

# 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).

☐ **Check if this application is for Tier Determination only.** *If checked, the project will not be submitted for full review until confirmation, and remaining submittal requirements, are received by owner.*

### ADJACENT PROPERTY OWNER:

**The adjacent property owner or Authorized Special District 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: Maggie Carlson  
Property Address: 2400 S Jackson St, Denver, CO  
Billing Address: Same  
Phone: 720-234-1841 Email: gottaloveart@gmail.com

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

Company Name: Cult Creative  
Contact Name: Erin Anglin  
Address: 400 S Broadway St, Suite 4, Denver, CO 80209  
Phone: 720-234-1841 Email: erin@cultcreativedenver.com



## ENCROACHMENT INFORMATION:

Project Name: Carlson Addition and Remodel

Adjacent Property Address: 2400 S Jackson St, Denver, CO

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

Encroachment Area, in SF: 192 sf

Is this project associated with a LAND DEVELOPMENT REVIEW?

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

is the proposed encroachment located in Future Right-of-Way?

*Finalizing permit and/or processing resolution for the Encroachment will not occur until the ROW dedication is finalized.*

Yes ☐ No ☒ If 'Yes', provide ROW Dedication Project Number:

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.)

Located on the east side of the 2400 block of South Jackson Street, 6.5' from the face of the curb, the full lot width of 2400 S Jackson St (82.5' long)

Description of Encroachment:

*Describe the proposed encroachment, including the type and quantity of objects.*

This is an existing encroachment - a low metal fence with two brick pillars flanking the driveway and a metal gate between the pillars. This fence was constructed under an approved permit application (2019-ZONE-0000791) back in 2019 due to the presence of many large old growth trees on the property.

Reason 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.*

There are no changes proposed to the existing fence. It is intended to remain protected in place while construction is performed on the residence, including interior remodel and addition.

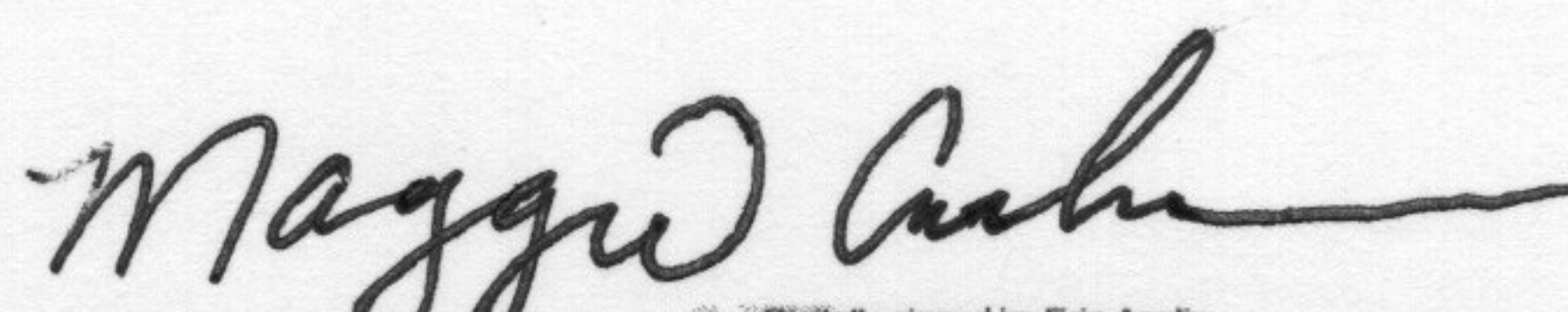


## ATTESTATION:

**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.

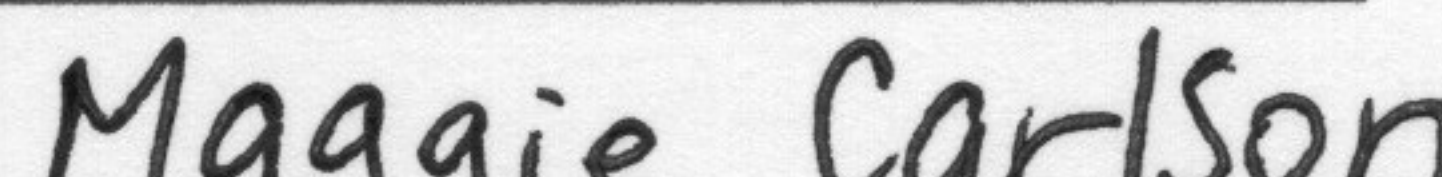
ADJACENT PROPERTY  
OWNER SIGNATURE:

  
Erin Anglin

Digitally signed by Erin Anglin  
DN: C=US, E=erin@cultcreativedenver.com, O=Cult  
Creative, OU=Architect, CN=Erin Anglin  
Date: 2025.05.12 14:14:45-06'00'

DATE: 05-12-2025

PRINT NAME:

Erin Anglin 

TITLE: Architect

COMPANY:

Cult Creative

Owner



# PERMIT 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:*

- ☐ [Denver Revised Municipal Code \(DRMC\) Chapter 49, Streets, Sidewalks and Other Public Ways](#)
- ☐ [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

## Evidence of Adjacent Property Ownership & Parcel Land Description

Required for all Encroachment Permit Applications

- ☐ Current Title Work/Warranty Deed confirming ownership and parcel land description for adjacent property
- ☐ Parcel Land Description in Word format

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

Required for Tier II Underground Encroachments and all Tier III Encroachments (can be submitted after 1<sup>st</sup> review)

- ☐ Encroachment Area Land Description and Exhibit(s) in PDF format stamped and signed by PLS
- ☐ Encroachment Area Land Description in Word format

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

### GENERAL

- ☐ Vicinity map
- ☐ North arrows and numerical and bar scales (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, nearby driveways and alleys
- ☐ 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)
- ☐ Underground and overhead utilities (e.g. water, sewer, power, communications, gas, irrigation)
- ☐ Trees and landscaping in the ROW
- ☐ 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
- ☐ Distance from Encroachment to the nearest flowline

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/doti](http://www.denvergov.org/doti)

Phone: 720-913-3003





- ☐ 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
- ☐ 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)
- ☐ Office of the Forester's (OCF) tree protection detail and notes
- ☐ Special, non-standard, or modified City details

#### STRUCTURAL PLANS ☐ 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 for 1<sup>st</sup> Submittal

- ☐ Reviewer's and Agency 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.

Fees (Non-Refundable):	Tier I Encroachment:	Tier II Encroachment:	Tier III Encroachment:
Initial Processing	No Fee	\$1,500.00	\$1,500.00
Land Description Review	N/A	\$500.00	\$500.00
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 the Encroachment Application and plan submittal:

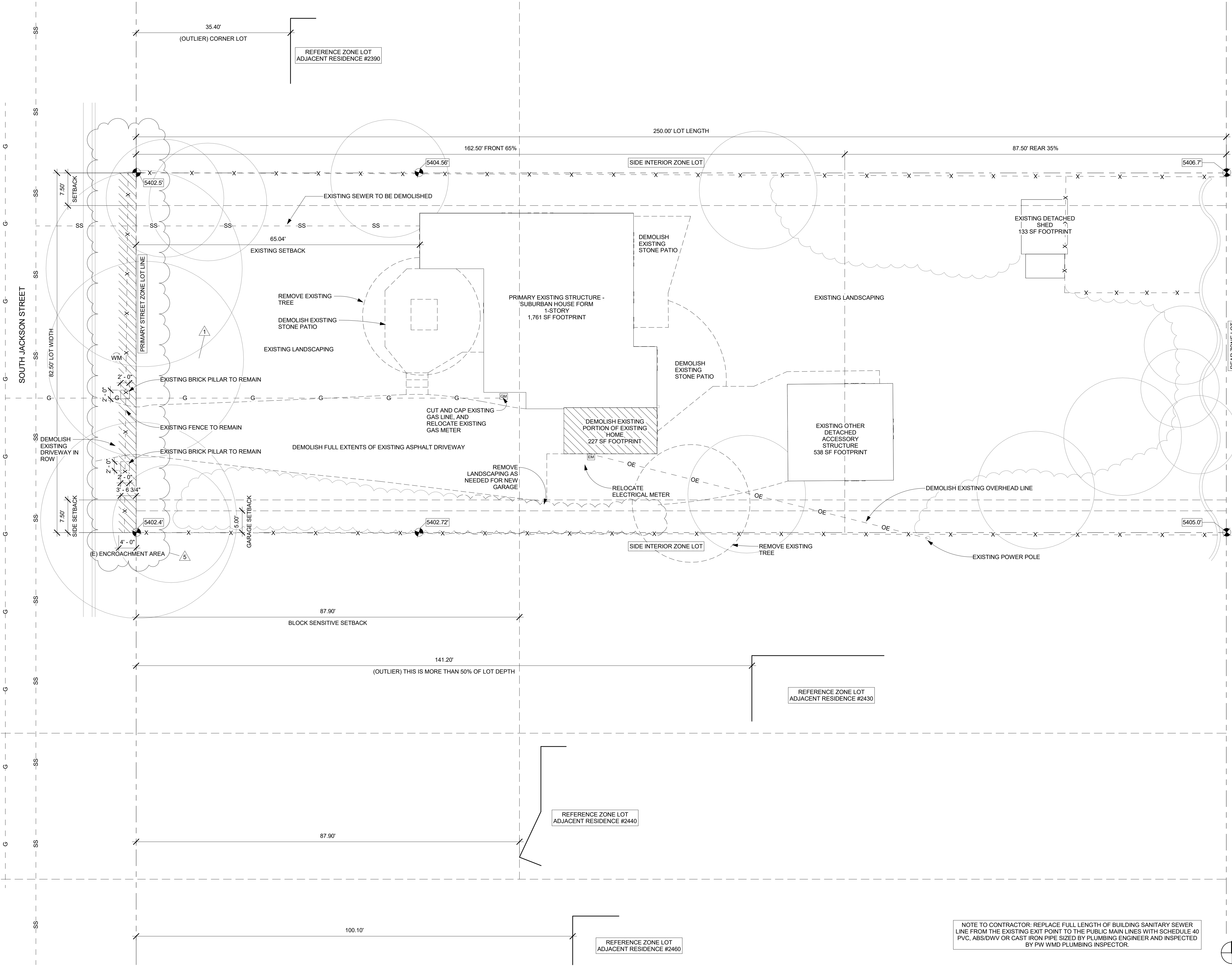
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ EMAIL: \_\_\_\_\_  
COMPANY: \_\_\_\_\_ PHONE: \_\_\_\_\_

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/doti](http://www.denvergov.org/doti)  
Phone: 720-913-3003

CONNECT WITH US | 311 | [DENVERGOV.ORG](http://DENVERGOV.ORG) | DENVER 8 TV

Form Date 1/2/2024





SITE PLAN FOR  
REFERENCE ONLY. SEE  
CIVIL ENGINEER SURVEY.

PROJECT INFO

**LEGAL DESCRIPTION:**  
THE WEST 250' OF THE NORTH 82.5' OF, BLOCK 6,  
UNIVERSITY GARDENS, CITY & COUNTY OF DENVER,  
STATE OF COLORADO.

**PROJECT SCOPE:**  
PROJECT SITE IS AN EXISTING RESIDENTIAL DENVER  
LOT ZONED AS S-SU-D WITH AN EXISTING SUBURBAN  
HOUSE FORM AND DETACHED GARAGE. THE OWNER  
IS PROPOSING AND ADDITION TO THE EXISTING HOUSE  
FORM AND ADDING AN ATTACHED GARAGE. **ZONING**  
**ADMINISTRATIVE ADJUSTMENT PREVIOUSLY**  
**APPROVED UNDER 2024-ZR-000082 FOR**  
**NEIGHBORHOOD COMPATIBILITY.**

ZONING CODE ANALYSIS

**ZONING CODE NOTES:**  
S-SU-D ZONE DISTRICT - EXISTING SUBURBAN  
HOUSE FORM

**SUBURBAN HOUSE FORM RESTRICTIONS:**  
MAX. STORIES: 2.5  
ACTUAL STORIES: 1  
MAX. HEIGHT: 35'  
ACTUAL HEIGHT: 21'-9"  
ZONE LOT WIDTH: 82.5'  
BULK PLANE HEIGHT AT LOT LINE: 10'  
BULK PLANE SLOPE: 45 DEGREES  
LOT SIZE (MIN/ACTUAL): 6,000 SF/20,625 SF  
MAX LOT COVERAGE: 50%  
SIDE SETBACK: 7.5'  
REAR SETBACK: 20'  
MAX. BUILDING FOOTPRINT: 10,312 SF  
MAX. LENGTH: 36'

**DETACHED GARAGE RESTRICTIONS:**  
MAX. STORIES: 1  
ACTUAL STORIES: 1  
MAX. HEIGHT: 17'  
ACTUAL HEIGHT: 16'-9"  
BULK PLANE HEIGHT AT LOT LINE: 10'  
BULK PLANE SLOPE: 45 DEGREES  
SIDE SETBACK: 5'  
REAR SETBACK: 5'  
MAX. BUILDING FOOTPRINT: 1,000 SF  
MAX. LENGTH: 36'

BUILDING CODE ANALYSIS

**OCCUPANCY AND CONSTRUCTION TYPE:**  
CONSTRUCTION TYPE: V-B  
OCCUPANCY: R-3  
PER 2021 IBC, ALLOWABLE BUILDING HEIGHT: 40'  
PER 2021 IBC, ALLOWABLE NUMBER OF STORIES: 3

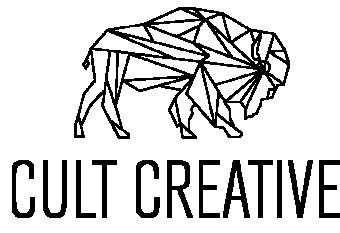
ABBREVIATIONS

U.N.O. - UNLESS NOTED OTHERWISE  
F.O.F. - FACE OF FINISH  
N.I.C. - NOT IN CONTRACT  
V.I.F. - VERIFY IN FIELD  
T.O.W. - TOP OF WALL  
T.O.F. - TOP OF FOUNDATION  
WRB - WEATHER RESISTANT BARRIER

SITE LEGEND

- PROPERTY LINE
- - - SETBACKS
- . - FENCE LINE
- - - - - ROOF OVERHANG
- EM ELECTRIC METER
- GM GAS METER
- WM WATER METER
- OE OVERHEAD ELECTRIC
- UE UNDERGROUND ELECTRIC
- SS SANITARY SEWER
- W WATER LINE
- X FENCE
- DS DOWNSPOUT LOCATIONS
- (E) FOOTPRINT TO REMAIN
- (E) FOOTPRINT TO BE DEMOLISHED
- PROPOSED NEW FOOTPRINT

NOTE TO CONTRACTOR: REPLACE FULL LENGTH OF BUILDING SANITARY SEWER  
LINE FROM THE EXISTING EXIT POINT TO THE PUBLIC MAIN LINES WITH SCHEDULE 40  
PVC, ABS/DWV OR CAST IRON PIPE SIZED BY PLUMBING ENGINEER AND INSPECTED  
BY PW WMD PLUMBING INSPECTOR.



Cult Creative, LLC  
400 S. Broadway, Suite 4  
Denver, CO 80209  
CultCreativeDenver.com  
Brooklyn Daugherty  
Brooklyn@CultCreativeDenver.com  
303.638.3901  
Erin Anglin  
Erin@CultCreativeDenver.com  
720.234.1641

ARCHITECT'S SEAL



REVISIONS

NO.	DATE	REVISION
1	01/07/25	DOTI REVIEW
5	07-24-25	FENCE ENCROACHMENT

2400 S JACKSON STREET DENVER, CO  
RESIDENTIAL ADDITION

DOCUMENTS FOR PERMITTING

DATE  
07/24/2025

DEMOLITION SITE PLAN  
RESIDENTIAL ADDITION



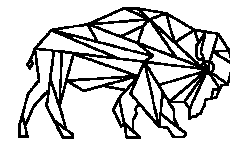
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BUILDING LOT COVERAGE CALCULATION				
BUILDING FORM	EXISTING GFA	NEW GFA	EXEMPTION ALLOWED	TOTAL GFA
OVERALL LOT AREA = 20,625				
PRIMARY STRUCTURE FOOTPRINT	1761	865	N/A	2626
FRONT PORCH (UNENCLOSED, COVERED)	0	304	YES, FRONT ENTRY < 400 SF	0
REAR PATIO (UNENCLOSED, UNCOVERED)	0	326	YES, OPEN TO SKY, <30" ABOVE GRADE	0
ACCESSORY STRUCTURE, SHED	133	0	N/A	133
ACCESSORY STRUCTURE, OTHER DETACHED	538	0	N/A	538
ACCESSORY STRUCTURE, ATTACHED GARAGE	0	586	N/A	586
REAR PATIO (UNENCLOSED, COVERED)	0	550	N/A	550
REAR PATIO (UNENCLOSED, UNCOVERED)	0	210	YES, OPEN TO SKY, <30" ABOVE GRADE	0
ACCESSORY STRUCTURE, CONDENSING UNITS	0	8	N/A	8
TOTAL				4441
CALCULATION			(4441 / 20625) X 100	21.53

ZONING GFA AND LAND USE TABLE				
BUILDING FORM	ZONING LAND USE	EXISTING GFA (SF)	PROPOSED GFA (SF)	TOTAL GFA (SF)
PRIMARY STRUCTURE - SUBURBAN HOUSE FORM				
BASEMENT	SINGLE UNIT DWELLING	518	85	603
LEVEL 1	SINGLE UNIT DWELLING	1761	865	2626
FRONT PORCH	SINGLE UNIT DWELLING	0	304	304
REAR PATIO (COVERED)	SINGLE UNIT DWELLING	0	550	550
REAR PATIO (UNCOVERED)	SINGLE UNIT DWELLING	0	326	326
REAR PATIO (UNCOVERED)	SINGLE UNIT DWELLING	0	210	210
ACCESSORY STRUCTURE - OTHER DETACHED				
LEVEL 1	OUTDOOR STORAGE, RESIDENTIAL	538	0	538
ACCESSORY STRUCTURE - SHED				
LEVEL 1	GARDEN	133	0	133
ACCESSORY STRUCTURE - ATTACHED GARAGE				
LEVEL 1	KEEPING AND OFF-STREET PARKING OF VEHICLES, MOTORCYCLES, TRAILERS & RECREATIONAL VEHICLES	0	586	586
ACCESSORY STRUCTURE - OTHER DETACHED				
LEVEL 1	MECHANICAL EQUIPMENT	0	8	8
TOTAL		2950	2926	5876

AFFORDABLE HOUSING GFA CALCULATION	
LEVEL	NEW SF (INTERIOR)
BASEMENT	85
LEVEL 1	865
TOTAL	950

PROJECT INFO
<b>LEGAL DESCRIPTION:</b> THE WEST 250' OF THE NORTH 82.5' OF, BLOCK 6, UNIVERSITY GARDENS, CITY & COUNTY OF DENVER, STATE OF COLORADO.
<b>PROJECT SCOPE:</b> PROJECT SITE IS AN EXISTING RESIDENTIAL DENVER LOT ZONED AS S-SU-D WITH AN EXISTING SUBURBAN HOUSE FORM AND DETACHED GARAGE. THE OWNER IS PROPOSING AND ADDITION TO THE EXISTING HOUSE FORM AND ADDING AN ATTACHED GARAGE. <b>ZONING ADMINISTRATIVE ADJUSTMENT PREVIOUSLY APPROVED UNDER 2024-ZR-000082 FOR NEIGHBORHOOD COMPATIBILITY.</b>
ZONING CODE ANALYSIS
<b>ZONING CODE NOTES:</b> S-SU-D ZONE DISTRICT - EXISTING SUBURBAN HOUSE FORM
<b>SUBURBAN HOUSE FORM RESTRICTIONS:</b> MAX. STORIES: 2.5 ACTUAL STORIES: 1 MAX. HEIGHT: 35' ACTUAL HEIGHT: 21'-9" ZONE LOT WIDTH: 12.5' BULK PLANE HEIGHT AT LOT LINE: 10' BULK PLANE SLOPE: 45 DEGREES LOT SIZE (MIN/ACTUAL): 6,000 SF/20,625 SF MAX LOT COVERAGE: 50% SIDE SETBACK: 7.5' REAR SETBACK: 20' MAX. BUILDING FOOTPRINT: 10,312 SF MAX. LENGTH: 36'
<b>DETACHED GARAGE RESTRICTIONS:</b> MAX. STORIES: 1 ACTUAL STORIES: 1 MAX. HEIGHT: 17' ACTUAL HEIGHT: 16'-9" BULK PLANE HEIGHT AT LOT LINE: 10' BULK PLANE SLOPE: 45 DEGREES SIDE SETBACK: 5' REAR SETBACK: 5' MAX. BUILDING FOOTPRINT: 1,000 SF MAX. LENGTH: 36'
BUILDING CODE ANALYSIS
<b>OCCUPANCY AND CONSTRUCTION TYPE:</b> CONSTRUCTION TYPE: V-B OCCUPANCY: R-3 PER 2021 IBC, ALLOWABLE BUILDING HEIGHT: 40' PER 2021 IBC, ALLOWABLE NUMBER OF STORIES: 3
DOTI NOTES
REPAIR OR REPLACE EXISTING CURB, GUTTER, SIDEWALK, AND ALLEY ALONG THE PROPERTY FRONTAGE THAT IS DAMAGED OR NOT TO CURRENT CITY STANDARDS, AS DIRECTED BY ROW INSPECTOR DURING CONSTRUCTION.
THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PROJECT ROW PERMITS ASSOCIATED WITH CONSTRUCTION IN THE RIGHT-OF-WAY. IMPROVEMENTS MADE WITHIN THE PUBLIC RIGHT-OF-WAY TOTALING MORE THAN \$20,000 REQUIRE A PERFORMANCE BOND. CONTACT THE ROW INSPECTOR FOR THIS AREA OF THE CITY AT 303-446-3469 AT LEAST 2 WEEKS BEFORE ANY ROW PERMIT NEEDS.
ALL WORK IN THE ROW SHALL CONFORM TO CURRENT CITY AND COUNTY OF DENVER SPECIFICATIONS. SHALL BE PERFORMED BY A LICENSED AND BONDED RIGHT-OF-WAY CONTRACTOR. AND REQUIRE INSPECTION BY THE CITY PRIOR TO A TEMPORARY CERTIFICATE OF OCCUPANCY (TCO) OR CERTIFICATE OF OCCUPANCY (CO) BEING ISSUED.
CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING ADEQUATE TRAFFIC CONTROL THROUGHOUT THE PROJECT, INCLUDING PROPER TRAFFIC CONTROL DEVICES AND/OR PERSONNEL AS REQUIRED. A TRAFFIC CONTROL PLAN (TCP) IS SUBJECT TO CITY AND COUNTY OF DENVER AND/OR CDOT APPROVAL PRIOR TO COMMENCING WORK ON ROADWAY ROW. A COPY OF APPROVED TCPs MUST BE AVAILABLE ON SITE DURING WORK. TRAFFIC CONTROL TO BE IN ACCORDANCE WITH M.U.T.C.D., SECTION VI.
PER SECTION 49-551.1 OF THE DENVER MUNICIPAL CODE, THE PROPERTY OWNER OR LESSEE OF ANY REAL PROPERTY IS RESPONSIBLE FOR THE CONTINUING CARE, MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL IMPROVEMENTS INSTALLED IN THE PUBLIC ROW BETWEEN THE PROPERTY LINE AND THE CURB LINE ADJOINING THEIR PROPERTY.
LIMITS OF REPAIR & REPLACEMENT, DURING CONSTRUCTION, WILL BE DETERMINED BY THE ROW INSPECTOR.
ABBREVIATIONS
U.N.O. - UNLESS NOTED OTHERWISE F.O.F. - FACE OF FINISH N.I.C. - NOT IN CONTRACT V.I.F. - VERIFY IN FIELD T.O.W. - TOP OF WALL T.O.F. - TOP OF FOUNDATION WRB - WEATHER RESISTANT BARRIER
SITE LEGEND
--- PROPERTY LINE --- SETBACKS --- FENCE LINE --- ROOF OVERHANG
[EM] ELECTRIC METER [GM] GAS METER [WM] WATER METER -- OE -- OVERHEAD ELECTRIC -- UE -- UNDERGROUND ELECTRIC -- SS -- SANITARY SEWER -- W -- WATER LINE -- X -- FENCE [DS] DOWNSPOUT LOCATIONS
[ ] (E) FOOTPRINT TO REMAIN [ ] (E) FOOTPRINT TO BE DEMOLISHED [ ] PROPOSED NEW FOOTPRINT



