

1 **BY AUTHORITY**

2 RESOLUTION NO. CR23-0462  
3 SERIES OF 2023

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

4 **A RESOLUTION**

5 **Granting a revocable permit to The Jon C. Gambrill Living Trust Dated June 19,**  
6 **2020 and The Mary A. Gambrill Living Trust Dated June 19, 2020, to encroach**  
7 **into the right-of-way at 2087 North Glencoe Street.**

8 **BE IT RESOLVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:**

9 **Section 1.** The City and County of Denver (“City”) hereby grants to The Jon C. Gambrill  
10 Living Trust Dated June 19, 2020 and The Mary A. Gambrill Living Trust Dated June 19, 2020, the  
11 owner of the Benefitted Property, and their successors and assigns (“Permittee”), a revocable permit  
12 to encroach into the right-of-way with 64 feet of fence and 155 feet of landscape wall  
13 (“Encroachment(s)”) at 2087 North Glencoe Street in the following described area (“Encroachment  
14 Area”):

15 **PARCEL DESCRIPTION ROW NO. 2022-ENCROACHMENT-0000084-001:**

16 **PARCEL 1**

17 THAT PORTION OF EAST 22<sup>ND</sup> AVENUE LYING NORTH OF LOT 1, BLOCK 13, MORES PARK  
18 HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY  
19 DESCRIBED AS FOLLOWS:

20 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1 WHEREAS THE NORTHEAST  
21 CORNER BEARS S89°58’21”E; THENCE S89°58’21”E 23.29 FEET ALONG THE NORTH LINE  
22 OF SAID LOT 1 TO THE TRUE POINT OF BEGINNING; THENCE N45°01’50”E 4.95 FEET;  
23 THENCE N89°59’56”E 37.16 FEET; THENCE S0°03’24”E 3.52 FEET TO SAID NORTH LINE OF  
24 LOT 1; THENCE N89°58’21”W 40.67 FEET ALONG SAID NORTH LINE OF LOT 1 TO THE TRUE  
25 POINT OF BEGINNING, CONTAINING 136.5 SQUARE FEET MORE OR LESS.

26 **PARCEL 2**

27 THOSE PORTIONS OF EAST 22<sup>ND</sup> AVENUE AND GLENCOE STREET LYING ADJACENT TO  
28 LOT 1, BLOCK 13, MORES PARK HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF  
29 COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

30 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1 WHEREAS THE NORTHEAST  
31 CORNER BEARS S89°58’21”E; THENCE S89°58’21”E 67.97 FEET ALONG THE NORTH LINE  
32 OF SAID LOT 1 TO THE TRUE POINT OF BEGINNING; THENCE N0°03’24”W 3.52 FEET;  
33 THENCE N89°59’56”E 58.73 FEET; THENCE S0°00’25”E 16.89 FEET; THENCE N89°58’38”W  
34 1.68 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE N0°03’24”W 13.34 FEET  
35 TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE N89°58’21”W 57.03 FEET ALONG

1 SAID NORTH LINE OF LOT 1 TO THE TRUE POINT OF BEGINNING, CONTAINING 230.1  
2 SQUARE FEET MORE OR LESS.

3 **PARCEL 3**

4 THAT PORTION OF GLENCOE STREET LYING EAST OF LOTS 1 AND 2, BLOCK 13, MORES  
5 PARK HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE  
6 PARTICULARLY DESCRIBED AS FOLLOWS:

7 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1 WHEREAS THE NORTHEAST  
8 CORNER BEARS S89°58'21"E; THENCE S89°58'21"E 125.00 FEET TO THE NORTHEAST  
9 CORNER OF SAID LOT 1; THENCE S0°03'24"E 18.34 FEET ALONG THE EAST LINE OF SAID  
10 LOT 1 TO THE TRUE POINT OF BEGINNING; THENCE S89°58'38"E 1.68 FEET; THENCE  
11 S0°00'25"E 19.15 FEET; THENCE N89°58'38"W 1.66 FEET TO A POINT ON THE EAST LINE OF  
12 SAID LOT 2; THENCE N0°03'24"W 19.15 FEET TO THE TRUE POINT OF BEGINNING,  
13 CONTAINING 32.0 SQUARE FEET MORE OR LESS

14 and benefitting the following described parcel of property ("Benefitted Property"):

15 LOT 1 AND THE NORTH ONE-HALF OF LOT 2, BLOCK 13, EXCEPT THE REAR 7 FEET OF SAID  
16 LOTS, MORES PARK HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

17  
18 **Section 2.** The revocable permit ("Permit") granted by this Resolution is expressly granted  
19 upon and subject to each and all of the following terms and conditions (terms not defined herein are  
20 defined in the Rules and Regulations Governing Encroachments & Encumbrances in the Public Right  
21 of Way):

22 (a) Permittee shall obtain a street occupancy permit, street cut permit, and/or ROW  
23 construction permit from the City's Department of Transportation and Infrastructure ("DOTI") Permit  
24 Operations through [www.denvergov.org/dotipermits](http://www.denvergov.org/dotipermits) prior to commencing construction.

25 (b) Permittee shall be responsible for obtaining all necessary permits and shall pay all  
26 costs for installation and construction of items permitted herein.

27 (c) If the Permittee intends to install any underground facilities in or near a Public road,  
28 street, alley, ROW or utility easement, the Permittee shall join the Statewide Notification Association  
29 of Owners and Operators of Underground Facilities by contacting the Utility Notification Center of  
30 Colorado (Colorado 811) through <https://colorado811.org/> or at 303-232-1991, 16361 Table  
31 Mountain Pkwy, Golden, Colorado, 80403. Further, Permittee shall contact the Utility Notification  
32 Center (Colorado 811) at <https://colorado811.org/> or 303-232-1991 to request locates for existing  
33 underground facilities prior to commencing excavation.

34 (d) Permittee is fully responsible for any and all damages incurred to facilities of Denver  
35 Water and any other Utility Company, and/or drainage facilities for water and sewage of the City and  
36 County of Denver due to activities authorized by the Permit. Should the relocation or replacement of

1 any drainage facilities for water and sewage of the City and County of Denver become necessary as  
2 determined by the City's Executive Director of DOTI ("Executive Director"), in the Executive  
3 Director's sole and absolute discretion, Permittee shall pay all cost and expense of the portion of the  
4 water and/or sewer facilities affected by the Encroachment(s). The extent of the affected portion to  
5 be replaced and relocated by Permittee shall be determined by the Executive Director. Any and all  
6 replacement or repair of facilities of Denver Water and any other Utility Company, and/or drainage  
7 facilities for water and sewage of the City and County of Denver attributed to the Permittee shall be  
8 made by Denver Water, Utility Company, and/or the City and County of Denver at the sole expense  
9 of the Permittee. In the event the Permittee's facilities are damaged or destroyed due to Denver  
10 Water's, Utility Company's, or the City and County of Denver's repair, replacement and/or operation  
11 of its facilities, repairs will be made by Permittee at its sole expense. Permittee agrees to defend,  
12 indemnify and hold the City harmless and to repair or pay for the repair of any and all damages to  
13 said water, storm, sanitary sewer facilities or other Utility Company facilities, or those damages  
14 resulting from the failure of the water, storm, sanitary sewer facilities or other Utility Company  
15 facilities to properly function because of the Encroachment(s).

16 (e) Permittee shall comply with all requirements of affected Utility Companies and pay for  
17 all costs of removal, relocation, replacement or rearrangement of Utility Company facilities. Existing  
18 utility facilities shall not be utilized, obstructed or disturbed.

19 (f) All construction in, under, on or over the Encroachment Area shall be accomplished in  
20 accordance with the Building Code and City and County of Denver Department of Transportation &  
21 Infrastructure Transportation Standards and Details for the Engineering Division.

22 (g) Permittee shall observe and comply with all Federal, State and local laws, regulations,  
23 ordinances, and public safety requests regarding the use of the Encroachment Area.

24 (h) Plans and Specifications governing the construction of the Encroachment(s) shall be  
25 approved by DOTI prior to construction.

26 (i) Permittee shall pay all costs of construction and maintenance of the Encroachment(s).  
27 Upon revocation of the Permit or upon abandonment, Permittee shall pay all costs of removing the  
28 Encroachment(s) from the Encroachment Area and restore the Encroachment Area to a condition in  
29 accordance with City and County of Denver Department of Transportation & Infrastructure  
30 Transportation Standards and Details for the Engineering Division under the supervision of DOTI.

31 (j) Permittee shall remove and replace any and all street/alley paving, Sidewalks,  
32 Streetscapes, Amenity Zones, and curb and gutter, both inside the Encroachment Area and in the  
33 rights-of-way adjacent thereto, that become broken, damaged or unsightly during, in the opinion of

1 DOTI, the course of construction or maintenance of the Encroachment(s). In the future, Permittee  
2 shall also remove, replace or repair any street/alley paving, Sidewalks, and curb and gutter that  
3 become broken or damaged when, in the opinion of DOTI, the damage has been caused by the  
4 Encroachment(s) or the activity of the Permittee within the Encroachment Area. All repair work shall  
5 be accomplished without cost to the City and under the supervision of DOTI.

6 (k) The City reserves the right to make an inspection of the Encroachment(s) and the  
7 Encroachment Area.

8 (l) During the existence of the Encroachment(s) and the Permit, Permittee, its successors  
9 and assigns, at its expense, and without cost to the City, shall procure and maintain Commercial  
10 General Liability insurance policy with a limit of not less than \$1,000,000 per occurrence. All  
11 coverages are to be arranged on an occurrence basis and include coverage for those hazards  
12 normally identified as X.C.U. during construction. The insurance coverage required herein  
13 constitutes a minimum requirement and such enumeration shall in no way be deemed to limit or  
14 lessen the liability of the Permittee, its successors or assigns, under the terms of this Permit. All  
15 insurance coverage required herein shall be written in a form and by a company or companies  
16 approved by the Risk Manager of the City and authorized to do business in the State of Colorado. A  
17 certified copy of all such insurance policies shall be filed with the Executive Director, and each such  
18 policy shall contain a statement therein or endorsement thereon that it will not be canceled or  
19 materially changed without written notice, by registered mail, to the Executive Director at least thirty  
20 (30) days prior to the effective date of the cancellation or material change. The City and County of  
21 Denver, its Elected and Appointed Officials, Employees and Volunteers shall be included as  
22 Additional Insured.

23 (m) In addition to the requirement herein to comply with all laws, Permittee shall comply  
24 with the provisions of Article IV (Prohibition of Discrimination in Employment, Housing and  
25 Commercial Space, Public Accommodations, Educational Institutions and Health and Welfare  
26 Services) of Chapter 28 (Human Rights) of the DRMC. The failure to comply with any such provision  
27 shall be a proper basis for revocation of the Encroachment(s).

28 (n) The right to revoke the Permit at any time for any reason and require the removal of  
29 the Encroachment(s) is expressly reserved to the City.

30 (o) By Permittee's use of this Permit and the Encroachment Area, Permittee agrees to the  
31 following:

32 i. Permittee agrees to defend, indemnify, reimburse and hold harmless City, its  
33 appointed and elected officials, agents and employees for, from and against all liabilities, claims,

1 judgments, suits or demands for damages to persons or property arising out of, resulting from, or  
2 relating to this Permit and the Encroachment(s) (“Claims”). This indemnity shall be interpreted in the  
3 broadest possible manner to indemnify City for any acts or omissions of Permittee or its agents either  
4 passive or active, irrespective of fault, including City’s negligence whether active or passive.

5 ii. Permittee’s duty to defend and indemnify City shall arise at the time written notice  
6 of the Claim is first provided to City regardless of whether claimant has filed suit on the Claim.  
7 Permittee’s duty to defend and indemnify City shall arise even if City is the only party sued by  
8 claimant and/or claimant alleges that City’s negligence or willful misconduct was the sole cause of  
9 claimant’s damages.

10 iii. Permittee will defend any and all Claims which may be brought or threatened  
11 against City and will pay on behalf of City any expenses incurred by reason of such Claims including,  
12 but not limited to, court costs and attorney fees incurred in defending and investigating such Claims  
13 or seeking to enforce this indemnity obligation. Such payments on behalf of City shall be in addition  
14 to any other legal remedies available to City and shall not be considered City’s exclusive remedy.

15 iv. Insurance coverage requirements specified in this Encroachment Permit shall in no  
16 way lessen or limit the liability of Permittee under the terms of this indemnification obligation.  
17 Permittee shall obtain, at its own expense, any additional insurance that it deems necessary for the  
18 City’s protection.

19 v. This defense and indemnification obligation shall survive the expiration or  
20 termination of this Permit.

21 (p) Pursuant to Chapter 49 of the DRMC, DOTI is authorized to remove or to order the  
22 removal of any article, vehicle, object or thing whatsoever encroaching into any street, alley,  
23 Sidewalk, or other public way or place.

24 (q) No third party, person or agency, except for an authorized Special District, may place  
25 the Encroachment(s) in front of a property without written permission of the adjacent property owner.

26 (r) Permittee’s use of the ROW for placement of the Encroachment(s) does not create a  
27 property right or ownership interest of any kind in the Encroachment Area to the Permittee.

28 (s) All Encroachment(s) in Amenity Zones containing existing Public Trees and/or with the  
29 potential to impact tree roots or tree canopy must be pre-approved by the Office of the City Forester  
30 (OCF), by contacting them at [forestry@denvergov.org](mailto:forestry@denvergov.org) or 720-913-0651. Encroachment(s) cannot  
31 be attached to or damage any Public Tree, and any damage shall be reported to the OCF  
32 immediately for mitigation. All trenching, excavation and grading activities within the Dripline of any  
33 Public Tree must be pre-approved by the OCF. City permits are required for the planting or removal

1 of any Public Trees and can be obtained by emailing [forestry@denvergov.org](mailto:forestry@denvergov.org).

2 (t) All disturbances associated with construction of the Encroachment(s) shall be  
3 managed as required by City standards for erosion control which may require standard notes or  
4 CASDP permitting depending on location and scope of project.

5 (u) Encroachment(s) proposed adjacent to a designated park or within a dedicated  
6 parkway shall require the City's Department of Parks and Recreation approval prior to installation.

7 (v) Encroachment(s) attached to a building may require building and/or zoning permits  
8 from the City's Department of Community Planning and Development.

9 (w) Encroachment(s) in the regulatory floodplain shall require a SUDP and comply with  
10 Chapter 4 Floodplain Regulations of the "Storm Drainage Design and Technical Criteria", Chapter  
11 12 Floodplain Management of the "DOTI Rules and Regulations Governing Sewerage Charges and  
12 Fees and Management of Wastewater" and the City Floodplain Ordinance in DRMC Section 56-200  
13 through 56-206. Above ground Encroachment(s) in a Floodway require a No-Rise Certification  
14 sealed and signed by a Professional Engineer licensed in the State of Colorado. If there is any rise  
15 in Base Flood Elevations, a Conditional Letter of Map Revision (CLOMR) and LOMR will be required.

16 (x) Only clean soil may be brought onto an Encroachment Area. Verification of soil quality  
17 must be provided if requested. Material removed from an Encroachment Area must be properly  
18 disposed and is the responsibility of the Permittee.

19 **Section 3.** That the Permit hereby granted shall be revocable at any time that the Council  
20 of the City and County of Denver shall determine that the public convenience and necessity or the  
21 public health, safety or general welfare require such revocation, and the right to revoke the same is  
22 hereby expressly reserved to the City; provided however, at a reasonable time prior to City Council  
23 action upon such revocation or proposed revocation, opportunity shall be afforded to Permittee, its  
24 successors and assigns, to be present at a hearing to be conducted by the City Council upon such  
25 matters and thereat to present its views and opinions thereof and to present for consideration action  
26 or actions alternative to the revocation of such Permit.

27 **[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

1 COMMITTEE APPROVAL DATE: April 25, 2023 by Consent

2 MAYOR-COUNCIL DATE: May 2, 2023

3 PASSED BY THE COUNCIL: \_\_\_\_\_

4 \_\_\_\_\_ - PRESIDENT

5 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
6 EX-OFFICIO CLERK OF THE  
7 CITY AND COUNTY OF DENVER

8 PREPARED BY: Martin A. Plate, Assistant City Attorney DATE: May 4, 2023

9 Pursuant to section 13-9, D.R.M.C., this proposed resolution has been reviewed by the Office of the  
10 City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
11 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to  
12 § 3.2.6 of the Charter.

13  
14 Kerry Tipper, Denver City Attorney

15  
16 BY: Anshul Bagga, Assistant City Attorney DATE: May 4, 2023