

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. 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.

☐ **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: _____
Property Address: _____
Billing Address: _____
Phone: _____ Email: _____

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

Company Name: _____
Contact Name: _____
Address: _____
Phone: _____ Email: _____

ENCROACHMENT INFORMATION:

Project Name: _____
Adjacent Property Address: _____
Coordinates (Lat/Long): _____
Encroachment Area, in 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.)

Description of Encroachment:

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

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.



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:

PRINT NAME:

COMPANY:

Joon Choi

Massandra Harbor George Owner, LLC

DATE: 07.28.2023

TITLE: Authorized Signatory

SUBMITTAL CHECKLIST

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

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

Encroachments shall be in accordance with:

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

Application

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

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 1st 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 **NONE EXISTING OR PROPOSED.**
- ☐ Surface utility features (e.g. cabinets, handholes, manholes, inlets, vaults, valves, fire hydrants) **N/A**
- ☐ Regulatory Floodplain boundaries (FEMA) **N/A**
- ☒ Underground and overhead utilities (e.g. water, sewer, power, communications, gas, irrigation)
- ☐ Trees and landscaping in the ROW **NONE EXISTING OR PROPOSED.**
- ☒ Street names and adjacent property address(es)
- ☐ Regional Transportation District (RTD) bus stop with any amenities **N/A**
- ☒ Location and size of Encroachment – Show and dimension limits of both above and below ground elements

City and County of Denver — Department of Transportation & Infrastructure

Right-of-Way Services | Engineering & Regulatory
201 West Colfax Ave. Dept. 507 | Denver, CO 80202
www.denvergov.org/doti
Phone: 720-865-3003



- ☐ Construction Materials EXISTING TO REMAIN
- ☒ Projection from building
- ☐ Distance from Encroachment to the nearest flowline N/A
- ☐ Distance from Encroachment to any other Streetscape feature/obstruction in the vicinity N/A. ENCROACHMENT UNDERGROUND
- ☐ Distance from property line to back of curb EXISTING TO REMAIN
- ☐ Electrical service alignment, electrical connection location, and voltage/amps N/A
- ☐ No proposed Encroachments located in the intersection clear zone per Transportation Std. Dwg. 7.9 N/A. ENCROACHMENT UNDERGROUND

ELEVATION OR CROSS-SECTION VIEWS NA: EXISTING TO REMAIN

- ☐ 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) NA: EXISTING TO REMAIN

- ☐ 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 1st 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	\$300.00	\$300.00
Resolution Review	N/A	N/A	\$300.00
Annual Permit	No Fee	\$200.00	\$200.00

Attestation:

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

SIGNATURE:

Mary Bonin

DATE: 08/11/2023

PRINT NAME:

MARY BONIN

EMAIL:

MARY@VENTUREARCHITECTURE.COM

COMPANY:

VENTURE ARCHITECTURE

The George



VENTURE
ARCHITECTURE

Smart Design. Successful Venture.

535 East Mexico Avenue
Denver, Colorado 80210
Phone: 303.722.9988
www.venturearchitecture.com

8/11/23

ENCROACHMENT
PERMIT

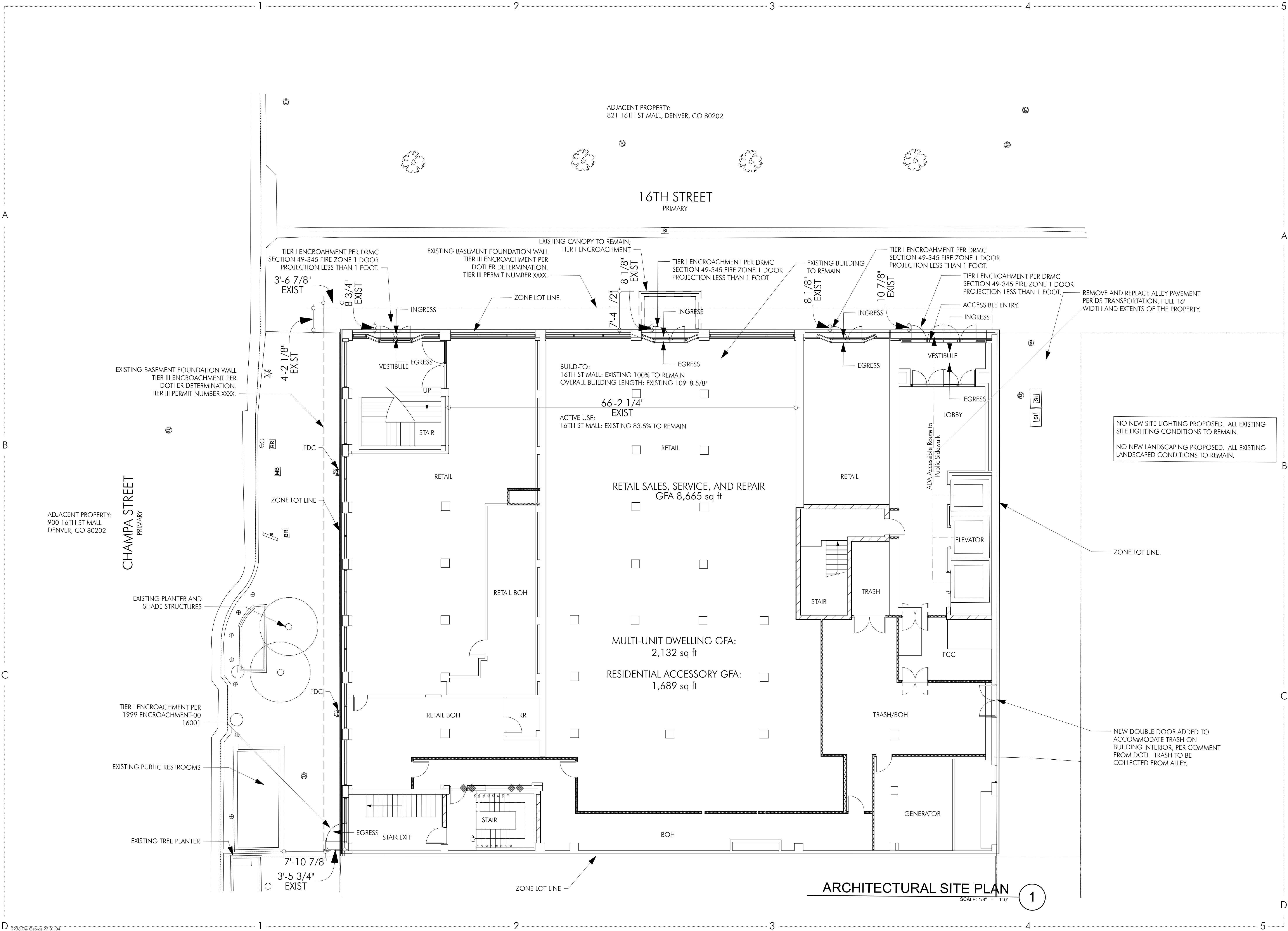


35 East Mexico Avenue
Denver, Colorado 80210
Phone: 303.722.9988
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2





35 East Mexico Avenue
Denver, Colorado 80210
Phone: 303.722.9988
www.venturearchitecture.com

The George

FLOOR PLAN GFA

SUB-BASEMENT:	3,216 SF
BASEMENT:	12,996 SF
LEVEL 1:	12,486 SF
LEVEL 2:	12,486 SF
LEVEL 3:	12,161 SF
LEVEL 4:	11,079 SF
LEVEL 5:	10,933 SF
LEVEL 6:	10,933 SF
LEVEL 7:	10,933 SF
LEVEL 8:	10,933 SF
TOTAL:	95,670 SF

GFA PER USE

<u>RETAIL SALES, SERVICE & REPAIR</u>	
BASEMENT:	3,975 SF
LEVEL 1:	8,665 SF
TOTAL:	12,640 SF

MULTI-UNIT DWELLING RESIDENTIAL

SUB BASEMENT:	3,216 SF
LEVEL 1:	2,132 SF
LEVEL 2:	9,588 SF
LEVEL 3:	10,113 SF
LEVEL 4:	11,079 SF
LEVEL 5:	10,933 SF
LEVEL 6:	10,933 SF
LEVEL 7:	10,933 SF
LEVEL 8:	10,933 SF
TOTAL:	79,860 SF

RESIDENTIAL ACCESSORY

BASEMENT:	9,021 SF
LEVEL 1:	1,689 SF
LEVEL 2:	2,898 SF
LEVEL 3:	2,048 SF
TOTAL:	15,656 SF

BASEMENT FLOOR PLAN



SCALE: 1/8" = 1'-0"

1

EXHIBIT A

DESCRIPTION - SEE SHEET 2 FOR MAP

LAND DESCRIPTION

A TRACT OF LAND BEING A PORTION OF CHAMPA STREET RIGHT-OF-WAY AND 16TH STREET RIGHT-OF-WAY ADJACENT TO LOTS 1 THROUGH 4, BLOCK 130, EAST DENVER, LOCATED IN BLOCK 130, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERNMOST CORNER OF LOT 4, SAID BLOCK 130, BEING MONUMENTED BY A FOUND NAIL AND 1-1/2" BRASS TAG STAMPED "PLS 38495" WHENCE THE SOUTHEAST END OF THE SOUTHWEST LINE OF SAID LOT 4, BEING MONUMENTED BY FOUND NAIL AND 1-1/2" BRASS TAG STAMPED "PLS 38495", IS ASSUMED TO BEAR NORTH 45°27'29" WEST, A DISTANCE OF 125.40 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE ALONG THE NORTHWEST LINE OF SAID BLOCK 130, NORTH 44°35'30" EAST, A DISTANCE OF 0.76 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID LINE, NORTH 45°27'32" WEST, A DISTANCE OF 3.58 FEET;

THENCE NORTH 44°35'30" EAST, A DISTANCE OF 103.42 FEET;

THENCE SOUTH 45°27'32" EAST, A DISTANCE OF 127.70 FEET;

THENCE SOUTH 44°35'30" WEST, A DISTANCE OF 4.18 FEET TO THE NORTHEAST LINE OF LOT 1, SAID BLOCK 130;

THENCE ALONG SAID NORTHEAST LINE, NORTH 45°27'32" WEST, A DISTANCE OF 124.12 FEET TO THE

NORTHERNMOST CORNER OF SAID LOT;

THENCE SOUTH 44°35'30" WEST, A DISTANCE OF 99.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 889 SQUARE FEET OR 0.020 ACRE OF LAND.



KEVIN J. KUCHARCZYK, P.L.S.
COLORADO REG. NO. 34591
FOR AND ON BEHALF OF
R&R ENGINEERS-SURVEYORS, INC.