Cult Creative, LLC  
400 S. Broadway, Suite 4  
Denver, CO 80209  
CultCreativeDenver.com  
Brooklyn Daugherty  
Brooklyn@CultCreativeDenver.com  
303.638.8201  
Erin Anglin  
Erin@CultCreativeDenver.com  
720.234.1641

THESE DRAWINGS AND/OR ACCOMPANYING SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. THE USE, REPRODUCTION, OR PUBLICATIONS BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY EXPRESS WRITTEN PERMISSION FROM THE ARCHITECT. TITLE TO THESE PLANS AND SPECIFICATIONS SHALL REMAIN WITH THE ARCHITECT WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

ARCHITECT'S SEAL

STATE OF COLORADO  
ERIN ANGLIN  
00404923  
ERIN ANGLIN  
LICENSED ARCHITECT

REVISIONS

NO.	DATE	REVISION
1	[01/07/25]	DOTI REVIEW
3	[01/13/25]	PLANNING REVIEW

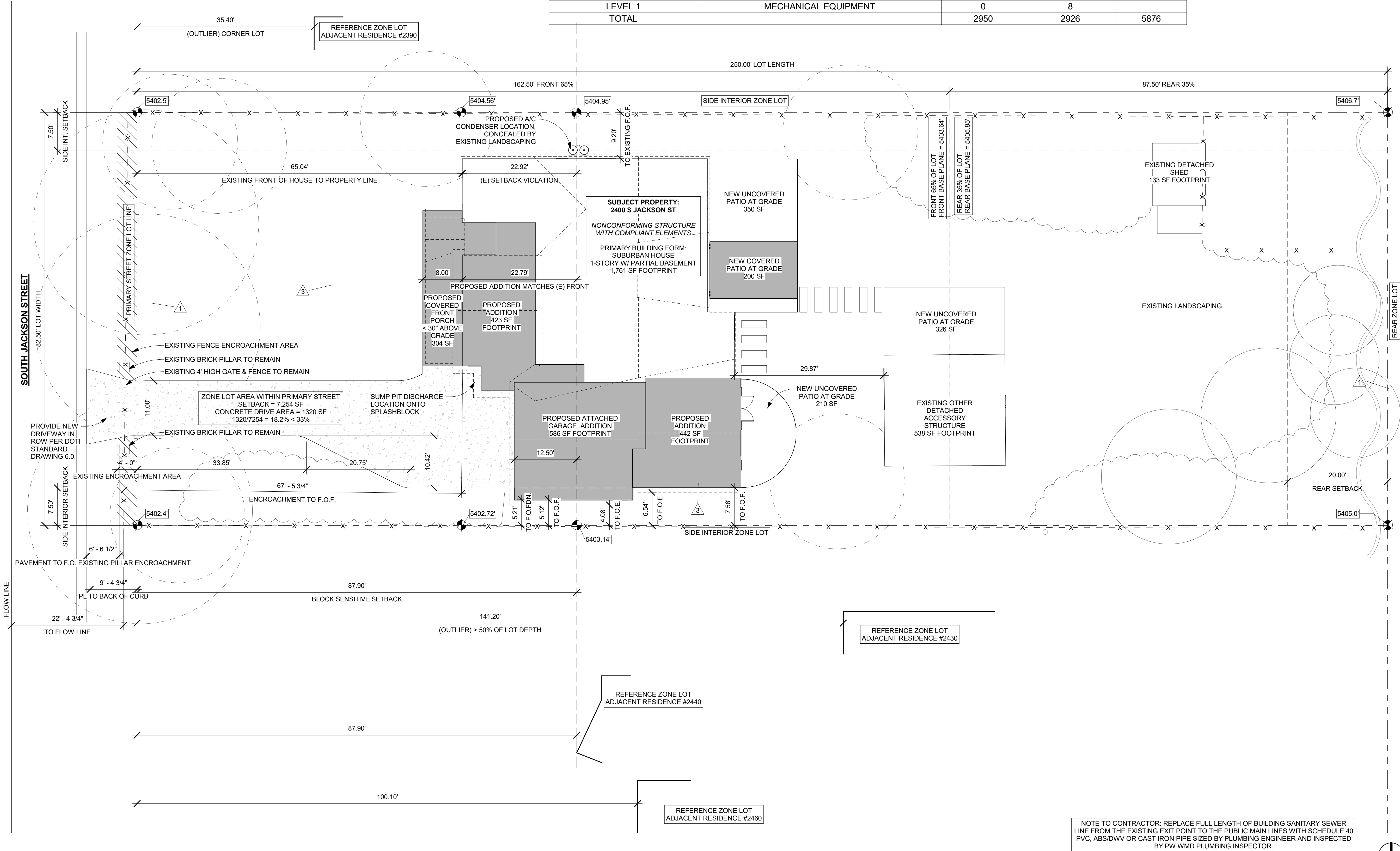
2400 S JACKSON STREET DENVER, CO  
RESIDENTIAL ADDITION

DOCUMENTS FOR PERMITTING

DATE  
07/24/2025

ZONING SITE PLAN  
RESIDENTIAL ADDITION

Sheet No.  
**A005**



NOTE TO CONTRACTOR: REPLACE FULL LENGTH OF BUILDING SANITARY SEWER LINE FROM THE EXISTING EXIT POINT TO THE PUBLIC MAIN LINES WITH SCHEDULE 40 PVC, ABS/DWV OR CAST IRON PIPE SIZED BY PLUMBING ENGINEER AND INSPECTED BY PW WMD PLUMBING INSPECTOR.



