



# SUBMITTAL CHECKLIST

## FOR ENCROACHMENTS & ENCUMBRANCES IN THE PUBLIC RIGHT-OF-WAY

Any Submittal not meeting all minimum checklist criteria herein will be rejected as incomplete.

### Encroachments shall be in accordance with:

- [Rules and Regulations Governing Encroachments & Encumbrances in the Public Right-of-Way](#)
- [Transportation Standards and Details for the Engineering Division](#)

### Application

- Signed by adjacent property owner as owner of Encroachment or authorized Special District representative

### Legal Description sealed and signed by a Professional Land Surveyor licensed in Colorado

- Legal Description and Exhibit(s) in PDF format stamped and signed by PLS
- Legal Description in Word format

### Site Plans sealed and signed by a Professional Engineer licensed in Colorado

#### GENERAL

- Vicinity map
- North arrow
- Numerical and bar scale (Scale not to exceed 1" = 40')
- Legend
- PE stamp area
- Plan set date and revision number (if applicable)

#### PLAN VIEW

*Show, label and dimension existing and proposed final site conditions, including but not limited to the following (aerial imagery is allowed; however, it does not replace requirement for accurately scaled engineering drawings):*

- Property lines, Right-of-way width
- Edge of pavement, curb and gutter
- Sidewalks
- Street lights, pedestrian lights, signal poles, utility poles
- Surface utility features (e.g. cabinets, handholes, manholes, inlets, vaults, valves, fire hydrants)
- Regulatory Floodplain boundaries (FEMA) **No Floodplain**
- Underground and overhead utilities (e.g. water, sewer, power, communications, gas, irrigation)
- Trees and landscaping in the ROW
- Nearby driveways and alleys
- Street names and adjacent property address(es)
- Regional Transportation District (RTD) bus stop with any amenities
- Location and size of Encroachment – Show and dimension limits of both above and below ground elements
- Construction Materials
- Projection from building

City and County of Denver — Department of Transportation & Infrastructure  
Right-of-Way Services | Engineering & Regulatory  
201 West Colfax Ave. Dept. 507 | Denver, CO 80202  
[www.denvergov.org/dot](http://www.denvergov.org/dot)  
Phone: 720-865-3003



- Distance from Encroachment to the nearest flowline
- Distance from Encroachment to any other Streetscape feature/obstruction in the vicinity
- Distance from property line to back of curb
- Electrical service alignment, electrical connection location, and voltage/amps
- No proposed Encroachments located in the intersection clear zone per Transportation Std. Dwg. 7.9

**ELEVATION OR CROSS-SECTION VIEWS**

- Location and size of Encroachment – Show and dimension limits of both above and below ground elements
- Existing and final grade
- Existing utilities and their size and depth **N/A**
- Vertical height/clearance of the Encroachment from finish grade

**DETAIL SHEET(S)**

- Manufacturer’s and/or construction detail(s)
- Referenced City detail(s) by drawing number on the appropriate plan and elevation view(s) **N/A**
- Office of the Forester’s (OCF) tree protection detail and notes
- Special, non-standard, or modified City details **N/A**

**STRUCTURAL PLANS IF APPLICABLE**  Not Applicable

- Structural plans
- Manufacturers certification

**ADDITIONAL REQUIRED MATERIAL(S)**  Not Applicable

- Approval from applicable reviewing authorities (e.g. design review district, floodplain, Arts & Venues)
- For properties sharing the Encroachment, appropriate legal documentation for review by the City

**COMMENT RESOLUTION SHEET(S) IF APPLICABLE**  Not Applicable

- Agency Name
- Reviewer’s name
- Review comments (reviewer comments must be verbatim)
- Formal written response to each comment

**Fees:**

**Fees must be paid immediately after ER provides a project number and invoice for your application.**

<b>Fees (Non-Refundable):</b>	<b>Tier I Encroachment:</b>	<b>Tier II Encroachment:</b>	<b>Tier III Encroachment:</b>
Initial Processing	No Fee	\$1,500.00	\$1,500.00
Legal Description Review	N/A	\$300.00	\$300.00
Resolution Review	N/A	N/A	\$300.00
Annual Permit	No Fee	\$200.00	\$200.00

**Attestation:**

I hereby attest that the above information is incorporated into our Encroachment Application and plan submittal:

SIGNATURE:  DATE: 8.31.21  
 PRINT NAME: Justin Gilmore EMAIL: jtgilmore@gilmorecc.com  
 COMPANY: Poplar Place LLC



# APPLICATION

## FOR ENCROACHMENTS & ENCUMBRANCES IN THE PUBLIC RIGHT-OF-WAY

An Encroachment Permit is required prior to placing privately-owned improvements (“Encroachment” or “Encumbrance”) in the public Right-of-Way (ROW). Only Encroachment Permit Applications in accordance with [Rules and Regulations](#) and [Permit Entrance Requirements](#) for Encroachments in the Public Right-of-Way will be considered by the Department of Transportation & Infrastructure (DOTI). **It is the City’s sole discretion whether to grant an Encroachment Permit based on any facts the City feels are relevant. Approval is not guaranteed.**

To apply, complete this application and submit together with required application materials in accordance with the [Permit Entrance 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 the process can be sent to [DOTI.ER@denvergov.org](mailto:DOTI.ER@denvergov.org).

### ENCROACHMENT OWNER/ADJACENT PROPERTY OWNER:

**The adjacent property owner will be the Encroachment Owner and Permittee and is the responsible party for the Encroachment in accordance with the Rules and Regulations, including all fees and annual billing.**

Company Name: \_\_\_\_\_

Contact Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

Billing Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

### OWNER REPRESENTATIVE:

*Check if the same as Adjacent Property Owner*

Company Name: \_\_\_\_\_

Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

### ENCROACHMENT INFORMATION:

Project Name: \_\_\_\_\_

Adjacent Property Address: \_\_\_\_\_

Coordinates (Lat/Long): \_\_\_\_\_

Encroachment Area, in SF: \_\_\_\_\_

City and County of Denver – Department of Transportation & Infrastructure  
 Right-of-Way Services | Engineering & Regulatory  
 201 West Colfax Ave. Dept. 507 | Denver, CO 80202  
[www.denvergov.org/doti](http://www.denvergov.org/doti)  
 Phone: 720-865-3003

**Location Description:** (e.g. Located on the South side of 23rd Ave, twenty (20) feet from face of curb, and ten (10) feet west of pavement on Private Drive.)

Is this project associated with a LAND DEVELOPMENT REVIEW?

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

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**Description of Encroachment:**

*Describe the proposed encroachment, including the type, dimensions, and quantity of objects. If the space below is not enough space to describe the encroachment, attach the description as a separate document. Additionally, provide required application materials in accordance with the Permit Entrance Requirements. It is not acceptable to simply state "please see attached plans" or other vague descriptors.*

**Justification for Private Improvements in the Public ROW:**

*Private improvements should be located on private property. Only in cases where there are physical constraints that preclude the placement of private improvements on private property that an encroachment may be considered within the right-of-way. Make your case as to why this is a good use of the public right-of-way. It is not acceptable to simply state "you want/need it" or other vague reasons.*

## ATTESTATION:

**By submitting this permit application and signing below, I understand and agree to the following:**

1. That I am the property owner adjacent to the Encroachment Area, or the authorized representative of a Special District, that is responsible for the placement, maintenance, repair, replacement, removal, site restoration, ownership, or is otherwise responsible for the Encroachment in accordance with the Rules & Regulations for Encroachments and Encumbrances in the Public Right-of-Way.
2. That it is the City's sole discretion to classify the Tier of an Encroachment and whether to grant an Encroachment Permit based on any facts the City feels are relevant. The issuance of an Encroachment Permit confers no rights to the Right-of-Way, the Encroachment Permit is revocable and DOTI can order the removal of the Encroachment and restoration of the Encroachment Area for any reason the City feels relevant.
3. Permittee agrees to defend, indemnify, reimburse and hold harmless the City, its appointed and elected officials, agents and employees for, from and against all liabilities, claims, judgments, suits or demands for damages to persons or property arising out of, resulting from, or relating to an Encroachment Permit and the Encroachment ("Claims"). This indemnity shall be interpreted in the broadest possible manner to indemnify City for any acts or omissions of Permittee or its subcontractors either passive or active, irrespective of fault, including City's negligence whether active or passive.
4. Permittee's duty to defend and indemnify City shall arise at the time written notice of the Claim is first provided to City regardless of whether claimant has filed suit on the Claim. Permittee's duty to defend and indemnify City shall arise even if City is the only party sued by claimant and/or claimant alleges that City's negligence or willful misconduct was the sole cause of claimant's damages.
5. Permittee will defend any and all Claims which may be brought or threatened against City and will pay on behalf of City any expenses incurred by reason of such Claims including, but not limited to, court costs and attorney fees incurred in defending and investigating such Claims or seeking to enforce this indemnity obligation. Such payments on behalf of City shall be in addition to any other legal remedies available to City and shall not be considered City's exclusive remedy.
6. Insurance coverage requirements specified in an Encroachment Permit shall in no way lessen or limit the liability of Permittee under the terms of this indemnification obligation. Permittee shall obtain, at its own expense, any additional insurance that it deems necessary for the City's protection.
7. This defense and indemnification obligation shall survive the expiration or termination of any issued Encroachment Permit.
8. Permittee is fully responsible for all costs to install, maintain, repair, replace, remove, and restore the Encroachment Area, including annual City Encroachment Permit Fees. A lien will be placed on the Permittee's property for failure to remove a revoked or abandoned Encroachment for cost incurred by CCD to remove the Encroachment and restore the Encroachment Area on behalf of the Permittee.
9. Indemnity and Insurance for Tier I and Tier II Encroachments: Pursuant to and not superseding any General Terms and Conditions, as a condition for placement of a Tier I or Tier II Encroachment, the Owner of such Tier I or Tier II Encroachment shall hold CCD harmless from all loss or damage to persons or property on account of injury arising from the construction, repair, or maintenance of the Tier I or Tier II Encroachment. Obtain and Maintain a Commercial General Liability insurance policy with limits of \$1,000,000 for each occurrence, \$1,000,000 for each personal and advertising injury claim, \$2,000,000 products and completed operations aggregate, and \$2,000,000 policy aggregate. The City and County of Denver, its Elected and Appointed Officials, Employees and Volunteers shall be included as Additional Insured.
10. Indemnity and Insurance for Tier III Encroachments: Pursuant to and not superseding any General Terms and Conditions, as a condition for placement of a Tier III Encroachment, the Owner of such Tier III Encroachment shall hold CCD harmless from all loss or damage to persons or property on account of injury arising from the construction, repair, or maintenance of the Tier III Encroachment. Obtain and Maintain a Commercial General Liability insurance policy with limits of \$1,000,000 for each occurrence, \$1,000,000 for each personal and advertising injury claim, \$2,000,000 products and completed operations aggregate, and \$5,000,000 policy aggregate. A combination of primary and excess coverage may be used to meet the aggregate limit. The City and County of Denver, its Elected and Appointed Officials, Employees and Volunteers shall be included as Additional Insured.

**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**PRINT NAME:** \_\_\_\_\_ **TITLE:** \_\_\_\_\_

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

**FOR ER INTERNAL USE ONLY**

Tier Determination: \_\_\_\_\_ Project Number: \_\_\_\_\_ Initials: \_\_\_\_\_



VICINITY MAP  
SCALE: 1" = 100'

**LEGEND:**

SS	EXISTING SANITARY SEWER
(S)	EXISTING SANITARY MANHOLE
W	EXISTING WATER LINE
(H)	EXISTING FIRE HYDRANT
(V)	EXISTING WATER VALVE
(M)	EXISTING WATER METER
OE	EXISTING POWER LINE
(P)	EXISTING POWER POLE
(L)	EXISTING LIGHT POLE
(S)	EXISTING SIGN
(E)	EXISTING ELECTRIC BOX
FO	EXISTING FIBER OPTICS LINE
G	EXISTING GAS LINE
---	ZONE LOT LINE (PROPERTY BOUNDARY)
(Δ)	CONTROL POINT
5320	PROPOSED MAJOR CONTOUR
5321	PROPOSED MINOR CONTOUR
6225.42	PROPOSED SPOT ELEVATION
2.0%	PROPOSED SLOPE
---	PROPOSED CATCH CURB
---	PROPOSED SPILL CURB
---	PROPOSED SAWCUT
---	PROPOSED BUILDING
---	PROPOSED ROOF OVERHANG
---	PROPOSED SIGN
SS	PROPOSED SANITARY SEWER
(C)	PROPOSED SANITARY CLEAN OUT
(D)	PROPOSED ROOF DRAIN
W	PROPOSED WATER/FIRE SERVICE
(V)	PROPOSED WATER VALVE
(M)	PROPOSED WATER METER

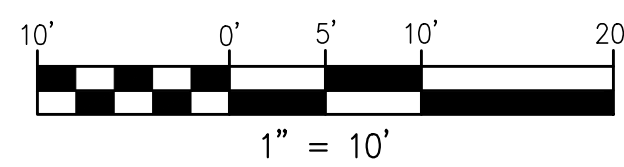
**BENCHMARK:**

CCD BENCHMARK NO. 615, CCD BRASS CAP AT THE SOUTHEAST CORNER OF THE INTERSECTION OF QUEBEC STREET AND 11TH AVENUE. ELEVATION = 5375.46 (NAVD 1988 DATUM)

SITE BENCHMARK: TOP OF NO. 5 REBAR WITH GREEN CAP STAMPED PLS 38284 2.0 FEET SOUTH OF THE SOUTHEAST PROPERTY CORNER. ELEVATION = 5370.07 (NAVD 1988 DATUM)

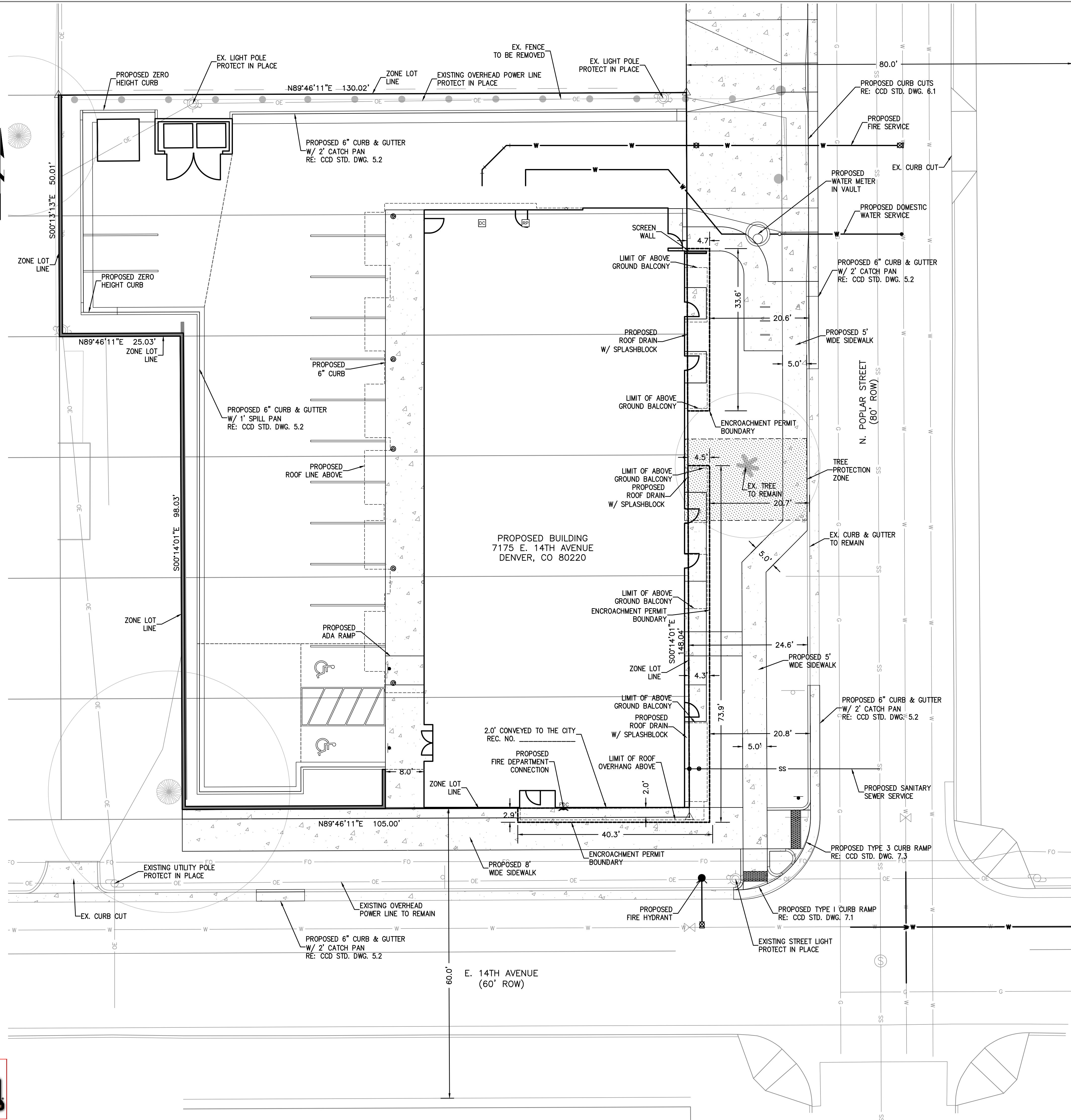
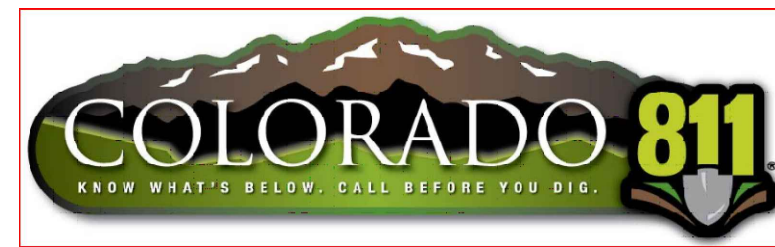
**BASIS OF BEARING:**

AN ASSUMED BEARING OF N89°46'11"E BEING THE NORTH LINE OF THE SUBJECT PROPERTY BETWEEN TWO MONUMENTS 130.02 FEET APART, ONE MONUMENT BEING A NO. 5 REBAR WITH 2" DIAMETER ILLEGIBLE ALLOY DISK AT THE NORTHWEST CORNER OF THE SUBJECT PROPERTY AND THE OTHER BEING AN ALLOY DISK STAMPED PLS 38284 AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.



CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
**1-800-922-1987**

CALL 5 BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES.



**POPLAR PLACE**  
**7175 E. 14TH AVENUE**  
**DENVER, CO 80220**  
PROJECT NO. 0974-20



ISSUE:	(Δ)	DATE:
CONSTRUCTION DOCUMENTS		21-1101
SCALE:	1" = 10'	
DRAWN BY:	RCM	
CHECKED BY:	BRD	
JOB NUMBER:	PROJECT NO. 0974-20	

Encroachment  
Site Plan  
**C-501**

## Tier III 7175 E 14th Ave Poplar Place - Stoops

02/10/2022

**Master ID:** 2020-PROJMSTR-0000448      **Project Type:** Tier III Encroachment Resolution  
**Review ID:** 2021-ENCROACHMENT-0000135      **Review Phase:**  
**Location:**      **Review End Date:** 10/29/2021

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

Reviewing Agency: DS Transportation Review

Review Status: Approved

Reviewers Name: Matt Farmen  
Reviewers Email: [Matt.Farmen@denvergov.org](mailto:Matt.Farmen@denvergov.org)

Status Date: 10/27/2021  
Status: Approved  
Comments:

Reviewing Agency: DS Project Coordinator Review

Review Status: Approved - No Response

Reviewers Name: Tiffany Holcomb  
Reviewers Email: [Tiffany.Holcomb@denvergov.org](mailto:Tiffany.Holcomb@denvergov.org)

Status Date: 11/01/2021  
Status: Approved - No Response  
Comments:

Reviewing Agency: Survey Review

Review Status: Approved

Reviewers Name: Thomas Breitnauer  
Reviewers Email: [Thomas.Breitnauer@denvergov.org](mailto:Thomas.Breitnauer@denvergov.org)

Status Date: 02/10/2022  
Status: Approved  
Comments: PWPRS Project Number: 2021-ENCROACHMENT-0000135 - Tier III 7175 E 14th Ave Poplar Place - Stoops  
Reviewing Agency/Company: DOTI - Survey  
Reviewers Name: Thomas Breitnauer  
Reviewers Phone: 7208653211  
Reviewers Email: [thomas.breitnauer@denvergov.org](mailto:thomas.breitnauer@denvergov.org)  
Approval Status: Approved

Comments:  
All items are now in the "Legal Descriptions- APPROVED" folder

Status Date: 02/10/2022  
Status: Denied  
Comments: PWPRS Project Number: 2021-ENCROACHMENT-0000135 - Tier III 7175 E 14th Ave Poplar Place - Stoops  
Reviewing Agency/Company: DOTI - Survey  
Reviewers Name: Thomas Breitnauer  
Reviewers Phone: 7208653211  
Reviewers Email: [thomas.breitnauer@denvergov.org](mailto:thomas.breitnauer@denvergov.org)  
Approval Status: Denied

Comments:

# Comment Report

## Tier III 7175 E 14th Ave Poplar Place - Stoops

02/10/2022

**Master ID:** 2020-PROJMSTR-0000448 **Project Type:** Tier III Encroachment Resolution  
**Review ID:** 2021-ENCROACHMENT-0000135 **Review Phase:**  
**Location:** **Review End Date:** 10/29/2021

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

See attached comments.

Attachment: 2021-ENCROACHMENT-0000135\_Tier III-SurveyComments\_20220208.docx

**Status Date:** 01/28/2022  
**Status:** Denied  
**Comments:** Denied on behalf of survey. It has been determined that there are required documents missing and clarification from applicant is necessary. Please work directly with reviewer.

**Status Date:** 01/26/2022  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2021-ENCROACHMENT-0000135 - Tier III 7175 E 14th Ave Poplar Place - Stoops  
Reviewing Agency/Company: DOTI - Survey  
Reviewers Name: Thomas Breitnauer  
Reviewers Phone: 7208653211  
Reviewers Email: thomas.breitnauer@denvergov.org  
Approval Status: Approved

Comments:

**Status Date:** 11/01/2021  
**Status:** Denied  
**Comments:** PWPRS Project Number: 2021-ENCROACHMENT-0000135 - Tier III 7175 E 14th Ave Poplar Place - Stoops  
Reviewing Agency/Company: DOTI - Survey  
Reviewers Name: Thomas Breitnauer  
Reviewers Phone: 7208653211  
Reviewers Email: thomas.breitnauer@denvergov.org  
Approval Status: Denied

Comments:

See uploaded file.

Attachment: 2021-ENCROACHMENT-0000135\_Survey Comments\_1st Submittal\_10-18-2021.pdf

**Status Date:** 10/19/2021  
**Status:** Denied  
**Comments:** See attached document.

**REDLINES uploaded to E-review webpage**

Reviewing Agency: DES Wastewater Review Review Status: Approved

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

**Status Date:** 10/27/2021  
**Status:** Approved  
**Comments:**

Reviewing Agency: City Council Referral Review Status: Approved - No Response

**Status Date:** 11/01/2021  
**Status:** Approved - No Response



# Comment Report

## Tier III 7175 E 14th Ave Poplar Place - Stoops

02/10/2022

**Master ID:** 2020-PROJMSTR-0000448      **Project Type:** Tier III Encroachment Resolution  
**Review ID:** 2021-ENCROACHMENT-0000135      **Review Phase:**  
**Location:**      **Review End Date:** 10/29/2021

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

Comments:

Reviewing Agency: CenturyLink Referral

Review Status: Approved

Status Date: 11/01/2021  
Status: Approved  
Comments: PWPRS Project Number: 2021-ENCROACHMENT-0000135 - Tier III 7175 E 14th Ave Poplar Place - Stoops  
Reviewing Agency/Company: CenturyLink  
Reviewers Name: Robert Rodgers  
Reviewers Phone: 6023157656  
Reviewers Email: Robert.rodgers@centurylink.com  
Approval Status: Approved

Comments:

Approved as long as the balconies don't interfere or conflict with the aerial spans along E 14th Ave,

Reviewing Agency: Xcel Referral

Review Status: Approved w/Conditions

Status Date: 11/12/2021  
Status: Approved w/Conditions  
Comments: PWPRS Project Number: 2021-ENCROACHMENT-0000135 - Tier III 7175 E 14th Ave Poplar Place - Stoops  
Reviewing Agency/Company: Public Service Company of Colorado (PSCo) dba Xcel Energy  
Reviewers Name: Donna George  
Reviewers Phone: 303-571-3306  
Reviewers Email: donna.l.george@xcelenergy.com  
Approval Status: Approved with conditions

Comments:

Please be aware PSCo has existing overhead electric distribution facilities along East 14th Avenue. Bear in mind that per the National Electric Safety Code, a minimum 10-foot radial clearance must be maintained at all times from all overhead electric facilities including, but not limited to, construction activities and permanent structures.

