



THE REAL ESTATE GARAGE

Real Estate Garage, LLC ▪ 1522 Blake St. ▪ Suite 350 ▪ Denver, CO ▪ 80202 ▪ 303.435.5393

Public Works Plan Review Services
201 W. Colfax Ave, Dept. 507
Denver, CO 80202
June 9, 2019

Steve Ferris, c/o Real Estate Garage
1522 Blake St. Suite 350
Denver, CO 80202
steve@realestategarage.net

Sent via email to Denver.row@denvergov.org

RE: Street Vacation Request, 1900 Block of Division, and a small portion of Wewatta at 1995 Wewatta, between Wewatta & 20th Streets

Dear Sir/Madam:

I represent the owners of Treco Wewatta LLC, which in turn owns the land next to the 1900 Block of Division St. and 1995 Wewatta. As you know, these are remnant portions of ROW trapped between Wewatta and railroad tracks to the south, and the grade separated 20th Street to the north. The idea behind the vacation request is facilitate some parking to the north of the Division ROW, following demolition of an existing small building, and to allow the vacated land to serve as access and a few parking spaces. The contemplated plan, subject to further review and encroachment permits, is presented in attachment #1. It includes addition of accessible, public use of the preserved 20th Street ROW portion that hugs and sits above the depressed portion of the 20th St. travel way.

There are no utilities in the ROW proposed for vacation, except for a portion of a large storm sewer on the southeast portion of the site. There are also no other owners of land affected by this proposed vacation, other than the City's 20th St and Wewatta St. ROW holdings. This request to vacate the remaining, unvacated portion of this street is being sought with a long-term plan to manage access and use of 20th Street, adjacent private property, and Wewatta St. It is expected that existing encroachments in the 20th St. ROW will be replaced via new permits to the owner noted, who intends to operate parking on the resulting parcel(s).

Attached please find the contemplated plan for the land and certified legal descriptions of land to be vacated. Initial fees in the amount of \$1300 will be submitted when invoiced.



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Thank you for your consideration,

Steve Ferris

Attach: #1, consisting of plan for use of the site

#2, certified legal description of Division St. ROW to be vacated

#3, certified legal description of Wewatta St. ROW to be vacated

cc: Bill Parkhill, Treco Wewatta LLC
Jim Godwin, Wilson & Associates
Doug Ort, Wilson & Associates

1995 Wewatta Vacation

08/21/2020

Master ID: 2018-PROJMSTR-0000665 **Project Type:** ROW Vacation
Review ID: 2019-VACA-0000008 **Review Phase:**
Location: 1995 Wewatta St **Review End Date:** 08/16/2019

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: 04/14/2020
Status: Approved
Comments: PWPRS Project Number: 2019-VACA-0000008 1995 Wewatta Vacation
Reviewing Agency/Company: Asset Management DOF
Reviewers Name: David Edwards
Reviewers Phone: 7209130889
Reviewers Email: david.edwards@denvergov.org
Approval Status: Approved

Comments:
Changed my approval to approved with No Conditions based up additional information

Status Date: 08/09/2019
Status: Approved w/Conditions
Comments: 8 inch PVC in the SW corner of the proposed vacation site. Will someone be looking at if there is access to the bridge structure for maintenance of the bridge and the proposed sidewalk (easement). Will someone be looking at future right of way requirements along Wewatta St and Division St west of the bridge?

Reviewing Agency: Building Department Review Review Status: Approved

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

Status Date: 08/05/2019
Status: Approved
Comments:

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

Status Date: 10/01/2019
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2019-VACA-0000008 1995 Wewatta Vacation
Reviewing Agency/Company: CenturyLink
Reviewers Name: Don Twiggs
Reviewers Phone: 4257700257
Reviewers Email: Don.Twiggs@CenturyLink.com
Approval Status: Approved with conditions

Comments:
Approved with the reservations for a Utility easement with both Division street and Wewatta Street ROW proposed

Comment Report

1995 Wewatta Vacation

08/21/2020

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

for Vacation. Please see the attached P818950 CenturyLink No Objection to Vacate with reservations response.

Attachment: P818950 CenturyLink No Objection to Vacate with Reservations.pdf

Status Date: 08/19/2019
Status: Approved - No Response
Comments:

REDLINES uploaded to E-review webpage

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

Status Date: 08/19/2019
Status: Approved - No Response
Comments:

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

Status Date: 08/19/2019
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: 08/15/2019
Status: Approved
Comments: Approved. No PRW tree conflict.

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

Status Date: 08/19/2019
Status: Approved - No Response
Comments:

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

Reviewers Name: Leah Dawson
Reviewers Email: Leah.Dawson@denvergov.org

Status Date: 08/19/2019
Status: Approved - No Response
Comments:

Reviewing Agency: DES Transportation Review Review Status: Approved

Reviewers Name: Mindy Decker
Reviewers Email: mindy.decker@denvergov.org

Status Date: 08/21/2020
Status: Approved
Comments: PWPRS Project Number: 2019-VACA-0000008 1995 Wewatta Vacation

Comment Report

1995 Wewatta Vacation

08/21/2020

Master ID: 2018-PROJMSTR-0000665 **Project Type:** ROW Vacation
Review ID: 2019-VACA-0000008 **Review Phase:**
Location: 1995 Wewatta St **Review End Date:** 08/16/2019

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

Reviewing Agency/Company: DOTI/Development Engineering Services-Transportation
Reviewers Name: Mindy Decker
Reviewers Phone: 720-865-3216
Reviewers Email: mindy.decker@denvergov.org
Approval Status: Approved

Comments:

Status Date: 08/16/2019
Status: Denied

Comments: 1. Show the location of the existing storm sewer main in the vacation documents. A public access or utility easement of a width and in a location determined by Public Works but generally following the alignment of the proposed 23 drive aisle connection to Wewatta St., must be reserved to allow city access to that utility. Show the easement.
2. Label the right-of-way line of 20th St.
3. An encroachment permit is required for the proposed private parking within the 20th St. right-of-way.
4. A Transportation Engineering Plan is required for the design of the parking area, required walkway connection in the 20th St. right-of-way, and curb cut improvements on Wewatta St.

Reviewing Agency: DES Wastewater Review Review Status: Approved

Reviewers Name: Kelsey Kijowski
Reviewers Email: Kelsey.Kijowski@denvergov.org

Status Date: 08/21/2020
Status: Approved

Comments: PWPRS Project Number: 2019-VACA-0000008 1995 Wewatta Vacation
Reviewing Agency/Company: DOTI Wastewater
Reviewers Name: Kelsey Kijowski
Reviewers Phone: 7209138834
Reviewers Email: kelsey.kijowski@denvergov.org
Approval Status: Approved

Comments:

Status Date: 07/30/2019
Status: Denied

Comments: Provide an exhibit that shows the survey verified location of the public storm main with respect to the ROW vacation. The storm is not shown on the Concept Site Plan, however, the vacation request letter does state, "There are no utilities in the ROW proposed for vacation, except for a portion of a large storm sewer on the southeast portion of the site". This indicates the storm is in close proximity, or within the bounds of, the ROW vacation.

An easement may be required within the vacation limits to provide adequate access to the public storm main. The required easement width for the public main should be calculated by the project team using the formula found in the Sanitary Criteria Manual, Section 3.04.3 (20' min.). The exhibit mentioned above should show the proposed ROW vacation, the survey verified public storm main, and the limits of the calculated easement that encroach into the vacation area.

Reviewing Agency: Office of Disability Rights Review Review Status: Approved

Comment Report

1995 Wewatta Vacation

08/21/2020

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Review ID: 2019-VACA-0000008 **Review Phase:**
Location: 1995 Wewatta St **Review End Date:** 08/16/2019

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

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

Status Date: 08/16/2019
Status: Approved
Comments:

Reviewing Agency: Denver Water Referral **Review Status:** Approved

Status Date: 08/19/2019
Status: Approved
Comments: PWPRS Project Number: 2019-VACA-0000008 1995 Wewatta Vacation
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: Denver Fire Department Review **Review Status:** Approved

Reviewers Name: Richard Tenorio
Reviewers Email: richard.tenorio@denvergov.org

Status Date: 01/30/2020
Status: Approved
Comments: PWPRS Project Number: 2019-VACA-0000008 1995 Wewatta Vacation
Reviewing Agency/Company: Denver Fire Dept.
Reviewers Name: Richard Tenorio
Reviewers Phone: 7209134185
Reviewers Email: richard.tenorio@denvergov.org
Approval Status: Approved

Comments:

Status Date: Previous comments addressed and justified. RT
Status: 08/16/2019
Comments: Approved w/Conditions
Maintain Fire Dept. access around the existing building(s). RT

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

Reviewers Name:
Reviewers Email:

Status Date: 08/19/2019
Status: Approved - No Response
Comments:

Comment Report

1995 Wewatta Vacation

08/21/2020

Master ID: 2018-PROJMSTR-0000665 **Project Type:** ROW Vacation
Review ID: 2019-VACA-0000008 **Review Phase:**
Location: 1995 Wewatta St **Review End Date:** 08/16/2019

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

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

Status Date: 08/19/2019
Status: Approved - No Response
Comments:

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

Status Date: 08/19/2019
Status: Approved - No Response
Comments:

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

Status Date: 08/19/2019
Status: Approved - No Response
Comments:

Reviewing Agency: Dev and Planning Services Review Review Status: Approved - No Response

Status Date: 08/19/2019
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: 08/19/2019
Status: Approved
Comments: PWPRS Project Number: 2018-VACA-0000008 1830 W 35th Ave Alley Vacation
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:

Status Date: 08/19/2019
Status: Approved - No Response
Comments:

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

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

Comment Report

1995 Wewatta Vacation

08/21/2020

Master ID: 2018-PROJMSTR-0000665 **Project Type:** ROW Vacation
Review ID: 2019-VACA-0000008 **Review Phase:**
Location: 1995 Wewatta St **Review End Date:** 08/16/2019

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

Status Date: 08/19/2019
Status: Approved - No Response
Comments:

Reviewing Agency: ERA Wastewater Review **Review Status:** Approved w/Conditions

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

Status Date: 02/04/2020
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2019-VACA-0000008 1995 Wewatta Vacation
Reviewing Agency/Company: PWERA-WW
Reviewers Name: Steven Forvilly
Reviewers Phone: 720-913-4533
Reviewers Email: steven.forvilly@denvergov.org
Approval Status: Approved with conditions

Comments:
An easement must be reserved for access and utilities across both vacated parcels. The latest site plan is uploaded herewith.

Attachment: Wewatta_20200128.pdf

REDLINES are uploaded to the e-review webpage 2.4.20

Status Date: 08/06/2019
Status: Approved w/Conditions
Comments:
1. An easement to access the existing 72-inch storm drain pipe in the 20th Street ROW must be reserved across the Division Street vacated ROW.
2. The site plan scale appears to be 20 scale, not 40 scale.
3. The proposed private parking in the 20th Street ROW requires a Tier II Encroachment permit.

REDLINES uploaded to E-review webpage

Reviewing Agency: Construction Engineering Review **Review Status:** Approved

Reviewers Name: Joe Saejiw
Reviewers Email: joe.saejiw@denvergov.org

Status Date: 08/12/2019
Status: Approved
Comments:

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

Status Date: 08/19/2019
Status: Approved - No Response
Comments:

Comment Report

1995 Wewatta Vacation

08/21/2020

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Review ID: 2019-VACA-0000008 **Review Phase:**
Location: 1995 Wewatta St **Review End Date:** 08/16/2019

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

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

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

Status Date: 08/19/2019
Status: Approved - No Response
Comments:

Reviewing Agency: Survey Review Review Status: Approved

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

Status Date: 01/31/2020
Status: Approved
Comments: PWPRS Project Number: 2019-VACA-0000008 1995 Wewatta Vacation
Reviewing Agency/Company: DOTI/Survey
Reviewers Name: Jon Spirk
Reviewers Phone: 720-865-2666
Reviewers Email: jon.spirk@denvergov.org
Approval Status: Approved

Comments:
I have received the word docs for the descriptions. They are in the "Legal Descriptions - APPROVED" and are also uploaded here.

- Attachment: 18-300-131 Division St ZLA Existing.doc
- Attachment: 18-300-131 Wewatta St ROW Vacation - 06-07-2019.doc
- Attachment: Division_St_Vacation_Desc_Ext.pdf
- Attachment: Wewatta_St_Vacation_Desc_Ext.pdf

Status Date: 08/16/2019
Status: Denied
Comments: Awaiting the descriptions is word doc format from surveyor. I can approved once they are received.

REDLINES uploaded to E-review webpage

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

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

Status Date: 08/19/2019
Status: Approved - No Response
Comments:

Reviewing Agency: CPM Wastewater Review Review Status: Approved - No Response

Comment Report

1995 Wewatta Vacation

08/21/2020

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Review ID: 2019-VACA-0000008 **Review Phase:**
Location: 1995 Wewatta St **Review End Date:** 08/16/2019

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

Status Date: 08/19/2019
Status: Approved - No Response
Comments:

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

Status Date: 08/19/2019
Status: Approved - No Response
Comments:

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

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

Status Date: 08/19/2019
Status: Approved - No Response
Comments:

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

Status Date: 08/19/2019
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2019-VACA-0000008 1995 Wewatta Vacation
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 with conditions

Comments:

Please be aware Public Service Company of Colorado dba Xcel Energy owns and operates an existing intermediate pressure natural gas pipeline that appears to cross Division Street proposed to be vacated and an underground secondary electric line to a pole located within the right-of-way area proposed to be vacated; therefore, we are able to give conditional approval, PROVIDED, HOWEVER, said vacation shall be subject to the following reservations: A perpetual, non-exclusive easement is hereby reserved by the City and County of Denver, its successors and assigns, over, under, across, along, and through the vacated area for the purposes of constructing, operating, maintaining, repairing, upgrading and replacing public or private utilities including storm drainage and sanitary sewer facilities and all appurtenances to said utilities. A hard surface shall be maintained by the property owner over the entire easement area. The City reserves the right to authorize the use of the reserved easement by all utility providers with existing facilities in the easement area. No trees, fences, retaining walls, landscaping or structures shall be allowed over, upon or under the easement area. Any such obstruction may be removed by the City or the utility provider at the property owner's expense. The property owner shall not re-grade or alter the ground cover in the easement area without permission from the City and County of Denver. The property owner shall be liable for all damages to such utilities, including their repair and replacement, at the property owner's sole expense. The City and

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08/21/2020

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County of Denver, its successors, assigns, licensees, permittees and other authorized users shall not be liable for any damage to property owner's property due to use of this reserved easement.

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

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

Status Date: 08/19/2019
Status: Comments Compiled
Comments:

Status Date: 08/06/2019
Status: Confirmation of Payment
Comments:

Reviewing Agency: ROW - Supplemental Review Review Status: Approved

Reviewers Name: Matthew MacLachlan
Reviewers Email: matthew.maclachlan@denvergov.org

Status Date: 08/19/2019
Status: Approved
Comments: Approved-No Response

Status Date: 08/19/2019
Status: Approved
Comments: Approved with Conditions

PWPRS Project Number: 2019-VACA-0000008 1995 Wewatta Vacation
Reviewing Agency/Company: PW IPM
Reviewers Name: Matt MacLachlan
Reviewers Phone: 720-865-3167
Reviewers Email: matthew.maclachlan@denvergov.org
Approval Status: Approved with conditions

Comments:
The Bridge Group does not object to this vacation, since the property appears to be far enough away from the 20th Street Retaining Walls and the Wewatta bridge structure. However, as the site development advances, the bridge group would like to discuss the existing railing system on top of the existing retaining walls. Is it tall enough for new sidewalk? If we allow parking so close to the railing system, who will be responsible if the railing is impacted by parking vehicles? This occurs at other, similar locations.

Reviewing Agency: ROW - Supplemental Review Review Status: Approved

Reviewers Name: Matt MacLachlan
Reviewers Email: matthew.maclachlan@denvergov.org

Comment Report

1995 Wewatta Vacation

08/21/2020

Master ID:	2018-PROJMSTR-0000665	Project Type:	ROW Vacation
Review ID:	2019-VACA-0000008	Review Phase:	
Location:	1995 Wewatta St	Review End Date:	08/16/2019

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

Status Date: 08/19/2019
Status: Approved
Comments: Approved with Conditions

PWPRS Project Number: 2019-VACA-0000008 1995 Wewatta Vacation
Reviewing Agency/Company: PW IPM
Reviewers Name: Matt MacLachlan
Reviewers Phone: 720-865-3167
Reviewers Email: matthew.maclachlan@denvergov.org
Approval Status: Approved with conditions

Comments:

The Bridge Group does not object to this vacation, since the property appears to be far enough away from the 20th Street Retaining Walls and the Wewatta bridge structure. However, as the site development advances, the bridge group would like to discuss the existing railing system on top of the existing retaining walls. Is it tall enough for new sidewalk? If we allow parking so close to the railing system, who will be responsible if the railing is impacted by parking vehicles? This occurs at other, similar locations.