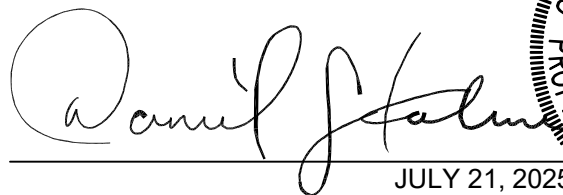
**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**SHEET 1 OF 2**

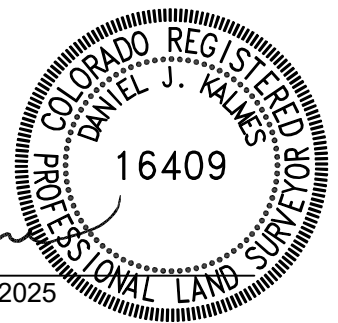
2025-ENCROACHMENT-0000054-002

**LEGAL**

A 4.00 FOOT PARCEL OF LAND IN THE 50 FOOT PUBLIC RIGHT OF WAY OF S JACKSON ST AS SHOWN ON UNIVERSITY GARDENS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING WEST OF AND ADJOINING THE WEST 250 FEET OF THE NORTH 82.5 FEET OF BLOCK 6, UNIVERSITY GARDENS AS DESCRIBED IN QUIT CLAIM DEED RECORDED MAY 31, 2018 AT RECEPTION NO. 2018064410, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 330 SQUARE FEET OR 0.0076 ACRES,  
MORE OR LESS

  
JULY 21, 2025



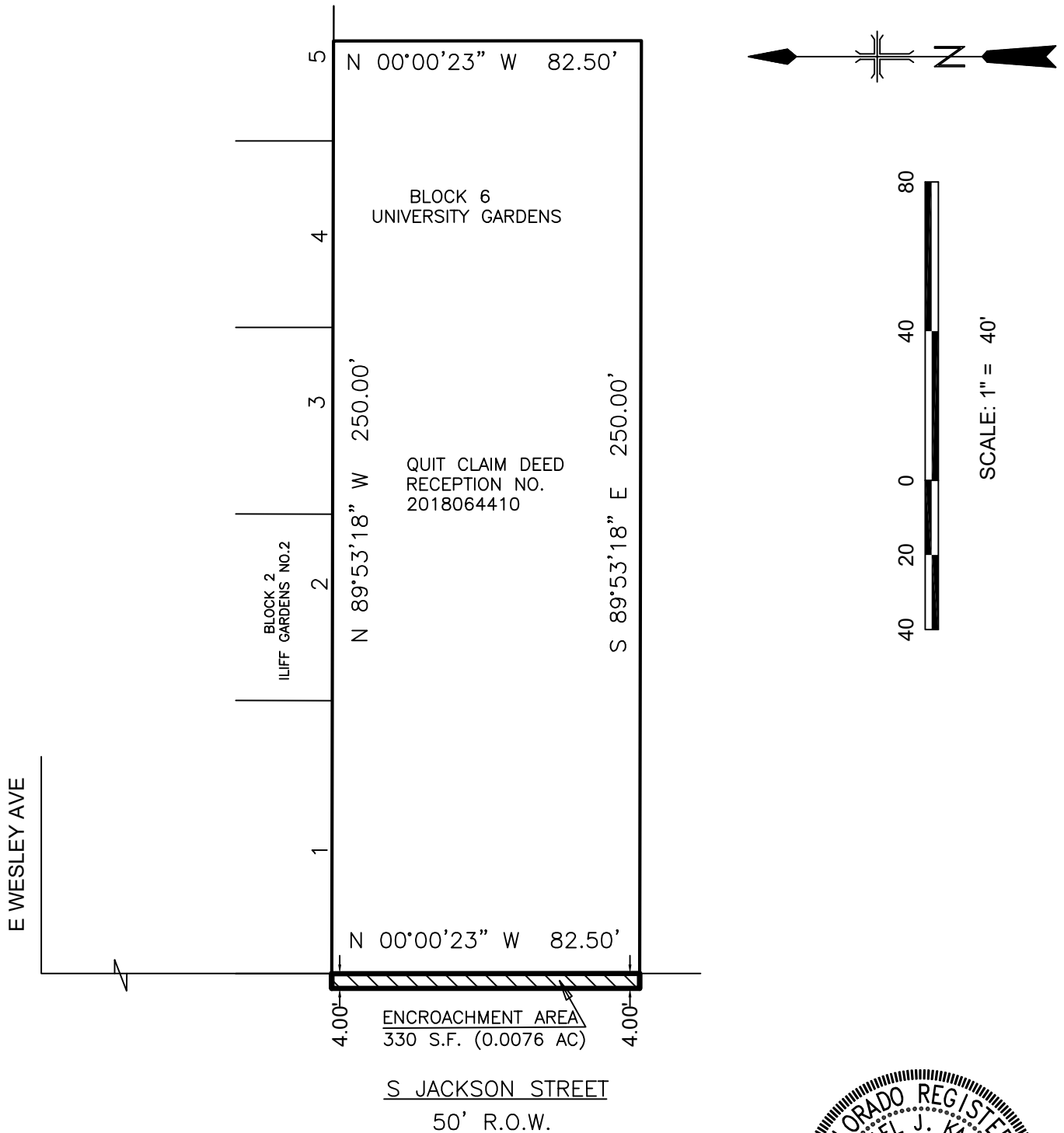
4901 EAST DRY CREEK ROAD  
UNIT 208  
CENTENNIAL, COLORADO 80122



# EXHIBIT A

2025-ENCROACHMENT-0000054-002

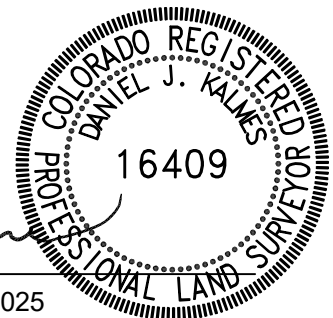
ILLUSTRATION  
SHEET 2 OF 2



4901 EAST DRY CREEK ROAD  
UNIT 208  
CENTENNIAL, COLORADO 80122

*Daniel J. Kalmes*

JULY 21, 2025







05/31/2018 02:34 PM  
City & County of Denver  
Electronically Recorded

R \$23.00

QCD

2018064410

Page: 1 of 3

D \$0.00

2025-ENCROACHMENT-0000054-001

Commitment Number: 23757327

Seller's Loan Number: 1839919209

After Recording Return To:  
ServiceLink  
1355 Cherrington Parkway  
Moon Township, PA 15108

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**05254-13-002-000**

---

**QUITCLAIM DEED**

Exempt: Section 39-13-104(1)(b): This deed is a of gift and is exempt from transfer tax pursuant to Colorado Statute 39-13-104(1)(b)

**Margaret L. Carlson**, grantor, a married woman, whose mailing address is **2400 S Jackson St., Denver, CO 80210-5637**, for \$0.00 (Zero Dollar and Zero Cents) in consideration paid, **sells and conveys** and quitclaims to **Margaret L. Carlson and Todd D. Carlson, wife and husband**, as joint tenants, hereinafter grantees, whose tax mailing address is **2400 S Jackson St., Denver, CO 80210-5637**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

**Situated in the City of Denver, County of Denver and State of Colorado. The West 250 feet of the North 82.5 feet of Block 6, University Gardens, City and County of Denver, State of Colorado. Assessor's Parcel No: 05254-13-002-000**

**Property Address is: 2400 S Jackson St., Denver, CO 80210-5637**

Prior instrument reference: **2012047548**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.



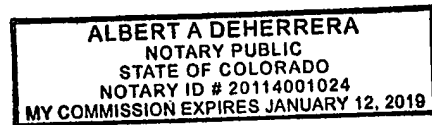
2025-ENCROACHMENT-0000054-001

The actual consideration for this conveyance is \$0.00.

Executed by the undersigned on May 23, 2018:

Margaret L. Carlson  
Margaret L. Carlson

STATE OF Colorado  
COUNTY OF Denver



The foregoing instrument was acknowledged before me on May 23rd, 2018 by **Margaret L. Carlson** who are personally known to me or have produced Drivers License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Albert A. DeHerrera  
Notary Public

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,  
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.



2025-ENCROACHMENT-0000054-001

**EXHIBIT A**

Situated in the City of Denver, County of Denver and State of Colorado. The West 250 feet of the North 82.5 feet of Block 6, University Gardens, City and County of Denver, State of Colorado.  
Assessor's Parcel No: 05254-13-002-000





## TITLE REPORT

### SCHEDULE A

**Title Report No.:** 596-HS0848608-412

1. **Effective Date:** July 25, 2025 at 08:00 AM
2. The estate or interest in the land described or referred to in this Title Report is:  
    Fee Simple
3. Title to the estate or interest in the land is at the Effective Date vested in:  
    [Margaret L. Carlson and Todd D. Carlson](#)
4. The land referred to in this Title Report is described as follows:  
    SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF  
    (for informational purposes only) 2400 S Jackson St, Denver, CO 80210-5637



**EXHIBIT "A"**  
Legal Description

The West 250 feet of the North 82.5 feet of Block 6, University Gardens, City and County of Denver, State of Colorado.



## SCHEDULE B Exceptions

1. All taxes and assessments, now or heretofore assessed, due or payable.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.
5. Any lien or right to a lien for services, labor or material not shown by the Public Records.
6. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
7. Water rights, claims or title to water, whether or not disclosed by the Public Records.
8. Reservation as contained in United States Patent recorded June 25, 1883 in [Book 194 at Page 385](#) reserving all minerals except coal and iron.
9. Restrictions as contained in Deed from Union Pacific Railway Company to Platte Land Company in instrument recorded October 16, 1882 in [Book 174 at Page 373](#).
10. Reservations as contained in Deed from Platte Land Company to John S. Babcock for the right to construct, enlarge and repair any laterals on any portion of said premises recorded June 6, 1885 in [Book 234 at Page 623](#).
11. Terms, conditions, restrictions, provisions, notes and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat(s) of said subdivision set forth below:  
  
 Recording Date: November 30, 1885  
 Recording No: [Book 3 at Page 31](#)
12. A deed of trust to secure an indebtedness in the amount shown below,  
 Amount: \$794,500.00  
 Dated: September 16, 2021  
 Trustor/Grantor: Margaret L. Carlson and Todd D. Carlson  
 Trustee: Public Trustee of Denver County, Colorado  
 Beneficiary: Pivot Lending Group  
 Recording Date: September 23, 2021  
 Recording No.: [181448](#)
13. A deed of trust to secure an indebtedness in the amount shown below,  
 Amount: \$264,088.00



**SCHEDULE B**  
**Exceptions**  
(continued)

Dated: April 11, 2025  
Trustor/Grantor: Margaret L. Carlson and Todd D. Carlson  
Trustee: Public Trustee of Denver County, Colorado  
Beneficiary: Quorum Federal Credit Union  
Recording Date: April 17, 2025  
Recording No.: [35892](#)

14. Any loss or damage arising from the fact that any fence lines on or near the perimeter of the Land may not coincide with property lines.
15. Encroachment of fence and pillars upon street and utility right of way as disclosed by survey.

**END OF EXCEPTIONS**

THIS IS A TITLE REPORT ONLY. **This is not a commitment to insure.**

The information set forth herein is based on information supplied to Heritage Title Company - Denver Metro Title by sources believed to be reliable and is provided for accommodation purposes only. Heritage Title Company - Denver Metro Title assumes no liability hereunder unless a policy or policies of title insurance are issued by Heritage Title Company - Denver Metro Title and fully paid for and the insured under said policy or policies and party to whom this report was issued have no knowledge of any defect in title not disclosed. Reliance on the information set forth herein is subject to the issuance of a mortgage and/or owner's policy of title insurance by Heritage Title Company - Denver Metro Title within six (6) months from the effective date hereof. If a title insurance policy is not issued insuring the property within such time, this title report shall be null and void as of its effective date and shall be deemed to have been furnished for informational purposes only.



**LIMITATIONS OF LIABILITY**

APPLICANT EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REPORT. APPLICANT RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, APPLICANT UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. APPLICANT AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS.

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

MATTERS AFFECTING TITLE BUT WHICH DO NOT APPEAR AS A LIEN OR ENCUMBRANCE, AS DEFINED ABOVE, AMONG THE TITLE INSTRUMENTS ARE OUTSIDE THE SCOPE OF THE REPORT.

APPLICANT AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, OR ANY OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE, OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS, AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

APPLICANT AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE APPLICANT IS PAYING WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE APPLICANT WITHOUT SAID TERM. APPLICANT RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT, BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTIES AS TO THE REPORT, ASSUMES NO DUTIES TO APPLICANT, DOES NOT INTEND FOR APPLICANT TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

IF APPLICANT DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND APPLICANT DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, APPLICANT MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. APPLICANT EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCTS OR SERVICES PURCHASED.



**LIMITATIONS OF LIABILITY**

(continued)

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

APPLICANT AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, OR ANY OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSES WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.



## Tier III 2400 S Jackson St Fence

08/06/2025

**Master ID:** 2025-PROJMSTR-0000205 **Project Type:** Tier III Encroachment Resolution  
**Review ID:** 2025-ENCROACHMENT-0000054 **Review Phase:**  
**Location:** **Review End Date:** 06/09/2025

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: Melissa Woods  
Reviewers Email: [Melissa.Woods@denvergov.org](mailto:Melissa.Woods@denvergov.org)

Status Date: 06/06/2025  
Status: Approved  
Comments:

Reviewing Agency: DS Project Coordinator Review

Review Status: Approved

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

Status Date: 06/10/2025  
Status: Approved  
Comments: PWPRS Project Number: 2025-ENCROACHMENT-0000054 Tier III 2400 S Jackson St Fence  
Reviewing Agency/Company: Project Coordination  
Reviewers Name: Tiffany Holcomb  
Reviewers Phone: 720-865-3018  
Reviewers Email: [Tiffany.Holcomb@denvergov.org](mailto:Tiffany.Holcomb@denvergov.org)  
Approval Status: Approved  
  
Comments:

Reviewing Agency: Survey Review

Review Status: Approved

Reviewers Name: Brian Pfohl  
Reviewers Email: [Brian.Pfohl@denvergov.org](mailto:Brian.Pfohl@denvergov.org)

Status Date: 08/06/2025  
Status: Approved  
Comments: PWPRS Project Number: 2025-ENCROACHMENT-0000054 Tier III 2400 S Jackson St Fence  
Reviewing Agency/Company: DOTI-ROWS Survey  
Reviewers Name: Brian Pfohl  
Reviewers Phone: 630.202.6564  
Reviewers Email: [brian.pfohl@denvergov.org](mailto:brian.pfohl@denvergov.org)  
Approval Status: Approved

Comments:

Status Date: 05/30/2025  
Status: Denied  
Comments: Comments and redlines in project folder



# Comment Report

## Tier III 2400 S Jackson St Fence

08/06/2025

**Master ID:** 2025-PROJMSTR-0000205 **Project Type:** Tier III Encroachment Resolution  
**Review ID:** 2025-ENCROACHMENT-0000054 **Review Phase:**  
**Location:** **Review End Date:** 06/09/2025

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

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

Reviewers Name: Kenneth Armfield  
Reviewers Email: ken.armfield@denvergov.org

Status Date: 06/09/2025  
Status: Approved w/Conditions  
Comments: It is not clear from the provided documents whether or not the fence and brick pillars were approved to be within the ROW with the previous (2019) plans/permit. Even if the fence is approved to encroach, there should not be any private structures (such as brick/concrete pillars) located within the public ROW. Note that if the fence and pillars need to be removed in the future so as to not hinder City & County of Denver construction/repair/operations, neither the fence nor the pillars will be replaced (or replacement paid for) by the City. In addition, unless proof can be provided that the brick pillars were previously approved by the City, then pillars will NOT be allowed to again be placed in the public ROW if the City ever needs to remove the pillars.

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

Status Date: 06/10/2025  
Status: Approved - No Response  
Comments:

Reviewing Agency: ERA Transportation Review Review Status: Approved

Reviewers Name: Brent McMurtrie  
Reviewers Email: Brent.McMurtrie@denvergov.org

Status Date: 05/29/2025  
Status: Approved  
Comments:

Reviewing Agency: ERA Wastewater Review Review Status: Approved

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

Status Date: 06/09/2025  
Status: Approved  
Comments:

Reviewing Agency: CenturyLink Referral Review Status: Approved

Status Date: 06/10/2025  
Status: Approved  
Comments: PWPRS Project Number: 2025-ENCROACHMENT-0000054 Tier III 2400 S Jackson St Fence  
Reviewing Agency/Company: Lumen/ CenturyLink  
Reviewers Name: VeShon Sheridan  
Reviewers Phone: 999-999-9999  
Reviewers Email: veshon.sheridan@lumen.com  
Approval Status: Approved



# Comment Report

## Tier III 2400 S Jackson St Fence

08/06/2025

**Master ID:** 2025-PROJMSTR-0000205 **Project Type:** Tier III Encroachment Resolution  
**Review ID:** 2025-ENCROACHMENT-0000054 **Review Phase:**  
**Location:** **Review End Date:** 06/09/2025

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

**Comments:**

P866176

Qwest Corporation d/b/a CENTURYLINK, QC ("CenturyLink") has reviewed the request for the subject encroachment and have determined there are no CenturyLink facilities within the area as shown and/or described on the provided exhibits. It is the intent and understanding of CenturyLink that this encroachment shall not reduce our rights to any other existing easements or 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 easement area as described, the Applicant will bear the cost of relocation (<https://relocation-request.lumen.com/rmpp/#/relocationreq>) and/or repair of said facilities.

**Status Date:** 05/22/2025

**Status:** Denied

**Comments:** We received the following email with contact information for the reviewer assigned to this project. Please contact the reviewer to work towards their approval.

Good afternoon. We have received your request for an Encroachment and have set up a Lumen project accordingly. Your project number is P866176 and it should be referenced in all emails sent in for review. Please do not reply to this email. Your project owner is VeShon Sheridan and they can be reached by email at [Veshon.Sheridan@lumen.com](mailto:Veshon.Sheridan@lumen.com) with any questions that you may have regarding this project. Requests are addressed in the order received, Lumen will endeavor to respond within 30 days. Have a great day!

Best Regards,

Eryn Ogden  
Project Coordinator  
Faulk & Foster  
214 Expo Circle, Suite 7  
West Monroe, LA 71291  
[Eryn.Ogden@lumen.com](mailto:Eryn.Ogden@lumen.com)

Reviewing Agency: Xcel Referral

Review Status: Approved w/Conditions

**Status Date:** 06/10/2025

**Status:** Approved w/Conditions

**Comments:** PWPRS Project Number: 2025-ENCROACHMENT-0000054 Tier III 2400 S Jackson St Fence  
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](mailto:Donna.L.George@xcelenergy.com)  
Approval Status: Approved with conditions

**Comments:**

PSCo/Xcel Energy has an existing natural gas service pipe leading to the house in this area. Please contact Colorado 811 for locates before excavating.

Reviewing Agency: RTD Referral

Review Status: Approved

**Status Date:** 06/10/2025

**Status:** Approved

2025-ENCROACHMENT-0000054



# Comment Report

## Tier III 2400 S Jackson St Fence

08/06/2025

**Master ID:** 2025-PROJMSTR-0000205 **Project Type:** Tier III Encroachment Resolution  
**Review ID:** 2025-ENCROACHMENT-0000054 **Review Phase:**  
**Location:** **Review End Date:** 06/09/2025

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

Comments: PWPRS Project Number: 2025-ENCROACHMENT-0000054 Tier III 2400 S Jackson St Fence  
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: Comcast Referral Review Status: Approved

Status Date: 06/10/2025  
Status: Approved  
Comments: PWPRS Project Number: 2025-ENCROACHMENT-0000054 Tier III 2400 S Jackson St Fence  
Reviewing Agency/Company: Comcast  
Reviewers Name: Miguel Flores  
Reviewers Phone: 7204130113  
Reviewers Email: miguel\_flores@comcast.com  
Approval Status: Approved

Comments:  
Comcast's facilities are aerial in this area.

Reviewing Agency: Metro Wastewater Referral Review Status: Approved

Status Date: 06/11/2025  
Status: Approved  
Comments: PWPRS Project Number: 2025-ENCROACHMENT-0000054 Tier III 2400 S Jackson St Fence  
Reviewing Agency/Company: Metro Water Recovery  
Reviewers Name: Kevin Boch  
Reviewers Phone: 720-520-1516  
Reviewers Email: kboch@MetroWaterRecovery.com  
Approval Status: Approved



# Comment Report

## Tier III 2400 S Jackson St Fence

08/06/2025

**Master ID:** 2025-PROJMSTR-0000205 **Project Type:** Tier III Encroachment Resolution  
**Review ID:** 2025-ENCROACHMENT-0000054 **Review Phase:**  
**Location:** **Review End Date:** 06/09/2025

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

Comments:  
NA

Status Date: 06/10/2025  
Status: Approved - No Response  
Comments:

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

Status Date: 06/10/2025  
Status: Approved - No Response  
Comments:

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

Status Date: 06/10/2025  
Status: Approved - No Response  
Comments:

Reviewing Agency: Building Department Review Review Status: Approved

Reviewers Name: Daniel Krausz  
Reviewers Email: daniel.krausz@denvergov.org  
Status Date: 06/09/2025  
Status: Approved  
Comments:

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

Reviewers Name: Shannon Cruz  
Reviewers Email: Shannon.cruz@denvergov.org  
Status Date: 05/21/2025  
Status: Approved

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

Reviewers Name: Glenn Lopez  
Reviewers Email: Glenn.Lopez@denvergov.org  
Status Date: 06/10/2025  
Status: Approved - No Response  
Comments:

Reviewing Agency: Denver Water Referral Review Status: Approved

Status Date: 06/10/2025  
Status: Approved  
Comments: PWPRS Project Number: 2025-ENCROACHMENT-0000054 Tier III 2400 S Jackson St Fence  
Reviewing Agency/Company: Denver Water  
Reviewers Name: Kela Naso  
Reviewers Phone: 0000000000  
Reviewers Email: kela.naso@denverwater.org



# Comment Report

## Tier III 2400 S Jackson St Fence

08/06/2025

**Master ID:** 2025-PROJMSTR-0000205 **Project Type:** Tier III Encroachment Resolution  
**Review ID:** 2025-ENCROACHMENT-0000054 **Review Phase:**  
**Location:** **Review End Date:** 06/09/2025

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

Approval Status: Approved

Comments:

Reviewing Agency: Parks and Recreation Review

Review Status: Approved

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

Status Date: 06/05/2025  
Status: Approved  
Comments:

Reviewing Agency: Policy and Planning Referral

Review Status: Approved - No Response

Status Date: 06/10/2025  
Status: Approved - No Response  
Comments:

Reviewing Agency: Denver Office of Disability Rights Referral

Review Status: Approved

Status Date: 06/10/2025  
Status: Approved  
Comments: PWPRS Project Number: 2025-ENCROACHMENT-0000054 Tier III 2400 S Jackson St Fence  
Reviewing Agency/Company: CPD - Accessibility Review  
Reviewers Name: Spencer Pocock  
Reviewers Phone: 720-913-8411  
Reviewers Email: Spencer.Pocock@denvergov.org  
Approval Status: Approved

Comments:

Reviewing Agency: Construction Engineering Review

Review Status: Approved

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

Status Date: 05/21/2025  
Status: Approved  
Comments:

Reviewing Agency: TES Sign and Stripe Review

Review Status: Approved

Reviewers Name: Emma De Vos Tidd  
Reviewers Email: emma.devostidd@denvergov.org

Status Date: 06/10/2025  
Status: Approved  
Comments: PWPRS Project Number: 2025-ENCROACHMENT-0000054 Tier III 2400 S Jackson St Fence  
Reviewing Agency/Company: DOTI - Transportation and Mobility Engineering  
Reviewers Name: Emma De Vos Tidd



# Comment Report

## Tier III 2400 S Jackson St Fence

08/06/2025

**Master ID:** 2025-PROJMSTR-0000205 **Project Type:** Tier III Encroachment Resolution  
**Review ID:** 2025-ENCROACHMENT-0000054 **Review Phase:**  
**Location:** **Review End Date:** 06/09/2025

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

Reviewers Phone: 3033324247  
Reviewers Email: emma.devostidd@denvergov.org  
Approval Status: Approved

Comments:

Reviewing Agency: City Forester Review Review Status: Approved

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

Status Date: 06/20/2025  
Status: Approved  
Comments: PWPRS Project Number: 2025-ENCROACHMENT-0000054 Tier III 2400 S Jackson St Fence  
Reviewing Agency/Company: Office of the City Forester  
Reviewers Name: Eric Huetig  
Reviewers Phone: 7209130752  
Reviewers Email: eric.huetig@denvergov.org  
Approval Status: Approved

Comments:  
2025-ENCROACHMENT-0000054 - 2400 S Jackson Fence  
OCF Comments - UPDATED 6-18-25  
Updated plan is approved. If changes to ROW are proposed, updated plans must be reviewed and approved by our office prior to final approval.  
1. See attached "Required Tree Protection and Associated Penalties" document. Distribute to general contractor and associated subcontractors at time of pre-construction meeting. This document outlines responsibilities of all contractors when working on construction projects where Office of the City Forester has required protection of existing ROW and/or setback trees.  
A. Existing trees required to be preserved in ROW and/or public place shall be protected per OCF standards and practices. Tree protection shall be installed prior to issue of demolition/building permit, approved by the OCF, and shall remain as approved throughout construction. No access, construction activities or storage of construction materials/debris/equipment shall take place within tree protection zones without prior written authorization from the OCF.  
B. Refer to OCF tree protection notes on SDP for tree protection requirements:  
i. Contact the OCF a minimum of five (5) business days before commencement of demolition and/or construction activity. Send notification email to ForestryPlanReview@denvergov.org.  
ii. Include project number: 2025-ENCROACHMENT-0000054.

Attachment: Approved 6-18-25\_\_ForesterReview\_2400SJacksonSt\_06-13-25.pdf

Status Date: 06/03/2025  
Status: Approved w/Conditions  
Comments: 2025-ENCROACHMENT-0000054 - 2400 S Jackson Fence  
OCF Comments 6-3-25  
1. Existing fence encroachment is ok. However, we have significant concerns regarding drive and new utility lines to be installed as these will have significant impact on existing trees (see redlines - utility line segments most concerning highlighted in red).



# Comment Report

## Tier III 2400 S Jackson St Fence

08/06/2025

**Master ID:** 2025-PROJMSTR-0000205 **Project Type:** Tier III Encroachment Resolution  
**Review ID:** 2025-ENCROACHMENT-0000054 **Review Phase:**  
**Location:** **Review End Date:** 06/09/2025

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

- A. Per Zoning classification, ROW and front setback trees must be preserved (per City Code).
- B. Has proposed project been reviewed and approved by Office of the City Forester?
- 2. Refer to attached redlined plans for OCF comments RE: utility line routing & installation (uploaded via ERA site).  
NOTE: These comments need to be strongly considered as improper installation methods can significantly increase risk of tree death and/or failure in storm events due to root damage/loss.
- A. Ideally, route lines under new driveway as that area will already be disturbed.
- B. If lines cannot be routed under drive, starting at edge of pavement, directional bore water/sewer/gas lines through tree protection zones.
  - i. CRITICAL: Do not install lines via open trench; this will result in catastrophic root damage, leading to very high risk of tree death and potential failure in storm events.
- C. If water meter needs to be installed in proposed location, excavate via hydrovacuum to minimize root disturbance and damage. If roots are exposed during hydrovacuum excavation:
  - i. Do not cut large masses of roots; adjust meter location to minimize root cutting/loss/damage.
  - ii. Do not cut any roots 2" in diameter and larger.

### REDLINES uploaded to E-review webpage

Reviewing Agency: Landmark Review

Review Status: Approved - No Response

**Status Date:** 05/20/2025  
**Status:** Approved - No Response  
**Comments:**

Reviewing Agency: CDOT Referral

Review Status: Approved

**Status Date:** 06/10/2025  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2025-ENCROACHMENT-0000054 Tier III 2400 S Jackson St Fence  
Reviewing Agency/Company: CDOT  
Reviewers Name: Michelle White  
Reviewers Phone: 303-512-4218  
Reviewers Email: michelle.m.white@state.co.us  
Approval Status: Approved

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

Reviewing Agency: ERA Review

Review Status: Approved - No Response

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

**Status Date:** 06/10/2025  
**Status:** Approved - No Response  
**Comments:**