



## EXECUTIVE SUMMARY

**DENVER**  
THE MILE HIGH CITY

**Project Title: 2010-0453-03 MEP Cesar Chavez Memorial Building Modernization at 1244 Speer Boulevard and 1300 Fox St.**

**Description of Proposed Project: A Retaining wall and building element envelope at 1244 Speer Boulevard and Solar sculpture canopy, garage entry canopy, garage screen, and foundation shoring at 1300 Fox Street, and six (6) electric conduits below grade crossing 13<sup>th</sup> Ave. to connect both buildings.**

**Explanation of why the public right-of-way must be utilized to accomplish the proposed project: Upgrade the building and it's features.**

**Has a Temp MEP been issued, and if so, what work is underway: Yes, for shoring issued on December 17, 2010.**

**What is the known duration of an MEP: Permanent**

**Will land be dedicated to the City if the vacation goes through: N/A**

**Will an easement be placed over a vacated area, and if so explain: N/A**

**Will an easement relinquishment be submitted at a later date: N/A**

**Additional information: Temp was issued for shoring to get the project started with construction, they are required to have shoring on the Resolution, herewithin submitted.**



**DENVER**  
THE MILE HIGH CITY

**Department of Public Works**  
Permit Operations and Right of Way Enforcement  
201 W. Colfax Avenue, Dept. 507  
Denver, CO 80202  
P: 720-865-2782  
F: 720-865-3280  
www.denvergov.org/pwprs

**REQUEST FOR RESOLUTION FOR MAJOR ENCUMBRANCE PERMIT**

**TO:** Esther Vargas, City Attorney's Office  
**FROM:** Robert J. Duncanson, P.E.  
Manager 2, Development Engineering Services  
**ROW NO.:** 2010-0453-03  
**DATE:** July 28, 2011  
**SUBJECT:** Request for a Resolution granting a revocable permit, subject to certain terms and conditions, to General Services Administration ARRA, their successors and assigns, to encroach into the right-of-way with Retaining wall and building element envelope at 1244 Speer Boulevard and Solar sculpture canopy, garage entry canopy, garage screen, and foundation shoring at 1300 Fox Street, and six (6) electric conduits below grade crossing 13<sup>th</sup> Ave. to connect both buildings.

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

This office has investigated the request from Mark Sheldon of Tryba Architects dated November 30, 2010, on behalf General Services Administration 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; Councilperson District # 10, Jeanne Robb; 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 General Services Administration, their successors and assigns, to encroach with Retaining wall and building element envelope at 1244 Speer Boulevard and Solar sculpture canopy, garage entry canopy, garage screen, and foundation shoring at 1300 Fox Street, and six (6) electric conduits below grade crossing 13<sup>th</sup> Ave. to connect both buildings.

**INSERT PARCEL DESCRIPTION ROW 2010-0453-03-001 HERE**  
**INSERT PARCEL DESCRIPTION ROW 2010-0453-03-002 HERE**  
**INSERT PARCEL DESCRIPTION ROW 2010-0453-03-003 HERE**  
**INSERT PARCEL DESCRIPTION ROW 2010-0453-03-004 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.

RJD: LRA

cc: Asset Management, Steve Wirth  
City Council Office, Gretchen Williams  
City Councilperson District # 10,  
Jeanne Robb  
City Councilperson Aides: Nora Kimball,  
Kathi Anderson and Emily Liff  
Department of Law, Arlene Dykstra  
Department of Law, Esther Vargas  
Public Works, Christlne Downs  
Public Works, Debra Baca  
Project File # 2010-0453-03

**Property Owner:**  
Kip Sheppard GSA  
Rocky Mountain Region  
Denver Federal Center  
Colorado Service Center (8PSC)  
PO Box # 25546, Bldg 41, Room  
240  
Denver, CO 80225-0546

**Agent:**  
Mark Sheldon  
Tryba Architects  
1620 Logan Street  
Denver, CO 80203

**ORDINANCE/RESOLUTION REQUEST**

Please email requests to Daelene Mix at [daelene.mix@denvergov.org](mailto:daelene.mix@denvergov.org) by **NOON on Monday**.

*\*All fields must be completed.\*  
Incomplete request forms will be returned to sender which may cause a delay in processing.*

Date of Request: July 28, 2011

Please mark one:  Bill Request or  Resolution Request

1. Has your agency submitted this request in the last 12 months?

Yes  No

If yes, please explain:

2. Title: (Include a concise, one sentence description – please include name of company or contractor and contract control number - that clearly indicates the type of request: grant acceptance, contract execution, amendment, municipal code change, supplemental request, etc.)

Request for Resolution granting a revocable permit, subject to certain terms and conditions, to General Services Administration ARRA, their successors and assigns, to encroach into the right-of-way with Retaining wall and building element envelope at 1244 Speer Boulevard and Solar Sculpture canopy, garage entry canopy, garage screen, and foundation shoring at 1300 Fox Street, and six (6) electric conduits below grade crossing 13<sup>th</sup> Ave. to connect both buildings.

3. Requesting Agency: PW, Right-of-Way Engineering Services

4. Contact Person: (With actual knowledge of proposed ordinance/resolution.)

- Name: Lisa R. Ayala
- Phone: 720-865-3153
- Email: [lisa.ayala@denvergov.org](mailto:lisa.ayala@denvergov.org)

5. Contact Person: (With actual knowledge of proposed ordinance/resolution who will present the item at Mayor-Council and who will be available for first and second reading, if necessary.)

- Name: Debra Baca
- Phone: 720-865-8712
- Email: [debra.baca@denvergov.org](mailto:debra.baca@denvergov.org)

6. General description of proposed ordinance including contract scope of work if applicable:

To encroach with Retaining wall and building element envelope at 1244 Speer Boulevard and Solar sculpture canopy, garage entry canopy, garage screen, and foundation shoring at 1300 Fox Street, and six (6) electric conduits below grade crossing 13<sup>th</sup> Ave. to connect both buildings.

**\*\*Please complete the following fields: (Incomplete fields may result in a delay in processing. If a field is not applicable, please enter N/A for that field.)**

- a. Contract Control Number: N/A
- b. Duration: Permanent
- c. Location: 1244 Speer Blvd., and 1300 Fox Street
- d. Affected Council District # 10, Jeanne Robb
- e. Benefits: N/A
- f. Costs: N/A

7. Is there any controversy surrounding this ordinance? (Groups or individuals who may have concerns about it?) Please explain. None

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: \_\_\_\_\_

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

CHAVEZ GARAGE MEP

A PORTION OF W. 13<sup>TH</sup> AVE. RIGHT-OF-WAY (80 FEET WIDE) LOCATED BETWEEN ELATI ST. AND SPEER BLVD. AS ESTABLISHED BY "PART OF WITTERS FIRST ADDITION TO THE CITY OF DENVER", RECORDED IN THE ORIGINAL COUNTY OF ARAPAHOE, TERRITORY OF COLORADO, ON OCTOBER 14, 1875, IN BOOK OF PLATS AT PAGE 69; AND A PORTION OF FOX ST. RIGHT-OF-WAY (66 FEET WIDE) AND A PORTION OF THE PUBLIC ALLEY IN BLOCK 19, BOTH BEING ESTABLISHED BY "WITTERS FIRST ADDITION TO THE CITY OF DENVER", RECORDED IN THE ORIGINAL COUNTY OF ARAPAHOE, TERRITORY OF COLORADO ON JUNE 29, 1868, IN BOOK OF PLATS AT PAGE 4, AND ALL BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHEASTERLY MOST CORNER OF LOT 20, BLOCK 19 OF SAID "WITTERS FIRST ADDITION TO THE CITY OF DENVER" RECORDED IN SAID BOOK OF PLATS AT PAGE 4; THENCE ALONG THE WESTERLY LINE OF THE ALLEY ESTABLISHED IN SAID BLOCK 19, N00°11'17"E, 124.95 FEET TO THE NORTHEASTERLY MOST CORNER OF LOT 16 OF SAID BLOCK 19;

THENCE LEAVING SAID WESTERLY LINE S89°49'40"E, 7.00 FEET;

THENCE S00°11'17"W, 131.96 FEET;

THENCE N89°47'13"W, 138.87 FEET;

THENCE N00°11'17"E, 131.86 FEET;

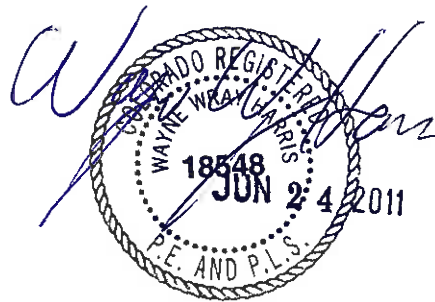
THENCE S89°49'40"E, 7.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 16;

THENCE ALONG THE WESTERLY LINE OF SAID BLOCK 19 AND THE EASTERLY RIGHT-OF-WAY LINE OF FOX ST. S00°11'17"W, 124.86 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 20;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 20 AND THE NORTHERLY RIGHT-OF-WAY LINE OF W. 13<sup>TH</sup> AVE. S89°47'13"E, 124.87 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINS 2,721 SQUARE FEET (0.0625 ACRES), MORE OR LESS.

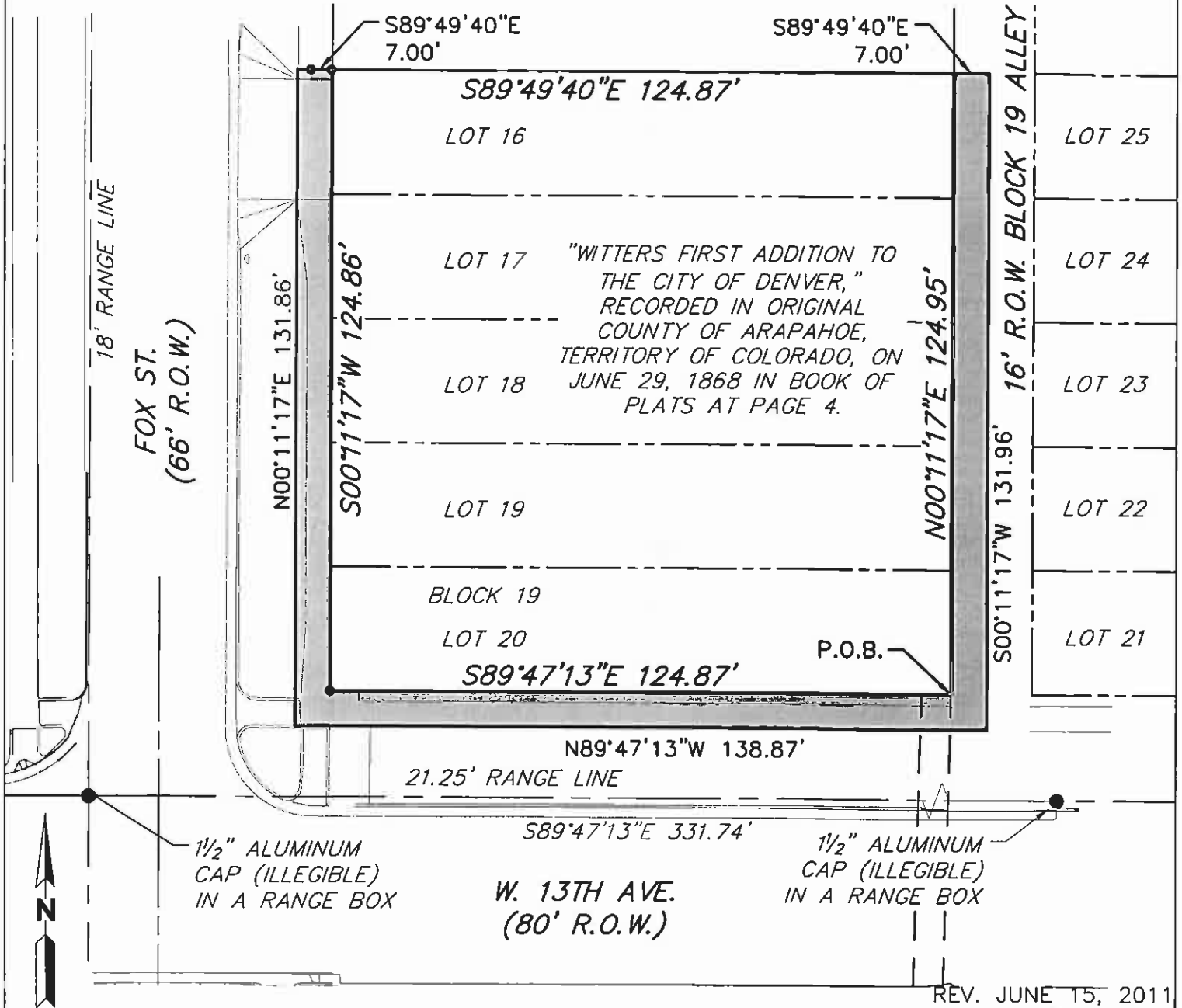
**BASIS OF BEARING:** THE BEARING UTILIZED IN THIS DESCRIPTION ARE REFERENCE TO THE 21.25 FOOT RANGE LINE ALONG W. 13<sup>TH</sup> AVE. BETWEEN FOX ST. AND ELATI ST., BEING AN ASSUMED BEARING OF S89°47'13"E, 331.74 FEET AND BEING MONUMENTED BY 1 ½ INCH ALUMINUM CAP (ILLEGIBLE) IN A RANGE BOX AT BOTH INTERSECTIONS.

PREPARED BY WAYNE W. HARRIS, P.E., P.L.S.  
FOR AND ON BEHALF OF  
MARTIN/MARTIN, INC.  
12499 WEST COLFAX AVENUE  
LAKEWOOD, COLORADO 80215  
FEBRUARY 18, 2011  
REV. MAY 18, 2011  
REV. JUNE 15, 2011



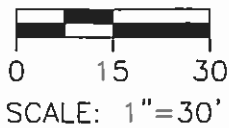
# CHAVEZ GARAGE MEP

NORTHWEST QUARTER OF SECTION 3, T4S, R68W OF THE 6TH P.M.  
 CITY AND COUNTY OF DENVER, STATE OF COLORADO



"PART OF WITTERS FIRST ADDITION TO THE CITY OF DENVER," RECORDED IN ORIGINAL COUNTY OF ARAPAHOE, TERRITORY OF COLORADO, ON OCTOBER 14, 1875, IN BOOK OF PLATS AT PAGE 69.

REV. JUNE 15, 2011  
 REV. MAY 18, 2011  
 FEBRUARY 18, 2011



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

MEP PARCEL CONTAINS 0.0625 AC (2,721 SF)

**MARTIN / MARTIN**  
 CONSULTING ENGINEERS

12499 WEST COLFAX AVE.  
 P.O. BOX 151500  
 LAKEWOOD, CO 80215  
 303.431.6100  
 FAX 303.431.4028



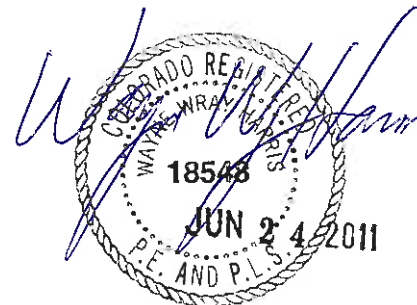
CHAVEZ OFFICE BUILDING MEP

A PORTION OF W. 13<sup>TH</sup> AVE. RIGHT-OF-WAY (80 FEET WIDE) LOCATED BETWEEN ELATI ST. AND SPEER BLVD. AS ESTABLISHED BY "PART OF WITTERS FIRST ADDITION TO THE CITY OF DENVER", RECORDED IN THE ORIGINAL COUNTY OF ARAPAHOE, TERRITORY OF COLORADO, ON OCTOBER 14, 1875, IN BOOK OF PLATS AT PAGE 69 AND BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY MOST CORNER OF LOT 1, BLOCK 24 OF SAID SUBDIVISION;  
THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF W. 13<sup>TH</sup> AVE. N89°47'13"W, 1.75 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID LOT 1 AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID W. 13<sup>TH</sup> AVE. N89°47'13"W, 120.69 FEET;  
THENCE LEAVING SAID NORTHERLY LOT LINE N00°12'47"E, 2.00 FEET;  
THENCE S89°47'13"E, 120.69 FEET;  
THENCE S00°12'47"W, 2.00 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINS 241 SQUARE FEET (0.0055 ACRES), MORE OR LESS.

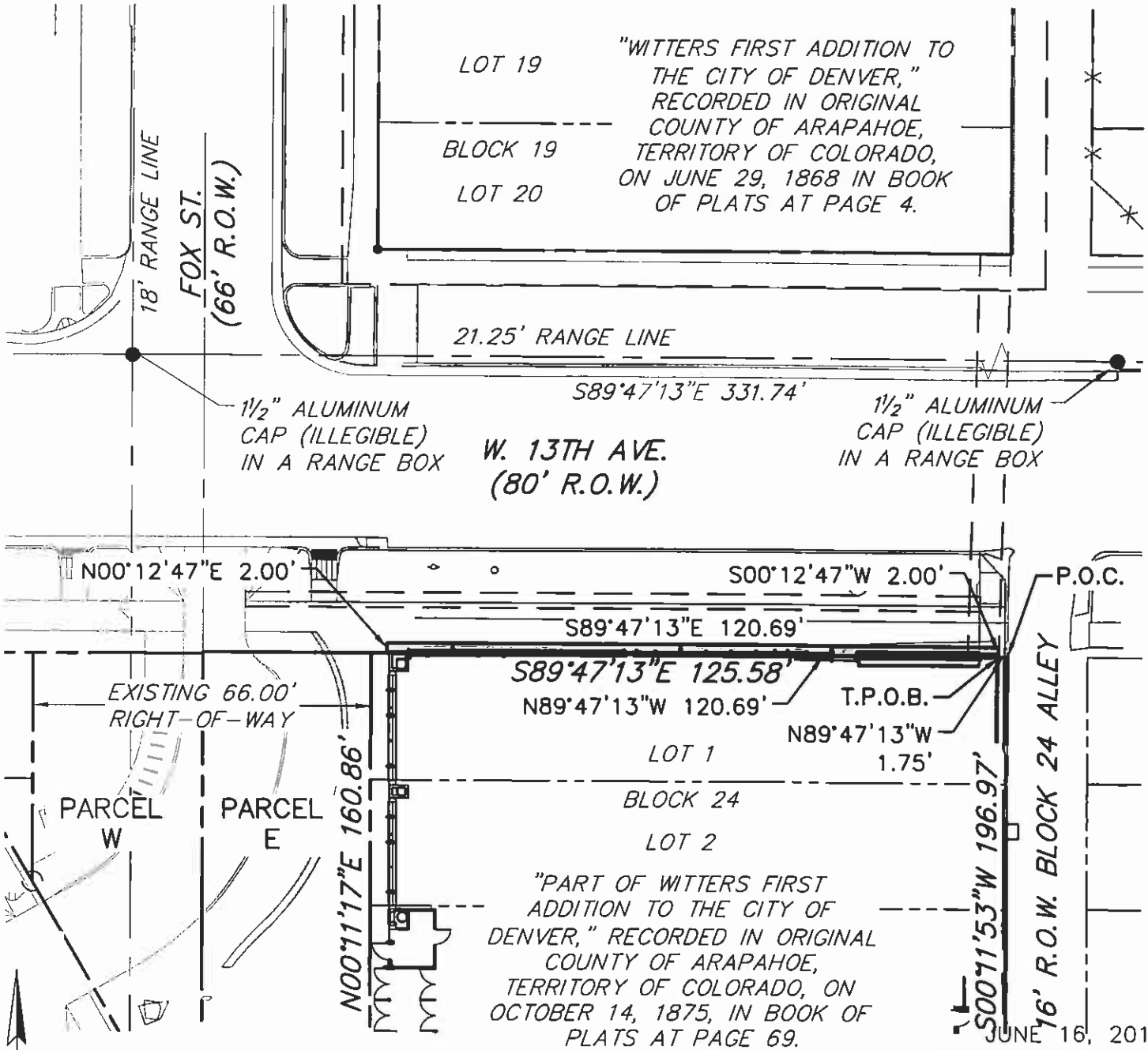
**BASIS OF BEARING:** THE BEARING UTILIZED IN THIS DESCRIPTION ARE REFERENCE TO THE 21.25 FOOT RANGE LINE ALONG W. 13<sup>TH</sup> AVE. BETWEEN FOX ST. AND ELATI ST., BEING AN ASSUMED BEARING OF S89°47'13"E, 331.74 FEET AND BEING MONUMENTED BY 1 ½ INCH ALUMINUM CAP (ILLEGIBLE) IN A RANGE BOX AT BOTH INTERSECTIONS.

PREPARED BY WAYNE W. HARRIS, P.E., P.L.S.  
FOR AND ON BEHALF OF  
MARTIN/MARTIN, INC.  
12499 WEST COLFAX AVENUE  
LAKEWOOD, COLORADO 80215  
FEBRUARY 18, 2011  
REV. JUNE 16, 2011



# CHAVEZ OFFICE BUILDING MEP

NORTHWEST QUARTER OF SECTION 3, T4S, R68W OF THE 6TH P.M.  
 CITY AND COUNTY OF DENVER, STATE OF COLORADO



JUNE 16, 2011  
 FEBRUARY 18, 2011



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BLDG MEP PARCEL CONTAINS 0.0055 AC (241 SF)

**MARTIN / MARTIN**  
 CONSULTING ENGINEERS

12499 WEST COLFAX AVE.  
 P.O. BOX 151500  
 LAKEWOOD, CO 80215  
 303.431.6100  
 FAX 303.431.4028

CHAVEZ FORCE PROTECTION WALL MEP

A PORTION OF W. 13<sup>TH</sup> AVE. RIGHT-OF-WAY (80 FEET WIDE) LOCATED BETWEEN ELATI ST. AND SPEER BLVD. AS ESTABLISHED BY "PART OF WITTERS FIRST ADDITION TO THE CITY OF DENVER", RECORDED IN THE ORIGINAL COUNTY OF ARAPAHOE, TERRITORY OF COLORADO, ON OCTOBER 14, 1875, IN BOOK OF PLATS AT PAGE 69 AND BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY MOST CORNER OF LOT 1, BLOCK 24 OF SAID SUBDIVISION;

THENCE N00°11'53"E, 9.07 FEET;

THENCE N89°48'07"W, 5.47 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N89°48'12"W, 144.89 FEET;

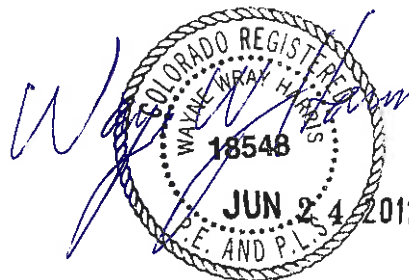
THENCE N00°11'53"E, 3.00 FEET;

THENCE S89°48'12"E, 144.89 FEET;

THENCE S00°11'53"W, 3.00 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINS 435 SQUARE FEET (0.0010 ACRES), MORE OR LESS.

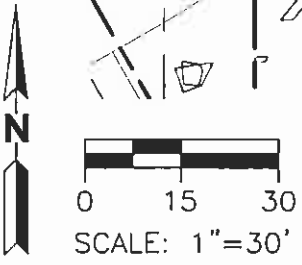
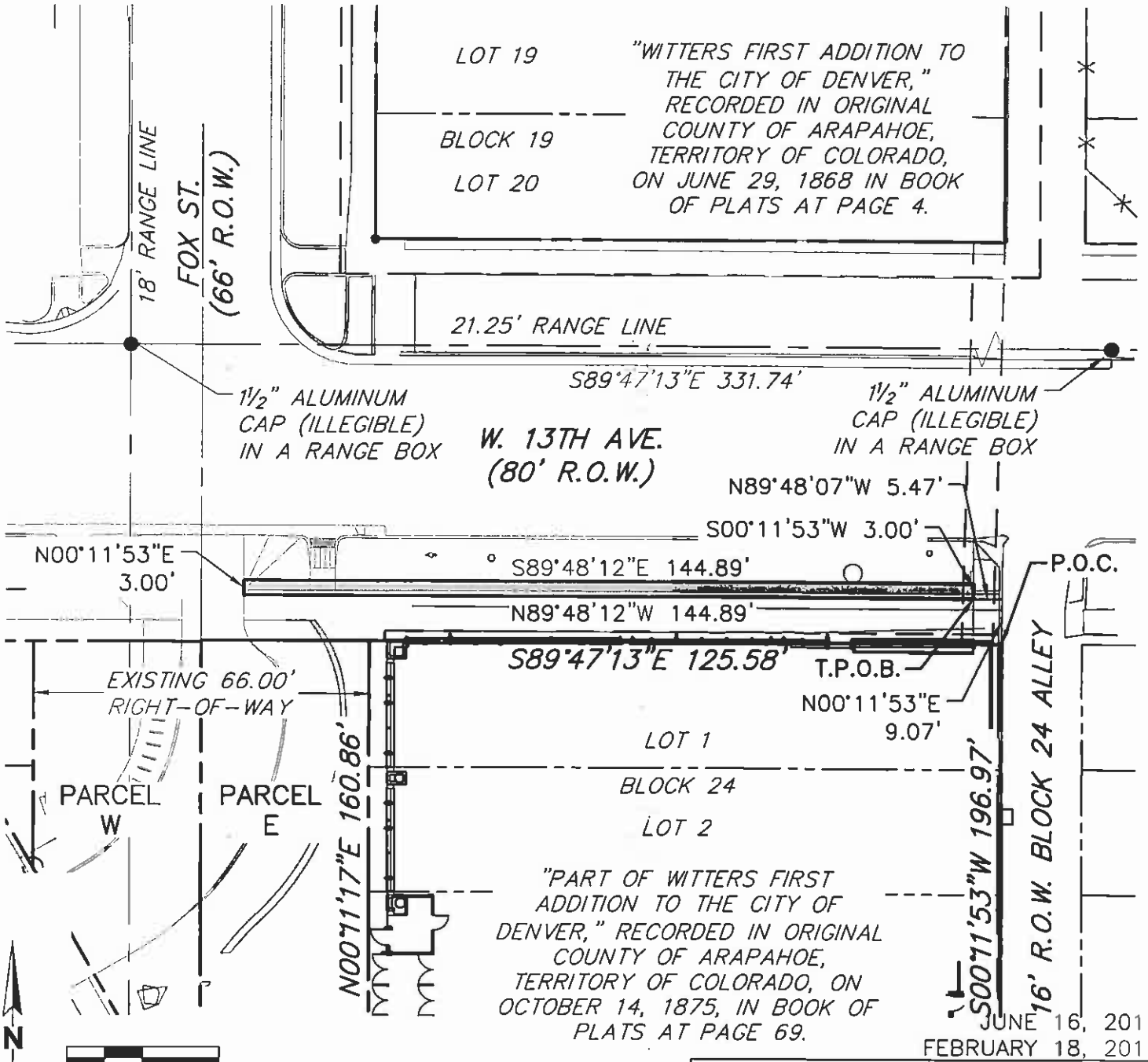
**BASIS OF BEARING:** THE BEARING UTILIZED IN THIS DESCRIPTION ARE REFERENCE TO THE 21.25 FOOT RANGE LINE ALONG W. 13<sup>TH</sup> AVE. BETWEEN FOX ST. AND ELATI ST., BEING AN ASSUMED BEARING OF S89°47'13"E, 331.74 FEET AND BEING MONUMENTED BY 1 ½ INCH ALUMINUM CAP (ILLEGIBLE) IN A RANGE BOX AT BOTH INTERSECTIONS.

PREPARED BY WAYNE W. HARRIS, P.E., P.L.S.  
FOR AND ON BEHALF OF  
MARTIN/MARTIN, INC.  
12499 WEST COLFAX AVENUE  
LAKEWOOD, COLORADO 80215  
FEBRUARY 18, 2011  
JUNE 16, 2011



# CHAVEZ FORCE PROTECTION WALL MEP

NORTHWEST QUARTER OF SECTION 3, T4S, R68W OF THE 6TH P.M.  
 CITY AND COUNTY OF DENVER, STATE OF COLORADO



JUNE 16, 2011  
 FEBRUARY 18, 2011

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WALL MEP PARCEL CONTAINS 0.0010 AC (435 SF)

**MARTIN / MARTIN**  
 CONSULTING ENGINEERS

12499 WEST COLFAX AVE.  
 P.O. BOX 151500  
 LAKEWOOD, CO 80215  
 303.431.6100  
 FAX 303.431.4028

CHAVEZ ELECTRICAL CONDUIT MEP

A PORTION OF W. 13<sup>TH</sup> AVE. RIGHT-OF-WAY (80 FEET WIDE) LOCATED BETWEEN ELATI ST. AND SPEER BLVD. AS ESTABLISHED BY "PART OF WITTERS FIRST ADDITION TO THE CITY OF DENVER", RECORDED IN THE ORIGINAL COUNTY OF ARAPAHOE, TERRITORY OF COLORADO, ON OCTOBER 14, 1875, IN BOOK OF PLATS AT PAGE 69 AND BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY MOST CORNER OF LOT 1, BLOCK 24 OF SAID SUBDIVISION;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF W. 13<sup>TH</sup> AVE. N89°47'13"W, 1.75 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID LOT 1 AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID W. 13<sup>TH</sup> AVE. N89°47'13"W, 6.00 FEET;

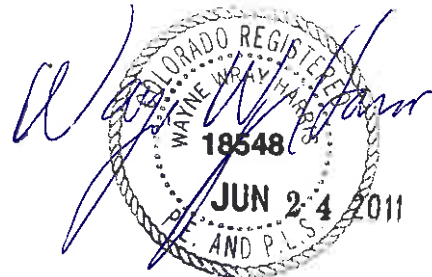
THENCE LEAVING SAID NORTHERLY LOT LINE N01°39'06"E, 80.03 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WEST 13<sup>TH</sup> AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE S89°47'13"E, 6.00 FEET;

THENCE S01°39'06"W, 80.03 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINS 480 SQUARE FEET (0.0110 ACRES), MORE OR LESS.

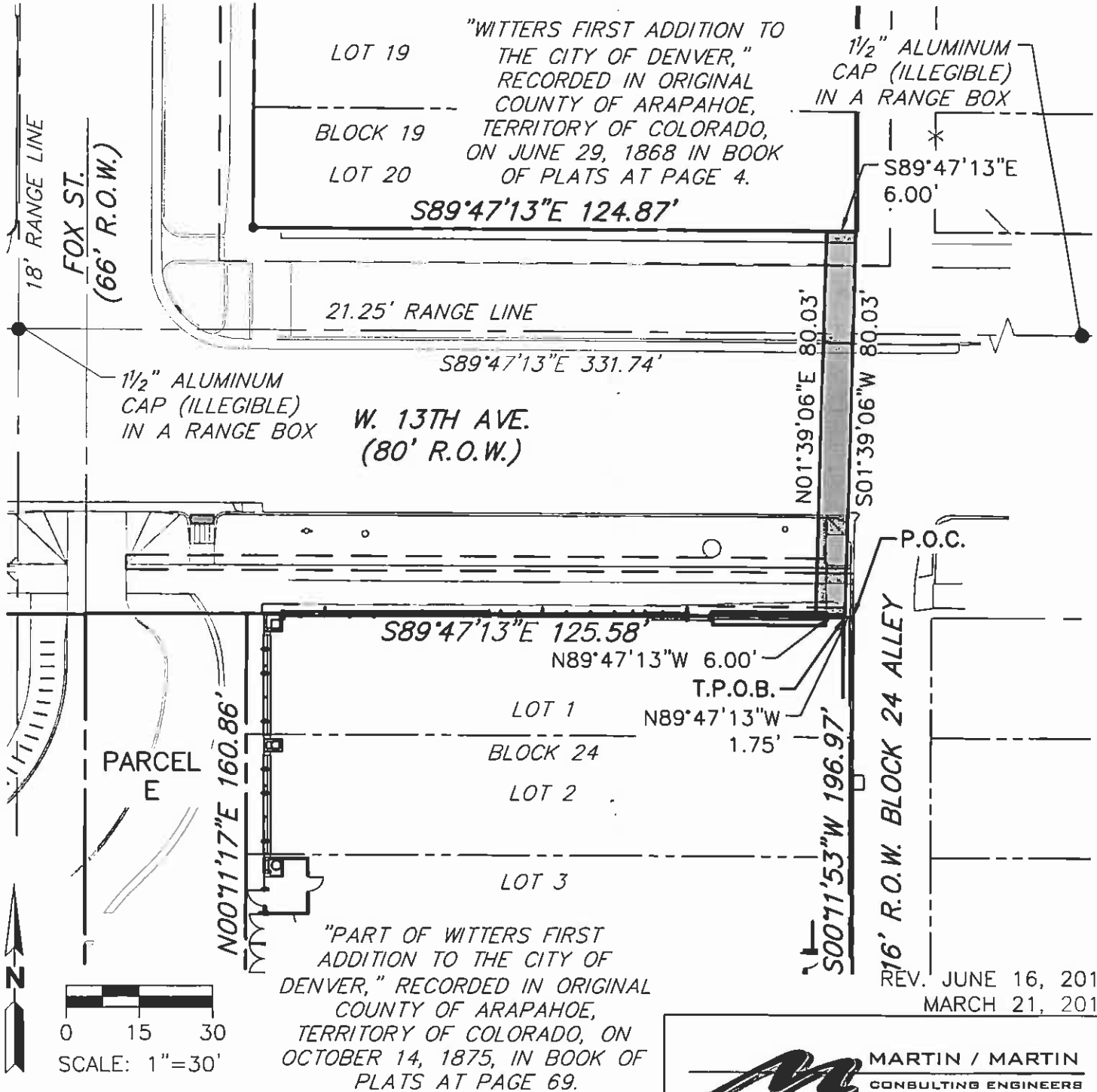
**BASIS OF BEARING:** THE BEARING UTILIZED IN THIS DESCRIPTION ARE REFERENCE TO THE 21.25 FOOT RANGE LINE ALONG W. 13<sup>TH</sup> AVE. BETWEEN FOX ST. AND ELATI ST., BEING AN ASSUMED BEARING OF S89°47'13"E, 331.74 FEET AND BEING MONUMENTED BY 1 ½ INCH ALUMINUM CAP (ILLEGIBLE) IN A RANGE BOX AT BOTH INTERSECTIONS.

PREPARED BY WAYNE W. HARRIS, P.E., P.L.S.  
FOR AND ON BEHALF OF  
MARTIN/MARTIN, INC.  
12499 WEST COLFAX AVENUE  
LAKEWOOD, COLORADO 80215  
MARCH 21, 2011  
REV. JUNE 16, 2011



# CHAVEZ ELECTRICAL CONDUIT MEP

NORTHWEST QUARTER OF SECTION 3, T4S, R68W OF THE 6TH P.M.  
 CITY AND COUNTY OF DENVER, STATE OF COLORADO



REV. JUNE 16, 2011  
 MARCH 21, 2011



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

ELEC. CONDUIT MEP PARCEL CONTAINS  
 0.0110 AC (480 SF)