

## REQUEST FOR RESOLUTION FOR MAJOR ENCUMBRANCE PERMIT

**TO:** Caroline Martin, City Attorney's Office

**FROM:** Robert J. Duncanson, P.E.  
Director, PW Right of Way Services

**ROW NO.:** 2015-0174-01

**DATE:** April 8, 2015

**SUBJECT:** Request for a Resolution granting a revocable permit, subject to certain terms and conditions, to LM Projects, LLC, their successors and assigns, to encroach into the right-of-way with a raised concrete patio, stairs, ramp, steel rails, and three overhead light fixtures at 2528 Walnut 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 Alison Wadle of Hunt Companies dated March 16, 2015, on behalf of LM Projects, LLC for the granting of the above-subject permit.

This matter has been checked by this office and has been coordinated with Asset Management; Comcast Corporation; Commission For People With Disabilities; Councilperson Judy Montero; CPD: Building & Construction Services, Planning Services, and Zoning & Development Review; Denver Water Board; Fire Department; 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 LM Projects, LLC, their successors and assigns, to encroach with a raised concrete patio, stairs, ramp, steel rails, and three overhead light fixtures into 2528 Walnut Street.

**INSERT PARCEL DESCRIPTION ROW 2015-0174-01-001 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 3<sup>rd</sup> 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) insert special conditions if any

A map of the area is attached hereto.

RJD: acp

cc: Asset Management, Steve Wirth  
City Council Office, Shelley Smith  
Councilperson Judy Montero and Aides  
Department of Law, Karen Aviles  
Department of Law, Brent Eisen  
Department of Law, Shaun Sullivan  
Department of Law, Caroline Martin  
Public Works, Alba Castro  
Public Works, Angela Casias  
Project File

Property Owner:  
Alison Wadle  
LM Projects, LLC  
2531 Stout Street  
Denver, CO 80205

Agent:  
Alison Wadle  
Hunt Companies  
1225 17th Street, Suite 1400  
Denver, CO 80202

## ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team  
at [MileHighOrdinance@DenverGov.org](mailto:MileHighOrdinance@DenverGov.org) by 3:00pm on Monday.

Date of Request: 4/8/2015

Please mark one:  Bill Request or  Resolution Request

Is this request:  A new contract\*  A contract amendment\* or  Neither

\*If this request is a contract or an amendment, is it:

A revenue agreement or  An expenditure agreement

**Contract Control Number:**

**Contract Terms/Dates:**

**Costs (if this is a contract amendment please include the original cost, additional cost and new total. *Failure to provide this information may delay processing*):**

1. **Bill Description for the City Council Agenda:** (please give a one **sentence** description of the ordinance request. Describe if the request is a contract, amendment, lease, grant, change to code, rezoning, etc. and any other information that Council needs to approve the request)

Request for a Resolution granting a revocable permit, subject to certain terms and conditions, to LM Projects, LLC, their successors and assigns, to encroach into the right-of-way with a raised concrete patio, stairs, ramp, steel rails, and three overhead light fixtures at 2528 Walnut Street

2. **Requesting Agency:** Public Works Engineering Regulatory & Analytics

3. **Contact Person:** (Subject Matter Expert on the request)

- **Name:** Adam Perkins
- **Phone:** 720-865-3036
- **Email:** [Adam.Perkins@denvergov.org](mailto:Adam.Perkins@denvergov.org)

4. **Contact Person:** (Please list the person who will read this item at Mayor Council and attend first and second reading to answer questions)

- **Name:** Angela Casias
- **Phone:** 720.913.8529
- **Email:** [angela.casias@denvergov.org](mailto:angela.casias@denvergov.org)

5. **Background on the request:**

A Resolution granting a revocable permit to encroach into the right-of-way with a raised concrete patio, stairs, ramp, steel rails, and three overhead light fixtures at 2528 Walnut Street

6. **Please complete the following fields:**

- A. **Location:** 2528 Walnut Street, Denver CO 80205
- B. **Affected Council District:** D9 Montero
- C. **Benefits:** None

7. **Is there any controversy surrounding this ordinance? Please explain.**

ADA accessible access is achieved through the rear door in alley.

*To be completed by Mayor's Legislative Team:*

SIRE Tracking Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_



**DENVER**  
THE MILE HIGH CITY

## EXECUTIVE SUMMARY

**Project Title: 2015-0174-01 Tier III 2528 Walnut St**

**Description of Proposed Project: Expansion of an existing loading dock to create a raised deck/patio encroaching into the ROW 14'4". The raised deck will be new concrete with steel rails and will include a ramp and stairs required to access the front of the building. 3 gas meters will be located within the encroachment and 3 overhead light fixtures will be mounted to the front of the building.**

**Explanation of why the public right-of-way must be utilized to accomplish the proposed project: The existing front of the building is located at the edge of the property line and the existing finished floor is approximately 42" above the current ROW grade. Because of this, stairs, ramp, and a raised deck are required to gain access to the two residences as well as the two commercial spaces proposed in the building. Given the width of the ROW and existing flowline to flowline dimensions, expanding the existing deck to the proposed depth allows for the required ROW improvements in a manner consistent with recent development in the area improving the streetscape while still maintaining an 8 foot sidewalk.**

**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: The City Attorney's Office has investigated the ADA requirements and believes that this project meets the requirements.**

## EXHIBIT "A" LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 27, 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 NORTHERLY CORNER OF LOT 8, BLOCK 29, CASE & EBERTS ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO FROM WHENCE THE WESTERLY CORNER OF LOT 9, SAID BLOCK 29 BEARS SOUTH 45°00'00" WEST A DISTANCE OF 50.12 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE SOUTH 45°00'00" WEST A DISTANCE OF 50.12 FEET TO THE WESTERLY CORNER OF SAID LOT 9;

THENCE NORTH 44°59'40" WEST A DISTANCE OF 14.33 FEET;

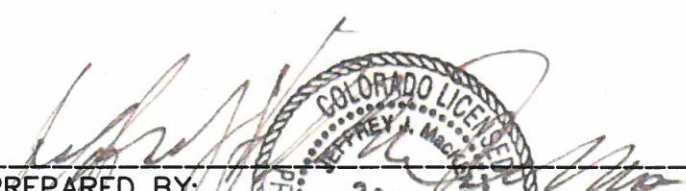
THENCE NORTH 45°00'00" EAST A DISTANCE OF 46.45 FEET;

THENCE SOUTH 44°59'40" EAST A DISTANCE OF 3.67 FEET;

THENCE NORTH 45°00'00" EAST A DISTANCE OF 3.67 FEET;

THENCE SOUTH 44°59'40" EAST A DISTANCE OF 10.66 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 705 SQUARE FEET, 0.016 ACRES OF LAND, MORE OR LESS.

PREPARED BY:   
JEFFREY J. MACKENNA P.L.S. 34183 DATE: 04/10/2015  
FOR FALCON SURVEYING, INC.

