

## **REQUEST FOR RESOLUTION FOR TIER III ENCROACHMENT PERMIT**

**TO:** Caroline Martin, City Attorney's Office

**FROM:** Matt Bryner  
Senior Engineer Manager  
Public Works, Right of Way Services

**ROW NO.:** 2017-ENCROACHMENT-0000071

**DATE:** September 21, 2018

**SUBJECT:** Request for a Resolution granting a revocable permit, subject to certain terms and conditions, to ProLogis Industrial Properties III, LLC c/o Tom Marko, their successors and assigns, to encroach into the right-of-way with a box culvert and private roadway at 54<sup>th</sup> Dr. and Havana St.

**It is requested that the above subject item be placed on the next available Mayor Council Agenda.**

This office has investigated the request from David Ionvinelli of Martin/Martin, Inc., dated September 18, 2017, on behalf of ProLogis Industrial Properties III, LLC c/o Tom Marko for the granting of the above-subject permit.

This matter has been checked by this office and has been coordinated with Asset Management; Colorado Department of Transportation (if required); Comcast Corporation; Commission For People With Disabilities; Councilman Christopher Herndon; CPD: Building & Construction Services, Planning Services, and Zoning & Development Review; Denver Water Board; Environmental Services (if required); Fire Department (if required); Metro Wastewater Reclamation District; Office of Emergency Management; Office of Telecommunications; Parks and Recreation; Public Works: City Engineer, DES Construction Engineering, DES Engineering, DES Survey, IPP Infrastructure Engineering, and Street Maintenance; Qwest Corporation; Regional Transportation District; and Xcel Energy, all of whom have returned our questionnaires indicating their agreement.

As a result of the investigations, it has been determined that there is no objection to the granting of the revocable permit.

Therefore, you are requested to initiate Council action for the granting of a revocable permit, subject to certain terms and conditions, to ProLogis Industrial Properties III, LLC c/o Tom Marko, their successors and assigns, to encroach with a box culvert and private roadway at 54<sup>th</sup> Dr. and Havana St.

**INSERT PARCEL DESCRIPTION ROW 2017-ENCROACHMENT-0000071-001 HERE**

## **STANDARD PROVISIONS**

The revocable permit ("Permit") granted by this resolution is expressly granted upon and subject to each and all of the following terms and conditions:

- (a) Permittee shall obtain a street occupancy permit from Public Works Permit Operations at 2000 West 3<sup>rd</sup> Avenue, 303.446.3759, and prior to commencing construction.
- (b) Permittee shall be responsible for obtaining all other permits and shall pay all costs that are necessary for installation and construction of items permitted herein.
- (c) If the Permittee intends to install any underground facilities in or near a public road, street, alley, right-of-way or utility easement, the Permittee shall join the Statewide Notification Association of Owners and Operators of Underground Facilities by contacting the Utility Notification Center of Colorado, 12600 West Colfax Ave, Suite B-310, Lakewood, Colorado, 80215 at 303.232.1991. Further, Permittee shall contact the Utility Notification Center at 1-800-922-1987 to locate underground facilities prior to commencing any work under this permit.
- (d) Permittee is fully responsible for any and all damages incurred to facilities of the Water Department and/or drainage facilities for water and sewage of the City and County of Denver due to activities authorized by the permit. Should the relocation or replacement of any drainage facilities for water and sewage of the City and County of Denver become necessary as determined by the Manager of Public Works, in the Manager's sole and absolute discretion, Permittee shall pay all cost and expense of the portion of the sewer affected by the permitted structure. The extent of the affected portion to be replaced and relocated by Permittee shall be determined by the Manager of Public Works. Any and all replacement or repair of facilities of the Water Department and/or drainage facilities for water and sewage of the City and County of Denver attributed to the Permittee shall be made by the Water Department and/or the City and County of Denver at the sole expense of the Permittee. In the event Permittee's facilities are damaged or destroyed due to the Water Department's or the City and County of Denver's repair, replacement and/or operation of its facilities, repairs will be made by Permittee at its sole expense. Permittee agrees to defend, indemnify and save the City harmless and to repair or pay for the repair of any and all damages to said sanitary sewer, or those damages resulting from the failure of the sewer to properly function as a result of the permitted structure.
- (e) Permittee shall comply with all requirements of affected utility companies and pay for all costs of removal, relocation, replacement or rearrangement of utility company facilities. Existing telephone facilities shall not be utilized, obstructed or disturbed.
- (f) All construction in, under, on or over the Encroachment Area shall be accomplished in accordance with the Building Code of the City and County of Denver. Plans and Specifications governing the construction of the Encroachments shall be approved by the Manager of Public Works and the Director of the Building Inspection Division prior to construction. Upon completion, a reproducible

copy of the exact location and dimensions of the Encroachments shall be filed with the Manager of Public Works.

- (g) The sidewalk and street/alley over the Encroachment Area shall be capable of withstanding an HS-20 loading in accordance with the latest AASHTO Specifications. The installations within the Encroachment Area shall be constructed so that the paved section of the street/alley can be widened without requiring additional structural modifications. The sidewalk shall be constructed so that it can be removed and replaced without affecting structures within the Encroachment Area.
- (h) Permittee shall pay all costs of construction and maintenance of the Encroachment. Upon revocation of the permit or upon abandonment, Permittee shall pay all costs of removing the Encroachment from the Encroachment Area, and return the Encroachment Area to its original condition under the supervision of the City Engineer.
- (i) Permittee shall remove and replace any and all street/alley paving, sidewalks, and curb and gutter, both inside the Encroachment Area and in the rights-of-way adjacent thereto, that become broken, damaged or unsightly during the course of construction. In the future, Permittee shall also remove, replace or repair any street/alley paving, sidewalks, and curb and gutter that become broken or damaged when, in the opinion of the City Engineer, the damage has been caused by the activity of the Permittee within the Encroachment Area. All repair work shall be accomplished without cost to the City and under the supervision of the City Engineer.
- (j) The City reserves the right to make an inspection of the Encroachments contained within the Encroachment Area. An annual fee, subject to change, of \$200.00 shall be assessed.
- (k) This revocable permit shall not operate or be construed to abridge, limit or restrict the City and County of Denver in exercising its right to make full use of the Encroachment Area and adjacent rights-of-way as public thoroughfares nor shall it operate to restrict the utility companies in exercising their rights to construct, remove, operate and maintain their facilities within the Encroachment Area and adjacent rights-of-way.
- (l) During the existence of the Encroachments and this permit, Permittee, its successors and assigns, at its expense, and without cost to the City and County of Denver, shall procure and maintain a single limit comprehensive general liability insurance policy with a limit of not less than \$500,000.00. All coverage's are to be arranged on an occurrence basis and include coverage for those hazards normally identified as X.C.U. during construction. The insurance coverage required herein constitutes a minimum requirement and such enumeration shall in no way be deemed to limit or lessen the liability of the Permittee, its successors or assigns, under the terms of this permit. All insurance coverage required herein shall be written in a form and by a company or companies approved by the Risk Manager of the City and County of Denver and authorized to do business in the State of Colorado. A certified copy of all such insurance policies shall be filed with the Manager of Public Works, and each such policy shall contain a statement therein or

endorsement thereon that it will not be canceled or materially changed without written notice, by registered mail, to the Manager of Public Works at least thirty (30) days prior to the effective date of the cancellation or material change. All such insurance policies shall be specifically endorsed to include all liability assumed by the Permittee hereunder and shall name the City and County of Denver as an additional insured.

- (m) Permittee shall comply with the provisions of Article IV (Prohibition of Discrimination in Employment, Housing and Commercial Space, Public Accommodations, Educational Institutions and Health and Welfare Services) of Chapter 28 (Human Rights) of the Revised Municipal Code of the City and County of Denver. The failure to comply with any such provision shall be a proper basis for revocation of this permit.
- (n) The right to revoke this permit is expressly reserved to the City and County of Denver.
- (o) Permittee shall agree to indemnify and always save the City and County of Denver harmless from all costs, claims or damages arising, either directly or indirectly, out of the rights and privileges granted by this permit.

**SPECIAL CONDITIONS FOR THIS PERMIT**

- (p) None.

A map of the area is attached hereto.

MB: bp

cc: Asset Management, Steve Wirth  
City Council Office, Zach Rothmier  
Councilman Christopher Herndon and Aides  
Department of Law, Karen Aviles  
Department of Law, Brent Eisen  
Department of Law, Deanne Durfee  
Department of Law, Caroline Martin  
Public Works, Alba Castro  
Public Works, Sarah Stanek  
2017-ENCROACHMENT-0000071 Tier III  
Stapleton - Building 4 at 54th Dr and Havana  
St

Property Owner:  
ProLogis Industrial  
Properties III  
c/o Tom Marko  
1800 Wazee St., STE 500  
Denver, CO 80202

Agent:  
Rob Frankenger  
Martin/Martin, Inc.  
12499 W. Colfax Ave.  
Lakewood, CO 80215

**ORDINANCE/RESOLUTION REQUEST**

Please email requests to Sarah Stanek at [Sarah.Stanek@DenverGov.org](mailto:Sarah.Stanek@DenverGov.org) by **12:00pm on Monday**. Contact her with questions.

Date of Request: September 21, 2018

Please mark one:  Bill Request or  Resolution Request

**1. Type of Request:**

- Contract/Grant Agreement     Intergovernmental Agreement (IGA)     Rezoning/Text Amendment
- Dedication/Vacation     Appropriation/Supplemental     DRMC Change
- Other: Tier III Encroachment Resolution

**2. Title:** (Start with *approves, amends, dedicates*, etc., include name of company or contractor and indicate the type of request: grant acceptance, contract execution, contract amendment, municipal code change, supplemental request, etc.)

David Ionvinelli of Martin/Martin, Inc., on behalf of ProLogis Industrial Properties III, LLC c/o Tom Marko requests for a Resolution granting a revocable permit, subject to certain terms and conditions, to ProLogis Industrial Properties III, LLC c/o Tom Marko, their successors and assigns, to encroach into the right-of-way with a box culvert and private roadway at 54<sup>th</sup> Dr. and Havana St.

**3. Requesting Agency:** Public Works; Engineering and Regulatory Dept.

**4. Contact Person:**

Contact person with knowledge of proposed ordinance/resolution	Contact person to present item at Mayor-Council and Council
Name: Brittany Pirtle	Name: Sarah Stanek
Email: <a href="mailto:Brittany.Pirtle@denvergov.org">Brittany.Pirtle@denvergov.org</a>	Email: <a href="mailto:Sarah.Stanek@denvergov.org">Sarah.Stanek@denvergov.org</a>

**5. General description or background of proposed request. Attach executive summary if more space needed:**

Requests for a Resolution granting a revocable permit, subject to certain terms and conditions, to ProLogis Industrial Properties III, LLC c/o Tom Marko, their successors and assigns, to encroach into the right-of-way with a box culvert and private roadway at 54<sup>th</sup> Dr. and Havana St.

**6. City Attorney assigned to this request (if applicable):** Bradley Beck

**7. City Council District:** District 8; Councilman Christopher Herndon

**8. \*\*For all contracts, fill out and submit accompanying Key Contract Terms worksheet\*\***

*To be completed by Mayor's Legislative Team:*

Resolution/Bill Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_

## Key Contract Terms

Type of Contract: (e.g. Professional Services > \$500K; IGA/Grant Agreement, Sale or Lease of Real Property):

Vendor/Contractor Name:

Contract control number:

Location:

Is this a new contract?  Yes  No Is this an Amendment?  Yes  No If yes, how many? \_\_\_\_\_

Contract Term/Duration (for amended contracts, include existing term dates and amended dates):

Contract Amount (indicate existing amount, amended amount and new contract total):

<i>Current Contract Amount</i> (A)	<i>Additional Funds</i> (B)	<i>Total Contract Amount</i> (A+B)
<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>

Scope of work:

Was this contractor selected by competitive process?

If not, why not?

Has this contractor provided these services to the City before?  Yes  No

Source of funds:

Is this contract subject to:  W/MBE  DBE  SBE  XO101  ACDBE  N/A

WBE/MBE/DBE commitments (construction, design, Airport concession contracts):

Who are the subcontractors to this contract?

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*To be completed by Mayor's Legislative Team:*

Resolution/Bill Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_

# TIER III ENCROACHMENT EXECUTIVE SUMMARY

**What is an Encroachment:** A privately owned improvement that is located in, or project over or under the public Right-of-Way.

**Project Title:** 2017-ENCROACHMENT-0000071, Tier III Stapleton - Building 4 at 54th Dr and Havana St

**Business name:** ProLogis Industrial Properties III, LLC c/o Tom Marko

**Description of Encroachment:** ProLogis Industrial Properties III, LLC c/o Tom Marko requests for a Resolution granting a revocable permit, subject to certain terms and conditions, to ProLogis Industrial Properties III, LLC c/o Tom Marko, their successors and assigns, to encroach into the right-of-way with a box culvert and private roadway at 54<sup>th</sup> Dr. and Havana St.

**Explanation of why the Public Right of Way must be utilized for a private improvement:** Redevelopment

**Duration of the Encroachment:** Permanent.

**Annual Fees:** \$200.00 per year.

**Additional Information:** N/A

## Location Map:

(Snapshot a google map or the site plan, paste into the blue box, adjust box and snapshot to fit together, delete this text)

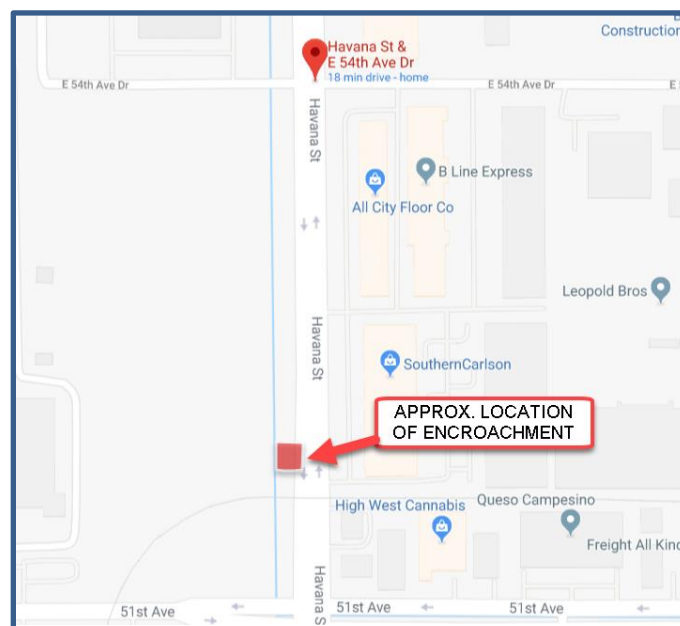


EXHIBIT A  
LAND DESCRIPTION  
SHEET 1 OF 2

A PARCEL OF LAND LOCATED WITHIN THE HAVANA STREET RIGHT-OF-WAY ABUTTING A PORTION OF LOT 4, BLOCK 1, STAPLETON BUSINESS CENTER NORTH, FILING NO.2, RECORDED AT RECEPTION NO. 2016104295 LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 4; THENCE ALONG THE EASTERLY LINE OF SAID LOT 4, N00°59'23"W, 73.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY LINE, N00°59'23"W, 95.00 FEET; THENCE THENCE N89°00'37"E, 95.00 FEET; THENCE S00°59'23"E, 95.00 FEET; THENCE S89°00'37"W, 95.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 9025 SF (0.207 ACRES) MORE OR LESS.

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

BASIS OF BEARING: AN ASSUMED BEARING OF S00°59'23"E, BETWEEN A FOUND 3 1/4" ALUMINUM CAP IN A RANGE BOX (PLS # 11434) AT THE NORTHEAST CORNER OF SAID SECTION 15, AND A FOUND 3 1/4" ALUMINUM CAP IN RANGE BOX (LS # 11434) AT THE EAST QUARTER CORNER OF SAID SECTION 15, WITH ALL BEARINGS HEREON RELATIVE THERETO.

PREPARED BY: DENNIS PETER  
REVIEWED BY: RICHARD A. NOBBE, PLS  
FOR AND ON BEHALF OF  
MARTIN/MARTIN, INC  
12499 WEST COLFAX AVENUE  
LAKEWOOD, COLORADO 80215



MARCH 30, 2018



EXHIBIT A  
SHEET 2 OF 2



SCALE: 1"=50'  
ALL DIMENSIONS ARE  
U.S. SURVEY FEET

LOT 4, BLOCK 1,  
STAPLETON BUSINESS CENTER  
NORTH FILING NO.2  
REC. 2016104295

ROW/PROPERTY LINE

20' CHANNEL ESMT  
REC. 9900058707

HAVANA CHANNEL

N89°00'37"E  
95.00'

N00°59'23"W  
95.00'

S00°59'23"E  
95.00'

S89°00'37"W  
95.00'

HAVANA STREET  
(210' PUBLIC R.O.W.)

N00°59'23"W  
73.53'

POINT OF BEGINNING

50' RAILROAD ROW/ESMT  
BK 1088, PG234

POINT OF COMMENCEMENT  
SOUTHEASTERLY CORNER  
LOT 4

DRAWING LOCATION: C:\SCHLAPPE\17.002B-SBC North Building 4\PLANS\EXHIBITS\TIER III CHANNEL EASEMENT - R2.dwg

THIS EXHIBIT DOES NOT REPRESENT A  
MONUMENTED SURVEY. IT IS INTENDED  
ONLY TO DEPICT THE ATTACHED LEGAL  
DESCRIPTION.



REVISED MARCH, 2018  
SEPTEMBER 12, 2017



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