-----ENCROACHMENT PARCEL-----

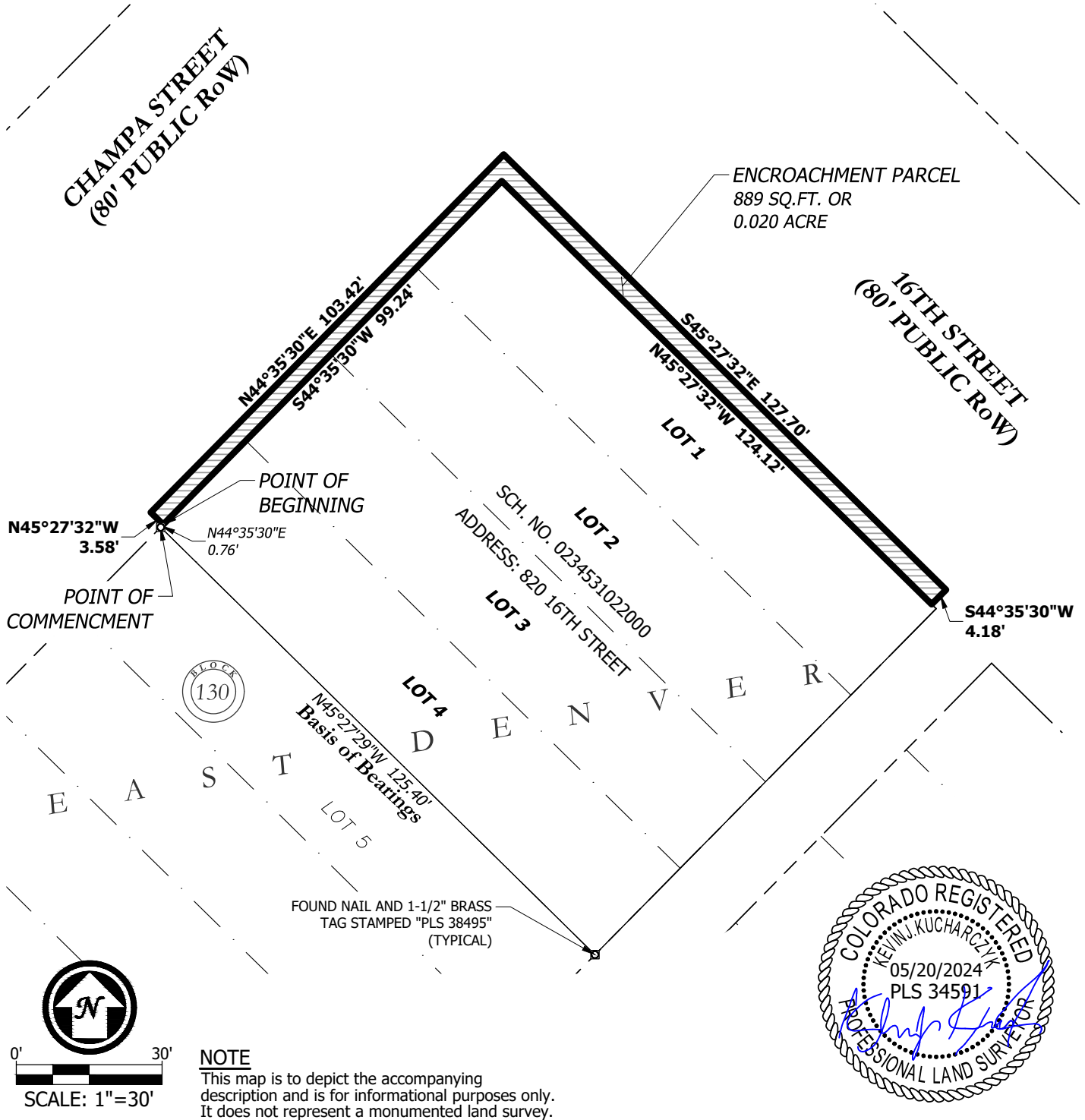
Orig. Issue Date:	8/9/2023	Sheet
Drawn By:	JDM	1
Checked By:	KK	of
Project No.	HA22086	2



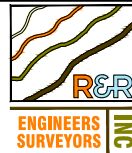
R&R ENGINEERS-SURVEYORS, INC.
1635 W. 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
303-753-6730
www.rrengineers.com

EXHIBIT A

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH,
 RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY AND COUNTY OF DENVER, STATE OF COLORADO
 MAP - SEE SHEET 1 FOR DESCRIPTION

**-----ENCROACHMENT PARCEL-----**

Orig. Issue Date:	8/9/2023	Sheet	2
Drawn By:	JDM	of	2
Checked By:	KK		
Project No.	HA22086		



R&R ENGINEERS-SURVEYORS, INC.
 1635 W. 13TH AVENUE, SUITE 310
 DENVER, COLORADO 80204
 303-753-6730
 www.rrengineers.com



