

**Easement Relinquishment Submittal Checklist**

**Any submittal not meeting all minimum checklist criteria herein shall be rejected as incomplete.**

**Easement Relinquishment submittal documents will include the following:**

- Application (Page 2&3 of this document) - Must be signed by owner, or a vested party
- Original holding document of the easement - eg. Ordinance, PNEE, Subdivision plan, etc.:
  - Must include the Clerk and Recorder's Book and Page, and/or Recordation Number.
- A Legal Description and Exhibits are required if you are relinquishing a portion of the easement as held in the original document. The Legal Description and Exhibit of the easement(s) to be relinquished, must be prepared by a Professional Land Surveyor (PLS), licensed in the State of Colorado:
  - PDF format (**must be PLS signed and stamped**) **and**
  - Word format (Does not need to be PLS signed and stamped)
- Site Plan - accurately engineered drawings to include:
  - Numerical and Bar Scale (Scale not to exceed 1:40)
  - North arrow
  - Legend
  - Vicinity map, if necessary
  - Plan set date and revision number (if applicable)
  - Call out the location of the easement proposed to be relinquished and hatch area**
  - Call out the location if new easement will be conveyed** (if applicable)
  - Property lines
  - Right-of-Way width
  - Edge of Pavement and/or Curb and Gutter
  - Sidewalks
  - Trees and landscaping in the ROW
  - Nearby driveways and alleys
  - Street names
  - Aerial imagery is allowed, but does not replace the required Engineered drawings**

**FEES:**

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

Initial Processing Fee = \$1,000.00 (Non-Refundable)

Legal Description Review Fee = \$300.00 (Non-Refundable)

Ordinance Fee = \$300.00 (Non-Refundable)

I hereby attest that all above information has been incorporated into our plan submittal.

\_\_\_\_\_  
**Owner/Vested Party/Applicant Signature**

\_\_\_\_\_  
**Date**



DOTI | Right-of-Way Services  
Engineering and Regulatory Office  
201 W. Colfax Avenue, Dept. 507  
Denver, CO 80202 P: 720-865-3003  
DOTI.ER@denvergov.org

# APPLICATION EASEMENT RELINQUISHMENT

Please complete this application to apply for an ordinance to relinquish easements held by the City in the Public Right of Way. Please reference [Rules and Regulations for Easement Relinquishments](#) for more details on the relinquishment process. Please type or print. If necessary attach additional sheets to fully answer any of the following sections. Submit the complete application electronically to: [DOTI.ER@denvergov.org](mailto:DOTI.ER@denvergov.org).

DATE: \_\_\_\_\_

PROJECT NAME: \_\_\_\_\_

IS THIS PROJECT ASSOCIATED WITH A SITE DEVELOPMENT REVIEW? Yes      No

If you checked 'Yes' above, provide Project Master, Site Plan and/or Concept Development project numbers:

\_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

ADDRESS (approx.) OF EASEMENT: \_\_\_\_\_

**APPLICANT:**

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

Company (if applicable): \_\_\_\_\_ Title: \_\_\_\_\_

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

Telephone number: \_\_\_\_\_ Email address: \_\_\_\_\_

**PROPERTY OWNER** (where the easement is located):     Check if the same as Applicant

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

Owner Contact: \_\_\_\_\_

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

Telephone Number: \_\_\_\_\_ Email address: \_\_\_\_\_

**ORIGINAL HOLDING DOCUMENT THE EASEMENT IS HELD IN:**

Title of document: \_\_\_\_\_

Clerk & Recorder Recordation Number: \_\_\_\_\_

Ordinance Number (if applicable): \_\_\_\_\_

**PORTION OF EASEMENT IF BEING RELINQUISHED:**

Easement in  
it's entirety

A portion of the easement  
(as described in the legal description)





APPLICATION
EASEMENT RELINQUISHMENT

QUANTITY OF EASEMENTS TO BE RELINQUISHED: \_\_\_\_\_

Easement Groupings if submitting with multiple easements: \_\_\_\_\_

DESCRIBE THE CURRENT STATE OF THE EASEMENT(S):

In the space below, please describe what the easement was granted for, if it is a partial relinquishment or being relinquished in it's entirety and any addition background information

EXISTING UTILITIES:

If there are existing utilities in the easement, please explain how these utilities will be accommodated and whether they will be removed or relocated.

If there are no existing utilities in the easement to the best of your knowledge, please state NO Utilities or N/A

EXPLANATION OF WHY THE EASEMENT RELINQUISHMENT IS BEING REQUESTED:

Please explain why the easement needs to be relinquished.

I/WE HEREBY CERTIFY THAT I/WE ARE THE OWNER(S) OF THE REAL PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION AND THAT THE FOREGOING INFORMATION ON THIS APPLICATION IS TRUE AND COMPLETE.

(Owner/Vested Party Signature)

DATE



# 3701 W. 16TH AVENUE LIHTC APARTMENT'S SITE DEVELOPMENT PLAN

A parcel of land Situated in the Southeast 1/4 of Section 31, Township 3 South, Range 68 West of the 6th P.M.  
CITY AND COUNTY OF DENVER, STATE OF COLORADO  
LOCATED AT: 3701 W. 16TH AVENUE, DENVER, COLORADO 80204

BUILD-TO ANALYSES	REQUIRED	PROVIDED
PRIMARY STREET - NEWTON ST. TOTAL BUILD-TO (MIN% WITHIN MIN/MAX) ZONE LOT STREET FRONTAGE LENGTH BUILDING LENGTH ALTERNATIVES PROVIDED	70%	37%
SIDE STREET - 16TH AVENUE TOTAL BUILD-TO (MIN% WITHIN MIN/MAX) ZONE LOT STREET FRONTAGE LENGTH BUILDING LENGTH ALTERNATIVES PROVIDED	N/A	84%

NOTE: LOWELL BLVD AND 17TH ARE PRIMARY STREETS AND WILL NEED TO MEET BUILD TO REQUIREMENTS WHEN THEY COME IN FOR REVIEW.

## NOTES

- GENERALIZED DESIGN AND NOTES FOR ANY MAJOR, CHANGED OR NEW IMPROVEMENTS TO THE PUBLIC RIGHT-OF-WAY REQUIRED OF THIS DEVELOPMENT PROJECT IS SHOWN FOR REFERENCE. A TRANSPORTATION ENGINEERING PLAN (TEP) IS A SET OF CONSTRUCTION PLANS TO DOCUMENT IN DETAIL THESE IMPROVEMENTS. CCD INSPECTORS USE THIS DOCUMENT TO ENSURE THEY ARE CONSTRUCTED PER CCD STANDARDS. REFER TO 2021-TRAN-0000329.
- PER SECTION 49-551.1 OF DENVER MUNICIPAL CODE, THE PROPERTY OWNER OR LESSEE OF ANY REAL PROPERTY HANDLES 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.
- NO ROW ENCROACHMENTS ARE PROPOSED WITH THIS DEVELOPMENT.
- NO CONSTRUCTION ACCESS, ACTIVITY, OR STORAGE OF MATERIALS/DEBRIS/EQUIPMENT IS PERMITTED WITHIN THE TREE PROTECTION ZONES, INCLUDING GRADING, INSTALLATION OF UNDERGROUND UTILITIES, INSTALLATION OF SITE IMPROVEMENTS, AND/OR GRUBBING. ALL CONSTRUCTION ACTIVITY MUST OCCUR OUTSIDE TREE PROTECTION ZONES (SEE NOTE 2 IN OCF TREE PROTECTION NOTES TO DETERMINE TREE PROTECTION BOUNDARIES).
- ALL EXISTING GRADES WITHIN TREE PROTECTION ZONE (TPZ) BOUNDARIES MUST REMAIN AS-IS. ALL PROPOSED GRADE CHANGES MUST OCCUR ENTIRELY OUTSIDE TPZ BOUNDARIES.
- A PORTION OF THE PROPERTY IS IN THE ZONE A FLOODPLAIN OF SLOAN'S LAKE AS SHOWN ON FEMA FIRM, MAP NUMBER 080460181G, MAP REVISED NOVEMBER 17, 2005.
- THE LOT WILL BE DEVELOPED IN FULL COMPLIANCE WITH BUILDING FORM STANDARDS AT THE TIME OF THE FUTURE AMENDMENT TO THE SDP PLAN SET. NO IMPROVEMENTS ARE PLANNED FOR THE EXISTING SURFACE PARKING LOT.

## LEGEND

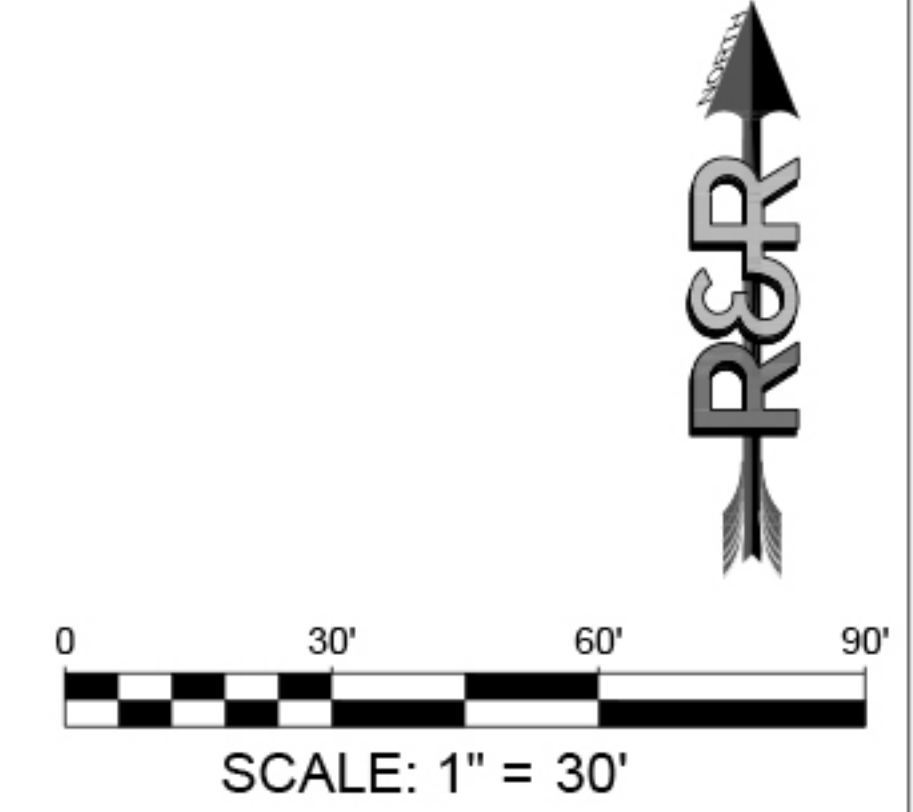
DESCRIPTION	APPEARANCE
ZONE LOT LINE	---
FLOODPLAIN	--- (with wavy lines)
EASEMENT	---
VERTICAL CURB AND GUTTER	---
CONCRETE SIDEWALK	---
FIRE HYDRANT	●
BUILDING	▭
BUILDING ENTRANCE	▲

## GARAGE BUILDING - BASE PLANE TABLE

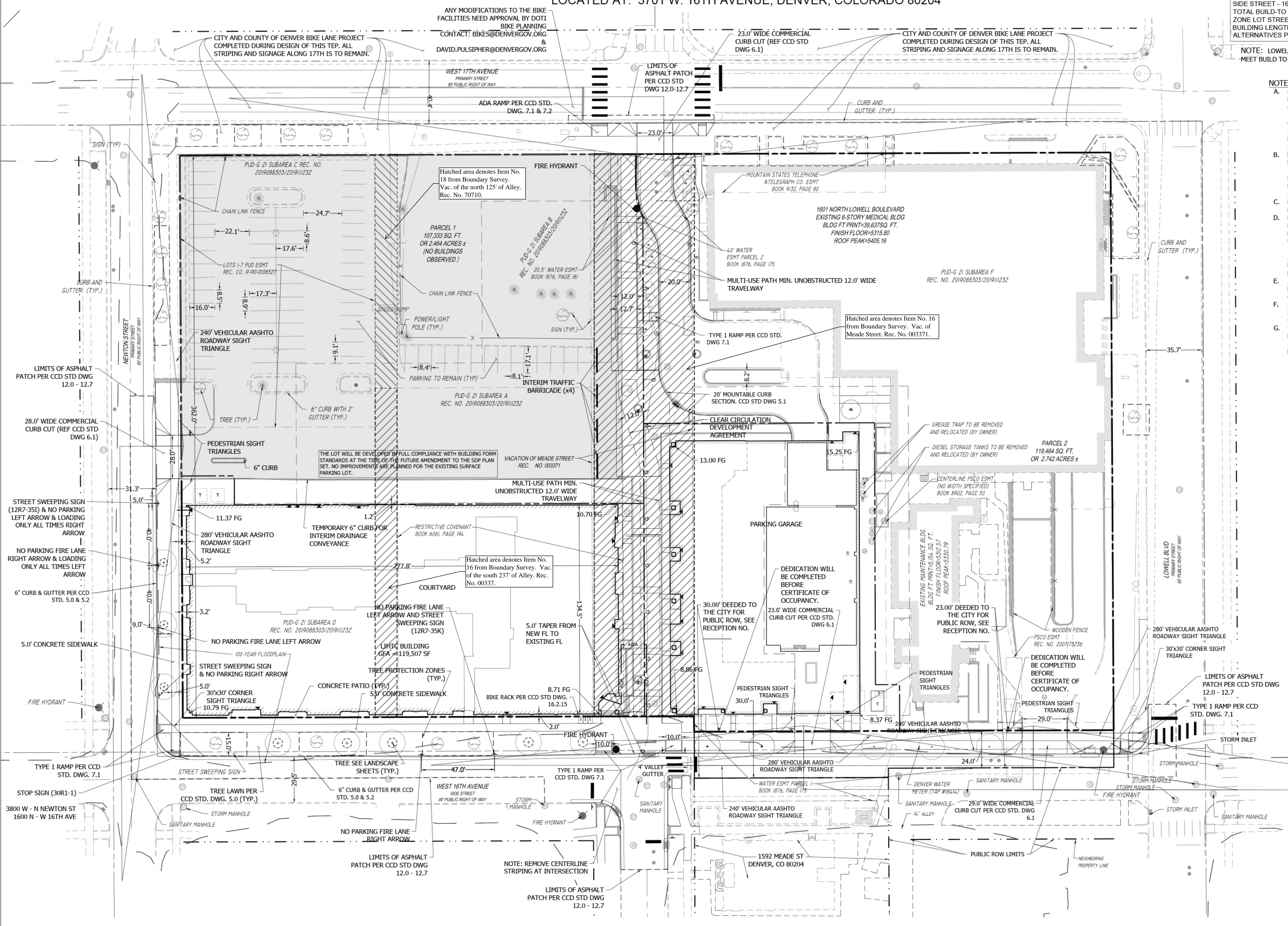
NORTHWEST CORNER	5313
NORTHEAST CORNER	5315.25
SOUTHEAST CORNER	5308.37
SOUTHWEST CORNER	5308.86
TOTAL (FOUR CORNER ELEVS)	21245.48/4
BASE PLANE ELEV	5311.37

## LIHTC BUILDING - BASE PLANE TABLE

NORTHWEST CORNER	5311.37
NORTHEAST CORNER	5310.70
SOUTHEAST CORNER	5308.71
SOUTHWEST CORNER	5310.79
TOTAL (FOUR CORNER ELEVS)	21241.57/4
BASE PLANE ELEV	5310.39



## SITE PLAN



ANY MODIFICATIONS TO THE BIKE FACILITIES NEED APPROVAL BY DOTI BIKE PLANNING CONTACT: BIKES@DENVERGOV.ORG & DAVID.PULSIPHER@DENVERGOV.ORG

CITY AND COUNTY OF DENVER BIKE LANE PROJECT COMPLETED DURING DESIGN OF THIS TEP. ALL STRIPING AND SIGNAGE ALONG 17TH IS TO REMAIN.

CITY AND COUNTY OF DENVER BIKE LANE PROJECT COMPLETED DURING DESIGN OF THIS TEP. ALL STRIPING AND SIGNAGE ALONG 17TH IS TO REMAIN.

WEST 17TH AVENUE PRIMARY STREET 80' PUBLIC RIGHT OF WAY

LIMITS OF ASPHALT PATCH PER CCD STD DWG 12.0-12.7

ADA RAMP PER CCD STD. DWG. 7.1 & 7.2

CURB AND GUTTER (TYP.)

SIGN (TYP.)

CURB AND GUTTER (TYP.)

LIMITS OF ASPHALT PATCH PER CCD STD DWG 12.0 - 12.7

28.0' WIDE COMMERCIAL CURB CUT (REF CCD STD DWG 6.1)

STREET SWEEPING SIGN (12R7-351) & NO PARKING LEFT ARROW & LOADING ONLY ALL TIMES RIGHT ARROW

NO PARKING FIRE LANE RIGHT ARROW & LOADING ONLY ALL TIMES LEFT ARROW

6" CURB & GUTTER PER CCD STD. 5.0 & 5.2

5.0' CONCRETE SIDEWALK

FIRE HYDRANT

TYPE 1 RAMP PER CCD STD. DWG. 7.1

STOP SIGN (30R1-1)

3800 W - N NEWTON ST 1600 N - W 16TH AVE

SANITARY MANHOLE

STORM MANHOLE

NO PARKING FIRE LANE RIGHT ARROW

LIMITS OF ASPHALT PATCH PER CCD STD DWG 12.0 - 12.7

PUD-G 21 SUBAREA C REC. NO. 2019088303/201911232

CHAIN LINK FENCE

LOTS 1-7 PUD ESMT REC. CO. R-90-0106527

240' VEHICULAR AASHTO ROADWAY SIGHT TRIANGLE

PEDESTRIAN SIGHT TRIANGLES

6" CURB

THE LOT WILL BE DEVELOPED IN FULL COMPLIANCE WITH BUILDING FORM STANDARDS AT THE TIME OF THE FUTURE AMENDMENT TO THE SDP PLAN SET. NO IMPROVEMENTS ARE PLANNED FOR THE EXISTING SURFACE PARKING LOT.

NO PARKING FIRE LANE LEFT ARROW AND STREET SWEEPING SIGN (12R7-35K)

STREET SWEEPING SIGN & NO PARKING RIGHT ARROW

5.0' 30'x30' CORNER SIGHT TRIANGLE

100-YEAR FLOODPLAIN

NO PARKING FIRE LANE LEFT ARROW

CONCRETE PATIO (TYP.)

5.0' CONCRETE SIDEWALK

STREET SWEEPING SIGN

TREE LAWN PER CCD STD. DWG. 5.0 (TYP.)

6" CURB & GUTTER PER CCD STD. 5.0 & 5.2

NO PARKING FIRE LANE RIGHT ARROW

LIMITS OF ASPHALT PATCH PER CCD STD DWG 12.0 - 12.7

NO PARKING FIRE LANE RIGHT ARROW

Hatched area denotes Item No. 18 from Boundary Survey. Vac. of the north 125' of Alley. Rec. No. 70710.

PARCEL 1 107,333 SQ. FT. OR 2.464 ACRES ± (NO BUILDINGS OBSERVED)

PUD-G 21 SUBAREA B REC. NO. 2019088303/201911232

CHAIN LINK FENCE

POWER/LIGHT POLE (TYP.)

PARKING TO REMAIN (TYP.)

PUD-G 21 SUBAREA A REC. NO. 2019088303/201911232

MULTI-USE PATH MIN. UNOBSTRUCTED 12.0' WIDE TRAVELWAY

TEMPORARY 6" CURB FOR INTERIM DRAINAGE CONVEYANCE

RESTRICTIVE COVENANT BOOK 6061, PAGE 194

COURTYARD

NO PARKING FIRE LANE LEFT ARROW AND STREET SWEEPING SIGN (12R7-35K)

LIHTC BUILDING 119,507 SF

CONCRETE PATIO (TYP.)

BIKE RACK PER CCD STD DWG. 16.2.15

STREET SWEEPING SIGN

TREE SEE LANDSCAPE SHEETS (TYP.)

6" CURB & GUTTER PER CCD STD. 5.0 & 5.2

NO PARKING FIRE LANE RIGHT ARROW

LIMITS OF ASPHALT PATCH PER CCD STD DWG 12.0 - 12.7

FIRE HYDRANT

MOUNTAIN STATES TELEPHONE 8 TELEGRAPH CO. ESMT BOOK 9132, PAGE 80

40' WATER ESMT PARCEL 2 BOOK 1876, PAGE 175

MULTI-USE PATH MIN. UNOBSTRUCTED 12.0' WIDE TRAVELWAY

TYPE 1 RAMP PER CCD STD. DWG 7.1

20' MOUNTABLE CURB SECTION. CCD STD DWG 5.1

CLEAR CIRCULATION DEVELOPMENT AGREEMENT

13.00 FG

PARKING GARAGE

DEDICATION WILL BE COMPLETED BEFORE CERTIFICATE OF OCCUPANCY.

23.0' WIDE COMMERCIAL CURB CUT PER CCD STD. DWG 6.1

30.00' DEEDED TO THE CITY FOR PUBLIC ROW, SEE RECEPTION NO.

PEDESTRIAN SIGHT TRIANGLES

30.0'

TYPE 1 RAMP PER CCD STD. DWG 7.1

4' VALLEY GUTTER

SANITARY MANHOLE

NOTE: REMOVE CENTERLINE STRIPING AT INTERSECTION

LIMITS OF ASPHALT PATCH PER CCD STD DWG 12.0 - 12.7

LIMITS OF ASPHALT PATCH PER CCD STD DWG 12.0 - 12.7

1601 NORTH LOWELL BOULEVARD EXISTING 6-STORY MEDICAL BLDG BLDG FT PRINT-39,637SQ. FT. FINISH FLOOR-5315.80 ROOF PEAK-5405.16

40' WATER ESMT PARCEL 2 BOOK 1876, PAGE 175

MULTI-USE PATH MIN. UNOBSTRUCTED 12.0' WIDE TRAVELWAY

PUD-G 21 SUBAREA F REC. NO. 2019088303/201911232

Hatched area denotes Item No. 16 from Boundary Survey. Vac. of Meade Street. Rec. No. 003371.

20' MOUNTABLE CURB SECTION. CCD STD DWG 5.1

GREASE TRAP TO BE REMOVED AND RELOCATED (BY OWNER)

DIESEL STORAGE TANKS TO BE REMOVED AND RELOCATED (BY OWNER)

PARCEL 2 119,464 SQ. FT. OR 2.742 ACRES ±

EXISTING MAINTENANCE BLDG BLDG FT PRINT-5,164 SQ. FT. FINISH FLOOR-5312.57 ROOF PEAK-5330.79

23.00' DEEDED TO THE CITY FOR PUBLIC ROW, SEE RECEPTION NO.

WOODEN FENCE

PEDESTRIAN SIGHT TRIANGLES

PEDESTRIAN SIGHT TRIANGLES

240' VEHICULAR AASHTO ROADWAY SIGHT TRIANGLE

29.0'

29.0' WIDE COMMERCIAL CURB CUT PER CCD STD. DWG 6.1

PUBLIC ROW LIMITS

NEIGHBORING PROPERTY LINE

NEIGHBORING PROPERTY LINE

CURB AND GUTTER (TYP.)

CURB AND GUTTER (TYP.)

CURB AND GUTTER (TYP.)

CURB AND GUTTER (TYP.)

CURB AND GUTTER (TYP.)

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CURB AND GUTTER (TYP.)

CURB AND GUTTER (TYP.)

CURB AND GUTTER (TYP.)

CURB AND GUTTER (TYP.)



**TITLE NOTES**

- TITLE COMMITMENT NO. 5506-3161368, REVISION NO.:3 EFFECTIVE DATE AUGUST 11, 2022 8:00 AM FROM FIRST AMERICAN TITLE INSURANCE COMPANY, WAS RELIED UPON FOR ANY RECORDED EASEMENTS OR RIGHTS OF WAY WHICH MAY AFFECT THE SUBJECT PROPERTY.
- THE FOLLOWING ITEMS FROM SCHEDULE B - SECTION 2 OF THE ABOVE REFERENCED TITLE COMMITMENT POLICY ARE ADDRESSED AS FOLLOWS:
  - AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE
  - AS SHOWN ON THIS SURVEY
  - AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE
  - NOTES AND EASEMENTS AS SHOWN ON THE PLAT OF PIERSON'S ADDITION TO DENVER RECORDED DECEMBER 21, 1910 IN PLAT BOOK 17 AT PAGE 10.
    - AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON
  - RESTRICTIVE COVENANTS WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED JUNE 05, 1946, IN BOOK 6061 AT PAGE 194 (AFFECTS LOTS 15 THROUGH 22, BLOCK 3).
    - AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON
  - EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, FOR ELECTRIC LINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED AUGUST 31, 1962, IN BOOK 8902 AT PAGE 50.
    - AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON
  - EASEMENT GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FOR COMMUNICATION FACILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED NOVEMBER 07, 1973, IN BOOK 9132 AT PAGE 80.
    - AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON
  - EASEMENT GRANTED TO CITY AND COUNTY OF DENVER, ACTING BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS, FOR WATER PIPELINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED MARCH 26, 1979, IN BOOK 1876 AT PAGE 175.
    - AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON
  - EASEMENT GRANTED TO CITY AND COUNTY OF DENVER, ACTING BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS, FOR WATER PIPELINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED MARCH 26, 1979, IN BOOK 1876 AT PAGE 181.
    - AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON
  - EASEMENTS AS RESERVED IN ORDINANCE #86, SERIES OF 1979, RECORDED MARCH 26, 1979 AT RECEPTION NO. 003371 IN BOOK 1876 AT PAGE 314.
    - AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON
  - TERMS, CONDITIONS AND PROVISIONS OF ZONING ORDINANCE RECORDED MARCH 26, 1979 AT RECEPTION NO. 003373 IN BOOK 1876 AT PAGE 320.
    - AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE
  - EASEMENTS AS RESERVED IN ORDINANCE #438, SERIES OF 1990, RECORDED AUGUST 7, 1990 UNDER RECEPTION NO. 70710.
    - AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON
  - TERMS, CONDITIONS AND PROVISIONS OF SITE PLAN RECORDED NOVEMBER 19, 1990 AT RECEPTION NO. R-90-0106527.
    - AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON
  - TERMS, CONDITIONS AND PROVISIONS OF ADMINISTRATIVE MODIFICATIONS RECORDED OCTOBER 29, 2001 UNDER RECEPTION NO. 2001183570 AND UNDER RECEPTION NO. 2001183571.
    - AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE FOR PARCEL 2
  - RESTRICTIONS AND COVENANTS AS CONTAINED IN SPECIAL WARRANTY DEED FROM CATHOLIC HEALTH INITIATIVES COLORADO D/B/A CHI COLORADO, A COLORADO NON-PROFIT CORPORATION TO LOWELL D/LLC, A COLORADO LIMITED LIABILITY COMPANY RECORDED JANUARY 4, 2007 AT RECEPTION NO. 2007001413.
    - AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE
  - ANY RIGHTS OR INTERESTS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON SURVEY DATED OCTOBER 16, 2006 PREPARED BY MARTIN MARTIN CONSULTING ENGINEERS, JOB # 18386.C.87 AND AS EVIDENCED IN DEED RECORDED JANUARY 4, 2007 AT RECEPTION NO. 2007001413, AS FOLLOWS: A) ENCROACHMENT OF BUILDING ONTO DENVER WATER EASEMENT IN NORTHERLY PORTION OF SUBJECT PROPERTY, B) ENCROACHMENT OF OXYGEN TANK ONTO DENVER WATER EASEMENT IN SOUTHERLY PORTION OF SUBJECT PROPERTY.
    - DOES NOT AFFECT SUBJECT PROPERTY, ENCROACHMENTS ARE NON-EXISTENT
    - TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS, EASEMENTS, AND RESTRICTIONS, IF ANY, AS CONTAINED IN COVENANT AND AGREEMENT RECORDED JANUARY 4, 2007 AT RECEPTION NO. 2007001414.
    - DOES NOT AFFECT SUBJECT PROPERTY, AGREEMENT EXPIRED
  - TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS, EASEMENTS, AND RESTRICTIONS, IF ANY, AS CONTAINED IN COVENANT AND AGREEMENT RECORDED JANUARY 26, 2007 AT RECEPTION NO. 2007008145 (DOUGLAS COUNTY RECORDS) AND RE-RECORDED APRIL 1, 2007 AT RECEPTION NO. B7048270 (ARAPAHOE COUNTY RECORDS).
    - DOES NOT AFFECT SUBJECT PROPERTY, AGREEMENT EXPIRED
  - NOTICES RECORDED MAY 22, 2007 AT RECEPTION NO. 2007080135 AND JUNE 23, 2007 AT RECEPTION NO. 2007115182, AND THE TERMS AND CONDITIONS CONTAINED THEREIN.
    - AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE
  - AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO BY THE INSTRUMENT RECORDED NOVEMBER 9, 2007 AT RECEPTION NO. 2007175236 UPON THE TERMS AND CONDITIONS SET FORTH IN THE INSTRUMENT.
    - AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON (TRANSFORMER OBSERVED 1.7' OUTSIDE EASEMENT BOUNDARY)
  - DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING FROM LOWELL17, LLC, A COLORADO LIMITED LIABILITY COMPANY TO SECURE AN INDEBTEDNESS IN THE PRINCIPAL SUM OF \$8,000,000.00, AND ANY OTHER AMOUNTS AND/OR OBLIGATIONS SECURED THEREBY, DATED AUGUST 17, 2012 AND RECORDED AUGUST 17, 2012 AT RECEPTION NO. 2012111516. TRUSTEE: PUBLIC TRUSTEE OF DENVER COUNTY BENEFICIARY: ANB BANK NOTE: ASSIGNMENT OF LEASES AND RENTS RECORDED AUGUST 17, 2012 AT RECEPTION NO. 2012111517, GIVEN IN CONNECTION WITH THE ABOVE DEED OF TRUST. NOTE: THE COMPANY HAS EVIDENCE OF A RELEASE RECORDED APRIL 11, 2019 AT RECEPTION NO. 2019043018 IN CONNECTION WITH THE ABOVE INSTRUMENT. SAID RELEASE DOES NOT SATISFY STATUTORY REQUIREMENTS.
    - AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE
  - DEED OF TRUST FROM LOWELL17, LLC, TO THE PUBLIC TRUSTEE OF THE CITY AND COUNTY OF DENVER, FOR THE BENEFIT OF GREAT WESTERN BANK, SECURING AN ORIGINAL PRINCIPAL INDEBTEDNESS OF \$8,500,000.00, AND ANY OTHER AMOUNTS AND/OR OBLIGATIONS DATED MARCH 18, 2019, RECORDED MARCH 19, 2019 AT RECEPTION NO. 2019031818.
    - AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE FOR PARCEL 2
  - THE PROVISIONS, CONDITIONS, OBLIGATIONS, EASEMENTS, AND RESTRICTIONS, IF ANY, AS CONTAINED IN THE ORDINANCE NO. 20190401 SERIES OF 2019 RECORDED JUNE 29, 2019 2019082411.
    - AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON
  - TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS, EASEMENTS, AND RESTRICTIONS, IF ANY, AS CONTAINED IN THE DEVELOPMENT AGREEMENT RECORDED JULY 9, 2019 2019088303.
    - AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE
  - THE PROVISIONS, CONDITIONS, OBLIGATIONS, EASEMENTS, AND RESTRICTIONS, IF ANY, AS CONTAINED IN THE PUD-G 21 RECORDED AUGUST 19, 2019 2019111232.
    - AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON

# 3701 W. 16TH AVENUE LIHTC APARTMENT'S SITE DEVELOPMENT PLAN

A parcel of land Situated in the Southeast 1/4 of Section 31, Township 3 South, Range 68 West of the 6th P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO  
 LOCATED AT: 3701 W. 16TH AVENUE, DENVER, COLORADO 80204

**TITLED LEGAL DESCRIPTION**

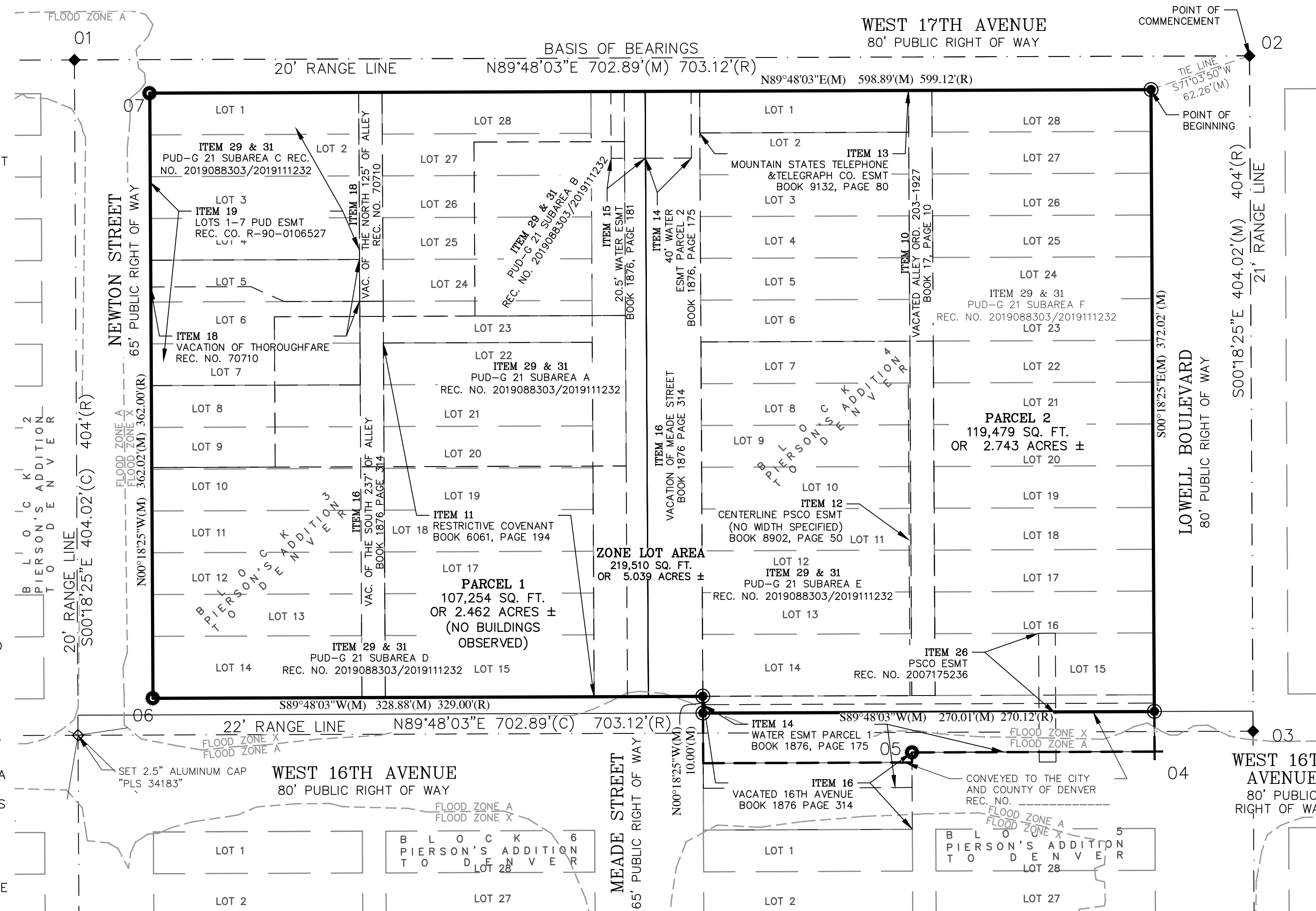
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DENVER, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:  
 LOTS 1 THROUGH 28, INCLUSIVE, BLOCK 3, PIERSON'S ADDITION TO DENVER, TOGETHER WITH THE VACATED ALLEY IN SAID BLOCK 4; AND TOGETHER WITH THE WEST 1/2 OF VACATED MEADE STREET ADJACENT TO SAID LOTS 15 THROUGH 28, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL 2:  
 LOTS 1 THROUGH 28, BLOCK 4, INCLUSIVE, PIERSON'S ADDITION TO DENVER, TOGETHER WITH THE VACATED ALLEY IN SAID BLOCK 4; AND TOGETHER WITH THE EAST 1/2 OF VACATED MEADE STREET ADJOINING SAID LOTS 1 TO 14; AND TOGETHER WITH THAT PORTION OF THE NORTH 1/2 OF VACATED WEST 16TH AVENUE ADJOINING, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 15, BLOCK 4, THENCE SOUTH ALONG THE WEST LINE OF LOWELL BOULEVARD, A DISTANCE OF 34 FEET; THENCE WESTERLY AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 4, A DISTANCE OF 145.12 FEET, THENCE SOUTHERLY TO A POINT ON THE CENTERLINE OF WEST 16TH AVENUE, A DISTANCE OF 6 FEET; THENCE WESTERLY ALONG THE SAID CENTERLINE TO A POINT ON THE EAST LINE OF MEADE STREET; THENCE NORTHERLY TO THE SOUTHWEST CORNER OF SAID LOT 14, BLOCK 4; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID BLOCK 4 TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

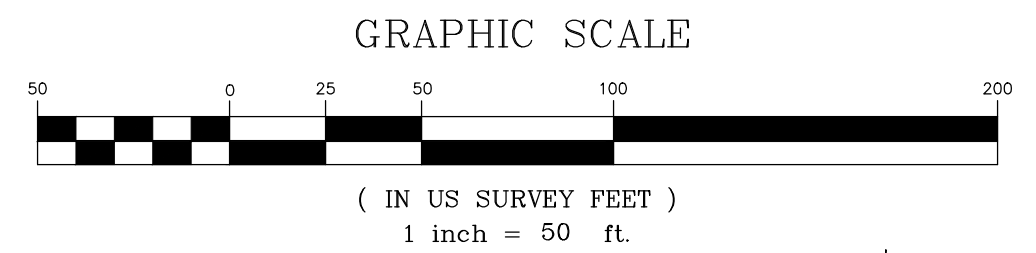
**STANDARD NOTES**

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- FALCON SURVEYING, INC. RECOMMENDS ALL INTERESTED PARTIES RETAIN THE SERVICES OF A COMPETENT INDIVIDUAL TO CONSULT PERTINENT DOCUMENTS FOR SPECIFIC DEVELOPMENT RESTRICTIONS AND CRITERIA WHICH MIGHT APPLY TO SUBJECT PARCEL. FALCON SURVEYING, INC. AND THE SURVEYOR OF RECORD ASSUME NO RESPONSIBILITY FOR THE ZONING RESTRICTIONS UPON THE SUBJECT PROPERTY.
- BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE SURFACE EVIDENCE AND UTILITY PLANS. ADDITIONAL UTILITIES, IN USE OR ABANDONED, MIGHT EXIST ON, NEAR OR CROSSING THE SUBJECT PROPERTY. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY, WITHOUT EXPRESSING A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF THE POTENTIAL OVERHANGS. THE DIMENSIONS OF ALL UTILITY POLE CROSS-MEMBERS AND/OR OVERHANGS SHOWN HEREON ARE LOCATED TO THE BEST OF OUR ABILITY AND ARE APPROXIMATE. FALCON SURVEYING, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
- FALCON SURVEYING, INC. DOES NOT HAVE THE EXPERTISE TO ADDRESS THE MINERAL RIGHTS. FALCON SURVEYING, INC. RECOMMENDS ALL INTERESTED PARTIES RETAIN A MINERAL RIGHTS EXPERT TO ADDRESS THESE MATTERS. FALCON SURVEYING, INC. AND THE SURVEYOR OF RECORD ASSUME NO RESPONSIBILITY FOR THE MINERAL RIGHTS UPON THIS TRACT OF LAND.
- DIRECT ACCESS TO PROPERTY FROM LOWELL BOULEVARD, WEST 16TH AVENUE, AND WEST 17TH AVENUE (ALL PUBLIC RIGHTS OF WAY) EXISTS AT TIME OF SURVEY. RIGHTS TO ACCESS NOT ADDRESSED BY SURVEYOR.
- SUBJECT PROPERTY LIES IN "ZONE X" AND "ZONE A" AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS PER FLOOD INSURANCE RATE MAP PANEL NO. 0800460181G. EFFECTIVE DATE: 11/17/2005
- NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES, NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NO WETLAND DELINEATION MARKERS OBSERVED AT TIME OF SURVEY.
- ALL DISTANCES USED ARE IN U.S. SURVEY FEET
- ZONING: SUBJECT PROPERTY ZONED C-MX-8, PER CITY AND COUNTY OF DENVER ZONING MAP DATED SEPTEMBER 15, 2017. NO ZONING REPORT OR LETTER PROVIDED.
- PARKING WITHIN BOUNDARY=239 REGULAR STRIPED SPACES; 17 ADA STRIPED SPACES
- BENCHMARK: CITY AND COUNTY OF DENVER 3" BRASS CAP STAMPED "BM 78B" LOCATED NEAR THE INTERSECTION OF COLFAX AVENUE AND LOWELL BOULEVARD. NAVD 1988 DATUM ELEVATION=5310.83
- BASIS OF BEARINGS: THE GPS DERIVED 20 FOOT RANGE LINE IN WEST 17TH AVENUE AS EVIDENCED BY A FOUND AXLE IN THE INTERSECTION OF LOWELL BOULEVARD AND WEST 17TH AVENUE FROM WHENCE A FOUND AXLE IN THE INTERSECTION OF NEWTON STREET AND WEST 17TH AVENUE BEARS SOUTH 89°48'03" WEST A DISTANCE OF 702.89 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO.
- TOTAL AREA OF PROPOSED ZONE LOT IS 219,510 SQUARE FEET, OR 5.039 ACRES MORE OR LESS  
 TOTAL AREA OF EXISTING PARCEL 1 IS 107,254 SQUARE FEET, OR 2.462 ACRES MORE OR LESS.  
 TOTAL AREA OF EXISTING PARCEL 2 IS 119,479 SQUARE FEET, OR 2.743 ACRES MORE OR LESS.



MONUMENT DESCRIPTION NUMBER	DESCRIPTION OF FOUND MONUMENT	LOCATION OF MONUMENT	RATING	ERROR OF POSITION RELATIVE TO PROPERTY LINE
01	RANGE POINT - AXLE	INT OF NEWTON ST & 17TH AVE	100%	SOUTH 0.00 X WEST 0.00
02	RANGE POINT - AXLE	INT OF LOWELL BLVD & 17TH AVE	100%	SOUTH 0.00 X WEST 0.00
03	RANGE POINT - 2" ALUMINUM CAP "PLS 37066"	INT OF LOWELL BLVD & 16TH AVE	100%	SOUTH 0.00 X WEST 0.00
04	CHISELED CROSS	34' S OF THE SE COR LOT 15, BLOCK 4	90%	SOUTH 0.08 X WEST 0.08
05	1" YELLOW PLASTIC CAP "ILLEGIBLE"	34' S OF THE SE COR LOT 14, BLOCK 4	95%	NORTH 0.05 X EAST 0.01
06	1" YELLOW PLASTIC CAP "PLS 23890"	SW COR LOT 14, BLOCK 3	75%	NORTH 0.03 X WEST 0.27
07	1" YELLOW PLASTIC CAP "PLS 23890"	NW COR LOT 1, BLOCK 3	85%	SOUTH 0.06 X WEST 0.17

NOTE: BOUNDARY CONTROL CALCULATION RATING IS BASED ON PROFESSIONAL SURVEYORS OPINION. RATING REFLECTS THE PERCENTAGE OF CONFIDENCE MONUMENT HAS IN RELATION TO THE BOUNDARY.



◆	FOUND RANGE POINT
◇	SET RANGE POINT
○	FOUND MONUMENT
+	FOUND CHISELED CROSS
●	SET MONUMENT P.L.S. 34183

**SURVEYOR'S CERTIFICATE**

I, JEFFREY J. MACKENNA, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECT SUPERVISION AND THAT IT IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF. THIS SURVEY IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE BUT IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JEFFREY J. MACKENNA  
 PLS 34183  
 DATE: 11/16/22

**FALCON SURVEYING INC.**  
 9940 WEST 25TH AVENUE  
 LAKEWOOD, CO 80215  
 303-202-1560  
 WWW.FALCONSURVEYING.COM

DATE: 09/21/20 REVD: 07/27/22  
 REVE: 09/16/22 REVE: 11/16/22

DRAWN BY: CAC CHK'D BY: JJM JOB NO. 200807  
 DATE OF FIELD SURVEY: 11/02/2022 200807\_SDP.DWG

# EXHIBIT "A"

## LAND DESCRIPTION

### PARCEL 1

A PARCEL OF LAND AS DESCRIBED BEING THE VACATED SOUTH 237 FEET OF THE ALLEY IN BLOCK 3, PIERSON'S ADDITION TO DENVER PER ORDINANCE NO. 86, SERIES OF 1979 RECORDED IN BOOK 1876, PAGE 314 AND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT IN THE INTERSECTION OF NEWTON STREET AND WEST 16TH AVENUE BEING A FOUND 2.5" ALUMINUM CAP "PLS 34183" FROM WHENCE THE RANGE POINT IN THE INTERSECTION OF LOWELL BOULEVARD AND WEST 16TH AVENUE BEING A FOUND 2" ALUMINUM CAP "PLS 37066" BEARS NORTH 89°48'03" EAST, A DISTANCE OF 702.89 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE NORTH 82°25'22" EAST, A DISTANCE OF 171.32 FEET TO THE SOUTHEAST CORNER OF LOT 14 OF SAID BLOCK 3 AND THE POINT OF BEGINNING;


THENCE NORTH 00°18'25" WEST ALONG THE WEST LINE OF SAID ALLEY, A DISTANCE OF 237.02 FEET TO THE SOUTHEAST CORNER OF LOT 5 OF SAID BLOCK 3;

THENCE NORTH 89°48'03" EAST, A DISTANCE OF 14.00 FEET TO THE SOUTHWEST CORNER OF LOT 24 OF SAID BLOCK 3;

THENCE SOUTH 00°18'25" EAST ALONG THE EAST LINE OF SAID ALLEY, A DISTANCE OF 237.02 FEET TO THE SOUTHWEST CORNER OF LOT 15 OF SAID BLOCK 3;

THENCE SOUTH 89°48'03" WEST ALONG THE SOUTH LINE OF SAID BLOCK 3, A DISTANCE OF 14.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14 AND THE TRUE POINT OF BEGINNING.

CONTAINING 3,318 SQUARE FEET OR 0.076 ACRES OF LAND, MORE OR LESS.

  
 PREPARED BY: JEFFREY J. MACKENNA P.L.S. 34183 DATE: 09/18/2023  
 FOR FALCON SURVEYING, INC.  
 9940 WEST 25TH AVENUE  
 LAKEWOOD COLORADO, 80215  
 (303)202-1560



# EXHIBIT "A"

## LAND DESCRIPTION

### PARCEL 2

A PARCEL OF LAND DESCRIBED AS VACATED MEADE STREET PER ORDINANCE NO. 86, SERIES OF 1979 RECORDED IN BOOK 1876, PAGE 314 AND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT IN THE INTERSECTION OF NEWTON STREET AND WEST 16TH AVENUE BEING A FOUND 2.5" ALUMINUM CAP "PLS 34183" FROM WHENCE THE RANGE POINT IN THE INTERSECTION OF LOWELL BOULEVARD AND WEST 16TH AVENUE BEING A FOUND 2" ALUMINUM CAP "PLS 37066" BEARS NORTH 89°48'03" EAST, A DISTANCE OF 702.89 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE NORTH 85°43'35" EAST, A DISTANCE OF 309.63 FEET TO THE SOUTHEAST CORNER OF BLOCK 3, PIERSON'S ADDITION TO DENVER AND THE POINT OF BEGINNING;

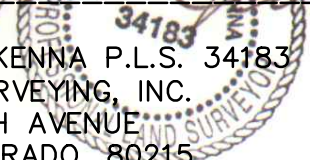
THENCE NORTH 00°18'25" WEST ALONG THE EAST LINE OF SAID BLOCK 3, A DISTANCE OF 362.02 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 3;

THENCE NORTH 89°48'03" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF WEST 17TH AVENUE, A DISTANCE OF 65.00 FEET TO THE NORTHWEST CORNER OF BLOCK 4, PIERSON'S ADDITION TO DENVER;

THENCE SOUTH 00°18'25" EAST ALONG THE WEST LINE OF SAID BLOCK 4, A DISTANCE OF 362.02 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 4;

THENCE SOUTH 89°48'03" WEST ALONG THE NORTH RIGHT OF WAY LINE OF WEST 16TH AVENUE, A DISTANCE OF 65.00 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 3 AND THE TRUE POINT OF BEGINNING.

CONTAINING 23,531 SQUARE FEET OR 0.540 ACRES OF LAND, MORE OR LESS.

  
 PREPARED BY:  DATE: 09/18/2023  
 JEFFREY J. MACKENNA P.L.S. 34183  
 FOR FALCON SURVEYING, INC.  
 9940 WEST 25TH AVENUE  
 LAKEWOOD COLORADO, 80215  
 (303)202-1560

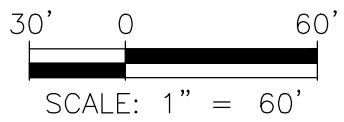
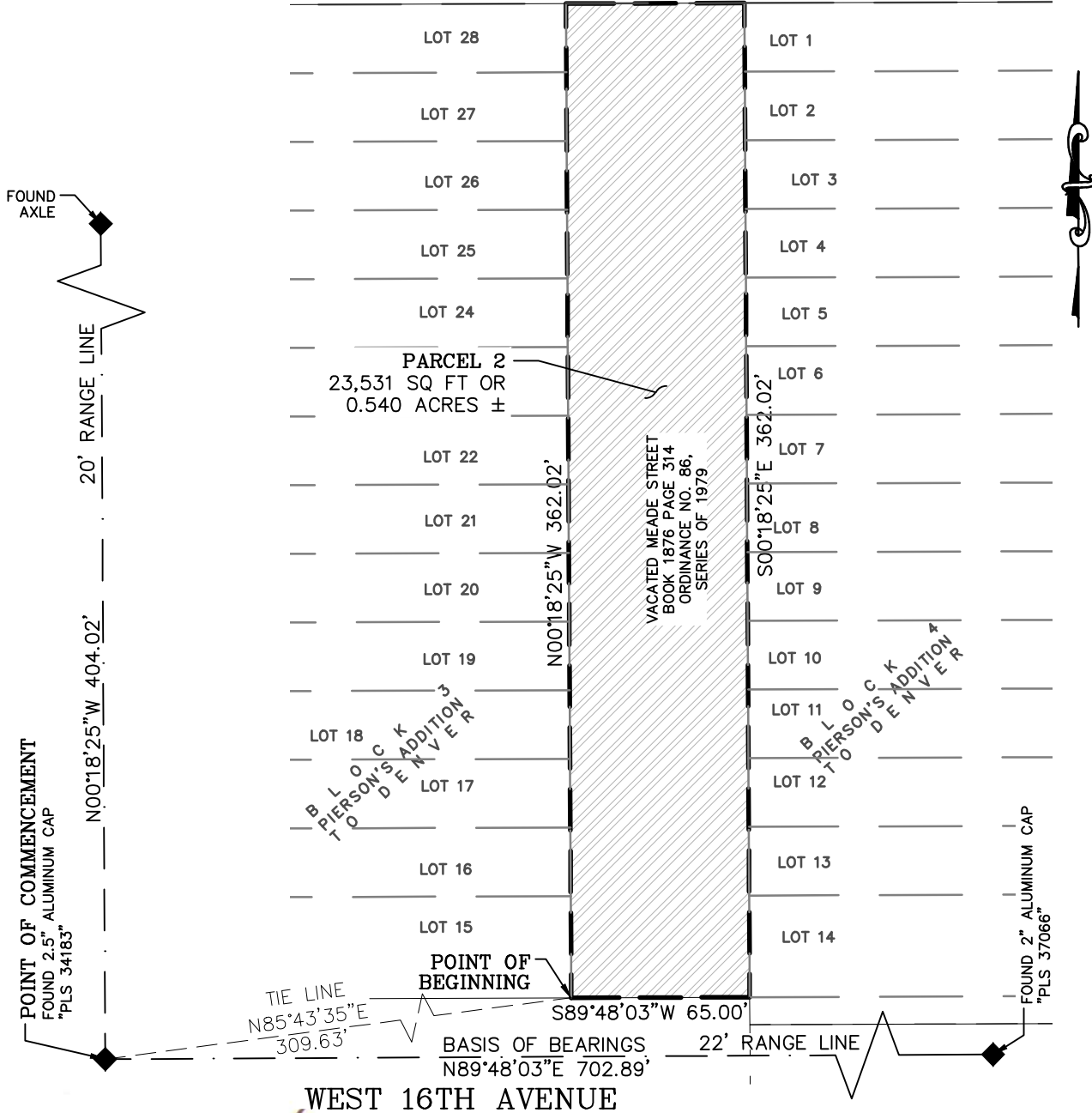


# EXHIBIT "A"

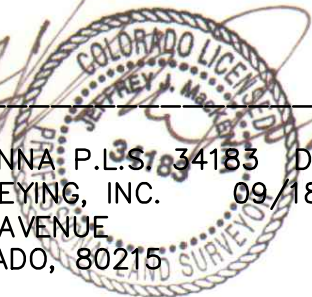
SITUATED IN THE SE 1/4, SECTION 31, T3S, R68W, OF THE 6TH P.M.  
CITY AND COUNTY OF DENVER, STATE OF COLORADO

WEST 17TH AVENUE

N89°48'03"E 65.00' 80' PUBLIC RIGHT OF WAY



PREPARED BY:  
 JEFFREY J. MACKENNA, P.L.S. 34183 DATE 09/18/2023  
 FOR FALCON SURVEYING, INC. 9940 WEST 25TH AVENUE  
 LAKEWOOD COLORADO, 80215 (303)202-1560



THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED SURVEY.  
 IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

# EXHIBIT "A"

## LAND DESCRIPTION

SHEET 1 OF 2

A PARCEL OF LAND AS DESCRIBED BEING THE VACATED NORTH 125 FEET OF THE ALLEY IN BLOCK 3, PIERSON'S ADDITION TO DENVER PER ORDINANCE NO. 438, SERIES OF 1990 RECORDED UNDER RECEPTION NUMBER R-90-0070710 (1990070710) AND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT IN THE INTERSECTION OF NEWTON STREET AND WEST 16TH AVENUE BEING A FOUND 2.5" ALUMINUM CAP "PLS 34183" FROM WHENCE THE RANGE POINT IN THE INTERSECTION OF LOWELL BOULEVARD AND WEST 16TH AVENUE BEING A FOUND 2" ALUMINUM CAP "PLS 37066" BEARS NORTH 89°48'03" EAST, A DISTANCE OF 702.89 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE NORTH 32°59'39" EAST, A DISTANCE OF 309.52 FEET TO THE SOUTHEAST CORNER OF LOT 5 OF SAID BLOCK 3 AND THE POINT OF BEGINNING;


THENCE NORTH 00°18'25" WEST ALONG THE WEST LINE OF SAID ALLEY, A DISTANCE OF 125.00 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID BLOCK 3;

THENCE NORTH 89°48'03" EAST ALONG THE NORTH LINE OF SAID BLOCK 3, A DISTANCE OF 14.00 FEET TO THE NORTHWEST CORNER OF LOT 28 OF SAID BLOCK 3;

THENCE SOUTH 00°18'25" EAST ALONG THE EAST LINE OF SAID ALLEY, A DISTANCE OF 125.00 FEET TO THE SOUTHWEST CORNER OF LOT 24 OF SAID BLOCK 3;

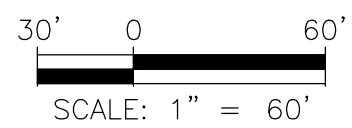
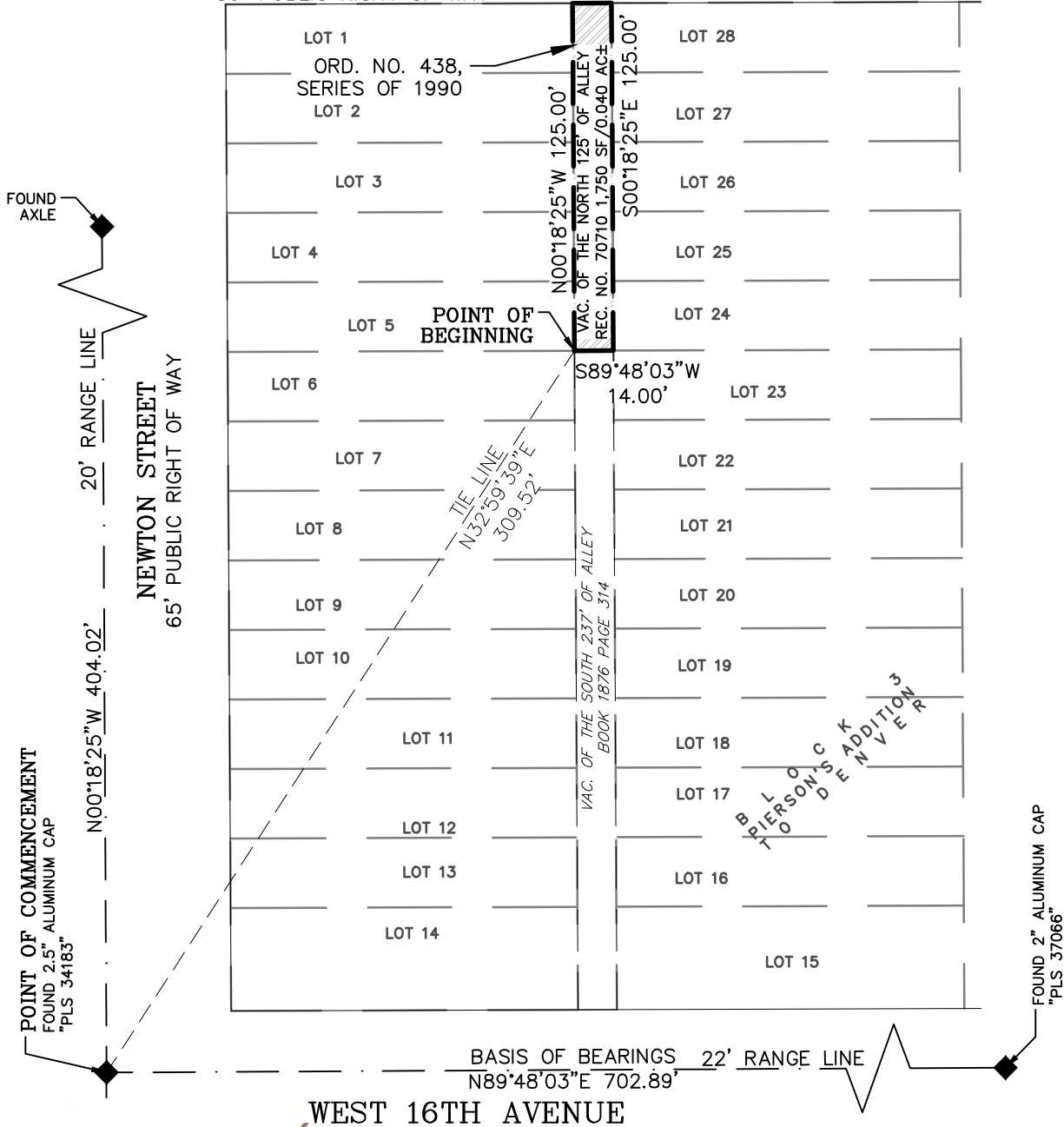
THENCE SOUTH 89°48'03" WEST, A DISTANCE OF 14.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5 AND THE TRUE POINT OF BEGINNING.

CONTAINING 1,750 SQUARE FEET OR 0.040 ACRES OF LAND, MORE OR LESS.

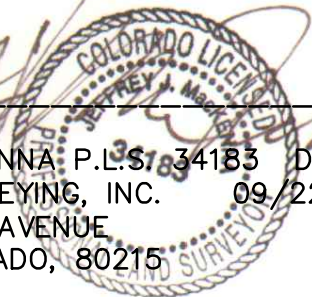
  
 PREPARED BY: JEFFREY J. MACKENNA P.L.S. 34183 DATE: 09/22/2023  
 FOR FALCON SURVEYING, INC.  
 9940 WEST 25TH AVENUE  
 LAKEWOOD COLORADO, 80215  
 (303)202-1560

# EXHIBIT "A"

SITUATED IN THE SE 1/4, SECTION 31, T3S, R68W, OF THE 6TH P.M.  
 CITY AND COUNTY OF DENVER, STATE OF COLORADO  
 WEST 17TH AVENUE N89°48'03"E  
 80' PUBLIC RIGHT OF WAY 14.00'



PREPARED BY:  
 JEFFREY J. MACKENNA, P.L.S. 34183 DATE 09/22/2023  
 FOR FALCON SURVEYING, INC. 9940 WEST 25TH AVENUE  
 LAKEWOOD COLORADO, 80215 (303)202-1560



THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED SURVEY.  
 IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

## 3701 W. 16th Avenue

09/28/2023

<b>Master ID:</b> 2021-PROJMSTR-0000098	<b>Project Type:</b> ROW Relinquishment
<b>Review ID:</b> 2023-RELINQ-0000013	<b>Review Phase:</b>
<b>Location:</b> 3701 W 16th Ave.	<b>Review End Date:</b> 05/12/2023

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

<b>Reviewing Agency:</b> Asset Management Review	<b>Review Status:</b> Approved
--	--------------------------------

**Reviewers Name:** Nicholas Boschert  
**Reviewers Email:** Nicholas.Boschert@denvergov.org

**Status Date:** 04/26/2023  
**Status:** Approved  
**Comments:**

<b>Reviewing Agency:</b> City Forester Review	<b>Review Status:</b> Approved
---	--------------------------------

**Reviewers Name:** Erin Hatch  
**Reviewers Email:** Erin.Hatch@denvergov.org

**Status Date:** 05/10/2023  
**Status:** Approved  
**Comments:** Approved. No anticipated existing ROW tree impacts.

<b>Reviewing Agency:</b> Comcast Referral	<b>Review Status:</b> Approved - No Response
---	--

**Status Date:** 05/15/2023  
**Status:** Approved - No Response  
**Comments:**

<b>Reviewing Agency:</b> Denver Water Referral	<b>Review Status:</b> Approved
--	--------------------------------

**Status Date:** 09/22/2023  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2023-RELINQ-0000013 - 3701 W. 16th Avenue  
 Reviewing Agency/Company: Denver Water  
 Reviewers Name: Gina Begly  
 Reviewers Phone: 13036286219  
 Reviewers Email: gina.begly@denverwater.org  
 Approval Status: Approved

**Comments:**

**Status Date:** 05/15/2023  
**Status:** Denied  
**Comments:** PWPRS Project Number: 2023-RELINQ-0000013 - 3701 W. 16th Avenue  
 Reviewing Agency/Company: Denver Water  
 Reviewers Name: Gina Begly  
 Reviewers Phone: 303-628-6219  
 Reviewers Email: gina.begly@denverwater.org  
 Approval Status: Denied

# Comment Report

## 3701 W. 16th Avenue

09/28/2023

**Master ID:** 2021-PROJMSTR-0000098      **Project Type:** ROW Relinquishment  
**Review ID:** 2023-RELINQ-0000013      **Review Phase:**  
**Location:** 3701 W 16th Ave.      **Review End Date:** 05/12/2023

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

**Comments:**

There is a waterline and hydrant in Meade Street south of 16th Street. What is your plan for this waterline?

**Status Date:** 05/15/2023  
**Status:** Approved - No Response  
**Comments:**

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

**Reviewers Name:** Thomas Savich  
**Reviewers Email:** Thomas.Savich@denvergov.org

**Status Date:** 09/22/2023  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2023-RELINQ-0000013 - 3701 W. 16th Avenue  
Reviewing Agency/Company: DOTI/ROWS/SURVEY  
Reviewers Name: Thomas Savich  
Reviewers Phone: 818.809.8753  
Reviewers Email: thomas.savich@denvergov.org  
Approval Status: Approved

**Comments:**

Attachment: 2023RELINQ13-Desc and Illus-001.pdf

Attachment: 2023RELINQ13-Desc-001.docx

Attachment: 2023RELINQ13-Desc and Illus-002.pdf

Attachment: 2023RELINQ13-Desc-002.docx

**Status Date:** 05/09/2023  
**Status:** Denied  
**Comments:** Redlines are in the REDLINES folder

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

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

**Status Date:** 05/15/2023  
**Status:** Comments Compiled  
**Comments:**

**Status Date:** 04/21/2023  
**Status:** Confirmation of Payment  
**Comments:**

# Comment Report

## 3701 W. 16th Avenue

09/28/2023

**Master ID:** 2021-PROJMSTR-0000098      **Project Type:** ROW Relinquishment  
**Review ID:** 2023-RELINQ-0000013      **Review Phase:**  
**Location:** 3701 W 16th Ave.      **Review End Date:** 05/12/2023

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

Reviewing Agency: Denver Fire Department Review      Review Status: Approved

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

Status Date: 05/10/2023  
Status: Approved  
Comments:

Reviewing Agency: Landmark Review      Review Status: Approved

Reviewers Name: Emma-Marie Censky  
Reviewers Email: emma.censky@denvergov.org

Status Date: 05/01/2023  
Status: Approved  
Comments:

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

Status Date: 05/15/2023  
Status: Approved - No Response  
Comments:

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

Status Date: 05/15/2023  
Status: Approved - No Response  
Comments:

Reviewing Agency: Parks and Recreation Review      Review Status: Approved

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

Status Date: 05/10/2023  
Status: Approved  
Comments:

Reviewing Agency: Construction Engineering Review      Review Status: Approved

Reviewers Name: Porames Saejiw  
Reviewers Email: Joe.Saejiw@denvergov.org

Status Date: 05/11/2023  
Status: Approved  
Comments:

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

# Comment Report

## 3701 W. 16th Avenue

09/28/2023

**Master ID:** 2021-PROJMSTR-0000098      **Project Type:** ROW Relinquishment  
**Review ID:** 2023-RELINQ-0000013      **Review Phase:**  
**Location:** 3701 W 16th Ave.      **Review End Date:** 05/12/2023

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

**Reviewers Name:** Jennifer Hillhouse  
**Reviewers Email:** Jennifer.Hillhouse@denvergov.org  
**Status Date:** 05/15/2023  
**Status:** Approved - No Response  
**Comments:**

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

**Reviewers Name:** Brittany Price  
**Reviewers Email:** Brittany.Price@denvergov.org  
**Status Date:** 05/15/2023  
**Status:** Approved - No Response  
**Comments:**

**Reviewing Agency:** CenturyLink Referral      **Review Status:** Approved

**Status Date:** 09/28/2023  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2023-RELINQ-0000013 - 3701 W. 16th Avenue  
Reviewing Agency/Company: CenturyLink/Lumen  
Reviewers Name: Rebekah Anthony  
Reviewers Phone: 307-717-0420  
Reviewers Email: rebekah.anthony@lumen.com  
Approval Status: Approved

**Comments:**

**Status Date:** 09/18/2023  
**Status:** Approved w/Conditions  
**Comments:** PWPRS Project Number: 2023-RELINQ-0000013 - 3701 W. 16th Avenue  
Reviewing Agency/Company: Lumen/CenturyLink  
Reviewers Name: Rebekah Anthony  
Reviewers Phone: 307-717-0420  
Reviewers Email: rebekah.anthony@lumen.com  
Approval Status: Approved with conditions

**Comments:**

This relinquishment from Lumen/CenturyLink is conditioned upon the installation of conduit to approved by the local wire center engineer into the new easement that will be dedicated to the public for utility use. This conduit must be constructed and paid for by the Developer and accepted by Lumen/CenturyLink prior to the relinquishment proceeding for Council consideration. Lumen/CenturyLink will notify City when installation and rerouting of existing Lumen/CenturyLink equipment into the public utility easement is complete.

**Status Date:** 08/10/2023  
**Status:** Denied  
**Comments:** PWPRS Project Number: 2023-RELINQ-0000013 - 3701 W. 16th Avenue  
Reviewing Agency/Company: Lumen/CenturyLink  
Reviewers Name: Rebekah Anthony

# Comment Report

## 3701 W. 16th Avenue

09/28/2023

**Master ID:** 2021-PROJMSTR-0000098      **Project Type:** ROW Relinquishment  
**Review ID:** 2023-RELINQ-0000013      **Review Phase:**  
**Location:** 3701 W 16th Ave.      **Review End Date:** 05/12/2023

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

Reviewers Phone: 307-717-0420  
Reviewers Email: rebekah.anthony@lumen.com  
Approval Status: Denied

Comments:  
After review, Lumen has reservations with this request. There is 48PR fiber cable that will need to be relocated for this project prior to an easement vacation. Please contact reviewer for more information.

Status Date: 05/15/2023  
Status: Approved - No Response  
Comments:

Reviewing Agency: Xcel Referral      Review Status: Approved

Status Date: 06/28/2023  
Status: Approved  
Comments: PWPRS Project Number: 2023-RELINQ-0000013 - 3701 W. 16th Avenue  
Reviewing Agency/Company: Public Service Company of Colorado dba Xcel Energy  
Reviewers Name: Donna George  
Reviewers Phone: 3035713306  
Reviewers Email: donna.l.george@xcelenergy.com  
Approval Status: Approved

Comments:

Status Date: 05/15/2023  
Status: Denied  
Comments: PWPRS Project Number: 2023-RELINQ-0000013 - 3701 W. 16th Avenue  
Reviewing Agency/Company: Public Service Company of Colorado dba Xcel Energy  
Reviewers Name: Donna George  
Reviewers Phone: 3035713306  
Reviewers Email: donna.l.george@xcelenergy.com  
Approval Status: Denied

Comments:  
Please be aware PSCo has existing natural gas and electric distribution facilities apparently within all easement relinquishment areas. Please provide an (overall) site plan highlighting all easement relinquishment areas, for clarity.  
Thank you.

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

Status Date: 05/15/2023  
Status: Approved - No Response  
Comments:

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

Reviewers Name: Tanner Axt  
Reviewers Email: Tanner.Axt@denvergov.org

Status Date: 05/15/2023

2023-RELINQ-0000013



# Comment Report

## 3701 W. 16th Avenue

09/28/2023

**Master ID:** 2021-PROJMSTR-0000098      **Project Type:** ROW Relinquishment  
**Review ID:** 2023-RELINQ-0000013      **Review Phase:**  
**Location:** 3701 W 16th Ave.      **Review End Date:** 05/12/2023

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

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

Reviewing Agency: DES Transportation Review      Review Status: Approved

**Reviewers Name:** Matthew Farmen  
**Reviewers Email:** Matt.Farmen@denvergov.org

**Status Date:** 05/15/2023  
**Status:** Approved  
**Comments:**

Reviewing Agency: DES Wastewater Review      Review Status: Approved

**Reviewers Name:** Brenden Marron  
**Reviewers Email:** Brenden.Marron@denvergov.org

**Status Date:** 09/08/2023  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2023-RELINQ-0000013 - 3701 W. 16th Avenue  
Reviewing Agency/Company: DES Wastewater  
Reviewers Name: Brenden Marron  
Reviewers Phone: 7208653123  
Reviewers Email: Brenden.Marron@DenverGov.Org  
Approval Status: Approved

**Comments:**  
Easement agreement needed for relinquishment approval received. Easement recorded under reception 2023086181.  
Relinquishment approved on behalf of Wastewater

**Status Date:** 07/19/2023  
**Status:** Denied  
**Comments:** PWPRS Project Number: 2023-RELINQ-0000013 - 3701 W. 16th Avenue  
Reviewing Agency/Company: DES-Wastewater  
Reviewers Name: Brenden Marron  
Reviewers Phone: 720-865-3123  
Reviewers Email: Brenden.Marron@DenverGov.Org  
Approval Status: Denied

**Comments:**  
Previous approval notification sent on behalf of Wastewater was incorrect. This relinquishment approval is contingent on 2023-DEDICATION-0000169, which has not been conveyed. Will update when completed. Sorry for the error.

**Status Date:** 07/19/2023  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2023-RELINQ-0000013 - 3701 W. 16th Avenue  
Reviewing Agency/Company: DES Wastewater  
Reviewers Name: Brenden Marron  
Reviewers Phone: 720-865-3123

# Comment Report

## 3701 W. 16th Avenue

09/28/2023

**Master ID:** 2021-PROJMSTR-0000098      **Project Type:** ROW Relinquishment  
**Review ID:** 2023-RELINQ-0000013      **Review Phase:**  
**Location:** 3701 W 16th Ave.      **Review End Date:** 05/12/2023

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

Reviewers Email: Brenden.Marron@DenverGov.org  
Approval Status: Approved

Comments:  
Public easement for existing storm conveyed and recorded under 2023040254. Relinquishment accepted on behalf of Wastewater

Status Date: 05/11/2023

Status: Denied

Comments: No objection to relinquishment following re-route of public storm. Dedicated public storm easement current does not cover storm main. An easement is required for Wastewater to maintain. Once the storm main is re-routed to within easement, Wastewater will approve the relinquishment.

Reviewing Agency: RTD Referral

Review Status: Approved

Status Date: 05/15/2023

Status: Approved

Comments: PWPRS Project Number: 2023-RELINQ-0000013 - 3701 W. 16th Avenue  
Reviewing Agency/Company: RTD  
Reviewers Name: C. Scott Woodruff  
Reviewers Phone: 303-299-2943  
Reviewers Email: clayton.woodruff@rtd-denver.com  
Approval Status: Approved

Comments:

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: CDOT Referral

Review Status: Approved

Status Date: 05/15/2023

Status: Approved

Comments: PWPRS Project Number: 2023-RELINQ-0000013 - 3701 W. 16th Avenue  
Reviewing Agency/Company: CDOT Region 1 ROW/survey  
Reviewers Name: dane courville  
Reviewers Phone: 7206720231  
Reviewers Email: dane.courville@state.co.us  
Approval Status: Approved

Comments:

Does not affect CDOT on-system ROW. Proposed effort is approved as the location does not affect CDOT ROW.