In the event of any necessary relocation of these facilities due to not being able to meet these clearances, the property owner/developer/contractor must complete the application process via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect).

Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant/Requestor.

Status Date: 11/01/2021  
Status: Approved - No Response  
Comments:

Reviewing Agency: RTD Referral

Review Status: Approved - No Response

Status Date: 11/01/2021  
Status: Approved - No Response  
Comments:

Reviewing Agency: Comcast Referral

Review Status: Approved w/Conditions

Status Date: 11/01/2021  
2021-ENCROACHMENT-0000135

# Comment Report

## Tier III 7175 E 14th Ave Poplar Place - Stoops

02/10/2022

**Master ID:** 2020-PROJMSTR-0000448      **Project Type:** Tier III Encroachment Resolution  
**Review ID:** 2021-ENCROACHMENT-0000135      **Review Phase:**  
**Location:**      **Review End Date:** 10/29/2021

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

**Status:** Approved w/Conditions  
**Comments:** PWPRS Project Number: 2021-ENCROACHMENT-0000135 - Tier III 7175 E 14th Ave Poplar Place - Stoops  
Reviewing Agency/Company: Comcast  
Reviewers Name: Tyler  
Reviewers Phone: 7205257207  
Reviewers Email: tyler\_reschke@cable.comcast.com  
Approval Status: Approved with conditions

**Comments:**  
Comcast is on the poles at this location in the air, with no underground concerns. Obviously if the aerial lines impede where the building is going to encroach we would need to talk about a relocation.

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

**Status Date:** 11/01/2021  
**Status:** Approved - No Response  
**Comments:**

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

**Status Date:** 11/01/2021  
**Status:** Approved - No Response  
**Comments:**

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

**Status Date:** 11/01/2021  
**Status:** Approved - No Response  
**Comments:**

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

**Status Date:** 11/01/2021  
**Status:** Approved - No Response  
**Comments:**

**Reviewing Agency:** Building Department Review      **Review Status:** Approved

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

**Status Date:** 10/22/2021  
**Status:** Approved  
**Comments:**

**Reviewing Agency:** Division of Real Estate Referral      **Review Status:** Approved

**Status Date:** 11/01/2021  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2021-ENCROACHMENT-0000135 - Tier III 7175 E 14th Ave Poplar Place - Stoops  
Reviewing Agency/Company: CCD Real Estate

# Comment Report

## Tier III 7175 E 14th Ave Poplar Place - Stoops

02/10/2022

**Master ID:** 2020-PROJMSTR-0000448      **Project Type:** Tier III Encroachment Resolution  
**Review ID:** 2021-ENCROACHMENT-0000135      **Review Phase:**  
**Location:**      **Review End Date:** 10/29/2021

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

Reviewers Name: David J Edwards  
Reviewers Phone: 7209130889  
Reviewers Email: Davidj.Edwards@denvergov.org  
Approval Status: Approved

Comments:

Reviewing Agency: Denver Fire Department Review      Review Status: Approved

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

Status Date: 11/01/2021  
Status: Approved  
Comments: PWPRS Project Number: 2021-ENCROACHMENT-0000135 - Tier III 7175 E 14th Ave Poplar Place - Stoops  
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: 10/26/2021  
Status: Approved  
Comments: Denver Fire Dept. Approved - RT

Reviewing Agency: Denver Water Referral      Review Status: Approved

Status Date: 11/01/2021  
Status: Approved  
Comments: PWPRS Project Number: 2021-ENCROACHMENT-0000135 - Tier III 7175 E 14th Ave Poplar Place - Stoops  
Reviewing Agency/Company: Denver Water  
Reviewers Name: Kela Naso  
Reviewers Phone: 13036286302  
Reviewers Email: kela.naso@denverwater.org  
Approval Status: Approved

Comments:

Reviewing Agency: Parks and Recreation Review      Review Status: Approved

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

Status Date: 10/19/2021  
Status: Approved  
Comments:

# Comment Report

## Tier III 7175 E 14th Ave Poplar Place - Stoops

02/10/2022

**Master ID:** 2020-PROJMSTR-0000448      **Project Type:** Tier III Encroachment Resolution  
**Review ID:** 2021-ENCROACHMENT-0000135      **Review Phase:**  
**Location:**      **Review End Date:** 10/29/2021

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

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

Status Date: 11/01/2021  
Status: Approved - No Response  
Comments:

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

Status Date: 11/01/2021  
Status: Approved  
Comments: PWPRS Project Number: 2021-ENCROACHMENT-0000135 - Tier III 7175 E 14th Ave Poplar Place - Stoops  
Reviewing Agency/Company: DODR  
Reviewers Name: Juan Pasillas  
Reviewers Phone: 720-913-3309  
Reviewers Email: [juan.pasillas@denvergov.org](mailto:juan.pasillas@denvergov.org)  
Approval Status: Approved

Comments:  
\*Ensure that all final installation of Balconies is compliant with all accessible vertical clear height requirements.

Please be advised that all sidewalk connections from secondary doors to any sidewalk on a public ROW are required to be wheelchair accessible (no steps) and comply with all Chapter 4 requirements (ADA/A117.1-2009).

On a similar project that was reviewed last month,  
We received a request for clarification about secondary entrances being required to provide a wheelchair accessible path, once a private sidewalk has a direct connection to a sidewalk that is located on the public Right of Way. After reaching out to the DOJ/Federal Access Board, We received a reply back from the Senior Advisor for Accessible Design Office of Fair Housing and Equal Opportunity, U.S. Department of Housing and Urban Development and attorneys within their office, they explained the following:

Although the FHA Design Manual requirements do not require that there be a sidewalk connection from the rear patio entrance of any covered dwelling units (Type A & Type B Accessible Dwellings) to the public sidewalk, once a sidewalk is added, it must then be considered an accessible path and comply with all requirements for Accessible Routes. Also, this would only apply to the rear paths of the units that connect directly to the public sidewalks (Public Right of Way), any other connections to internal sidewalks that are not on public ROW are not required to have an accessible route connection (unless it is used as the primary path to the front/main entrance).

Attachment: 2021-ENCROACHMENT-0000135-DODR Redlines.pdf

**REDLINES uploaded to E-review webpage**

Reviewing Agency: Construction Engineering Review      Review Status: Approved

Reviewers Name: Matthew Schwindt  
Reviewers Email: [Matthew.Schwindt@denvergov.org](mailto:Matthew.Schwindt@denvergov.org)

Status Date: 10/29/2021  
Status: Approved  
Comments:

# Comment Report

## Tier III 7175 E 14th Ave Poplar Place - Stoops

02/10/2022

**Master ID:** 2020-PROJMSTR-0000448      **Project Type:** Tier III Encroachment Resolution  
**Review ID:** 2021-ENCROACHMENT-0000135      **Review Phase:**  
**Location:**      **Review End Date:** 10/29/2021

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

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

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

Status Date: 11/01/2021  
Status: Approved - No Response  
Comments:

Reviewing Agency: City Forester Review      Review Status: Approved

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

Status Date: 10/28/2021  
Status: Approved  
Comments: Approved w/ SDP

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

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

Status Date: 11/01/2021  
Status: Approved - No Response  
Comments:

Reviewing Agency: CDOT Referral      Review Status: Approved

Status Date: 11/01/2021  
Status: Approved  
Comments: PWPRS Project Number: 2021-ENCROACHMENT-0000135 - Tier III 7175 E 14th Ave Poplar Place - Stoops  
Reviewing Agency/Company: CDOT Region 1 Right of Way  
Reviewers Name: Mitchell Olson  
Reviewers Phone: 3037579917  
Reviewers Email: m.john.olson@state.co.us  
Approval Status: Approved

Comments:

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

Reviewers Name: Shari Bills  
Reviewers Email: Shari.Bills@denvergov.org

Status Date: 11/01/2021  
Status: Approved - No Response  
Comments: