



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.: 2012-0106-02

DATE: December 11, 2012

SUBJECT: Request for a Resolution granting a revocable permit, subject to certain terms and conditions, to Greenbox II, LLC, their successors and assigns, to encroach into the right-of-way with a secure fence, a parking lot and storage area at 2424 Delgany Street.

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

This office has investigated the request from Barry Gilbert of Shames Makovsky Realty company dated October 29, 2012, on behalf of Greenbox II, 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 Greenbox II, LLC, their successors and assigns, to encroach with a secure fence, a parking lot and storage area at 2424 Delgany Street.

INSERT PARCEL DESCRIPTION ROW 2012-0106-02-001 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 and Aides
CPM, Michael Anderson
Department of Law, Shaun Sullivan
Department of Law, Karen Aviles
Department of Law, Brent Eisen
Department of Law, Karen Walton
Public Works, Alba Castro
Public Works, Nancy Kuhn
Public Works Solid Waste, Mike Lutz
Public Works Survey, Paul Rogalla
Public Works Street Maint. William
Kennedy
Project File: 2012-0106-02

Property Owner:
Greenbox II, LLC
C/O Josh Fine
2737 Larimer St. Unit C
Denver, CO 80205

Agent:
Shames Makovsky Realty
Company
C/O Barry Gilbert
1400 Glenarm Pl. Ste. # 201
Denver, CO 80202

ORDINANCE/RESOLUTION REQUEST

Please email requests to Nancy Kuhn at
Nancy.kuhn@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 11, 2012**

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 Greenbox II, LLC, their successors and assigns, to encroach into the right-of-way with a secure fence, a parking lot and storage area at 2424 Delgany Street.

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

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:** Nancy Kuhn
- **Phone:** 720-865-8720
- **Email:** nancy.kuhn@denvergov.org

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

Encroach with a secure fence, a parking lot and storage area at 2424 Delgany Street.

****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:** NO
- b. **Duration:** Permanent
- c. **Location:** 2424 Delgany Street
- d. **Affected Council District:** # 9, Judy Montero
- 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.**

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: _____

Date Entered: _____



EXECUTIVE SUMMARY

DENVER
THE MILE HIGH CITY

Project Title: 2012-0106-02 MEP at 2424 Delgany Street

Description of Proposed Project: Encroach with a secure fence, a parking lot and a storage area..

Explanation of why the public right-of-way must be utilized to accomplish the proposed project: Due to a concept meeting with Public Works staff it was determined that an MEP was required for the secure fence, a parking and storage area within the public right-of-way.

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: NO

Additional information:

EXHIBIT A
2424 DELGANY STREET

DES PROJECT # 2012-0106
DES PARCEL #2012-0106
2012-0106-02-001

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF PARCELS TKS-7-1, TKS-7-2, AND TKS-7-3 AS DESCRIBED AT RECEPTION R-92-0104637, ALSO A PORTION OF PARCEL 1 AS DESCRIBED AT RECEPTION NO. R-93-0081375 ALL FILED IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE; SITUATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF BEGINNING OF PARCEL 1 AS DESCRIBED AND SET FORTH AT RECEPTION NO. 9400093755 FILED IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE; THENCE S41°07'41"W A DISTANCE OF 739.05 FEET TO THE NORTHERLY MOST CORNER OF THE LANDS DESCRIBED AT SAID PARCEL TKS-7-1; SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL TKS-7-1 THE FOLLOWING TWO COURSES:

1. S08°59'10"E, A DISTANCE OF 42.19 FEET;
2. S45°00'01"E, A DISTANCE OF 80.13 FEET;

THENCE S62°17'07"W DEPARTING THE NORTHEASTERLY LINE OF SAID PARCEL TKS-7-1 A DISTANCE OF 22.87 FEET TO THE SOUTHWESTERLY LINE OF SAID PARCEL TKS-7-1;

THENCE N44°44'18"W, ALONG THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL TKS-7-1 AND SAID PARCEL TKS-7-3, A DISTANCE OF 126.17 FEET;

THENCE N27°12'02"E, DEPARTING THE SOUTHWESTERLY LINE OF SAID PARCEL TKS-7-3, A DISTANCE OF 76.03 FEET; THENCE N45°04'56"E A DISTANCE OF 259.64 FEET; THENCE S45°09'23"E, A DISTANCE OF 64.85 FEET TO A POINT LOCATED ON THE SOUTHEASTERLY LINE OF SAID PARCEL TKS-7-2, SAID POINT ALSO BEING A POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL TKS-7-2 THE FOLLOWING THREE COURSES:

- 1.) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 628.00 FEET, A CENTRAL ANGLE OF 00°51'36" AND AN ARC LENGTH OF 9.43 FEET, THE CHORD OF WHICH BEARS S54°04'11"W, A DISTANCE OF 9.42 FEET;
- 2.) THENCE S54°30'00"W, A DISTANCE OF 92.65 FEET TO A POINT OF CURVE TO THE LEFT;
- 3.) THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1367.00 FEET, A CENTRAL ANGLE OF 01°48'50" AND AN ARC LENGTH OF 43.28 FEET, THE CHORD OF WHICH BEARS S53°35'35"W, A DISTANCE OF 43.28 FEET TO THE SOUTHERLY MOST POINT OF SAID PARCEL TKS-7-2; SAID POINT BEING ON THE SOUTHEASTERLY LINE OF SAID PARCEL TKS-7-3; THENCE S45°00'34"W ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL TKS-7-3 A DISTANCE OF 142.67 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 17,498 SQUARE FEET, 0.402 ACRES, MORE OR LESS.

THIS LEGAL DESCRIPTION WAS PREPARED BY:

DON LAMBERT, PLS 30830
FOR AND ON BEHALF OF FRONTIER SURVEYING, INC.
352 NORFOLK STREET, AURORA, CO 80011



SHEET 1 OF 2


**FRONTIER
SURVEYING, INC.**

352 Norfolk Street
Aurora, CO 80011

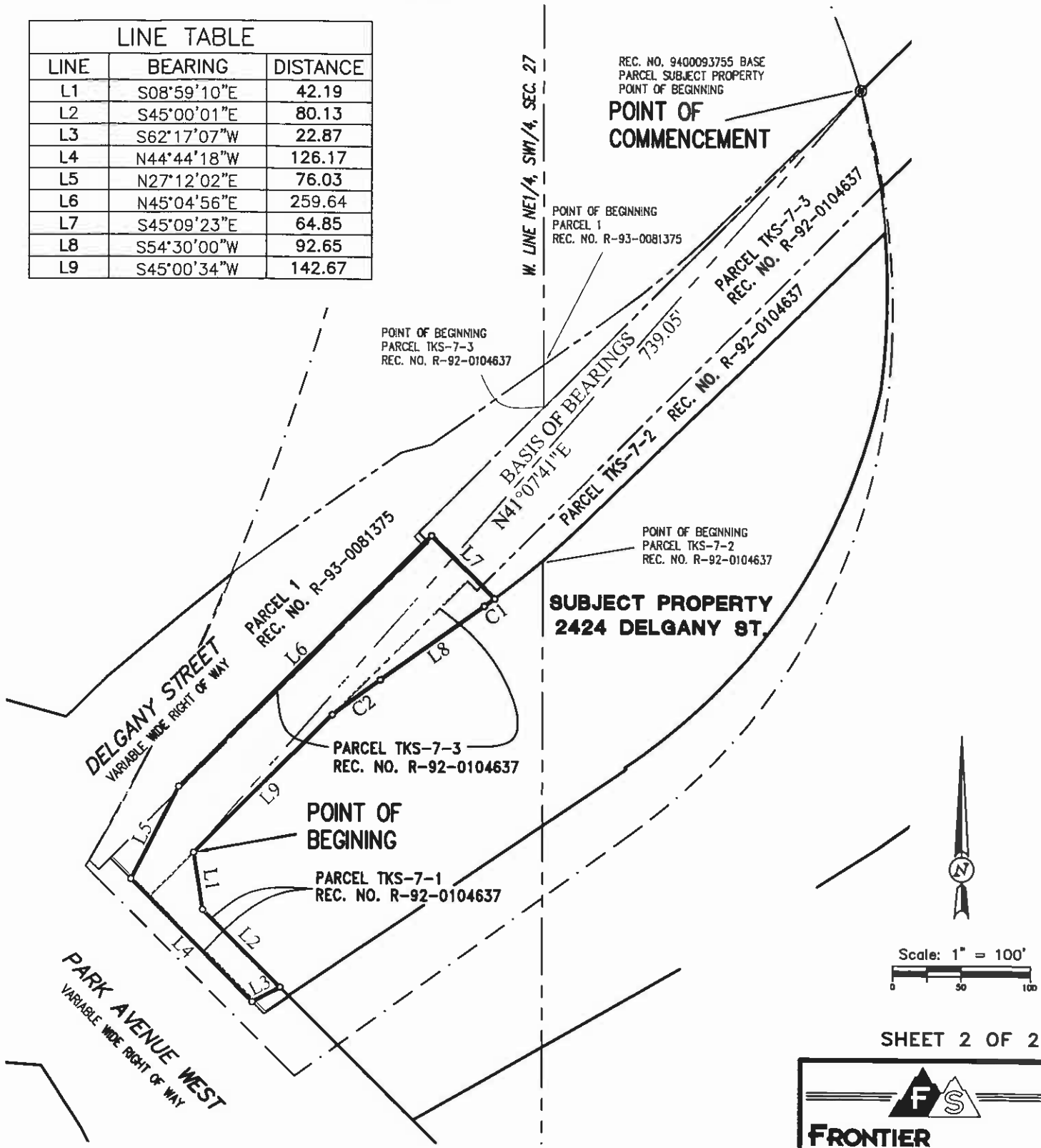
Ofc. 303-340-0113
Fax. 303-340-0114

EXHIBIT A

2424 DELGANY STREET

LINE TABLE

LINE	BEARING	DISTANCE
L1	S08°59'10"E	42.19
L2	S45°00'01"E	80.13
L3	S62°17'07"W	22.87
L4	N44°44'18"W	126.17
L5	N27°12'02"E	76.03
L6	N45°04'56"E	259.64
L7	S45°09'23"E	64.85
L8	S54°30'00"W	92.65
L9	S45°00'34"W	142.67



POINT OF BEGINNING

PARCEL TKS-7-1
REC. NO. R-92-0104637

PARCEL TKS-7-3
REC. NO. R-92-0104637

POINT OF BEGINNING
PARCEL TKS-7-2
REC. NO. R-92-0104637

SUBJECT PROPERTY
2424 DELGANY ST.

REC. NO. 9400093755 BASE
PARCEL SUBJECT PROPERTY
POINT OF BEGINNING

POINT OF BEGINNING
PARCEL 1
REC. NO. R-93-0081375

POINT OF BEGINNING
PARCEL TKS-7-3
REC. NO. R-92-0104637

W. LINE NE1/4, SW1/4, SEC. 27

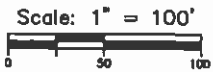
BASIS OF BEARINGS
N41°07'41"E
739.05'

PARCEL TKS-7-3
REC. NO. R-92-0104637

PARCEL TKS-7-2
REC. NO. R-92-0104637

DELGANY STREET
VARIABLE WIDE RIGHT OF WAY

PARK AVENUE WEST
VARIABLE WIDE RIGHT OF WAY



SHEET 2 OF 2

**FRONTIER
SURVEYING, INC.**

352 Norfolk Street
Aurora, CO 80011

Ofc. 303-340-0113
Fax. 303-340-0114

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CH BRG	CHORD
C1	0°51'36"	9.43	628.00	S54°04'11"W	9.42
C2	1°48'50"	43.28	1367.00	S53°35'35"W	43.28