

November 1, 2019

Public Works Plans Review Services
201 W. Colfax Ave., Department 507
Denver, CO 80202-5329

Re: Alley vacation 4455 W. Colfax Ave

To Whom It May Concern:

I believe my frustrations are well-documented with this process through many departments, employees and council members of the City of Denver. After working unsuccessfully with the City, I am asking that you expeditiously vacate land that I dedicated in anticipation of a complete alley vacation.

After nearly three years of trying to maneuver through the City process, I am abandoning this effort. There are a host of reasons for this, including new city regulations requiring a 7' setback from the front of the property at 4455 in addition to the 23' in the rear of the property to re-route alley access. Xcel, after neglecting the application for 18 months, said they are not willing to re-negotiate the easement that is currently with the City for the power poles/lines in that alley. All this to say, this vacation has been rendered impossible from a fiscal and design standpoint.

I was informed during this process that I must deed over (dedicate) my land to accommodate the new traffic design BEFORE any vacation would even be considered. This was NOT my experience/understanding of the process, but I agreed to proceed in good faith with the City. Now, I need to *un-dedicate* this parcel

Please find the request below.

A handwritten signature in black ink, appearing to read 'Paul Tamburello', with a stylized flourish at the end.

Paul Tamburello
Owner

Requestor:

Owner: 4455 W. Colfax LLC
3222 Tejon St Unit A
Denver CO 80211

Contact:	Rene Doubleday	Yael Nyholm
Phone Number:	303-884-8158	303-547-2224
Email:	rene@thinkgenerator.com	yael@deletllc.com

Explanation:

We recently dedicated this alley. Due to recent events out of our control we would request that this portion recently dedicated be vacated.

There are no utilities under this portion of land.

Site Plan:

Attachment B

Legal Description and Survey:

Attachment A, A-1

Payment

Per a telephone conversation between Tiffany Holcomb and Paul Tamburello it was our understanding the fees would be waived.

4455 W Colfax / 4409 W Colfax Ave

01/22/2020

Master ID: 2017-PROJMSTR-0000193 **Project Type:** ROW Vacation
Review ID: 2019-VACA-0000011 **Review Phase:**
Location: 4455 W Colfax Ave **Review End Date:** 01/02/2020

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

Reviewing Agency: Asset Management Review Review Status: Approved w/Conditions

Reviewers Name: David Edwards
Reviewers Email: davidj.edwards@denvergov.org

Status Date: 12/26/2019
Status: Approved w/Conditions
Comments: How will this vacation affect the proposed power poles/line Easements in the alley. It would be nice to get a little more back ground on this proposed vacation on how this came about.

Thanks,

David

Reviewing Agency: Building Department Review Review Status: Approved

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

Status Date: 12/31/2019
Status: Approved
Comments:

Reviewing Agency: CenturyLink Referral Review Status: Approved

Status Date: 01/22/2020
Status: Approved
Comments: PWPRS Project Number: 2019-VACA-0000011 4455 - 4409 W Colfax Ave
Reviewing Agency/Company: CenturyLink
Reviewers Name: Matt Reese
Reviewers Phone: 4123896977
Reviewers Email: matthew.reese@centurylink.com
Approval Status: Approved

Comments:

Attachment: P823544 Vacate-Abandon Approval - NR.docx

REDLINES are uploaded to the e-review webpage 1.22.20.

Status Date: 01/03/2020
Status: Denied
Comments: PWPRS Project Number: 2019-VACA-0000011 4455 - 4409 W Colfax Ave
Reviewing Agency/Company: Qwest Corporation d/b/a CenturyLink QC

Comment Report

4455 W Colfax / 4409 W Colfax Ave

01/22/2020

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Location: 4455 W Colfax Ave **Review End Date:** 01/02/2020

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Reviewers Name: Matthew Reese
Reviewers Phone: 4123896977
Reviewers Email: matthew.reese@centurylink.com
Approval Status: Denied

Comments:
CenturyLink has facilities in the requested vacation, therefore we must reserve our rights. Please see corresponding vacation letter.

Attachment: CenturyLink Vacation Letter- P823544.docx

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

Status Date: 01/03/2020
Status: Approved - No Response
Comments:

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

Status Date: 01/03/2020
Status: Approved - No Response
Comments:

Reviewing Agency: City Forester Review Review Status: Approved

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

Status Date: 01/02/2020
Status: Approved
Comments: Approved. No PRW tree conflict.

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

Status Date: 01/03/2020
Status: Approved - No Response
Comments:

Reviewing Agency: DS Project Coordinator Review Review Status: Approved w/Conditions

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

Status Date: 01/02/2020
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2019-VACA-0000011 4455 - 4409 W Colfax Ave
Reviewing Agency/Company: Development Services
Reviewers Name: Tiffany Holcomb
Reviewers Phone: 720.865.3018
Reviewers Email: Tiffany.Holcomb@denvergov.org
Approval Status: Approved with conditions

Comment Report

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Comments:

Additional site plan changes, including any required dedications for the north-south alley to the east, will need to be reviewed and approved through a Site Development Plan process. The applicant is currently in the Concept Review phase for the SDP.

Reviewing Agency: DES Transportation Review

Review Status: Approved

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

Status Date: 01/02/2020
Status: Approved
Comments: PWPRS Project Number: 2019-VACA-0000011 4455 - 4409 W Colfax Ave
Reviewing Agency/Company: CCD DES-Transportation
Reviewers Name: Kevin Spencer
Reviewers Phone: 7208653133
Reviewers Email: kevin.spencer@denvergov.org
Approval Status: Approved

Comments:

This project has been in for development and has had several discussions with Eric Osmundsen about this. For this, I support this vacation.

