



REQUEST FOR RESOLUTION FOR A TIER III ENCROACHMENT PERMIT

TO: Katie Ehlers, City Attorney’s Office
FROM: Glen Blackburn, PE, Director, Right of Way Services
PROJECT NO.: 2025-ENCROACHMENT-0000135
DATE: April 9, 2026
SUBJECT:

Signed by:
Darion Mayharn
89EE908EF2E84D2...

Request for a Resolution granting a revocable permit, subject to certain terms and conditions, to Diffey LLC and 3852 High LLC, their successors and assigns, to encroach into the right-of-way with stairs and a platform to both entrances of the building on High St and the main entrance at the northwest corner of the building at 3862 North High Street.

AHRT or Prop 123 Fast Track Project

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

This office has investigated the request from Collin Kemberlin of Kemberlin Architecture March 15, 2025, on behalf of Diffey LLC and 3852 High LLC for the granting of the above subject permit.

This matter has been checked by this office and has been coordinated with DOTI ROWS DES Transportation; CPD DS Project Review Coordinator; DOTI ROWS Survey; DOTI ROWS DES Wastewater; City Council District 9; DOTI ROWS ER Transportation & Wastewater; CenturyLink/Lumen; Xcel Energy; Regional Transportation District; Comcast; Metro Water Recovery; DOTI Street Maintenance; Office of Emergency Management; CPD Building Department; DOF Real Estate; Denver Fire Department; Denver Water; Parks & Recreation; DOTI Policy & Planning; Office of Disability Rights; DOTI ROWS Construction Engineering; DOTI TES Sign & Stripe; City Forester; Historic Preservation/Landmark; Colorado Department of Transportation; Environmental Services, all of whom have indicated no objection for the proposed encroachment.

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 LLC and 3852 High LLC, their successors and assigns, to encroach into the right-of-way with stairs and a platform to both entrances of the building on High St and the main entrance at the northwest corner of the building at 3862 North High Street.

**INSERT ENCROACHMENT AREA LEGAL DESCRIPTION ROW 2025-ENCROACHMENT-0000135-002
AND
ENCROACHMENT AREA LEGAL DESCRIPTION ROW 2025-ENCROACHMENT-0000135-003
HERE**

And benefitting the following described parcel of property:

INSERT PARCEL LEGAL DESCRIPTION ROW 2025-ENCROACHMENT-0000135-001 HERE

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services | Engineering & Regulatory
201 W Colfax Ave, Dept 507 | Denver, CO 80202
www.denvergov.org/rowplanreview
Phone: (720) 865-3003



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 (terms not defined herein are defined in the Rules and Regulations Governing Encroachments & Encumbrances in the Public Right of Way):

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

(b) Permittee shall be responsible for obtaining all necessary permits and shall pay all costs 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, ROW 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 (Colorado 811) through <https://colorado811.org/> or at 303-232-1991, 16361 Table Mountain Pkwy, Golden, Colorado, 80403. Further, Permittee shall contact the Utility Notification Center (Colorado 811) at <https://colorado811.org/> or 303-232-1991 to request locates for existing underground facilities prior to commencing excavation.

(d) Permittee is fully responsible for any and all damages incurred to facilities of Denver Water and any other Utility Company, and/or drainage facilities for water and sewage of the City and County of Denver due to activities authorized by the Permits. 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 City's Executive Director of DOTI ("Executive Director"), in the Executive Director's sole and absolute discretion, Permittee shall pay all cost and expense of the portion of the water and/or sewer facilities affected by the Encroachment(s). The extent of the affected portion to be replaced and relocated by Permittee shall be determined by the Executive Director. Any and all replacement or repair of facilities of Denver Water and any other Utility Company, and/or drainage facilities for water and sewage of the City and County of Denver attributed to the Permittee shall be made by Denver Water, Utility Company, and/or the City and County of Denver at the sole expense of the Permittee. In the event the Permittee's facilities are damaged or destroyed due to Denver Water's, Utility Company'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 hold the City harmless and to repair or pay for the repair of any and all damages to said water, storm, sanitary sewer facilities or other Utility Company facilities, or those damages resulting from the failure of the water, storm, sanitary sewer facilities or other Utility Company facilities to properly function because of the Encroachment(s).

(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 utility facilities shall not be utilized, obstructed or disturbed.

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

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

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

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

(j) Permittee shall remove and replace any and all street/alley paving, Sidewalks, Streetscapes, Amenity Zones, and curb and gutter, both inside the Encroachment Area and in the rights-of-way adjacent thereto, that become broken, damaged or unsightly during, in the opinion of DOTI, the course of construction or maintenance of the Encroachment(s). 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 DOTI, the damage has been caused by the Encroachment(s) or 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 DOTI.

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

(l) During the existence of the Encroachment(s) and the Permit, Permittee, its successors and assigns, at its expense, and without cost to the City, shall procure and maintain Commercial General Liability insurance policy with a limit of not less than \$1,000,000 per occurrence. All coverages 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 authorized to do business in the State of Colorado. A certified copy of all such insurance policies shall be filed with the Executive Director, 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 Executive Director at least thirty (30) days prior to the effective date of the cancellation or material change. The City and County of Denver, its Elected and Appointed Officials, Employees and Volunteers shall be included as Additional Insured.

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(m) In addition to the requirement herein to comply with all laws, 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 DRMC. The failure to comply with any such provision shall be a proper basis for revocation of the Encroachment(s).

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

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

i. Permittee agrees to defend, indemnify, reimburse and hold harmless City, its appointed and elected officials, agents and employees for, from and against all liabilities, claims, judgments, suits or demands for damages to persons or property arising out of, resulting from, or relating to this Permit and the Encroachment(s) ("Claims"). This indemnity shall be interpreted in the broadest possible manner to indemnify City for any acts or omissions of Permittee or its subcontractors either passive or active, irrespective of fault, including City's negligence whether active or passive.

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

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

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

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

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

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

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

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

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

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

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

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

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

SPECIAL CONDITIONS FOR THIS PERMIT

(a) None

A map of the area is attached hereto.

GB: sb

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cc: Mile High Ordinance
City Council Office – Luke Palmisano
Councilmember and Aides
Department of Law – Bradley Beck
Department of Law – Megan Waples
Department of Law – Katie Ehlers
Department of Law – Mar’quasa Maes
DOTI, Office of the Executive Director – Alba Castro
DOTI, Ordinance
DOTI, ROWS Deputy Director – Darion Mayhorn
DOTI, Solid Waste – Ken Arguello
DOTI, Street Maintenance – Brian Roecker
DOTI, Survey – Paul Rogalla
Project File

Property Owner:
Michael Dugan
Diffey LLC and
3852 High LLC
3842 Gilpin Street
Denver, CO 80205

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EXHIBIT A LEGAL DESCRIPTION

SHEET 1 OF 2

A PARCEL OF LAND BEING A PORTION OF EAST 39TH AVENUE AND NORTH HIGH STREET, BEING ADJACENT TO LOT 1, BLOCK 6, PROVIDENT PARK, LYING IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO AS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 6, PROVIDENT PARK; THENCE S 89°50'18" E, ALONG THE NORTHERLY LINE OF SAID LOT 1, BLOCK 6, A DISTANCE OF 8.71 FEET; THENCE N 00°17'42" E A DISTANCE OF 4.90 FEET; THENCE N 89°42'18" W A DISTANCE OF 10.46 FEET; THENCE S 45°12'53" W A DISTANCE OF 4.36 FEET; THENCE S 00°10'21" W A DISTANCE OF 10.46 FEET; THENCE S 89°49'39" E A DISTANCE OF 4.84 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 1, BLOCK 6; THENCE N 00°09'28" E ALONG SAID WESTERLY LINE OF LOT 1, BLOCK 6, A DISTANCE OF 8.62 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 103.54 SQUARE FEET \ 0.0023 ACRES, MORE OR LESS.

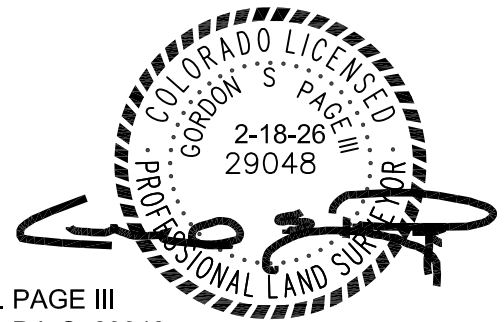
BEARINGS ARE BASED UPON THE NORTHERLY LINE OF LOT 1, BLOCK 6, PROVIDENT PARK, AS FORMED BY 1" BRASS NAIL AND TAGS STAMPED "PLS 29048" AT THE NORTHWEST AND NORTHEAST CORNERS OF SAID LOT 1, ASSUMED TO BEAR S 89°50'18" E AS SHOWN HEREON.

THIS IS NOT A MONUMENTED LAND SURVEY, IMPROVEMENT SURVEY PLAT OR IMPROVEMENT LOCATION CERTIFICATE. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

Gillians

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303-972-6640 www.gillianslc.com

JOB NO.: 25279
DRAWN: GP
ISSUE DATE: 11-18-25
FILE: pr25279



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COLORADO P.L.S. 29048
FOR & ON BEHALF OF
GILLIANS LAND
CONSULTANTS
gpage@gillianslc.com

DIGITAL SIGNATURE

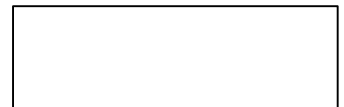
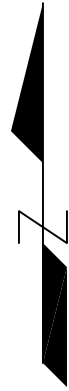


EXHIBIT A ILLUSTRATION

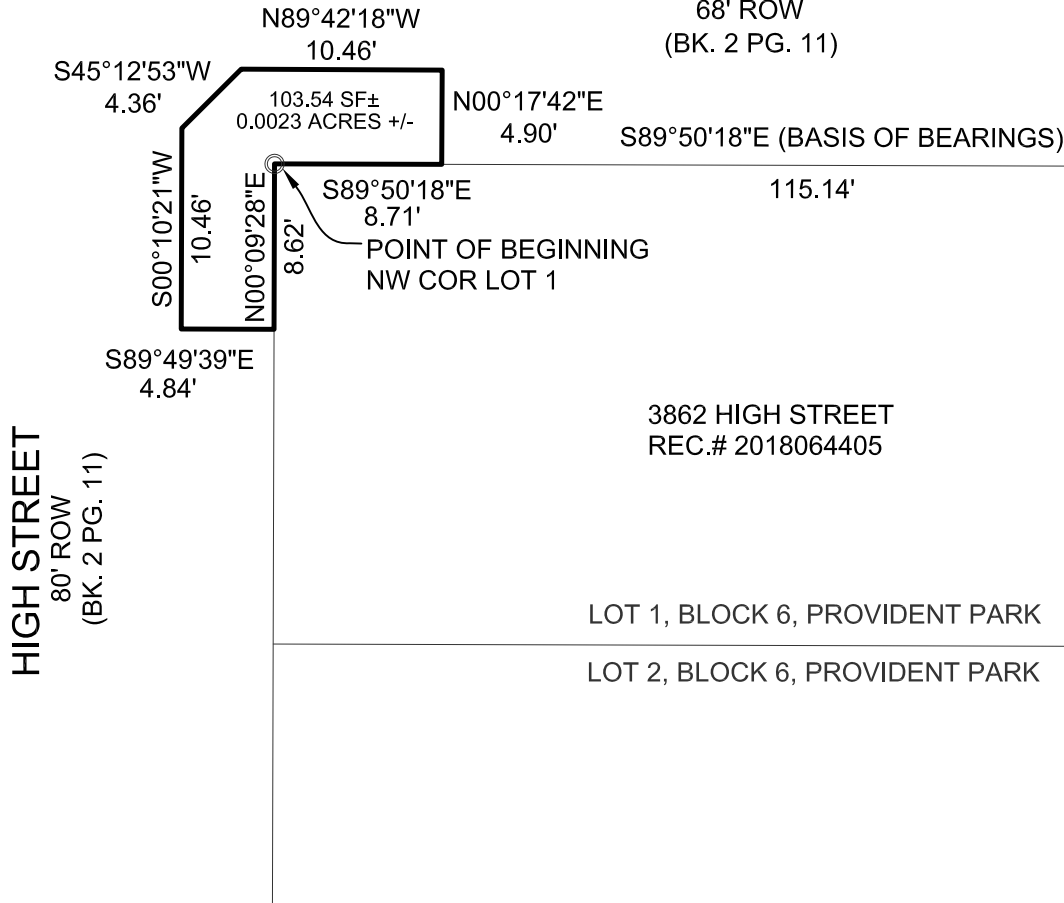
SHEET 2 OF 2

EAST 39TH AVENUE

68' ROW
(BK. 2 PG. 11)



SCALE: 1"=10'



NAIL & TAG
PLS 29048 (TYP)
SET 3-2018

THIS IS NOT A MONUMENTED LAND SURVEY, IMPROVEMENT SURVEY PLAT OR IMPROVEMENT LOCATION CERTIFICATE. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

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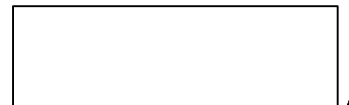


EXHIBIT A LEGAL DESCRIPTION

SHEET 1 OF 2

A PARCEL OF LAND BEING A PORTION OF NORTH HIGH STREET, BEING ADJACENT TO LOTS 1 AND 2, BLOCK 6, PROVIDENT PARK, LYING IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 6, PROVIDENT PARK; THENCE S 00°29'28" W ALONG THE WESTERLY LINE OF SAID LOT 1, BLOCK 6, A DISTANCE OF 22.96 FEET TO THE POINT OF BEGINNING; THENCE N 89°49'39" W A DISTANCE OF 4.84 FEET; THENCE S 00°10'21" W A DISTANCE OF 12.50 FEET; THENCE S 89°49'39" E A DISTANCE OF 4.84 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 2, BLOCK 6; THENCE N 00°09'28" E ALONG SAID WESTERLY LINE OF LOTS 1 AND 2, BLOCK 6, A DISTANCE OF 12.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 60.51 SQUARE FEET \ 0.0013 ACRES MORE OR LESS.

BEARINGS ARE BASED UPON THE NORTHERLY LINE OF LOT 1, BLOCK 6, PROVIDENT PARK, AS FORMED BY 1" BRASS NAIL AND TAGS STAMPED "PLS 29048" AT THE NORTHWEST AND NORTHEAST CORNERS OF SAID LOT 1, ASSUMED TO BEAR S 89°50'18" E AS SHOWN HEREON.

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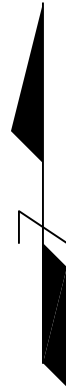
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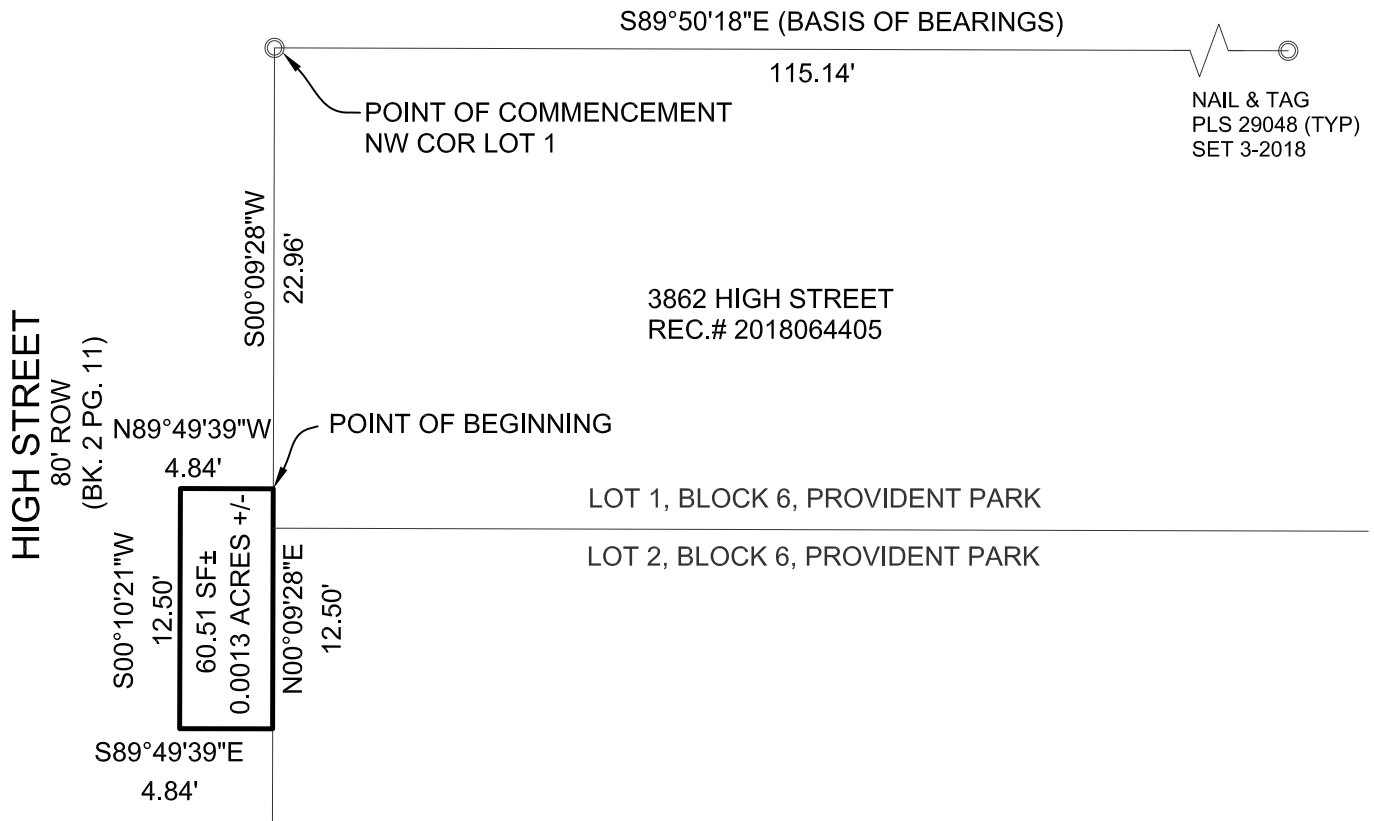
EXHIBIT A ILLUSTRATION

SHEET 2 OF 2

EAST 39TH AVENUE
68' ROW
(BK. 2 PG. 11)



SCALE: 1"=10'



NAIL & TAG
PLS 29048 (TYP)
SET 3-2018

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2025-ENCROACHMENT-0000135-001

Legal Description:

Lots 1 and 2, Block 6, Provident Park (Addition to Denver), City and County of Denver, State of Colorado