

APPLICATION SUBMITTAL CHECKLIST

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

Any Public Right-of-Way (ROW) Vacation Application submittal not meeting all minimum checklist criteria herein shall be rejected as incomplete. Download and fill-out this checklist and submit along with the Application and supporting documentation to DOTI.ER@denvergov.org.

1. ROW Vacation Application

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

2. Land Descriptions

☐ Land description(s) prepared by a Professional Land Surveyor licensed in the State of Colorado for the portion of ROW to be vacated prepared in accordance with [DOTI Survey Land Description Requirements](#)

☐ PDF format stamped and signed by Professional Land Surveyor

☐ Text only in Microsoft Word format

3. Site Plan

ACCURATELY, LABELED, AND DIMENSIONED ENGINEERED DRAWINGS TO INCLUDE THE FOLLOWING:

☒ Numerical and Bar Scale (scale no smaller than 1:40)

☒ North Arrow

☒ Legend

☒ Plan date and revision number, if applicable

☒ Hatch area of ROW to be vacated

☒ Hatch newly proposed ROW dedications, if applicable

☒ Hatch existing and newly proposed easements, if applicable

☒ Property lines

☒ Right-of-way lines

☒ Label property addresses and street names

☒ Proposed improvements in ROW vacation area

☒ All existing, abandoned, and relocated utilities

☒ Aerial imagery can be used, but does not replace the required accurately engineered drawings

☒ Existing improvements within ROW, includes edge of pavement, curb & gutter, trees, landscaping, sidewalks, driveways, alleys, signs, etc.

4. Fees

ROW VACATION FEES MUST BE PAID IMMEDIATELY AFTER ER PROVIDES AN INVOICE

Initial Processing Fee = \$1,000.00 (non-refundable)

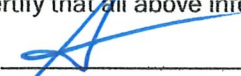
Survey Land Description Review Fee = \$500 (non-refundable)

Ordinance Fee = \$300 (non-refundable)

Property Owner or Authorized Application Representative:

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

SIGNATURE:



DATE:

11/18/2024

PRINT NAME:

Lowell Plotkin

PHONE:

908.963.6694

EMAIL:

lplotkin@propertymg.com

COMPANY:

2nd & Steele, LLC



APPLICATION

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

To apply for an Ordinance to Vacate Public Right-of-Way (ROW) in the City and County of Denver, complete this application and submit together with the Submittal Checklist and required application materials in accordance with the [ROW Vacation Application Requirements](#) to DOTI.ER@denvergov.org. Please type or print clearly. If necessary, attach additional sheets to fully answer any of the following sections. Incomplete applications packages will not be accepted. Questions on this application or this process can be sent to DOTI.ER@denvergov.org.

PROPERTY OWNER:

Company Name: 2nd & Steele, LLC
Contact Name: Lowell Plotkin
Property Address: 398 NE 5th Street, 13th Floor, Miami, FL 33132
Phone: 908.963.6694 Email: lplotkin@propertymg.com

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

Company Name: Martin/Martin, Inc
Contact Name: Tom Ogren, PE
Address: 12499 W Colfax Ave, Lakewood CO, 80215
Phone: (303) 431-6100 Email: togren@martinmartin.com

PROJECT INFORMATION:

Project Name: 2nd and Steele
Address of Property Associated with ROW Vacation: 165 & 185 N Steele Street/ 162 & 190 N Saint Paul Street

Is this project associated with a LAND DEVELOPMENT REVIEW?

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

2024-PM-0000259, 2024-CONCEPT-0000143

Is this project also dedicating new ROW?

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

A new alley is being dedicated to provide access to the proposed parking garage and provide parking garage access for the residents of a multi-family housing development to the south.



REASON FOR ROW VACATION:

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

The vacation would allow the properties that are located on each side of the property to be combined and developed as a single building. This will provide a better experience for the patrons visiting the retail shops and for the tenants that will be using this area on a daily basis. The ROW will no longer be necessary because a proposed alley dedication and design will complete construction prior to vacation of the existing alley.

ROW VACATION INFORMATION:

Describe the status of the ROW:

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

The alley is currently being utilized for access to the back of house for the existing retail stores and provides parking garage access to the multi-family housing development to the south.

Are there utilities in the ROW? Yes ☒ No ☐

If yes, list each utility and identify utility owner, utility type, and size (e.g. CCD 8-inch Sanitary Sewer); whether it will remain or be removed, relocated, or abandoned in-place; and, expected schedule. For utilities to remain in-place, the City will reserve a utility easement over the vacated area with the ROW Vacation Ordinance. See [ROW Vacation Application Requirements](#) for standard easement language.

CCD 8-inch Sanitary Sewer - to be removed
Electric lines - to be removed
Cable TV lines and cable TV pedestal - to be removed

APPLICANT SIGNATURE:

By signing below, I certify that I am the owner or vested party of the real property that is the subject of this ROW Vacation Application and the information contained herein is accurate and complete:

SIGNATURE:

DATE: 11/18/2024

PRINT NAME:

Lowell Plotkin

PHONE: 908.963.6694

EMAIL:

lplotkin@propertymg.com

COMPANY: 2nd & Steele, LLC

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



2025008780

Page: 1 of 5

02/04/2025 10:37 AM
City & County of Denver
Electronically Recorded

R \$0.00

WD

D \$0.00

After signing, return to:
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Division of Real Estate-K. Spritzer
Denver, Colorado 80202
Project Description: 2024-DEDICATION-0000177
Asset Mgmt No.: 25-018

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 23rd day of January, 2025, by **2ND & STEELE, LLC**, a Delaware limited liability company, whose address is 398 NE 5th Street, 13th Floor, Miami, FL 33132, United States ("Grantor") to the **CITY AND COUNTY OF DENVER**, a Colorado municipal corporation of the State of Colorado and home rule city, whose address is 1437 Bannock Street, Denver, Colorado 80202 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and by these presents does hereby grant, bargain, sell, convey and confirm, unto Grantee, and its successors and assigns forever, the real property described below, together with all improvements thereon, owned by Grantor situate, lying and being in the City and County of Denver, State of Colorado, and being more particularly described on the attached Exhibit(s) hereto and incorporated herein ("Property");

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all of the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in, and to the above-bargained Property, together with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the Property above bargained and described with the appurtenances, unto Grantee, and its successors and assigns forever. Grantor, for itself and its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained Property in the quiet and peaceable possession of Grantee, and its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through, or under Grantor.

No separate bill of sale with respect to improvements on the Property will be executed.

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

ATTEST:

2ND & STEELE, LLC, a Delaware limited liability company

By: 

Name: Lowell Plotkin

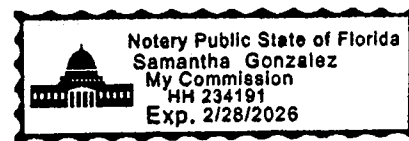
Its: Authorized Representative

STATE OF FL)
) ss.
COUNTY OF Miami-Dade)

The foregoing instrument was acknowledged before me this 23rd day of January, 2025
by Lowell Plotkin, as Authorized Representative of **2ND & STEELE, LLC**, a Delaware
limited liability company.

Witness my hand and official seal.

My commission expires: 2/28/2026




Notary Public

EXHIBIT A**LEGAL DESCRIPTION****PAGE 1 OF 3****PARCEL 1**

SITUATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING A PART OF PLOT 2, BLOCK 72, HARMANS SUBDIVISION, RECORDED IN BOOK 5, PAGE 18 IN THE BOOK OF PLATS IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: EASTERLY LINE OF SAID BLOCK 72, HARMANS SUBDIVISION, BEARS SOUTH 00°02'52" WEST, A DISTANCE OF 165.84 FEET BETWEEN A FOUND 1" BRASS TAG STAMPED "LS 31158" AT THE NORTHEASTERLY CORNER OF SAID BLOCK 72 AND A FOUND 1" BRASS TAG STAMPED "AZTEC LS 25645" AT A POINT 16.00 FEET SOUTHERLY OF THE NORTHEASTERLY CORNER OF THE SOUTH HALF OF SAID PLOT 5.

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID PLOT 2, BLOCK 72, HARMANS SUBDIVISION;

THENCE SOUTH 00°01'25" WEST, ALONG THE WESTERLY LINE OF SAID PLOT 2 AND THE EASTERLY RIGHT-OF-WAY OF ST. PAUL STREET, A DISTANCE OF 8.00 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 89°56'10" EAST, A DISTANCE OF 124.97 FEET TO A POINT ON THE EASTERLY LINE OF SAID PLOT 2;

THENCE SOUTH 00°02'08" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 25.35 FEET TO THE SOUTHEAST CORNER OF THE NORTH 33-1/3 FEET OF SAID PLOT 2;

THENCE NORTH 89°56'10" WEST, ALONG THE SOUTH LINE OF SAID NORTH 33-1/3 FEET OF SAID PLOT 2, A DISTANCE OF 9.14 FEET;

THENCE NORTH 40°31'49" WEST, A DISTANCE OF 7.05 FEET TO A POINT ON A LINE 5-1/3 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE NORTH 33-1/3 FEET OF PLOT 2;

THENCE NORTH 89°56'10" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 111.24 FEET TO A POINT ON SAID WESTERLY LINE OF PLOT 2;

THENCE NORTH 00°01'25" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 20.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.059 ACRES, (2,561 SQUARE FEET), MORE OR LESS.

PARCEL 2

SITUATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING A PART OF PLOT 5, BLOCK 72, HARMANS SUBDIVISION, RECORDED IN BOOK 5, PAGE 18 IN THE BOOK OF PLATS IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: EASTERLY LINE OF SAID BLOCK 72, HARMANS SUBDIVISION, BEARS SOUTH 00°02'52" WEST, A DISTANCE OF 165.84 FEET BETWEEN A FOUND 1" BRASS TAG STAMPED "LS 31158" AT THE NORTHEASTERLY CORNER OF SAID BLOCK 72 AND A FOUND 1"

2024-PROJMSTR-0000259-ROW

EXHIBIT A**LEGAL DESCRIPTION****PAGE 2 OF 3**

BRASS TAG STAMPED "AZTEC LS 25645" AT A POINT 16.00 FEET SOUTHERLY OF THE NORTHEASTERLY CORNER OF THE SOUTH HALF OF SAID PLOT 5.

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID PLOT 5, BLOCK 72;

THENCE SOUTH 00°02'08" WEST, ALONG THE WESTERLY LINE OF SAID PLOT 5, A DISTANCE OF 8.04 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 89°56'10" EAST, A DISTANCE OF 7.44 FEET;

THENCE SOUTH 00°01'25" WEST, A DISTANCE OF 21.46 FEET;

THENCE SOUTH 44°58'35" EAST, A DISTANCE OF 29.04 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID PLOT 5;

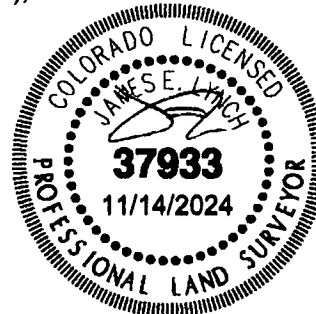
THENCE SOUTH 89°59'18" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 27.98 FEET TO A POINT ON SAID WESTERLY LINE OF PLOT 5;

THENCE NORTH 00°02'08" EAST, LONG SAID WESTERLY LINE, A DISTANCE OF 42.01 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.012 ACRES, (524 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

JAMES E. LYNCH, PLS 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898



NW 1/4 SEC. 12,
T.4S., R.68W.,
SIXTH P.M.



PATH: Q:\163821-01 - 185 N STEELE ST\DWG\EXHIBITS\
JOB NUMBER: 163821-01 DATE: 11/14/2024 DWG:

DATE: 11/14/2024 DWG: JEL CHK: RDS 3 OF 3 SHEETS

2nd and Steele Alley Vacation

07/17/2025

Master ID: 2024-PROJMSTR-0000259 **Project Type:** ROW Vacation
Review ID: 2024-VACA-0000009 **Review Phase:**
Location: 165 & 185 N Steele St and 162 & 190 Saint Paul St **Review End Date:** 12/12/2024

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

Reviewing Agency: Asset Management Review

Review Status: Approved

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

Status Date: 12/11/2024
Status: Approved
Comments:

Reviewing Agency: Building Department Review

Review Status: Approved

Reviewers Name: Daniel Krausz
Reviewers Email: daniel.krausz@denvergov.org

Status Date: 11/25/2024
Status: Approved
Comments:

Reviewing Agency: CenturyLink Referral

Review Status: Approved w/Conditions

Status Date: 01/21/2025
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2024-VACA-0000009 - 2nd and Steele Alley Vacation
Reviewing Agency/Company: CenturyLink/Lumen
Reviewers Name: Varina Hoopes
Reviewers Phone: +1 303 241 8918
Reviewers Email: ben.hoselton@lumen.com
Approval Status: Approved with conditions

Comments:
Reservations:
locates must be performed, and if any facilities found they would be responsible for all costs and will be required to contact Lumen to discuss before performing any work

Status Date: 12/13/2024
Status: Approved - No Response
Comments:

Reviewing Agency: CDOT Referral

Review Status: Approved

Status Date: 12/13/2024
Status: Approved
Comments: PWPRS Project Number: 2024-VACA-0000009 - 2nd and Steele Alley Vacation
Reviewing Agency/Company: CDOT

2024-VACA-0000009

Comment Report

2nd and Steele Alley Vacation

07/17/2025

Master ID: 2024-PROJMSTR-0000259 **Project Type:** ROW Vacation
Review ID: 2024-VACA-0000009 **Review Phase:**
Location: 165 & 185 N Steele St and 162 & 190 Saint Paul St **Review End Date:** 12/12/2024

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

Reviewers Name: Michelle White
Reviewers Phone: 303-512-4218
Reviewers Email: michelle.m.white@state.co.us
Approval Status: Approved

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

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

Status Date: 12/13/2024
Status: Approved - No Response
Comments:

Reviewing Agency: City Forester Review Review Status: Approved

Reviewers Name: Eric Huetig
Reviewers Email: Eric.Huetig@denvergov.org

Status Date: 12/09/2024
Status: Approved
Comments: 2024-VACA-0000009 – 2nd & Steele Alley Vacation
OCF Comments 12-9-24
1. Vacation is approved. If additional changes to proposed vacation are proposed, include OCF in review process.

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

Status Date: 12/13/2024
Status: Approved - No Response
Comments:

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

Reviewers Name: Tiffany Holcomb
Reviewers Email: Tiffany.Holcomb@denvergov.org

Status Date: 12/13/2024
Status: Approved - No Response
Comments:

Reviewing Agency: DES Transportation Review Review Status: Approved

Reviewers Name: Matt Steder
Reviewers Email: Matt.Steder@denvergov.org

Status Date: 05/23/2025
Status: Approved
Comments: PWPRS Project Number: 2024-VACA-0000009 - 2nd and Steele Alley Vacation
Reviewing Agency/Company: ROWS DES Transportation
Reviewers Name: Matt Steder

2024-VACA-0000009

Comment Report

2nd and Steele Alley Vacation

07/17/2025

Master ID: 2024-PROJMSTR-0000259 **Project Type:** ROW Vacation
Review ID: 2024-VACA-0000009 **Review Phase:**
Location: 165 & 185 N Steele St and 162 & 190 Saint Paul St **Review End Date:** 12/12/2024

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

Reviewers Phone: 720-913-4535
Reviewers Email: matt.steder@denvergov.org
Approval Status: Approved

Comments:
Alley TEP 2024-TRAN-0000239/2024PM0000259 has been approved

Status Date: 11/26/2024

Status: Denied

Comments: DES Transportation has no exceptions to the vacation; however, the following are required:
1. Subject to approval of Transportation Engineering Plan (TEP) for the new and revised east-west alley, currently being reviewed as 2024-TRAN-0000239/2024PM0000259, which includes conditions of the approved 2023-TRAN-0000416/2023PM000031 variance for N Saint Paul St curb cut.
2. Subject to approval of ROW land conveyance of the aforementioned east-west alley, currently being reviewed as 2024-DEDICATION-0000177/2024PM0000259.
3. Completion of demolition and construction associated with an approved TEP (2024-TRAN-0000239/2024PM0000259).
4. Approval and completion of supporting demolition and construction required by other referrals or service providers (e.g Wastewater SSPR) to support the aforementioned TEP and ROW land conveyance associated with a vacated north-south alley.

Reviewing Agency: DES Wastewater Review Review Status: Approved

Reviewers Name: Chris Brinker
Reviewers Email: Christopher.Brinker@denvergov.org

Status Date: 07/17/2025

Status: Approved

Comments: PWPRS Project Number: 2024-VACA-0000009 - 2nd and Steele Alley Vacation
Reviewing Agency/Company: DOTI - DES Wastewater
Reviewers Name: Chris Brinker
Reviewers Phone: 7204450193
Reviewers Email: christopher.brinker@denvergov.org
Approval Status: Approved

Comments:
Reroute has been completed and accepted and cutoffs have been completed.

Status Date: 12/12/2024

Status: Denied

Comments: Alley cannot be vacated until sanitary reroute has been completed and accepted by CCD.

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

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

Status Date: 12/13/2024

Status: Approved

2024-VACA-0000009

Comment Report

2nd and Steele Alley Vacation

07/17/2025

Master ID: 2024-PROJMSTR-0000259 **Project Type:** ROW Vacation
Review ID: 2024-VACA-0000009 **Review Phase:**
Location: 165 & 185 N Steele St and 162 & 190 Saint Paul St **Review End Date:** 12/12/2024

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

Comments: PWPRS Project Number: 2024-VACA-0000009 - 2nd and Steele Alley Vacation
Reviewing Agency/Company: DODR
Reviewers Name: Spencer Pocock
Reviewers Phone: 720-913-8411
Reviewers Email: Spencer.Pocock@denvergov.org
Approval Status: Approved

Comments:

Reviewing Agency: Denver Water Referral Review Status: Approved

Status Date: 12/13/2024
Status: Approved
Comments: PWPRS Project Number: 2024-VACA-0000009 - 2nd and Steele Alley Vacation
Reviewing Agency/Company: Denver Water
Reviewers Name: Gina Begly
Reviewers Phone: 303-628-6219
Reviewers Email: gina.begly@denverwater.org
Approval Status: Approved

Comments:

Reviewing Agency: Denver Fire Department Review Review Status: Approved

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

Status Date: 11/26/2024
Status: Approved
Comments:

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

Status Date: 11/22/2024
Status: Approved - No Response
Comments:

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

Status Date: 12/13/2024
Status: Approved - No Response
Comments:

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

Status Date: 12/13/2024
Status: Approved - No Response
2024-VACA-0000009

Comment Report

2nd and Steele Alley Vacation

07/17/2025

Master ID: 2024-PROJMSTR-0000259 **Project Type:** ROW Vacation
Review ID: 2024-VACA-0000009 **Review Phase:**
Location: 165 & 185 N Steele St and 162 & 190 Saint Paul St **Review End Date:** 12/12/2024

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

Comments:

Reviewing Agency: Dev and Planning Services Review

Review Status: Approved - No Response

Status Date: 12/13/2024

Status: Approved - No Response

Comments:

Reviewing Agency: Parks and Recreation Review

Review Status: Approved

Reviewers Name: Jennifer Cervera

Reviewers Email: Jennifer.Cervera@denvergov.org

Status Date: 12/11/2024

Status: Approved

Comments:

Reviewing Agency: Construction Engineering Review

Review Status: Approved

Reviewers Name: Kim Blair

Reviewers Email: Kim.Blair@denvergov.org

Status Date: 12/06/2024

Status: Approved

Comments: No Objection.

Reviewing Agency: Policy and Planning Review

Review Status: Approved - No Response

Reviewers Name: Jennifer Hillhouse

Reviewers Email: Jennifer.Hillhouse@denvergov.org

Status Date: 12/13/2024

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: 12/13/2024

Status: Approved - No Response

Comments:

Reviewing Agency: Survey Review

Review Status: Approved w/Conditions

Comment Report

2nd and Steele Alley Vacation

07/17/2025

Master ID: 2024-PROJMSTR-0000259 **Project Type:** ROW Vacation
Review ID: 2024-VACA-0000009 **Review Phase:**
Location: 165 & 185 N Steele St and 162 & 190 Saint Paul St **Review End Date:** 12/12/2024

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

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

Status Date: 02/11/2025
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2024-VACA-0000009 - 2nd and Steele Alley 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:
When the Resolution for the new alley is recorded, the description and illustration must be changed to include that Resolution number.

Status Date: 12/13/2024
Status: Denied
Comments: PWPRS Project Number: 2024-VACA-0000009 - 2nd and Steele Alley Vacation
Reviewing Agency/Company: DOTI - Survey
Reviewers Name: Thomas Breitnauer
Reviewers Phone: 7208653211
Reviewers Email: thomas.breitnauer@denvergov.org
Approval Status: Denied

Comments:
Forget to upload comments.

Attachment: 20241121-24VACA009- Survey RedlineComments.pdf

REDLINES are uploaded to the E-Review webpage.

Status Date: 11/21/2024
Status: Denied
Comments: Request re-submittal. Survey redline comments have been uploaded.

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

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

Status Date: 12/13/2024
Status: Approved - No Response
Comments:

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

Comment Report

2nd and Steele Alley Vacation

07/17/2025

Master ID: 2024-PROJMSTR-0000259 **Project Type:** ROW Vacation
Review ID: 2024-VACA-0000009 **Review Phase:**
Location: 165 & 185 N Steele St and 162 & 190 Saint Paul St **Review End Date:** 12/12/2024

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

Status Date: 12/13/2024
Status: Approved - No Response
Comments:

Reviewing Agency: RTD Referral Review Status: Approved

Status Date: 12/13/2024
Status: Approved
Comments: PWPRS Project Number: 2024-VACA-0000009 - 2nd and Steele Alley Vacation
Reviewing Agency/Company: RTD
Reviewers Name: clayton s woodruff
Reviewers Phone: 303-299-2943
Reviewers Email: Clayton.woodruff@rtd-denver.com
Approval Status: Approved

Comments:
Department Comments
Bus Operations No exceptions
Bus Stop Program No exceptions
Commuter Rail No exceptions
Construction Management No exceptions
Engineering No exceptions
Light Rail No exceptions
Real Property No exceptions
Service Development No exceptions
Transit Oriented Development No exceptions
Utilities No exceptions
This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

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

Status Date: 12/13/2024
Status: Approved - No Response
Comments:

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

Status Date: 12/13/2024
Status: Approved w/Conditions

2024-VACA-0000009

Comment Report

2nd and Steele Alley Vacation

07/17/2025

Master ID: 2024-PROJMSTR-0000259 **Project Type:** ROW Vacation
Review ID: 2024-VACA-0000009 **Review Phase:**
Location: 165 & 185 N Steele St and 162 & 190 Saint Paul St **Review End Date:** 12/12/2024

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

Comments: PWPRS Project Number: 2024-VACA-0000009 - 2nd and Steele Alley Vacation
Reviewing Agency/Company: Public Service Company of Colorado (PSCo) dba Xcel Energy
Reviewers Name: Donna George
Reviewers Phone: 3035713306
Reviewers Email: Donna.L.George@xcelenergy.com
Approval Status: Approved with conditions

Comments:
Please be aware Public Service Company of Colorado owns and operates existing underground 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 as soon as possible and prior to the final vacation for the relocation existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Reviewing Agency: Case Manager Review/Finalize Review Status: Approved

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

Status Date: 07/16/2025
Status: Approved

Comments:
Status Date: 12/13/2024
Status: Comments Compiled
Comments:

Status Date: 12/09/2024
Status: Confirmation of Payment
Comments:

From: Eusebio, Jessica - DOTI Business Operations Administrator
To: Mark
Subject: RE: [EXTERNAL] Right of Way/Project 2024-VACA-0000009
Date: Thursday, August 14, 2025 1:02:00 PM
Attachments: image001.png
image002.png

Good Afternoon Mark,

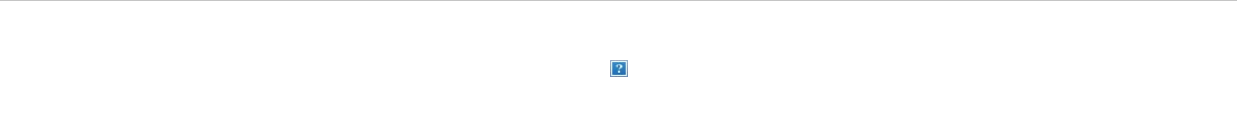
Thank you for your email. We've added your message and the attached letter of support to the project file.

If you have any questions in the future, please don't hesitate to reach out.

Thank you,

Jessica Eusebio | Business Operations Administrator
City & County of Denver
Department of Transportation & Infrastructure (DOTI)
Right of Way Services (ROWS) | Engineering & Regulatory (ER)
Phone: (720)865-3218
Jessica.Eusebio@denvergov.org
[Pronouns](#) | She/Her/Hers

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



From: Mark <markapittman@gmail.com>
Sent: Tuesday, August 5, 2025 1:11 PM
To: DOTI Engineering Regulatory <DOTI.ER@denvergov.org>
Subject: [EXTERNAL] Right of Way/Project 2024-VACA-0000009

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Via Email: Doti.er@denvergov.org

August 5, 2025

City and County of Denver
DOTI Rows Engineering & Regulatory

201 W. Colfax Ave., 5th Floor
Denver, CO 80202

Re: Project Number 2024-VACA-0000009

Vacate Right-of-Way at N. Steele St. and N. Saint Paul St.

To Whom It May Concern:

I am in favor of vacating the right of way for the above-referenced project.

I live in Cherry Creek and walk by this site multiple times a week. Cherry Creek North needs more condo projects as there are currently only three in the downtown area (between 1st and 3rd). Denver needs more housing and in particular more condos, at any price point. In addition, the more valuable this project is and the more units it offers the better for the city as the city will benefit from increased tax revenue.

This right-of-way/alley has always been tightly used by drivers and there will be little, if any, inconvenience for the office workers who typically use this alley.

Moreover, the loss of the right-of-way benefits both pedestrians and traffic. In the past, a driver heading north through the alley could turn left or right on 2nd street at a point where there is no stop sign. If the right-of-way is vacated, then northbound drivers will be forced to exit the alley on St. Paul or Steele at which point they would head north and encounter an intersection with a stop sign. In addition, this approach would be safer for pedestrians and other drivers as both Steele and St. Paul have fewer pedestrians and less traffic than 2nd street.

Copies of this letter in Word format and PDF format are attached.

Thank you,



Mark Pittman

Mark Pittman
66 S Monroe St.
Denver, CO 80209

Via Email: Doti.er@denvergov.org

August 5, 2025

City and County of Denver
DOTI Rows Engineering & Regulatory
201 W. Colfax Ave., 5th Floor
Denver, CO 80202

Re: Project Number 2024-VACA-0000009
Vacate Right-of-Way at N. Steele St. and N. Saint Paul St.

To Whom It May Concern:

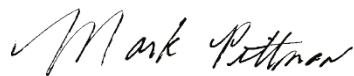
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Thank you,



Mark Pittman