers (Waze, Google, Uber, Lyft, South Metro Fire, Denver Police and Arapahoe County Sheriff, CDOT, [KOA, 9News, The Denver Post ??] etc.)** of any roadway work where the traffic pattern that now exists will be disrupted. This notice shall be enough to give those who will be affected, the current road conditions.
 - Worst-case scenario: An ambulance or Fire Engine coming to the subdivision attempts to use a Parker Road entrance that is closed. The time needed to go around and use Quebec Way to get in causes a delay with tragic results.
- **Updatable signage**, notifying all of the current status of the road construction, shall be posted at all points (entryways, intersections, etc.) affected by the road work. This signage must be sufficient to assure that emergency vehicles will not be delayed.

Thanks for keeping me up to speed on this 😊

Sandy Buckstein, President

Hughes Mountain View HOA

C: 303-946-3905

From: Robert Palmer <rpalmer@strategicls.net>

Sent: Wednesday, November 23, 2022 10:05 AM

To: sandy@cstew.com

Cc: 'Carla Buckstein' <cseabuck@gmail.com>

Subject: RE: Rosemary Way Vacation Concerns

Sandy, the S. Parker Road access easement as shown in the exhibit I send will be recorded concurrently with the Rosemary vacation. I spoke with Mike Gerber regarding access to Quebec Street, and Mike plans to record a public access easement over the existing pavement leading to Quebec Street. Mike's original attorney, Lori Duwve, who's been in this deal has retired, so he is getting her replacement up to speed. It is Thanksgiving, so it's taking a bit longer, but Mike is working on it.

Thanks.

Robert Palmer, P.E.

720-384-7661

From: Sandy Buckstein <sandy@cstew.com>

Sent: Tuesday, November 15, 2022 12:22 PM

To: Robert Palmer <rpalmer@strategicls.net>

Cc: 'Carla Buckstein' <cseabuck@gmail.com>

Subject: RE: Rosemary Way Vacation Concerns

Hi Robert,

I think we still need to get-together and make sure all the docs are available, approved and in place when they're needed so you can get the job done. As far as I know the easements/agreements for the new entry and the actual "Plan B" plan for handling the diverted traffic during construction, haven't reached my desk yet.

Mike agreed to do this so let's try to do it quickly. I'd like to get past this fast, if it actually is possible.

Sandy Buckstein, President

Hughes Mountain View HOA

C: 303-946-3905

From: Robert Palmer <rpalmer@strategicls.net>
Sent: Tuesday, November 15, 2022 10:02 AM
To: sandy@cstew.com
Subject: RE: Rosemary Way Vacation Concerns

Good morning, Sandy. I am following up to see if our previous Team's meeting and the information in my email last week answered your questions, or to see if you have any additional questions.

Thanks.

Robert Palmer, P.E.
720-384-7661

From: Robert Palmer
Sent: Thursday, November 10, 2022 7:19 AM
To: sandy@cstew.com
Cc: Eusebio, Jessica - DOTI Business Operations Administrator <Jessica.Eusebio@denvergov.org>; phil@thepachnercompany.com; Mike Gerber (mgerber@mglpartners.com) <mgerber@mglpartners.com>; MGL Partners (rmacey@mglpartners.com) <rmacey@mglpartners.com>; Harsh Parikh <harsh@santulanarch.com>; Bryan Hinckley <bryan@santulanarch.com>; adam.phipps@denvergov.org; Jason.Gallardo@denvergov.org
Subject: Rosemary Way Vacation Concerns

Sandy, I am writing in response to your concerns with the Rosemary Way vacation (2022-VACA-0000005). As part of the Rosemary Way right-of-way vacation, a new public access and utility easement will be dedicated maintaining the neighborhood access directly to S Parker Road / Leetsdale. The public access and utility easement will be reserved with the same ordinance that vacates the Rosemary Way right-of-way ensuring continued access for the neighborhood.

The owner has coordinated permanent access with South Metro Fire to ensure emergency and firefighting access to the neighborhood. Furthermore, the permanent access has been reviewed by Arapahoe County and the City and County of Denver. I have included a .PDF with this email illustrating the permanent access proposed with this development.

Please feel free to reach out to me directly if you have any questions about the permanent or temporary access to the neighborhood.

Sincerely,
Robert J. Palmer, PE
President



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Robert Palmer

From: ruzik buzik <ruzavelt@yahoo.com>
Sent: Tuesday, November 15, 2022 12:57 PM
To: Robert Palmer
Cc: MGL Partners (rmacey@mglpartners.com)
Subject: Re: Rosemary Way Vacation Concerns

Thank you.

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, November 15, 2022, 11:35 AM, Robert Palmer <rpalmer@strategicls.net> wrote:

You will have access to both Quebec Way though the current access, and to Parker Road though the new Rosemary Way access.

Thanks.

Robert Palmer, P.E.

720-384-7661

From: ruzik buzik <ruzavelt@yahoo.com>
Sent: Tuesday, November 15, 2022 11:33 AM
To: Robert Palmer <rpalmer@strategicls.net>
Subject: Re: Rosemary Way Vacation Concerns

Will we have an access from s Rosemary way down to Quebec way where used to be a churches gate?or only busy Parker Rd ?

Thanks.

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, November 15, 2022, 11:08 AM, Robert Palmer <rpalmer@strategicls.net> wrote:

Thank you for your response. I have attached an exhibit that shows the access more clearly. I apologize that our last exhibit was not clear. The residences in your neighborhood will maintain permanent two-way access to Parker Road with the proposed changes to Rosemary Way. The access shown on the attached exhibit will be dedicated at the same time as Rosemary Way, so access to your neighborhood will not be interrupted. The improvements include a new paved roadway and sidewalks on both sides of the road. Furthermore, the new road is designed to afford better access to Parker Road by creating enough room for cars to turn perpendicular to Parker Road before entering traffic lanes.

The current access location is being moved to the far west side of the site at the request of the Colorado Department of Transportation (CDOT), and the City and County of Denver to create separation between the access and the signal light at Parker Road and Mississippi. Relocating the access point west also allows for a flat entrance onto Parker Road instead of the steep entrance slope that currently exists.

I am happy to set up an online meeting if you want to discuss the access in more detail.

Thanks.

Robert Palmer, P.E.
720-384-7661

From: ruzik buzik <ruzavelt@yahoo.com>
Sent: Tuesday, November 15, 2022 10:22 AM
To: Robert Palmer <rpalmer@strategicls.net>
Subject: Re: Rosemary Way Vacation Concerns

Hello. It was confusing. We didn't get anything from the map attached. We need to be sure we have same access and exit to our homes as we have it now.

Sincerely, Levy family

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, November 15, 2022, 10:00 AM, Robert Palmer
<rpalmer@strategicls.net> wrote:

Good morning, Eli/Ruzanna. I am following up to see if the information in my email last week answered your questions, or to see if you have any additional questions.

Thanks.

Robert Palmer, P.E.
720-384-7661

From: Robert Palmer
Sent: Thursday, November 10, 2022 7:13 AM

To: ruzavelt@yahoo.com

Cc: Eusebio, Jessica - DOTI Business Operations Administrator
<Jessica.Eusebio@denvergov.org>; phil@thepachnercompany.com;
Mike Gerber (mgerber@mglpartners.com)
<mgerber@mglpartners.com>; MGL Partners
(rmacey@mglpartners.com) <rmacey@mglpartners.com>; Harsh Parikh
<harsh@santulanarch.com>; Bryan Hinckley
<bryan@santulanarch.com>; adam.phipps@denvergov.org;
Jason.Gallardo@denvergov.org

Subject: Rosemary Way Vacation Concerns

Eli/Ruzanna, I am writing in response to your concerns with the Rosemary Way vacation (2022-VACA-0000005). As part of the Rosemary Way right-of-way vacation, a new public access and utility easement will be dedicated maintaining the neighborhood access directly to S Parker Road / Leetsdale. The public access and utility easement will be reserved with the same ordinance that vacates the Rosemary Way right-of-way ensuring continued access for the neighborhood.

The owner has coordinated permanent access with South Metro Fire to ensure emergency and firefighting access to the neighborhood. Furthermore, the permanent access has been reviewed by Arapahoe County and the City and County of Denver. I have included a .PDF with this email illustrating the permanent access proposed with this development.

Please feel free to reach out to me directly if you have any questions about the permanent or temporary access to the neighborhood.

Sincerely,
Robert J. Palmer, PE
President



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