

**PLANNING AND DEVELOPMENT DEPARTMENT
MEMORANDUM 13-16**

DATE: May 13th, 2013
TO: Honorable Mayor Joyce Downing and City Council Members
FROM: David H. Willett, Acting City Manager
Brook Svoboda, Director of Planning and Development *BS*
SUBJECT: CR-48, CDOT I-25 Managed Lanes Temporary Construction Easements

ITEM/ISSUE

Attached is Council Resolution 48, A Resolution if approved would grant three (3) temporary construction easements to the Colorado Department of Transportation for the purposes of installing sound walls at these locations on I-25.

BACKGROUND

As part of the Colorado Department of Transportation I-25 Managed Lanes project, CDOT is requesting three temporary construction easements will enable for the installation of new sound walls. Attached are aerial maps depicting the locations for each easement area.

BUDGET IMPLICATIONS

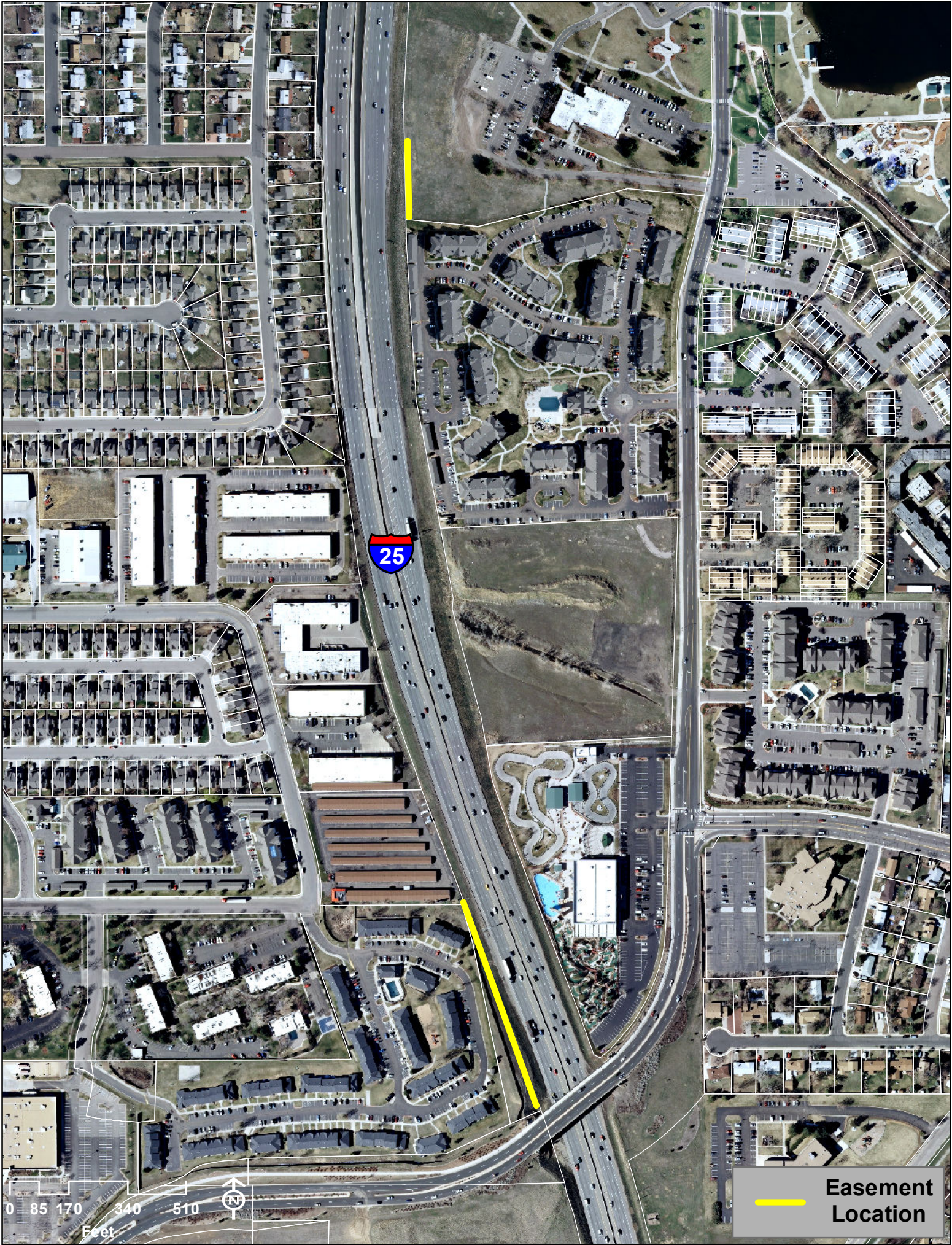
There are no direct budget implications at this time.

STAFF REFERENCE

Brook Svoboda, Director of Planning and Development bsvoboda@northglenn.org or 303.450.8937

ATTACHMENTS

ATTACHMENT 1 Aerial Maps



25

0 85 170 340 510
Feet



Easement
Location



Thornton
Wal-Mart

25

Badding
Reservoir

Easement
Location

SPONSORED BY: MAYOR DOWNING

COUNCILMAN'S RESOLUTION

RESOLUTION NO.

No. CR-48
Series of 2013

Series of 2013

A RESOLUTION APPROVING A TEMPORARY CONSTRUCTION EASEMENT AGREEMENT BETWEEN THE CITY OF NORTHGLENN AND COLORADO DEPARTMENT OF TRANSPORTATION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. The City Council hereby approves the Right-of-Way Easement Agreement between the City of Northglenn and Colorado Department of Transportation, attached hereto as **Exhibit 1**, and authorizes the Mayor to execute the same on behalf of the City.

DATED, at Northglenn, Colorado, this _____ day of _____, 2013.

JOYCE DOWNING
Mayor

ATTEST:

JOHANNA SMALL, CMC
City Clerk

APPROVED AS TO FORM:

COREY Y. HOFFMANN
City Attorney

STATE OF COLORADO

DEPARTMENT OF TRANSPORTATION
4201 E. Arkansas Ave.
Denver, CO 80222

EXHIBIT 1



REAL PROPERTY DONATION

Project Code: 18695
Parcel No: TE-01, TE-04 & TE-07
Location: I-25 Managed Lanes: SH36 to 120th Ave.
State Highway No: 36

Property owners whose real property is needed for a transportation improvement project may donate all or any part of the property to the State of Colorado, Department of Transportation (CDOT), or may donate (waive receipt of) all or any portion of just compensation due the owner for the property required for the project.

Where the property owner wishes to use the donation for a tax deduction, the owner should seek advice from the Internal Revenue Service or a tax expert regarding the current rules for valuation. It is the property owner's responsibility to ascertain the fair market value of the property for tax purposes. CDOT will pay the reasonable cost of an appraisal for tax purposes if the value of the acquisition is estimated by CDOT at \$5,000 or more and the appraisal is prepared by an independent appraiser.

If the property is contaminated, the costs to clean up such contamination will not exceed the value of the property.

Donation of the property is made voluntarily and with full knowledge of the right to receive just compensation. See the attached "Exhibit A" which is incorporated herein.

The undersigned hereby releases CDOT from obtaining an appraisal of the acquired property, waives the right to receive an appraisal other than an appraisal for tax purposes as described above, and waives the right to receive just compensation for the property. The undersigned hereby agrees to execute the necessary conveyance instruments to transfer said property free and clear of all liens and encumbrances.

Signature of Property Owner

Date

Signature of Property Owner

Date

ACCEPTED FOR THE STATE:

Region ROW Manager/Supervisor

Date

Attachment (Exhibit A)

cc: Project Development Branch, ROW Services (original)
Property Owner
Region ROW

CDOT Form #1344
10/08

Previous editions are obsolete and may not be used

EXHIBIT "A"

PROJECT NUMBER: IM 0253-222
TEMPORARY EASEMENT NO.: TE-01
Project Code: 18695
February 14, 2013

DESCRIPTION

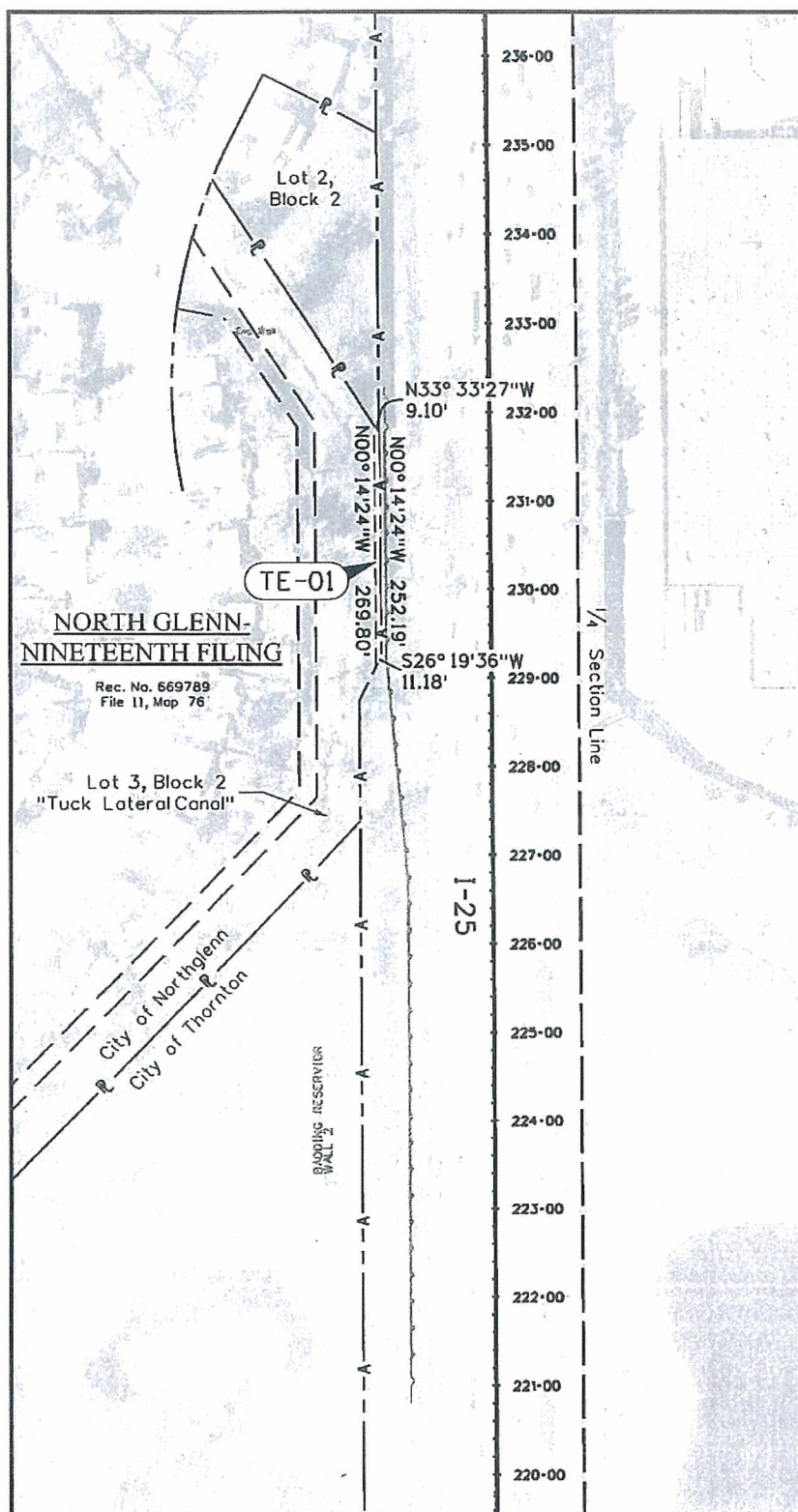
Temporary Easement, No. TE-01, of the Department of Transportation, State of Colorado, Project No. IM 0253-222, containing 1305 square feet (0.030 acres), more or less, in the southwest quarter of Section 15, Township 2 South, Range 68 West of the 6th Principal Meridian, Adams County, Colorado, lying westerly of the westerly right-of-way line of Interstate Highway No. 25, being the easterly 5.00 feet of Lot 3, Block 2 "Tuck Lateral Canal", NORTH GLENN-NINETEENTH FILING as shown on the plat filed in the Office of the Adams County Clerk and Recorder under Reception No. 669789 (File 11, Map 76) and as shown on the attached sketch.

The above described temporary easement contains 1305 square feet (0.030 acres), more or less, and is for construction of roadway appurtenances, including sound walls.

BASIS OF BEARINGS: Bearings are grid bearings of the Colorado coordinate system of 1983, northern zone determined by a GPS survey of the control points shown on the Land Survey Control Diagram for CDOT Project IM 0253-222 (Project Code 18695). The line between point MP 218.10 and point MP 218.72, both being CDOT Type II monuments, shown thereon, bears N09°48'26"W, a distance of 3,383.89 feet.

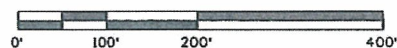
Authored by: Donald D. Hansen, PLS 14599
CDOT, Region 6 R.O.W.
2000 S. Holly St.
Denver Co. 80222
303.757.9921





ADAMS COUNTY

SW 1/4 Sec 15.
T2S, R68W/6th PM



NORTH GLENN-
NINETEENTH FILING

A part of Lot 3, Block 2

TEMPORARY EASEMENT NO. TE-01
for construction of roadway appurtenances,
including sound walls

Owner(s):
City of Northglenn

TE-01 contains
1305 sq. ft.
(0.030 Acres)

Mailing Address:
11701 Community Drive
Northglenn, CO 80233

Property Address:
(vacant land)

Authored by: Donald D. Hansen, PLS 14599
CDOT, Region 6 R.O.W.
2000 S. Holly St.
Denver CO 80222
303-757-9921

Legal Description - Exhibit A

Colorado Department of Transportation



2000 South Holly
Denver, CO 80222
Phone: 303-757-9923 FAX: 303-757-9390

Region 6

SLK

This drawing graphically depicts the attached legal description only.
This drawing does not represent a Land Survey.

Project Number: IM 0253-222

Project Location: I-25 Managed Lanes: US 36 to 120th Ave

SW 1/4 Sec 15, T2S, R68W/6th PM

Project Code:	Last Mod. Date	Subset	Sheet No.
18695	02-15-13	2 of 2	2

EXHIBIT "A"

PROJECT NUMBER: IM 0253-222
TEMPORARY EASEMENT NO.: TE-04
Project Code: 18695

February 15, 2013

DESCRIPTION

Temporary Easement, No. TE-04, of the Department of Transportation, State of Colorado, Project No. IM 0253-222, containing 3173 square feet (0.073 acres), more or less, in the southwest quarter of Section 3, Township 2 South, Range 68 West of the 6th Principal Meridian, Adams County, Colorado, lying westerly of the westerly right-of-way line of Interstate Highway No. 25, being the easterly 5.00 feet of Tract "A", Greens of Northglenn Subdivision as shown on the plat filed in the Office of the Adams County Clerk and Recorder under Reception No. C0255187 (File 17, Map 645) and as shown on the attached sketch.

The above described temporary easement contains 3173 square feet (0.073 acres), more or less, and is for construction of roadway appurtenances, including sound walls.

BASIS OF BEARINGS: Bearings are grid bearings of the Colorado coordinate system of 1983, northern zone determined by a GPS survey of the control points shown on the Land Survey Control Diagram for CDOT Project IM 0253-222 (Project Code 18695). The line between point MP 218.10 and point MP 218.72, both being CDOT Type II monuments, shown thereon, bears N09°48'26"W, a distance of 3,383.89 feet.

Authorized by: Donald D. Hansen, PLS 14599
CDOT, Region 6 R.O.W.
2000 S. Holly St.
Denver Co. 80222
303.757.9921



**Re-Plat of
Executive Plaza**

Rec. No. B163559
File 14, Map 458

Lot 1
Block 1

N89° 35' 21" E 5.33'

**Greens of Northglenn
Subdivision Amended**

Rec. No. C0855270
File 18, Map 512

Lot 1
Block 1

Tract
"A"

**Greens of
Northglenn
Subdivision**

Rec. No. C0255187
File 17, Map 645

Rc=5624.58'
Δc=02° 10' 02"
Lc=212.74'
C=212.73'
CB=N19° 38' 47" W

Rc=5629.58'
Δc=02° 09' 32"
Lc=212.13'
C=212.11'
CB=S19° 39' 02" E

TE-04

I-25

Existing
R.O.W. 2013

333-00
332-00
331-00
330-00
329-00
328-00

N62° 18' 00" E 5.06'
Community Center Drive

COUNTY OF
Adams

SW 1/4 Sec 3.
T2S, R68W/6th PM



Greens of Northglenn Subdivision
A part of Tract "A"

TEMPORARY EASEMENT NO. TE-04
for construction of roadway appurtenances,
including sound walls

Owner(s):
City of Northglenn

Mailing Address:
11701 Community Drive
Northglenn, CO 80233

Property Address:
Vacant Land

TE-04 contains
3173 sq. ft.
(0.073 Acres)

Authored by: Donald D. Hansen, PLS 14599
CDOT, Region 6 R.O.W.
2000 S. Holly St.
Denver CO 80222
303-757-9921

Legal Description - Exhibit A

Colorado Department of Transportation



2000 South Holly
Denver, CO 80222
Phone: 303-757-9923 FAX: 303-757-9390

Region 6

SLK

This drawing graphically depicts the attached legal description only.
This drawing does not represent a Land Survey.

Project Number: IM 0253-222

Project Location: I-25 Managed Lanes: US 36 to 120th Ave

SW 1/4 Sec 3, T2S, R68W/6th PM

Project Code:	Last Mod. Date	Subset	Sheet No.
18695	02-14-13	2 of 2	2

EXHIBIT "A"

PROJECT NUMBER: IM 0253-222
TEMPORARY EASEMENT NO.: TE-07

Project Code: 18695

February 14, 2013

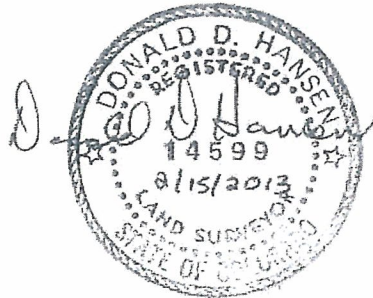
DESCRIPTION

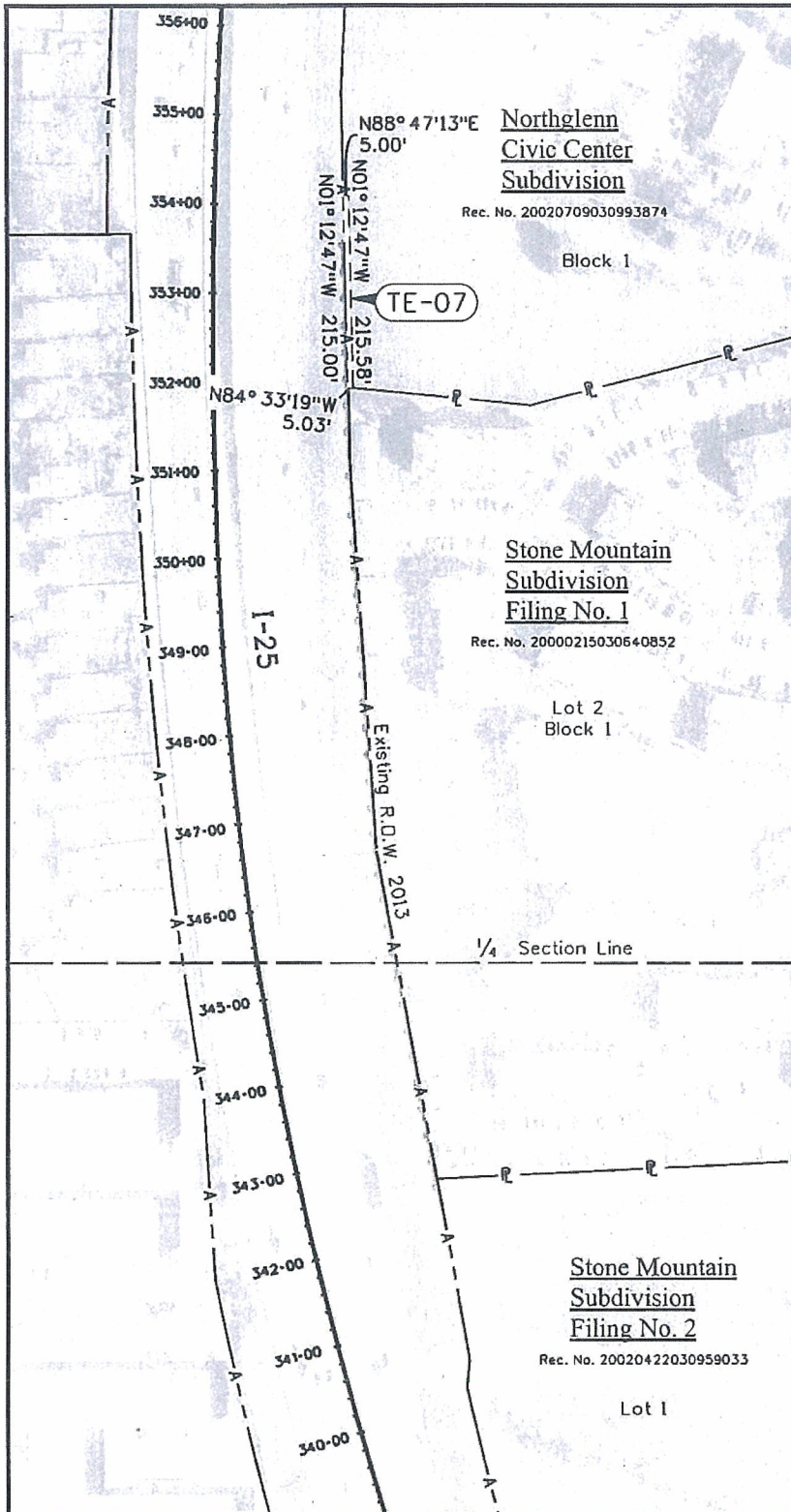
Temporary Easement, No. TE-07, of the Department of Transportation, State of Colorado, Project No. IM 0253-222, containing 1076 square feet (0.025 acres), more or less, in the northwest quarter of Section 3, Township 2 South, Range 68 West of the 6th Principal Meridian, Adams County, Colorado, lying easterly of the easterly right-of-way line of Interstate Highway No. 25, being the westerly 5.00 feet of the southerly 215.00 feet of Block 1, Northglenn Civic Center Subdivision as shown on the plat filed in the Office of the Adams County Clerk and Recorder under Reception No. C0993874 (File 18, Map 733), and as shown on the attached sketch.

The above described temporary easement contains 1076 square feet (0.025 acres), more or less, and is for construction of roadway appurtenances, including sound walls.

BASIS OF BEARINGS: Bearings are grid bearings of the Colorado coordinate system of 1983, northern zone determined by a GPS survey of the control points shown on the Land Survey Control Diagram for CDOT Project IM 0253-222 (Project Code 18695). The line between point MP 218.10 and point MP 218.72, both being CDOT Type II monuments, shown thereon, bears N09°48'26"W, a distance of 3,383.89 feet.

Authored by: Donald D. Hansen, PLS 14599
CDOT, Region 6 R.O.W.
2000 S. Holly St.
Denver Co. 80222
303.757.9921





ADAMS COUNTY

W 1/2 Sec 3.
T2S, R68W/6th PM



Northglenn
Civic Center
Subdivision

A part of Block 1

TEMPORARY EASEMENT NO. TE-07
for construction of roadway appurtenances,
including sound walls

Owner(s):
City of Northglenn

TE-07 contains
1076 sq. ft.
(0.025 Acres)

Mailing Address:
11701 Community Drive
Northglenn, CO 80233

Property Address:
(same)

Authorized by: Donald D. Hansen, PLS 14599
CDDT, Region 6 R.O.W.
2000 S. Holly St.
Denver CO 80222
303-757-9921

Legal Description - Exhibit A

Colorado Department of Transportation



2000 South Holly
Denver, CO 80222
Phone: 303-757-9923 FAX: 303-757-9390

Region 6

SLK

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Project Number: 1M 0253-222

Project Location: I-25 Managed Lanes: US 36 to 120th Ave

W 1/2 Sec 3, T2S, R68W/6th PM

Project Code:	Last Mod. Date	Subst	Sheet No.
18695	02-15-13	2 of 2	2