Status Date: 12/18/2019
Status: Approved
Comments: DES-Transportation supports this vacation of the recently dedicated L-out.

Reviewing Agency: DES Wastewater Review

Review Status: Approved

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

Status Date: 12/24/2019
Status: Approved
Comments: No objection on behalf of Wastewater

Reviewing Agency: Office of Disability Rights Review

Review Status: Approved - No Response

Reviewers Name: Juan Pasillas
Reviewers Email: Juan.Pasillas@denvergov.org

Status Date: 01/03/2020
Status: Approved - No Response
Comments:

Reviewing Agency: Denver Water Referral

Review Status: Approved - No Response

Status Date: 01/03/2020
Status: Approved - No Response
Comments:

Comment Report

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01/22/2020

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Reviewing Agency: Denver Fire Department Review

Review Status: Approved

Reviewers Name: Richard Tenorio

Reviewers Email:

Status Date: 12/27/2019

Status: Approved

Comments:

Reviewing Agency: Landmark Review

Review Status: Approved - No Response

Reviewers Name:

Reviewers Email:

Status Date: 01/03/2020

Status: Approved - No Response

Comments:

Reviewing Agency: Metro Wastewater Referral

Review Status: Approved - No Response

Status Date: 01/03/2020

Status: Approved - No Response

Comments:

Reviewing Agency: Office of Emergency Management Referral

Review Status: Approved - No Response

Status Date: 01/03/2020

Status: Approved - No Response

Comments:

Reviewing Agency: Office of Emergency Management Referral

Review Status: Approved - No Response

Status Date: 01/03/2020

Status: Approved - No Response

Comments:

Reviewing Agency: Dev and Planning Services Review

Review Status: Approved - No Response

Reviewers Name:

Reviewers Email:

Status Date: 01/03/2020

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: 01/02/2020

2019-VACA-0000011

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01/22/2020

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Status: Approved
Comments: PWPRS Project Number: 2019-VACA-0000011 4455 - 4409 W Colfax Ave
Reviewing Agency/Company: Parks Planning Design and Construction
Reviewers Name: Emily McKee
Reviewers Phone: 7209135862
Reviewers Email: emily.mckee@denvergov.org
Approval Status: Approved

Comments:

Reviewing Agency: ERA Transportation Review Review Status: Approved

Reviewers Name: Christina Baca
Reviewers Email: Christina.Baca@denvergov.org

Status Date: 12/30/2019
Status: Approved
Comments:

Reviewing Agency: ERA Wastewater Review Review Status: Approved

Reviewers Name: Steven Forvilly
Reviewers Email: Steven.Forvilly@denvergov.org

Status Date: 01/15/2020
Status: Approved
Comments: PWPRS Project Number: 2019-VACA-0000011 4455 - 4409 W Colfax Ave
Reviewing Agency/Company: PWERA-WW
Reviewers Name: Steven Forvilly
Reviewers Phone: 720-913-4533
Reviewers Email: steven.forvilly@denvergov.org
Approval Status: Approved

Comments:
Approved per Eric Osmundsen with the understanding that five feet of additional alley ROW will be granted with a future development plan.

Status Date: 12/30/2019
Status: Denied
Comments: An additional 3 feet of alley ROW is needed on each side for the entire length of the block. The ROW is needed for property access, solid waste pickup, and existing utility maintenance. This vacation request can be approved without vacating the easterly 3 feet.

Reviewing Agency: Construction Engineering Review Review Status: Approved - No Response

Reviewers Name: Joe Saejiw
Reviewers Email:

Status Date: 01/03/2020
Status: Approved - No Response
Comments:

2019-VACA-0000011

Comment Report

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Reviewing Agency: Policy and Planning Review

Review Status: Approved - No Response

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

Status Date: 01/03/2020
Status: Approved - No Response
Comments:

Reviewing Agency: Street Maintenance Review

Review Status: Approved - No Response

Reviewers Name: Brian Roecker
Reviewers Email:

Status Date: 01/03/2020
Status: Approved - No Response
Comments:

Reviewing Agency: Survey Review

Review Status: Approved

Reviewers Name: Jon Spirk
Reviewers Email: Jon.Spirk@denvergov.org

Status Date: 01/02/2020
Status: Approved
Comments: Approved descriptions and exhibit have been placed in the 'Legal Descriptions - APPROVED' folder.

Reviewing Agency: TES Sign and Stripe Review

Review Status: Approved - No Response

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

Status Date: 01/03/2020
Status: Approved - No Response
Comments:

Reviewing Agency: CPM Wastewater Review

Review Status: Approved - No Response

Reviewers Name:
Reviewers Email:

Status Date: 01/03/2020
Status: Approved - No Response
Comments:

Reviewing Agency: RTD Referral

Review Status: Approved - No Response

Status Date: 01/03/2020
Status: Approved - No Response
Comments:

Comment Report

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01/22/2020

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

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

Status Date: 01/03/2020
Status: Approved - No Response
Comments:

Reviewing Agency: Xcel Referral Review Status: Approved

Status Date: 01/02/2020
Status: Approved
Comments: PWPRS Project Number: 2019-VACA-0000011 4455 - 4409 W Colfax Ave
Reviewing Agency/Company: Public Service Company of Colorado dba Xcel Energy
Reviewers Name: Donna George
Reviewers Phone: 303-571-3306
Reviewers Email: donna.l.george@xcelenergy.com
Approval Status: Approved

Comments:

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

Reviewers Name: Vanessa West
Reviewers Email: Vanessa.West@denvergov.org

Status Date:
Status:
Comments: