

August 19, 2019

Public Works Engineering
Regulatory and Analytics Department
201 W. Colfax Ave., Dept. 507
Denver, CO 80202-5329

RE: 1243-1255 Tennyson Street Easement Relinquishment

Case Manager:

We are requesting to relinquish a portion of the non-exclusive easement attached to the alley vacation at 1243 Tennyson (ordinance number: 20190195 reception number: 2019035253). The easement in question includes language that allows for utility placement in the entire vacated area. While the easement is currently part of a vacant lot, the proposed development will place detached garages over a portion of the easement. We seek to relinquish this portion of the easement to remove conflict with these proposed structures and to ensure that utility providers will be able to access their facilities for maintenance or installation. There is still space under the driveways, adjacent to the alley, for utility placement.

We are already in the process of relocating the utilities out the ROW at our expense and will arrange any necessary easements.

We have attached a site plan and legal description.

Our point of contact for this process is

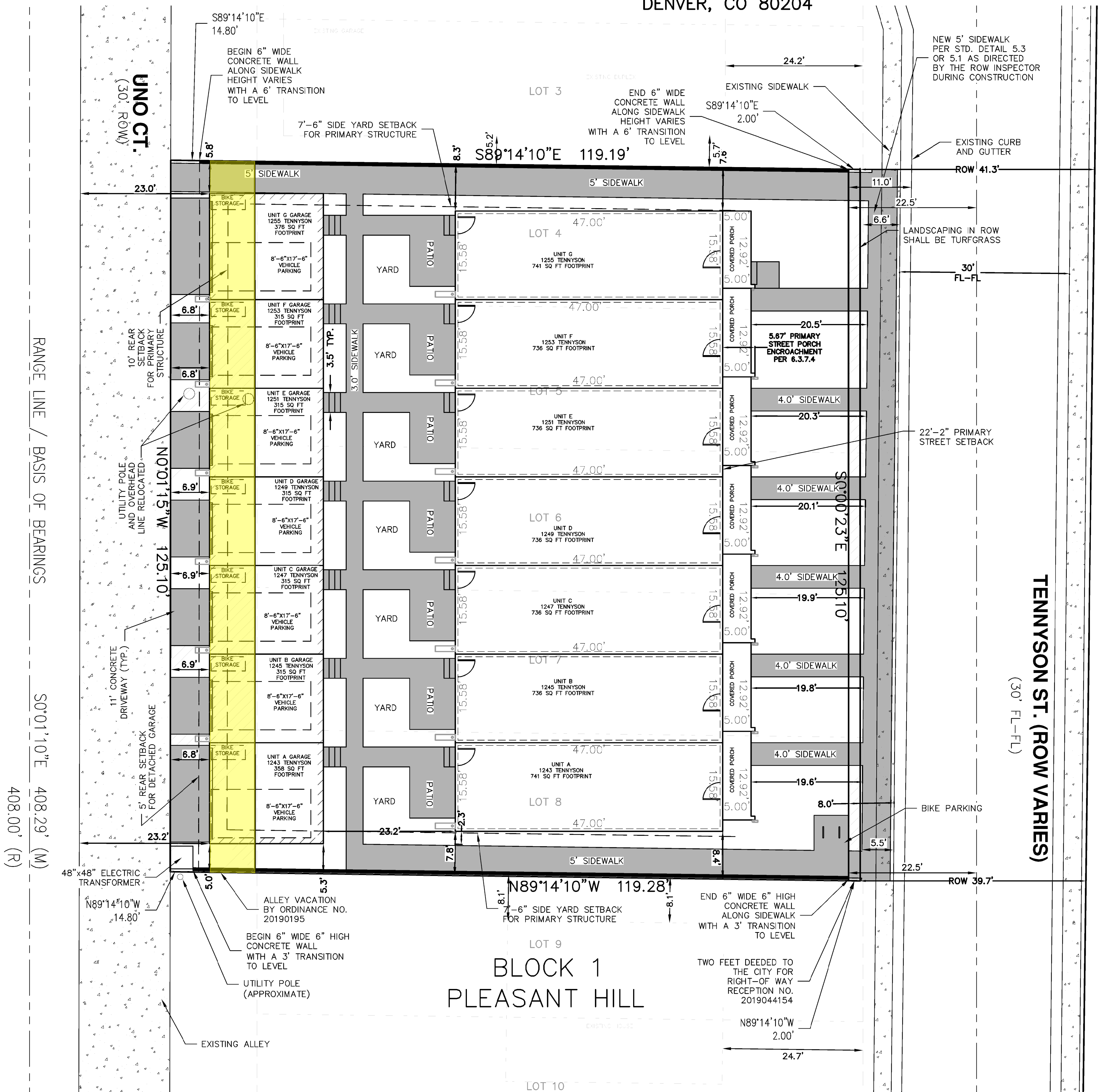
Natalie Satt
Highland Development Company
1630 Welton St. Suite 260
Denver, CO 80202
720-739-7200

Sincerely,

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

Tom Dadourian
1247-1255 Tennyson LLC
200 Quebec St. 300-111-85
Denver, CO 80230

TENNYSON TOWN HOUSES
SITE DEVELOPMENT PLAN
LOTS 4 TO 8, INCLUSIVE, PLEASANT HILL, A PORTION OF THE NORTHWEST
QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE
6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO
1243, 1245, 1247, 1249, 1251, 1253 & 1255 TENNYSON ST.
DENVER, CO 80204



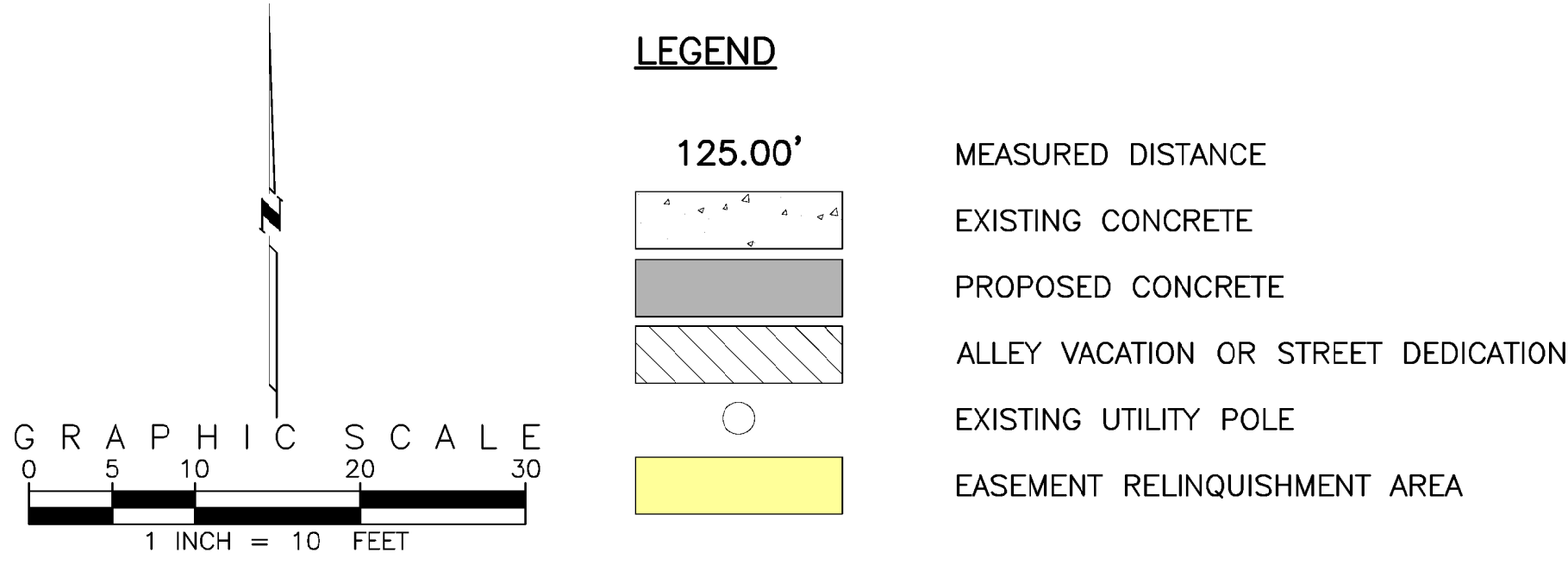
GENERAL NOTES

1. CONTRACTOR SHALL MEET AND MATCH EXISTING SIDEWALK IN ELEVATION, GRADE AND ALIGNMENT.
2. A SEWER USE AND DRAINAGE PERMIT, ISSUED BY PUBLIC WORKS PERMIT OPERATIONS (PWPO), MUST BE OBTAINED FOR CONSTRUCTION INVOLVING SANITARY OR STORM SEWER FACILITIES.
3. A PERMIT MUST BE OBTAINED FOR PRIVATE IMPROVEMENTS CONSTRUCTED WITHIN THE PUBLIC RIGHT-OF-WAY. CONTACT PWPO AND/OR THE CONSTRUCTION ENGINEERING INSPECTOR.
4. WHERE RIGHT-OF-WAY FENCES NEED TO BE REMOVED OR CUT TO FACILITATE CONSTRUCTION, APPROVAL MUST BE GIVEN BY CCD BEFORE WORK IS DONE. EXISTING ROW/FENCE LINE MUST BE ESTABLISHED BY GOOD SURVEY PRACTICES. THE UTILITY COMPANY SHALL SUPPLY AND INSTALL NEW MATERIALS REQUIRED TO RESTORE FENCE TO ACCEPTABLE CONDITION. NEW POSTS AND WIRE WILL BE REQUIRED INCLUDING CORNER POSTS FOR GATES PLACED IN LOCATIONS AS DETERMINED BY ORIGINAL SURVEY. FENCES WILL BE REPLACED IN KIND ACCORDING TO CCD FENCING STANDARDS.
5. ALL NEW OR RELOCATED STREET, TRAFFIC OR PARKING SIGNS SHALL BE INSTALLED PER CURRENT DENVER STANDARDS. COORDINATE WORK WITH DENVER PUBLIC WORKS TRANSPORTATION AND MOBILITY BY E-MAILING PARKING.OPERATIONS@DENVERGOV.ORG
6. CONTACT DENVER PUBLIC WORKS TRANSPORTATION AND MOBILITY PRIOR TO FABRICATION OR INSTALLATION OF ANY STREET OR TRAFFIC SIGNS.
7. ALL WORK RELATED TO THE STREET, TRAFFIC OR PARKING SIGNS SHOWN IN THIS PLAN SHALL BE PERFORMED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ALL EXPENSES RELATED TO STREET SIGN INSTALLATION.
8. TRASH COLLECTION WILL BE CONDUCTED VIA THE ALLEY

TRANSPORTATION NOTES

1. REPAIR OR REPLACE ANY PORTION OF THE EXISTING CONCRETE ALLEY ALONG PROPERTY FRONTAGE THAT DOES NOT MEET ADA CRITERIA, IS DAMAGED (EITHER CURRENTLY OR DURING CONSTRUCTION) OR NOT TO CURRENT CITY STANDARDS, AS DIRECTED BY ROW INSPECTOR. DEPENDING ON THE EXISTING CONDITIONS / CROSS SLOPES / FLOWLINE GRAD, PARTIAL OR FULL RECONSTRUCTION WOULD BE REQUIRED. NOTE THAT ALL CONCRETE WORK REQUIRES FULL PANEL REPLACEMENT.

BUILD-TO-ANALYSIS	REQUIRED	PROVIDED
PRIMARY STREET	TENNYSON STREET	
TOTAL BUILD-TO	70%	87%
ZONE LOT STREET FRONTAGE LENGTH	50ft	125.1ft
BUILDING LENGTH	-	109ft
ALTERNATIVES PROVIDED	-	NONE
FLATWORK WITHIN THE PRIMARY STREET SETBACK	MAX	PROVIDED
	50%	36%



EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING/SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520
www.EMKG.com

EMK

SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

811
Know what's below.
Call before you dig.

REUSE OF DOCUMENT
THE IDEAS AND DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF EMK CONSULTANTS, INC., AND WRITTEN AUTHORIZATION OF EMK CONSULTANTS, INC.

REVISIONS	NO.	DESCRIPTION	DATE	BY

DESIGNED BY: *JLS*

DRAWN BY: *DLL*

CHECKED BY: *ERM*

APPROVED BY: *ERM*

1243, 1245, 1247, 1249, 1251, 1253 & 1255 TENNYSON ST.

SITE PLAN

DATE: DEC 21, 2018
JOB NO: 12952.00
SCALE: HORIZONTAL 10 VERTICAL N/A

CS3 (3 of 15)

2018MP0000641

1243-1255 Tennyson Street

01/21/2020

Master ID: 2018-PROJMSTR-0000641 **Project Type:** ROW Relinquishment
Review ID: 2019-RELINQ-0000015 **Review Phase:**
Location: 1243 Tennyson St **Review End Date:** 12/13/2019

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**Reviewers Name:** David Edwards**Reviewers Email:** davidj.edwards@denvergov.org**Status Date:** 12/03/2019**Status:** Approved**Comments:** As long as the reduced width will suffice for utilities, I don't see a problem. Utilities should weigh in on this.**Reviewing Agency:** City Forester Review**Review Status:** Approved**Reviewers Name:** Nick Evers**Reviewers Email:** Nick.Evers@denvergov.org**Status Date:** 12/12/2019**Status:** Approved**Comments:** Approved. No PRW tree conflict.**Reviewing Agency:** Comcast Referral**Review Status:** Approved - No Response**Status Date:** 12/16/2019**Status:** Approved - No Response**Comments:****Reviewing Agency:** Denver Water Referral**Review Status:** Approved**Status Date:** 12/16/2019**Status:** Approved**Comments:** PWPRS Project Number: 2019-RELINQ-0000015 1243-1255 N Tennyson St

Reviewing Agency/Company: Denver Water

Reviewers Name: Gina Begly

Reviewers Phone: 303-628-6219

Reviewers Email: gina.begly@denverwater.org

Approval Status: Approved

Comments:**Reviewing Agency:** Survey Review**Review Status:** Approved**Reviewers Name:** Dana Sperling**Reviewers Email:** Dana.Sperling@denvergov.org**Status Date:** 01/21/2020**Status:** Approved**Comments:** PWPRS Project Number: 2019-RELINQ-0000015 1243-1255 N Tennyson St

Comment Report

1243-1255 Tennyson Street

01/21/2020

Master ID: 2018-PROJMSTR-0000641 **Project Type:** ROW Relinquishment
Review ID: 2019-RELINQ-0000015 **Review Phase:**
Location: 1243 Tennyson St **Review End Date:** 12/13/2019

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

Reviewing Agency/Company: DOTI-SURVEY
Reviewers Name: Dana Sperling
Reviewers Phone: 7209131768
Reviewers Email: dana.sperling@denvergov.org
Approval Status: Approved

Comments:
The approved description and exhibit pdf and the description in word format are in the Legal Descriptions - Approved folder.

Status Date: 01/17/2020
Status: Approved
Comments: Comments have been addressed and the approved description and exhibit pdf and description in word format are in the Legal Descriptions - Approved folder.

Status Date: 12/16/2019
Status: Denied
Comments: PWPRS Project Number: 2019-RELINQ-0000015 1243-1255 N Tennyson St
Reviewing Agency/Company: PW - Survey
Reviewers Name: Dana Sperling
Reviewers Phone: 7209131768
Reviewers Email: dana.sperling@denvergov.org
Approval Status: Denied

Comments:
A PDF with a description and exhibit and a WORD document with a description are required for a relinquishment. Address redlines of the attached.
Attachment: Survey Redlines 1243 Tennyson - Easement Relinquishment Legal Description - 082119.docx

Status Date: 12/13/2019
Status: Denied
Comments: The submitted survey documents are incomplete. A PDF with a description and exhibit and a Word document with a description is required for relinquishment. Survey redlines are in the REDLINES folder at this path:
K:\PWDES\PROJECT\2010s\2019\RELINQUISHMENT\2019-RELINQ-0000015 1243-1255 N Tennyson St\REDLINES

REDLINES are uploaded to the e-review webpage.

Reviewing Agency: Case Manager Review/Finalize

Review Status: Comments Compiled

Reviewers Name: Jessica Eusebio
Reviewers Email: Jessica.Eusebio@denvergov.org

Status Date: 12/16/2019
Status: Comments Compiled
Comments:

Status Date: 12/03/2019
Status: Confirmation of Payment
Comments:

Reviewing Agency: Denver Fire Department Review

Review Status: Approved

Comment Report

1243-1255 Tennyson Street

01/21/2020

Master ID: 2018-PROJMSTR-0000641 **Project Type:** ROW Relinquishment
Review ID: 2019-RELINQ-0000015 **Review Phase:**
Location: 1243 Tennyson St **Review End Date:** 12/13/2019

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

Reviewers Name: Richard Tenorio
Reviewers Email:

Status Date: 12/16/2019
Status: Approved
Comments: PWPRS Project Number: 2019-RELINQ-0000015 1243-1255 N Tennyson St
Reviewing Agency/Company: Denver Fire Department
Reviewers Name: Jeremiah Willmott
Reviewers Phone: 720-865-2966
Reviewers Email: jeremiah.willmott@denvergov.org
Approval Status: Approved

Comments:

Status Date: 12/08/2019
Status: Approved - No Response
Comments:

Reviewing Agency: Landmark Review **Review Status:** Approved - No Response

Reviewers Name:
Reviewers Email:

Status Date: 12/16/2019
Status: Approved - No Response
Comments:

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

Status Date: 12/16/2019
Status: Approved - No Response
Comments:

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

Status Date: 12/16/2019
Status: Approved - No Response
Comments:

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

Status Date: 12/16/2019
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: 12/16/2019

2019-RELINQ-0000015

Comment Report

1243-1255 Tennyson Street

01/21/2020

Master ID: 2018-PROJMSTR-0000641 **Project Type:** ROW Relinquishment
Review ID: 2019-RELINQ-0000015 **Review Phase:**
Location: 1243 Tennyson St **Review End Date:** 12/13/2019

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

Status: Approved
Comments: PWPRS Project Number: 2019-RELINQ-0000015 1243-1255 N Tennyson St
Reviewing Agency/Company: Public Service Company of Colorado dba Xcel Energy
Reviewers Name: George
Reviewers Phone: 303-571-3306
Reviewers Email: donna.l.george@xcelenergy.com
Approval Status: Approved

Comments:

Reviewing Agency: Construction Engineering Review Review Status: Approved

Reviewers Name: Joe Saejiw
Reviewers Email:

Status Date: 12/06/2019
Status: Approved
Comments:

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

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

Status Date: 12/16/2019
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: 12/16/2019
Status: Approved - No Response
Comments:

Reviewing Agency: CenturyLink Referral Review Status: Approved w/Conditions

Status Date: 01/06/2020
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2019-RELINQ-0000015 1243-1255 N Tennyson St
Reviewing Agency/Company: CenturyLink
Reviewers Name: Don Twiggs
Reviewers Phone: 4257700257
Reviewers Email: Don.Twiggs@CenturyLink.com
Approval Status: Approved with conditions

Comments:
Approved. Please see the attached CenturyLink No Objection to Vacate response

Comment Report

1243-1255 Tennyson Street

01/21/2020

Master ID: 2018-PROJMSTR-0000641 **Project Type:** ROW Relinquishment
Review ID: 2019-RELINQ-0000015 **Review Phase:**
Location: 1243 Tennyson St **Review End Date:** 12/13/2019

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

REDLINES ARE UPLOADED TO THE E-REVIEW WEBPAGE

Status Date: 12/16/2019
Status: Approved - No Response
Comments:

Reviewing Agency: Xcel Referral Review Status: Approved

Status Date: 12/16/2019
Status: Approved
Comments: PWPRS Project Number: 2019-RELINQ-0000015 1243-1255 N Tennyson St
Reviewing Agency/Company: Public Service Company of Colorado dba Xcel Energy
Reviewers Name: 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: 12/16/2019
Status: Approved - No Response
Comments:

Reviewing Agency: DS Project Coordinator Review Review Status: Approved

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

Status Date: 12/16/2019
Status: Approved
Comments: PWPRS Project Number: 2019-RELINQ-0000015 1243-1255 N Tennyson St
Reviewing Agency/Company: Development Services
Reviewers Name: Tiffany Holcomb
Reviewers Phone: 720-865-3018
Reviewers Email: Tiffany.Holcomb@denvergov.org
Approval Status: Approved

Comments:
SDP in progress will need to show relinquishment recordation number when complete and before SDP can be recorded.

Reviewing Agency: DES Transportation Review Review Status: Approved

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

Status Date: 12/16/2019
Status: Approved

Comment Report

1243-1255 Tennyson Street

01/21/2020

Master ID: 2018-PROJMSTR-0000641 **Project Type:** ROW Relinquishment
Review ID: 2019-RELINQ-0000015 **Review Phase:**
Location: 1243 Tennyson St **Review End Date:** 12/13/2019

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

Comments: PWPRS Project Number: 2019-RELINQ-0000015 1243-1255 N Tennyson St
Reviewing Agency/Company: city & county of denver
Reviewers Name: Kevin Spencer
Reviewers Phone: 7208653133
Reviewers Email: kevin.spencer@denvergov.org
Approval Status: Approved

Comments:
no objections to this as it doesn't affect transportation.

Status Date: 12/05/2019

Status: Approved

Comments: Reviewed for impacts to transportation w/ respect to the alley. I have no comments.

Reviewing Agency: DES Wastewater Review

Review Status: Approved

Reviewers Name: Brenden Marron

Reviewers Email: Brenden.Marron@denvergov.org

Status Date: 12/10/2019

Status: Approved

Comments: No Objection. As a reminder private land disturbance is cumulative, so vacating is land disturbance. Be advised that when one owner develops 0.5 acres or more of contiguous property, detention and/or water quality will be required to serve all of the contiguous properties owned by the same owner, even if the development has been phased over many years. This may also include properties which are across Right-of-Way from each other.

Reviewing Agency: ERA Transportation Review

Review Status: Approved

Reviewers Name:

Reviewers Email:

Status Date: 12/12/2019

Status: Approved

Comments:

Reviewing Agency: ERA Wastewater Review

Review Status: Approved

Reviewers Name: Steven Forvilly

Reviewers Email: Steven.Forvilly@denvergov.org

Status Date: 12/12/2019

Status: Approved

Comments:

Reviewing Agency: RTD Referral

Review Status: Approved - No Response

Status Date: 12/16/2019

Status: Approved - No Response

Comments:

Reviewing Agency: CDOT Referral

Review Status: Approved - No Response

Comment Report

1243-1255 Tennyson Street

01/21/2020

Master ID:	2018-PROJMSTR-0000641	Project Type:	ROW Relinquishment
Review ID:	2019-RELINQ-0000015	Review Phase:	
Location:	1243 Tennyson St	Review End Date:	12/13/2019

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

Status Date: 12/16/2019
Status: Approved - No Response
Comments:



CenturyLink

1/3/2020

Property Owner
1247-55 Tennyson LLC
200 Quebec St.
Denver, CO. 80230

C/O
Jessica Eusebio | Operations Coordinator
Public Works ROW
City and County of Denver

2019-RELINQ-0000015
No Reservations/No Objection

SUBJECT: Proposed relinquish of a portion of the non-exclusive easement attached to the alley vacation at 1243 Tennyson by way of Ordinance number 20190195, a part of UNO Court lying in the Northwest ¼ of Section 6, Township 4 South, Range 68 West of the 6th P.M., City and County of Denver, State of Colorado.

APN: 0506216045000, 0506216046000, 0506216047000

To Whom It May Concern:

Qwest Corporation, d/b/a CENTURYLINK QC ("CenturyLink") has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities.

Sincerely yours,

Don Twiggs
Network Infrastructure Services
CenturyLink
P822903

Exhibit A

RIGHT-OF-WAY VACATION EASEMENT RELINQUISHMENT

A PART OF UNO COURT, ABUTTING LOTS 4 THROUGH 8, INCLUSIVE, BLOCK 1, PLEASANT HILL, LYING IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4 AND CONSIDERING THE WEST LINE OF SAID BLOCK 1 TO BEAR S00°01'15"E (ASSUMED);

THENCE ALONG SAID WEST LINE S00°01'15"E, A DISTANCE OF 125.10 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE N89°14'10"W, A DISTANCE OF 7.87 FEET; THENCE N00°00'00"W, A DISTANCE OF 125.10 FEET; THENCE S89°14'10"E, A DISTANCE OF 7.82 FEET TO THE POINT OF BEGINNING,

CONTAINING 981 SQUARE FEET OR 0.023 ACRES, MORE OR LESS.