06/03/2022 11:04 AM
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Page: 1 of 4

D \$1,720.00

2023-ENCROACHMENT-0000147-001

RECORDING REQUESTED BY:
Chicago Title Insurance Company

WHEN RECORDED RETURN IT TO:

Ervin Cohen & Jessup LLP
9401 Wilshire Blvd., 9th Floor
Beverly Hills, CA 90212
Attention: Albert C. Valencia, Esq.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is dated as of the 2nd day of June, 2022, between **820 16TH STREET PROPERTY, LLC**, a Delaware limited liability company ("**Grantor**"), whose street address is c/o Stockbridge Capital Group, 4 Embarcadero Center, Suite 3300, San Francisco, California 94111, and **MASSANDRA HARBOR GEORGE OWNER, LLC**, a Delaware limited liability company ("**Grantee**"), whose street address is c/o Harbor Associates, LLC, 200 Pine Avenue, Suite 502, Long Beach, CA 90802.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto Grantee, all of that certain real property in the City and County of Denver, and State of Colorado that is legally described on Exhibit A attached hereto (the "**Property**");

TOGETHER WITH all and singular appurtenances belonging, or in anywise appertaining, to the Property;

TO HAVE AND TO HOLD the Property unto Grantee forever;

SUBJECT only to the matters set forth on Exhibit B attached hereto.

AND Grantor hereby binds itself and its successors to warrant and defend the title of the Property, as against all acts of Grantor herein and none other, subject to the matters set forth in Exhibit B.

[Remainder of page intentionally left blank.]

Recording Requested by:
FNTG-NCS Colorado

N0036418

IN WITNESS WHEREOF, the Grantor has duly executed this Special Warranty Deed as of the day and year first above written.

GRANTOR:

820 16th STREET PROPERTY, LLC,
a Delaware limited liability company

By: 820 16th Street Investor, LLC,
a Delaware limited liability company
its sole member

By: 16th Champa, LLC,
a Delaware limited liability company
its Managing Member

By: 
Name: Albert J. Jehle
Title: President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

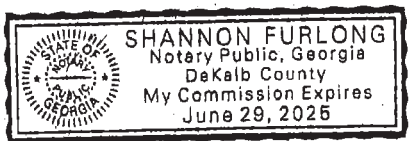
STATE OF GEORGIA

COUNTY OF DeKalb

On May 31, 2022, before me, Shannon Furlong Notary Public, personally appeared Albert J. Jehle, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Georgia ~~California~~ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



(Seal)

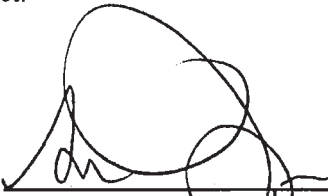

Signature of the Notary Public

Exhibit A**LEGAL DESCRIPTION OF THE REAL PROPERTY
820 16TH STREET, CITY AND COUNTY OF DENVER, COLORADO 80202****Parcel 1**

Lots 1 Through 4, Inclusive, Block 130, East Denver, City and County of Denver, State of Colorado.

Parcel 2

Easement Rights Beneficial to Parcel 1 as set forth and more fully described in the Party Wall and Maintenance Agreement recorded September 1, 1999, under Reception No. 9900154598, City and County of Denver, State of Colorado.

