



January 24, 2020

Public Works Engineering
Regulatory & Analytics Dept
City and County of Denver
201 W. Colfax Avenue, Dept. 507
Denver, Colorado 80202

RE: ***The Cameron - Denver, Colorado – 2019PM0000059
Easement Relinquishment Request (Portion of Former Cherry Street Right-of-Way)
Letter of Intent***

To whom it may concern,

On behalf of CREA – Flywheel Evans Landco (land owner on both sides of the now vacated portion of S. Cherry Street), the purpose of this letter is to describe the intent to relinquish the easement granted to the City and County of Denver as part of the vacation of a portion of S. Cherry Street (Ordinance No. 20191064). This portion of City right-of-way was vacated in preparation for the redevelopment of the parcels of land bounded to the north by Evans Avenue, the east by the Interstate 25 southbound ramp, the south by E. Warren Avenue and the west by S. Clermont Street. The requested easement area to be relinquished is formerly City right-of-way. The former right-of-way was a portion of S. Cherry Street bounded between E. Warren Avenue and the Interstate 25 southbound ramp. An easement was granted to the City and County of Denver as part of the vacation to maintain operation of the existing sanitary main until a time in which the main is no longer serving any active properties. All structures being served by the main have been demolished, with all active sanitary connections cut, capped, demolished and inspected; therefore, this portion of sanitary main is no longer active. Thus, the easement can be relinquished.

Included with this letter is:

- Easement Relinquishment Site Plan
- Survey
- Legal Description and Exhibit
- Vacation Ordinance No.20191064 which includes the easement language

The Land Owner/Requestor is:

CREA - Flywheel Evans LandCo, LLC
 2420 17th Street, Suite 3015
 Denver, CO 80202
 Chase Hill
 512-762-9541
chill@cypress-advisors.com

Contact:

Darren Domaracki – Kimley-Horn and Associates
darren.domaracki@kimley-horn.com
 720-943-9957

The Land Owner is seeking to relinquish the easement granted to the City and County of Denver as part of the vacation of a portion of S. Cherry Street right-of-way between E. Warren Avenue and the Interstate 25 southbound ramp, east of S. Clermont Street (re: accompanying Site Plan and legal descriptions). The purpose of this vacation is to provide an unencumbered land parcel that is of sufficient size to develop as a multi-family residential development. All existing structures served by this sanitary main have been demolished.

The former portion of S. Cherry Street right-of-way served multiple properties along its frontage. The existing structures served by the former Cherry Street right-of-way have been demolished. All existing sanitary connections to the main within the easement area have been cut, capped, and inspected. The easement relinquishment will allow for the planning and development of a high intensity use in conformance with current zoning. The utilities that exist within the easement area no longer serve any active uses for the adjacent parcels and will be removed, as described below.

Below is a summary of the known utilities within the easement area and the proposed action to remove the utilities following the easement relinquishment:

UTILITY	LOCATION	OWNER	ACTION
8" DI Water Main	Easement Area	Denver Water	To be removed
8" VCP Sanitary Sewer	Easement Area	City	To be abandoned and removed
Underground Gas Main	Easement Area	Xcel	To be removed

It is understood that the utilities slated for removal are at the owner's expense. An easement will no longer be required as these mains no longer serve any active properties or structures.

Summary of Request

With the relinquishment of the reserved easement associated with Ordinance No. 20191064, any existing utilities including sanitary sewer, water and underground electric that extend north within the existing easement will be removed. The proposed utility modifications are indicated within the attached

exhibits to remove the sanitary sewer main and associate manholes up to the connection point within Evans Avenue. Additionally, the Denver Water main and gas main noted on the survey will be removed concurrent with the sanitary main. Based on this, there would be no need for the easement to remain through the subject property for the purpose of conveying public utilities. Vacating this easement will allow the owner to redevelop and improve the area as planned. The existing utilities surrounding the site will not be affected, as the utilities within the vacated street to be removed only served existing structures that have been demolished.

Thank you for your consideration of this request. Should you have any questions or need further information, please do not hesitate to call me direct at (720) 943-9957 or Darren.Domaracki@kimley-horn.com should you have any questions.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.



Darren Domaracki, EIT

South Cherry Street

04/24/2020

Master ID: 2019-PROJMSTR-0000059 **Project Type:** ROW Relinquishment
Review ID: 2020-RELINQ-0000007 **Review Phase:**
Location: **Review End Date:** 04/17/2020

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 - No Response

Reviewers Name: Katherine Rinehart
Reviewers Email: Katherine.Rinehart@denvergov.org

Status Date: 04/20/2020
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: 04/17/2020
Status: Approved
Comments: Approved. Existing trees appraised and paid for - 2019PM0000059

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

Status Date: 04/20/2020
Status: Approved - No Response
Comments:

Reviewing Agency: Denver Water Referral Review Status: Approved

Status Date: 04/20/2020
Status: Approved
Comments: PWPRS Project Number: 2020-RELINQ-0000007 South Cherry Street
Reviewing Agency/Company: Denver Water
Reviewers Name: Gina Begly
Reviewers Phone: 303-628-6219
Reviewers Email: gina.begly@denverwater.org
Approval Status: Approved

Comments:
This project is in plan review with Denver Water, project ID #20494. No comment on easement relinquishment

Reviewing Agency: Survey Review Review Status: Approved

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

Status Date: 04/07/2020
Status: Approved

2020-RELINQ-0000007

Comment Report

South Cherry Street

04/24/2020

Master ID: 2019-PROJMSTR-0000059 **Project Type:** ROW Relinquishment
Review ID: 2020-RELINQ-0000007 **Review Phase:**
Location: **Review End Date:** 04/17/2020

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

Comments:

Reviewing Agency: Case Manager Review/Finalize

Review Status: Comments Compiled

Reviewers Name: Devin Price

Reviewers Email: Devin.Price@denvergov.org

Status Date: 04/20/2020

Status: Comments Compiled

Comments:

Status Date: 04/08/2020

Status: Confirmation of Payment

Comments:

Reviewing Agency: Denver Fire Department Review

Review Status: Approved - No Response

Reviewers Name:

Reviewers Email:

Status Date: 04/20/2020

Status: Approved - No Response

Comments:

Reviewing Agency: Landmark Review

Review Status: Approved - No Response

Reviewers Name: Rebecca Dierschow

Reviewers Email: Becca.Dierschow@denvergov.org

Status Date: 04/20/2020

Status: Approved - No Response

Comments:

Reviewing Agency: Metro Wastewater Referral

Review Status: Approved - No Response

Status Date: 04/20/2020

Status: Approved - No Response

Comments:

Reviewing Agency: Office of Emergency Management Referral

Review Status: Approved - No Response

Status Date: 04/20/2020

Status: Approved - No Response

Comments:

Reviewing Agency: Office of Emergency Management Referral

Review Status: Approved - No Response

Status Date: 04/20/2020

Status: Approved - No Response

Comments:

Comment Report

South Cherry Street

04/24/2020

Master ID: 2019-PROJMSTR-0000059 **Project Type:** ROW Relinquishment
Review ID: 2020-RELINQ-0000007 **Review Phase:**
Location: **Review End Date:** 04/17/2020

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

Reviewing Agency: Parks and Recreation Review

Review Status: Approved

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

Status Date: 04/09/2020
Status: Approved
Comments:

Reviewing Agency: Construction Engineering Review

Review Status: Approved

Reviewers Name: David Potter
Reviewers Email: Dave.Potter@denvergov.org

Status Date: 04/10/2020
Status: Approved
Comments: SSewers seem abandoned by ROW Inspections

Reviewing Agency: Policy and Planning Review

Review Status: Approved - No Response

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

Status Date: 04/20/2020
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: 04/20/2020
Status: Approved - No Response
Comments:

Reviewing Agency: CenturyLink Referral

Review Status: Approved w/Conditions

Status Date: 04/24/2020
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2020-RELINQ-0000007 South Cherry Street
Reviewing Agency/Company: CenturyLink
Reviewers Name: Kandice Bremer
Reviewers Phone: 402-613-7933
Reviewers Email: kandice.bremer@centurylink.com
Approval Status: Approved with conditions

Comments:
This is approved with the condition that the maps and decisions must be made in conjunction with Jim Elkins -
CenturyLink Engineer. Mr. Elkins is pulling maps and will determine what to reroute the utility. Darren Domaracki -

Comment Report

South Cherry Street

04/24/2020

Master ID: 2019-PROJMSTR-0000059 **Project Type:** ROW Relinquishment
Review ID: 2020-RELINQ-0000007 **Review Phase:**
Location: **Review End Date:** 04/17/2020

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

Kimley-Horn.
Status Date: 04/20/2020
Status: Denied
Comments: PWPRS Project Number: 2020-RELINQ-0000007 South Cherry Street
Reviewing Agency/Company: Qwest Corporation dba CenturyLink QC
Reviewers Name: Kandice Bremer
Reviewers Phone: 402-613-7933
Reviewers Email: kandice.bremer@centurylink.com
Approval Status: Denied

Comments:
There are significant services of CenturyLink in the easement vacation area. These utilities will need to be relocated and this is a billable relocation to the customer/developer. Engineer Jim Elkins will be handling the relocation and the determination of costs for the relocation. Mr. Elkins will be in contact with Kimley-Horn. Mr. Elkins contact is jim.elkins@centurylink.com or 720-545-6037.

Attachment: P826918 Denver CO Denial Letter.docx

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

Status Date: 04/20/2020
Status: Approved
Comments: PWPRS Project Number: 2020-RELINQ-0000007 South Cherry Street
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: City Councilperson and Aides Referral **Review Status:** Approved - No Response

Status Date: 04/20/2020
Status: Approved - No Response
Comments:

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

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

Status Date: 04/20/2020
Status: Approved - No Response
Comments:

Reviewing Agency: DES Transportation Review **Review Status:** Approved

Reviewers Name: Matthew Farnen
Reviewers Email: Matt.Farnen@denvergov.org

Comment Report

South Cherry Street

04/24/2020

Master ID: 2019-PROJMSTR-0000059 **Project Type:** ROW Relinquishment
Review ID: 2020-RELINQ-0000007 **Review Phase:**
Location: **Review End Date:** 04/17/2020

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

Status Date: 04/07/2020
Status: Approved
Comments:

Reviewing Agency: DES Wastewater Review Review Status: Approved

Reviewers Name: Kenneth Armfield
Reviewers Email: Ken.Armfield@denvergov.org

Status Date: 04/17/2020
Status: Approved
Comments:

Reviewing Agency: ERA Transportation Review Review Status: Approved

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

Status Date: 04/17/2020
Status: Approved
Comments: Documentation provided appears all existing utilities are no longer in service and no longer required.

Reviewing Agency: ERA Wastewater Review Review Status: Approved

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

Status Date: 04/09/2020
Status: Approved
Comments:

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

Status Date: 04/20/2020
Status: Approved - No Response
Comments:

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

Status Date: 04/20/2020
Status: Approved - No Response
Comments: