



EXECUTIVE SUMMARY

DENVER
THE MILE HIGH CITY

Project Title: 2011-0536-01 MEP at 2200 W 29th Ave.

Description of Proposed Project: Request for a Resolution to encroach into the right-of-way with Concrete stairs, rail and ramp, and landscaping at 2200 W 29th Avenue, Denver, Colorado.

Explanation of why the public right-of-way must be utilized to accomplish the proposed project: The property contains a four story brick and concrete building. The separation of the spaces will require a new accessible entrance to be constructed for the space.

Has a Temp MEP been issued, and if so, what work is underway: NO

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: No

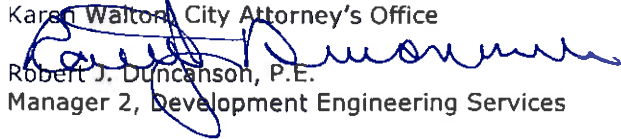


DENVER
THE MILE HIGH CITY

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: Karen Walton, City Attorney's Office

FROM: 
Robert J. Duncanson, P.E.
Manager 2, Development Engineering Services

ROW NO.: 2011-0536-01

DATE: December 14, 2011

SUBJECT: Request for a Resolution granting a revocable permit, subject to certain terms and conditions, to MB2200, LLC, their successors and assigns, to encroach into the right-of-way with Concrete stairs, rail and ramp, and landscaping at 2200 W 29th Avenue, Denver, Colorado.

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

This office has investigated the request from Paul Pennock of Zeiler-Pennock, Inc. dated October 19, 2011, on behalf of MB2200, LLC 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 Judy Montero; 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 MB2200, LLC, their successors and assigns, to encroach with Concrete stairs, rail and ramp, and landscaping at 2200 W 29th Avenue, Denver, Colorado.

INSERT PARCEL DESCRIPTION ROW 2011-0536-01-001 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 3rd 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
Councilperson Judy Montero
Aides Nathan Batchelder and Stephanie Syner
Department of Law, Karen Avlles
Department of Law, Arlene Dykstra
Department of Law, Karen Walton
Department of Law, Melinda Ollvarez
Public Works, Christine Downs
Public Works, Stacie Loucks
Public Works, Alba Castro
Project File # 2011-0536-01

Property Owner:
MB2200, LLC
c/o Maurice Bennett
1728 S. Corona St.
Denver, CO 80210

Agent:
Zeiler-Pennock, Inc.
c/o Paul Pennock
2727 Bryant St., Suite # 600
Denver, CO 80211

ORDINANCE/RESOLUTION REQUEST

Please email requests to Daelene Mix at 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: December 14, 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 a Resolution granting a revocable permit, subject to certain terms and conditions, to MB2200, LLC, their successors and assigns, to encroach into the right-of-way with Concrete stairs, rail and ramp, and landscaping at 2200 W 29th Avenue, Denver, Colorado

3. **Requesting Agency:** Public Works, 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

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:** Stacie Loucks
- **Phone:** 720-865-8720
- **Email:** Stacie.loucks@denvergov.org

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

Encroach with Concrete stairs, rail and ramp, and landscaping at 2200 W 29th Avenue, Denver, Colorado

***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:** 2200 W. 29th Avenue. Denver, Colorado
- d. **Affected Council District:** # 9, Judy Montero
- e. **Benefits:** N/A
- f. **Costs:** NA

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: _____

EXHIBIT A

Sheet 1 of 2

MAJOR ENCUMBRANCE PERMIT EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 30, BLOCK 7, CASEMENT'S ADDITION TO DENVER AS RECORDED APRIL 22, 1887 IN BOOK 4 AT PAGE 26, ARAPAHOE COUNTY (DENVER);

THENCE N00°13'39"W, ALONG THE WEST LINE EXTENDED OF SAID LOT 30, A DISTANCE OF 3.73 FEET, MORE OR LESS, TO THE BACK OF THE EXISTING SIDEWALK;

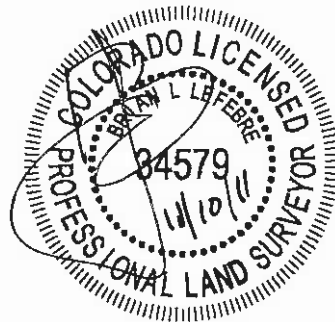
THENCE N89°26'07"E, ALONG THE BACK OF SAID SIDEWALK, A DISTANCE OF 34.49 FEET;

THENCE S00°01'01"E, DEPARTING SAID BACK OF SIDEWALK, A DISTANCE OF 3.84 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 30;

THENCE S89°37'14"W, ALONG SAID NORTH LINE, A DISTANCE OF 34.48 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 131 SQUARE FEET OR 0.003 ACRES, MORE OR LESS.

BASIS OF BEARINGS: THE WEST LINE OF LOTS 27 THROUGH 30, CASEMENT'S ADDITION TO DENVER WAS FOUND TO BEAR S00°13'39"E, BETWEEN A CUT CROSS 2 FOOT OFFSET POINT FROM THE NORTHWEST CORNER OF LOT 30 AND A PK NAIL WITH BRASS TAG MARKED 'LS 22564' 2 FOOT OFFSET POINT FROM THE SOUTHWEST CORNER OF LOT 27, PER LAND SURVEY PLAT RECORDED DECEMBER 1, 2000 AT RECEPTION NO. LOO5049 OF THE CITY AND COUNTY OF DENVER RECORDS.



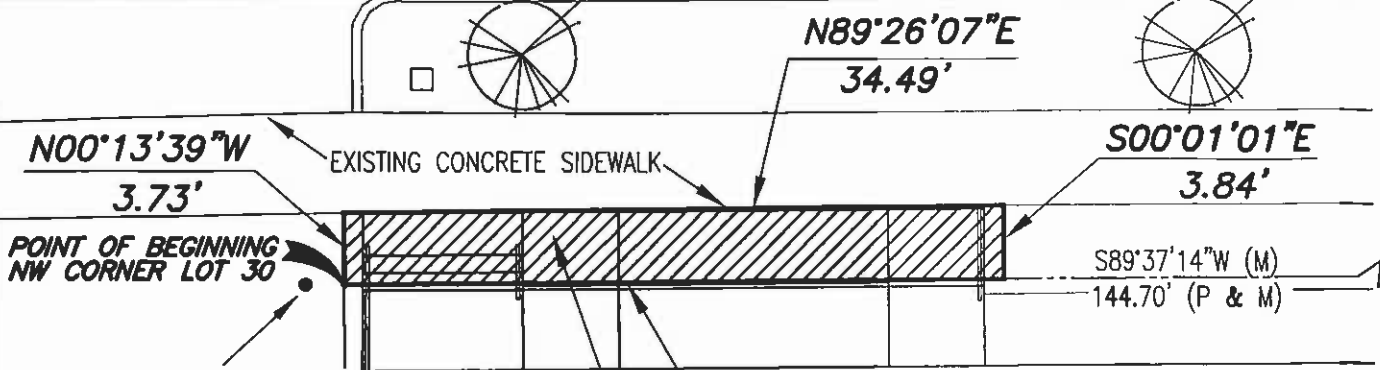
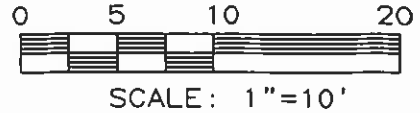
AUTHORED BY BRIAN L. LeFEBRE
ZYLSTRA BAKER SURVEYING, INC.
1510 W. TUFTS AVE.
ENGLEWOOD, CO 80110
303-781-0700
COLORADO PLS 34579

EXHIBIT A

PW ROW Project No. 2011-0536
PW Legal Description No. 2011-0536-01-001

SOUTHWEST 1/4, SECTION 28
T. 3 S., R. 68 W., 6TH P.M., LOCATED IN THE
CITY AND COUNTY OF DENVER, STATE OF COLORADO

W. 29th AVE.
R.O.W. VARIES



POINT OF BEGINNING
NW CORNER LOT 30

FOUND CUT CROSS
2' OFFSET POINT
PER LAND SURVEY
PLAT RECORDED
DECEMBER 1, 2000
AT RECEPTION NO.
L005049.

BASIS OF BEARINGS
S00°13'39"E (M) 100.18' (M) 99.98' (P)

ALLEY

LOT 30

CONTAINING
131 SQUARE FEET
OR 0.003 ACRES
MORE OR LESS

S89°37'14"W
34.48'

EXISTING BUILDING

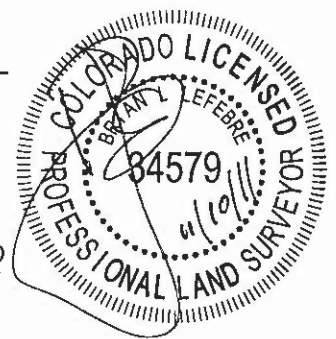
CASEMENT'S ADDITION TO DENVER
BLOCK 7

LOT 29

NOTES

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

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



BRIAN L. LeFEBRE
PROFESSIONAL LAND SURVEYOR
COLORADO NO. 34579

FOUND PK NAIL WITH BRASS
TAG 'LS 22564' 2' OFFSET
POINT PER LAND SURVEY PLAT
RECORDED DECEMBER 1, 2000
AT RECEPTION NO. L005049.

LOT 27

N89°37'57"E (M) 144.67' (P & M)

ZYLSTRA BAKER SURVEYING INC. 1510 WEST TUFTS AVENUE ENGLEWOOD, CO 80110 PHONE (303) 781-0700			
MB2200, LLC			
MAJOR ENCUMBRANCE PERMIT EASEMENT			
SCALE: 1"=10'	DR: 2011053601MEP.DWG		
DRN. JRT	DATE: 11/10/11	CHK. BLF	
JOB NO. 2011-1002	SHEET 2 OF 2		

EXHIBIT A

Sheet 1 of 2

MAJOR ENCUMBRANCE PERMIT EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 30, BLOCK 7, CASEMENT'S ADDITION TO DENVER AS RECORDED APRIL 22, 1887 IN BOOK 4 AT PAGE 26, ARAPAHOE COUNTY (DENVER);

THENCE N00°13'39"W, ALONG THE WEST LINE EXTENDED OF SAID LOT 30, A DISTANCE OF 3.73 FEET, MORE OR LESS, TO THE BACK OF THE EXISTING SIDEWALK;

THENCE N89°26'07"E, ALONG THE BACK OF SAID SIDEWALK, A DISTANCE OF 34.49 FEET;

THENCE S00°01'01"E, DEPARTING SAID BACK OF SIDEWALK, A DISTANCE OF 3.84 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 30;

THENCE S89°37'14"W, ALONG SAID NORTH LINE, A DISTANCE OF 34.48 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 131 SQUARE FEET OR 0.003 ACRES, MORE OR LESS.

BASIS OF BEARINGS: THE WEST LINE OF LOTS 27 THROUGH 30, CASEMENT'S ADDITION TO DENVER WAS FOUND TO BEAR S00°13'39"E, BETWEEN A CUT CROSS 2 FOOT OFFSET POINT FROM THE NORTHWEST CORNER OF LOT 30 AND A PK NAIL WITH BRASS TAG MARKED 'LS 22564' 2 FOOT OFFSET POINT FROM THE SOUTHWEST CORNER OF LOT 27, PER LAND SURVEY PLAT RECORDED DECEMBER 1, 2000 AT RECEPTION NO. LOO5049 OF THE CITY AND COUNTY OF DENVER RECORDS.



AUTHORED BY BRIAN L. LeFEBRE
ZYLSTRA BAKER SURVEYING, INC.
1510 W. TUFTS AVE.
ENGLEWOOD, CO 80110
303-781-0700
COLORADO PLS 34579

EXHIBIT A

PW ROW Project No. 2011-0536
PW Legal Description No. 2011-0536-01-001

SOUTHWEST 1/4, SECTION 28
T. 3 S., R. 68 W., 6TH P.M., LOCATED IN THE
CITY AND COUNTY OF DENVER, STATE OF COLORADO

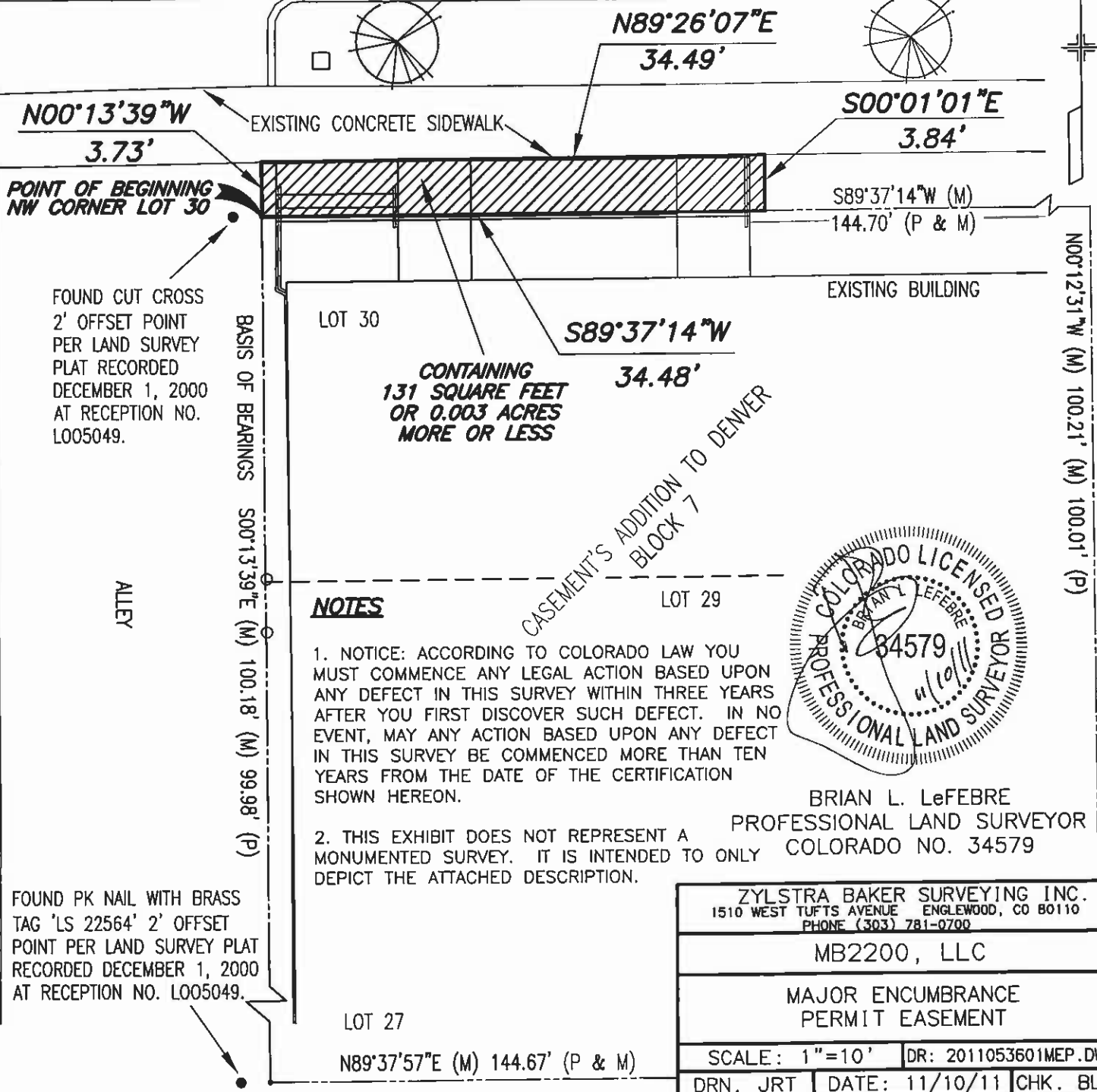
W. 29th AVE.

R.O.W. VARIES



SCALE: 1"=10'

N



N00°13'39"W
3.73'

POINT OF BEGINNING
NW CORNER LOT 30

FOUND CUT CROSS
2' OFFSET POINT
PER LAND SURVEY
PLAT RECORDED
DECEMBER 1, 2000
AT RECEPTION NO.
L005049.

BASIS OF BEARINGS
S00°13'39"E (M) 100.18' (M) 99.98' (P)

ALLEY

FOUND PK NAIL WITH BRASS
TAG 'LS 22564' 2' OFFSET
POINT PER LAND SURVEY PLAT
RECORDED DECEMBER 1, 2000
AT RECEPTION NO. L005049.

N89°26'07"E
34.49'

S00°01'01"E
3.84'

S89°37'14"W (M)
144.70' (P & M)

LOT 30

S89°37'14"W
34.48'

CONTAINING
131 SQUARE FEET
OR 0.003 ACRES
MORE OR LESS

EXISTING BUILDING

CASEMENT'S ADDITION TO DENVER
BLOCK 7

N00°12'31"W (M) 100.21' (M) 100.01' (P)

NOTES

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED TO ONLY DEPICT THE ATTACHED DESCRIPTION.



BRIAN L. LeFEBRE
PROFESSIONAL LAND SURVEYOR
COLORADO NO. 34579

ZYLSTRA BAKER SURVEYING INC. 1510 WEST TUFTS AVENUE ENGLEWOOD, CO 80110 PHONE (303) 781-0700	
MB2200, LLC	
MAJOR ENCUMBRANCE PERMIT EASEMENT	
SCALE: 1"=10'	DR: 2011053601MEP.DWG
DRN. JRT	DATE: 11/10/11
JOB NO. 2011-1002	CHK. BLF
SHEET 2 OF 2	

LOT 27

N89°37'57"E (M) 144.67' (P & M)

LOT 29