

1 BY AUTHORITY

2 RESOLUTION NO. CR13-0875
3 SERIES OF 2013
4

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

5 A RESOLUTION

6 **Granting a revocable permit to Gravitas Development Group, Inc. to encroach**
7 **into the right-of-way at 2500 Larimer Street.**
8

9 **NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY AND COUNTY**
10 **OF DENVER:**

11 **Section 1.** The City and County of Denver hereby grants to Gravitas Development
12 Group, Inc. and its successors and assigns (“Permittee”), a revocable permit to encroach into the
13 right-of-way with an elevated concrete patio 12 inches above grade; tables and chairs; a fence 36
14 inches above patio grade; and three benches (“Encroachments”) at 2500 Larimer Street in the
15 following described area (“Encroachment Area”):
16

17 **MEP-1 - PW LEGAL DESCRIPTION NO. 2012-0470-04-001**
18 *(2500 Larimer St.)*
19

20 A parcel of land adjoining with the northwesterly line of Lots 13 and 14, Block 59, Curtis and
21 Clarke’s Addition to Denver, City and County of Denver State of Colorado, being part of the
22 Southeast Quarter of Section 27, Township 3 South, Range 68 West of the 6th P.M. being more
23 particularly described as follows.
24

25 COMMENCING at the west corner of said Block 59, Curtis and Clarke’s Addition to Denver;
26 THENCE northeasterly along the northwesterly line of said Block 59, a distance of 64.00 feet
27 to the POINT OF BEGINNING;
28 THENCE northwesterly at a right angle to said northwesterly line of said Block 59, a distance
29 of 10.50 feet;
30 THENCE northeasterly along a line 10.50 feet northwesterly of and parallel with the
31 northwesterly line of said Block 59, a distance of 25.25 feet;
32 THENCE easterly 5.50 feet to a point 7.73 feet northwesterly of the northwesterly line of said
33 Block 59;
34 THENCE southeasterly at a right angle to said northwesterly line of said Block 59, a distance
35 of 7.73 feet;
36 THENCE southwesterly along the northwesterly line of said Block 59, a distance of 30.00 feet
37 to the POINT OF BEGINNING.
38

39 Containing 308 Square Feet, (0.007 Acres), more or less.
40

41 and
42

1 **MEP-2 - PW LEGAL DESCRIPTION NO. 2012-0470-04-002**
2 *(2500 Larimer St.)*
3

4 A parcel of land adjoining with the southwesterly line of Lot 16, Block 59, Curtis and Clarke’s
5 Addition to Denver, City and County of Denver State of Colorado, being part of the Southeast
6 Quarter of Section 27, Township 3 South, Range 68 West of the 6th P.M. being more
7 particularly described as follows.
8

9 COMMENCING at the west corner of said Block 59, Curtis and Clarke’s Addition to Denver;
10 THENCE southeasterly along the southwesterly line of said Block 59, a distance of 20.17 feet
11 to the POINT OF BEGINNING;
12 THENCE continuing southeasterly along the southwesterly line of said Block 59, a distance of
13 39.63 feet;
14 THENCE southwesterly at a right angle to said southwesterly line of said Block 59, a distance
15 of 5.67 feet;
16 THENCE northwesterly along a line 5.67 feet southwesterly of and parallel with the
17 southwesterly line of said Block 59, a distance of 39.63 feet;
18 THENCE northeasterly at a right angle to said northwesterly line of said Block 59, a distance
19 of 5.67 feet to the POINT OF BEGINNING.
20

21 Containing 225 Square Feet, (0.005 Acres), more or less.
22

23 **Section 2.** The revocable permit (“Permit”) granted by this Resolution is expressly
24 granted upon and subject to each and all of the following terms and conditions:

25 (a) Permittee shall obtain a street occupancy permit from Public Works Permit
26 Operations at 2000 West 3rd Avenue, 303-446-3759, prior to commencing construction.

27 (b) Permittee shall be responsible for obtaining all other permits and shall pay all costs
28 that are necessary for installation and construction of items permitted herein.

29 (c) If the Permittee intends to install any underground facilities in or near a public road,
30 street, alley, right-of-way or utility easement, the Permittee shall join the Statewide Notification
31 Association of Owners and Operators of Underground Facilities by contacting the Utility
32 Notification Center of Colorado, 12600 West Colfax Avenue, Suite B-310, Lakewood, Colorado
33 80215, at 303-232-1991. Further, Permittee shall contact the Utility Notification Center at 1-800-
34 922-1987 to locate underground facilities prior to commencing any work under this permit.

35 (d) Permittee is fully responsible for any and all damages incurred to facilities of the
36 Water Department and/or drainage facilities for water and sewage of the City and County of
37 Denver due to activities authorized by the permit. Should the relocation or replacement of any
38 drainage facilities for water and sewage of the City and County of Denver become necessary as
39 determined by the Manager of Public Works, in the Manager’s sole and absolute discretion,
40 Permittee shall pay all cost and expense of the portion of the sewer affected by the permitted
41 structure. The extent of the affected portion to be replaced or relocated by Permittee shall be

1 determined by the Manager of Public Works. Any and all replacement or repair of facilities of the
2 Water Department and/or drainage facilities for water and sewage of the City and County of
3 Denver attributed to the Permittee shall be made by the Water Department and/or the City and
4 County of Denver at the sole expense of the Permittee. In the event Permittee's facilities are
5 damaged or destroyed due to the Water Department's or the City and County of Denver's repair,
6 replacement and/or operation of its facilities, repairs will be made by the Permittee at its sole
7 expense. Permittee agrees to defend, indemnify and save the City harmless and to repair or pay
8 for the repair of any and all damages to said sanitary sewer, or those damages resulting from the
9 failure of the sewer to properly function as a result of the permitted structure.

10 (e) Permittee shall comply with all requirements of affected utility companies and pay for
11 all costs of removal, relocation, replacement or rearrangement of utility company facilities.
12 Existing telephone facilities shall not be utilized, obstructed or disturbed.

13 (f) All construction in, under, on or over the Encroachment Area shall be accomplished
14 in accordance with the Building Code of the City and County of Denver. Plans and Specifications
15 governing the construction of the Encroachments shall be approved by the Manager of Public
16 Works and the Director of Building Inspection Division prior to construction. Upon completion, a
17 reproducible copy of the exact location and dimensions of the Encroachments shall be filed with
18 the Manager of Public Works.

19 (g) The sidewalk and street/alley over the Encroachment Area shall be capable of
20 withstanding an HS-20 loading in accordance with the latest AASHTO Specifications. The
21 installations within the Encroachment Area shall be constructed so that the paved section of the
22 street/alley can be widened without requiring additional structural modifications. The sidewalk
23 shall be constructed so that it can be removed and replaced without affecting structures within the
24 Encroachment Area.

25 (h) Permittee shall pay all costs of construction and maintenance of the Encroachments.
26 Upon revocation of the permit or upon abandonment, Permittee shall pay all costs of removing the
27 Encroachments from the Encroachment Area and return the Encroachment Area to its original
28 condition under the supervision of the City Engineer.

29 (i) Permittee shall remove and replace any and all street/alley paving, sidewalks, and
30 curb and gutter, both inside the Encroachment Area and in the rights-of-way adjacent thereto, that
31 become broken, damaged or unsightly during the course of construction. In the future, Permittee
32 shall also remove, replace or repair any street/alley paving, sidewalks, and curb and gutter that
33 become broken or damaged when, in the opinion of the City Engineer, the damage has been

1 caused by the activity of the Permittee within the Encroachment Area. All repair work shall be
2 accomplished without cost to the City and under the supervision of the City Engineer.

3 (j) The City reserves the right to make an inspection of the Encroachments contained
4 within the Encroachment Area. An annual fee, subject to change, of \$200.00 shall be assessed.

5 (k) This revocable permit shall not operate or be construed to abridge, limit or restrict
6 the City and County of Denver in exercising its right to make full use of the Encroachment Area
7 and adjacent rights-of-way as public thoroughfares nor shall it operate to restrict the utility
8 companies in exercising their rights to construct, remove, operate and maintain their facilities
9 within the Encroachment Area and adjacent rights-of-way.

10 (l) During the existence of the Encroachments and this permit, Permittee, its
11 successors and assigns, at its expense, and without cost to the City and County of Denver, shall
12 procure and maintain a single limit comprehensive general liability insurance policy with a limit of
13 not less than \$500,000.00. All coverages are to be arranged on an occurrence basis and include
14 coverage for those hazards normally identified as X.C.U. during construction. The insurance
15 coverage required herein constitutes a minimum requirement and such enumeration shall in no
16 way be deemed to limit or lessen the liability of the Permittee, its successors or assigns, under the
17 terms of this permit. All insurance coverage required herein shall be written in a form and by a
18 company or companies approved by the Risk Manager of the City and County of Denver and
19 authorized to do business in the State of Colorado. A certified copy of all such insurance policies
20 shall be filed with the Manager of Public Works, and each such policy shall contain a statement
21 therein or endorsement thereon that it will not be canceled or materially changed without written
22 notice, by registered mail, to the Manager of Public Works at least thirty (30) days prior to the
23 effective date of the cancellation or material change. All such insurance policies shall be
24 specifically endorsed to include all liability assumed by the Permittee hereunder and shall name
25 the City and County of Denver as an additional insured.

26 (m) Permittee shall comply with the provisions of Article IV (Prohibition of Discrimination
27 in Employment, Housing and Commercial Space, Public Accommodations, Educational
28 Institutions and Health and Welfare Services) of Chapter 28 (Human Rights) of the Revised
29 Municipal Code of the City and County of Denver. The failure to comply with any such provision
30 shall be a proper basis for revocation of this permit.

31 (n) The right to revoke this permit is expressly reserved to the City and County of
32 Denver.

1 (o) Permittee shall agree to indemnify and always save the City and County of Denver
2 harmless from all costs, claims or damages arising, either directly or indirectly, out of the rights
3 and privileges granted by this permit.

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

13 COMMITTEE APPROVAL DATE: November 21, 2013 [by consent]

14 MAYOR-COUNCIL DATE: November 26, 2013

15 PASSED BY THE COUNCIL: _____, 2013

16 _____ - PRESIDENT

17 ATTEST: _____ - CLERK AND RECORDER,
18 EX-OFFICIO CLERK OF THE
19 CITY AND COUNTY OF DENVER
20

21 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: November 27, 2013
22

23 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of
24 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
25 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §
26 3.2.6 of the Charter.
27

28 Douglas J. Friednash, Denver City Attorney

29 BY: _____, Assistant City Attorney DATE: _____, 2013