Assessor Parcel No. 02345-31-022-000

Property Address: 820 16th Street, City and County of Denver, Colorado 80202

END OF LEGAL DESCRIPTION

Exhibit A

Exhibit B**EXCEPTIONS**

1. Taxes and assessments for the year 2022, and subsequent year, not yet due and payable.
2. Rights of tenants, as tenants only, with no purchase options or purchase rights of first refusal.
3. Any tax, lien, fee, or assessment by reason of inclusion of subject property in the Local Maintenance District for the continuing care, operation, security, repair, maintenance and replacement of the 16th Street Pedestrian and Transit Mall, as evidenced by Ordinance No. 597, Series of 1982, recorded November 01, 1982, in Book 2683 at Page 140.
4. Any tax, lien, fee, or assessment by reason of inclusion of subject property in the Downtown Denver Business Improvement District, as evidenced by Ordinance No. 501, Series of 1992, recorded August 05, 1992, under Reception No. R-92-0089656.
5. Lease between ASA Associates, a Colorado general partnership, lessor, and Sprint Spectrum L.P., a Delaware limited partnership, lessee, as evidenced by Memorandum of PCS Site Agreement recorded July 29, 1996, under Reception No. 9600104234; and re-recorded February 10, 1997 under Reception No. 9700015623; and First Amendment recorded December 26, 2007 under Reception No. 2007195062.
6. Lease between ASA Associates, a Colorado general partnership, lessor, and Western PCS III License Corporation, lessee, as shown by Memorandum of Lease recorded September 05, 1996, under Reception No. 9600123896.
7. Terms, conditions, provisions, and obligations as set forth in Party Wall and Maintenance Agreement recorded September 01, 1999 under Reception No. 9900154598.
8. Terms, conditions, provisions and obligations as set forth in Revocable Permit recorded December 14, 1999 under Reception No. 9900210289.
9. Restrictions, pertaining to the preservation of the Downtown Denver Historic District as contained in Ordinance No. 972, Series of 2000, recorded December 08, 2000 under Reception No. 2000178757.

END OF EXCEPTIONS**Exhibit B**

2022PM0000463 - 820 16th St. Mall - ARU

06/05/2024

Master ID: 2022-PROJMSTR-0000463 **Project Type:** Tier III Encroachment Resolution
Review ID: 2023-ENCROACHMENT-0000147 **Review Phase:**
Location: **Review End Date:** 09/05/2023

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: Mindy Christensen
Reviewers Email: Mindy.Christensen@denvergov.org

Status Date: 05/07/2024
Status: Approved
Comments: PWPRS Project Number: 2023-ENCROACHMENT-0000147 - Tier III - 820 16th St - Foundation Walls
Reviewing Agency/Company: City & County of Denver
Reviewers Name: Mindy Christensen
Reviewers Phone: 7208653216
Reviewers Email: mindy.christensen@denvergov.org
Approval Status: Approved

Comments:

Status Date: 09/06/2023
Status: Denied
Comments: Denied on behalf of this critical reviewer. This is still under review. Please contact the reviewer to resolve.

Status Date: 09/05/2023
Status: Approved - No Response
Comments:

Reviewing Agency: DS Project Coordinator Review

Review Status: Approved - No Response

Reviewers Name: Bridget Rassbach
Reviewers Email: Bridget.Rassbach@denvergov.org

Status Date: 09/05/2023
Status: Approved - No Response
Comments:

Reviewing Agency: Survey Review

Review Status: Approved

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

Status Date: 06/05/2024
Status: Approved
Comments: PWPRS Project Number: 2023-ENCROACHMENT-0000147 - Tier III - 820 16th St - Foundation Walls
Reviewing Agency/Company: DOTI/ROWS/SURVEY
Reviewers Name: Thomas Savich
Reviewers Phone: 8188098753
Reviewers Email: thomas.savich@denvergov.org

Comment Report

2022PM0000463 - 820 16th St. Mall - ARU

06/05/2024

Master ID: 2022-PROJMSTR-0000463 **Project Type:** Tier III Encroachment Resolution
Review ID: 2023-ENCROACHMENT-0000147 **Review Phase:**
Location: **Review End Date:** 09/05/2023

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

Approval Status: Approved

Comments:

Attachment: a_2023Encroach147-SitePlan-001.pdf

Attachment: b_2023Encroach147-VestingDeed-001.pdf

Attachment: c_2023Encroach147-TitleCommitment-001.pdf

Attachment: d_2023Encroach147-VestingDeedDesc-001.docx

Attachment: e_2023Encroach147-DescAndIllus-002.pdf

Attachment: f_2023Encroach147-Desc-002.docx

Status Date: 09/05/2023
Status: Denied
Comments: Survey Comments / Redlines are in the REDLINES folder.
Status Date: 09/05/2023
Status: Approved - No Response
Comments:

Reviewing Agency: DES Wastewater Review Review Status: Approved

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

Status Date: 05/09/2024
Status: Approved
Comments: PWPRS Project Number: 2023-ENCROACHMENT-0000147 - Tier III - 820 16th St - Foundation Walls
Reviewing Agency/Company: Department of Transportation and Infrastructure
Reviewers Name: Chris Brinker
Reviewers Phone: 7204450193
Reviewers Email: christopher.brinker@denvergov.org
Approval Status: Approved

Comments:

Status Date: 09/06/2023
Status: Denied
Comments: Denied on behalf of this critical reviewer. This is still under review. Please contact the reviewer to resolve.
Status Date: 09/05/2023
Status: Approved - No Response
Comments:

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

Comment Report

2022PM0000463 - 820 16th St. Mall - ARU

06/05/2024

Master ID: 2022-PROJMSTR-0000463 **Project Type:** Tier III Encroachment Resolution
Review ID: 2023-ENCROACHMENT-0000147 **Review Phase:**
Location: **Review End Date:** 09/05/2023

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

Status Date: 09/05/2023
Status: Approved - No Response
Comments:

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

Status Date: 09/06/2023
Status: Approved
Comments: PWPRS Project Number: 2023-ENCROACHMENT-0000147 - Tier III - 820 16th St - Foundation Walls
Reviewing Agency/Company: CenturyLink/ Lumen
Reviewers Name: VeShon Sheridan
Reviewers Phone: 8042346825
Reviewers Email: veshon.sheridan@lumen.com
Approval Status: Approved

Comments:
P850929
Qwest Corporation d/b/a CENTURYLINK, QC ("CenturyLink") has reviewed the request for the subject lot consolidation and has determined there are no CenturyLink facilities within the ROW 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 area as described, the Applicant will bear the cost of relocation and repair of said facilities.

Status Date: 09/05/2023
Status: Approved - No Response
Comments:

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

Status Date: 09/06/2023
Status: Approved
Comments: PWPRS Project Number: 2023-ENCROACHMENT-0000147 - Tier III - 820 16th St - Foundation Walls
Reviewing Agency/Company: Public Service Company of Colorado dba Xcel Energy
Reviewers Name: Donna Lee George
Reviewers Phone: 3035713306
Reviewers Email: donna.l.george@xcelenergy.com
Approval Status: Approved

Comments:

Status Date: 09/05/2023
Status: Approved - No Response
Comments:

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

Status Date: 09/06/2023
Status: Approved

Comment Report

2022PM0000463 - 820 16th St. Mall - ARU

06/05/2024

Master ID: 2022-PROJMSTR-0000463 **Project Type:** Tier III Encroachment Resolution
Review ID: 2023-ENCROACHMENT-0000147 **Review Phase:**
Location: **Review End Date:** 09/05/2023

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

Comments: PWPRS Project Number: 2023-ENCROACHMENT-0000147 - Tier III - 820 16th St - Foundation Walls
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:
The RTD engineering review has no exceptions to this project at this time.
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.

Status Date: 09/05/2023
Status: Approved - No Response
Comments:

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

Status Date: 09/05/2023
Status: Approved - No Response
Comments:

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

Status Date: 09/05/2023
Status: Approved - No Response
Comments:

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

Status Date: 09/05/2023
Status: Approved - No Response
Comments:

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

Status Date: 09/05/2023
Status: Approved - No Response
Comments:

Reviewing Agency: Building Department Review **Review Status:** Approved - No Response

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

Status Date: 09/05/2023
Status: Approved - No Response
Comments:

Comment Report

2022PM0000463 - 820 16th St. Mall - ARU

06/05/2024

Master ID: 2022-PROJMSTR-0000463 **Project Type:** Tier III Encroachment Resolution

Review ID: 2023-ENCROACHMENT-0000147 **Review Phase:**

Location: **Review End Date:** 09/05/2023

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

Reviewing Agency: Division of Real Estate Referral

Review Status: Approved

Reviewers Name: Shannon Cruz

Reviewers Email: shannon.cruz@denvergov.org

Status Date: 08/16/2023

Status: Approved

Comments:

Reviewing Agency: Denver Fire Department Review

Review Status: Approved

Reviewers Name: Brian Dimock

Reviewers Email: Brian.Dimock@denvergov.org

Status Date: 08/30/2023

Status: Approved

Comments:

Reviewing Agency: Denver Water Referral

Review Status: Approved

Status Date: 09/06/2023

Status: Approved

Comments: PWPRS Project Number: 2023-ENCROACHMENT-0000147 - Tier III - 820 16th St - Foundation Walls

Reviewing Agency/Company: Denver Water

Reviewers Name: Kela Naso

Reviewers Phone: 13036286302

Reviewers Email: kela.naso@denverwater.org

Approval Status: Approved

Comments:

Status Date: 09/05/2023

Status: Approved - No Response

Comments:

Reviewing Agency: Parks and Recreation Review

Review Status: Approved

Reviewers Name: Jennifer Cervera

Reviewers Email: Jennifer.Cervera@denvergov.org

Status Date: 08/31/2023

Status: Approved

Comments:

Reviewing Agency: Policy and Planning Referral

Review Status: Approved - No Response

Status Date: 09/05/2023

Status: Approved - No Response

Comments:

Reviewing Agency: Denver Office of Disability Rights Referral

Review Status: Approved

Status Date: 09/06/2023

Status: Approved

Comment Report

2022PM0000463 - 820 16th St. Mall - ARU

06/05/2024

Master ID: 2022-PROJMSTR-0000463 **Project Type:** Tier III Encroachment Resolution
Review ID: 2023-ENCROACHMENT-0000147 **Review Phase:**
Location: **Review End Date:** 09/05/2023

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

Comments: PWPRS Project Number: 2023-ENCROACHMENT-0000147 - Tier III - 820 16th St - Foundation Walls
Reviewing Agency/Company: DODR
Reviewers Name: Spencer Pocock
Reviewers Phone: 720-913-8411
Reviewers Email: Spencer.Pocock@denvergov.org
Approval Status: Approved

Comments:

Status Date: 09/05/2023
Status: Approved - No Response
Comments:

Reviewing Agency: Construction Engineering Review

Review Status: Approved

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

Status Date: 08/28/2023
Status: Approved
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: 09/05/2023
Status: Approved - No Response
Comments:

Reviewing Agency: City Forester Review

Review Status: Approved - No Response

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

Status Date: 09/05/2023
Status: Approved - No Response
Comments:

Reviewing Agency: Landmark Review

Review Status: Approved - No Response

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

Status Date: 09/05/2023
Status: Approved - No Response
Comments:

Reviewing Agency: CDOT Referral

Review Status: Approved

Comment Report

2022PM0000463 - 820 16th St. Mall - ARU

06/05/2024

Master ID: 2022-PROJMSTR-0000463 **Project Type:** Tier III Encroachment Resolution
Review ID: 2023-ENCROACHMENT-0000147 **Review Phase:**
Location: **Review End Date:** 09/05/2023

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

Status Date: 09/06/2023
Status: Approved
Comments: PWPRS Project Number: 2023-ENCROACHMENT-0000147 - Tier III - 820 16th St - Foundation Walls
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.

Status Date: 09/05/2023
Status: Approved - No Response
Comments:

Reviewing Agency: Environmental Health Referral Review Status: Approved - No Response

Status Date: 09/06/2023
Status: Approved - No Response
Comments:

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

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

Status Date: 09/05/2023
Status: Approved - No Response
Comments: