

1 **BY AUTHORITY**

2 RESOLUTION NO. CR19-0550
3 SERIES OF 2019

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

4 **A RESOLUTION**

5 **Granting a revocable permit to SoBo 54 Investments I, LLC, to encroach into the**
6 **right-of-way at 1898 South Bannock Street and West Jewell Avenue.**

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

8 **Section 1.** The City and County of Denver ("City") hereby grants to SoBo 54 Investments
9 I, LLC and its successors and assigns ("Permittee"), a revocable permit to encroach into the right-
10 of-way with a an underground P1 parking garage level at 1898 South Bannock Street, which
11 encroaches into the right-of-way 2.49' below grade along the east side of South Bannock Street and
12 also encroaches below grade at the southeast corner of the parking garage on the north side of West
13 Jewell Avenue, ranging from 0.12' at the west end to 1.18' feet at the east end ("Encroachments") in
14 the following described area ("Encroachment Area"):

15 **PARCEL DESCRIPTION ROW NO. 2019-ENCROACHMENT-0000021-001:**

16 A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP
17 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF
18 DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

19
20 CONSIDERING THE 10 FOOT RANGE LINE ALONG WEST JEWELL AVENUE TO BEAR
21 NORTH 89°34'18" EAST, A DISTANCE OF 326.20 FEET BETWEEN A FOUND 2" BRASS TAG
22 STAMPED "PLS 19003" AT THE INTERSECTION OF SOUTH BANNOCK STREET AND WEST
23 JEWELL AVENUE, AND A FOUND 1" SQUARE METAL ROD AT THE INTERSECTION OF
24 WEST JEWELL AVENUE AND SOUTH ACOMA STREET, WITH ALL BEARINGS CONTAINED
25 HEREIN RELATIVE THERETO.

26
27 COMMENCING AT SAID 2" BRASS TAG STAMPED "PLS 19003"; THENCE NORTH 45°06'10"
28 EAST, A DISTANCE OF 16.28 FEET TO THE POINT OF BEGINNING;

29
30 THENCE ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF LOTS 19 TO 24, BLOCK
31 12, OVERLAND PARK SUBDIVISION, NORTH 00°05'58" EAST, A DISTANCE OF 148.50 FEET
32 TO A POINT ON THE SOUTHERLY LINE OF LOT 18, SAID BLOCK 12; THENCE ALONG SAID
33 SOUTHERLY LINE OF LOT 18, NORTH 89°33'02" EAST, A DISTANCE OF 2.49 FEET; THENCE
34 ALONG A LINE PARALLEL WITH SAID WESTERLY LINE OF LOTS 19 TO 24, SOUTH 00°05'58"
35 WEST, A DISTANCE OF 148.41 FEET; THENCE ALONG A LINE PARALLEL WITH THE
36 SOUTHERLY LINE OF SAID LOT 24, NORTH 89°34'18" EAST, A DISTANCE OF 119.09 FEET;
37 THENCE ALONG A LINE PARALLEL WITH THE EASTERLY LINE OF SAID LOT 24, SOUTH
38 00°05'24" WEST, A DISTANCE OF 1.18 FEET; THENCE NORTH 89°55'06" WEST, A DISTANCE
39 OF 121.58 FEET TO THE POINT OF BEGINNING.
40

1 SAID PARCEL CONTAINING 447 SQ. FT. OR 0.01 ACRES, MORE OR LESS.

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

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

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

8 (c) If the Permittee intends to install any underground facilities in or near a public road,
9 street, alley, right-of-way or utility easement, the Permittee shall join the Statewide Notification
10 Association of Owners and Operators of Underground Facilities by contacting the Utility Notification
11 Center of Colorado, 16361 Table Mountain Parkway, Golden, Colorado 80403, at 303-232-1991.
12 Further, Permittee shall contact the Utility Notification Center at 811 to locate underground facilities
13 prior to commencing any work under this Permit.

14 (d) Permittee is fully responsible for any and all damages incurred to facilities of the Water
15 Department and/or drainage facilities for water and sewage of the City due to activities authorized
16 by the Permit. Should the relocation or replacement of any drainage facilities for water and sewage
17 of the City become necessary as determined by the City’s Executive Director of Public Works
18 (“Executive Director”), in the Executive Director’s sole and absolute discretion, Permittee shall pay
19 all cost and expense of the portion of the sewer affected by the permitted structure. The extent of
20 the affected portion to be replaced or relocated by Permittee shall be determined by the Executive
21 Director. Any and all replacement or repair of facilities of the Denver Water and/or drainage facilities
22 for water and sewage of the City attributed to the Permittee shall be made by the Denver Water
23 and/or the City at the sole expense of the Permittee. In the event Permittee’s facilities are damaged
24 or destroyed due to the Denver Water or the City’s repair, replacement and/or operation of its
25 facilities, repairs will be made by the Permittee at its sole expense. Permittee agrees to defend,
26 indemnify and save the City harmless and to repair or pay for the repair of any and all damages to
27 said sanitary sewer, or those damages resulting from the failure of the sewer to properly function as
28 a result of the permitted structure.

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

32 (f) All construction in, under, on or over the Encroachment Area shall be accomplished in
33 accordance with the Building Code of the City. Plans and specifications governing the construction

1 of the Encroachments shall be approved by the Executive Director and the Director of Building
2 Inspection Division prior to construction. Upon completion, a reproducible copy of the exact location
3 and dimensions of the Encroachments shall be filed with the Executive Director.

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

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

14 (i) Permittee shall remove and replace any and all street/alley paving, sidewalks, and curb
15 and gutter, both inside the Encroachment Area and in the rights-of-way adjacent thereto, that
16 become broken, damaged or unsightly during the course of construction. In the future, Permittee
17 shall also remove, replace or repair any street/alley paving, sidewalks, and curb and gutter that
18 become broken or damaged when, in the opinion of the City Engineer, the damage has been caused
19 by the activity of the Permittee within the Encroachment Area. All repair work shall be accomplished
20 without cost to the City and under the supervision of the City Engineer.

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

23 (k) This revocable Permit shall not operate or be construed to abridge, limit or restrict the
24 City in exercising its right to make full use of the Encroachment Area and adjacent rights-of-way as
25 public thoroughfares nor shall it operate to restrict the utility companies in exercising their rights to
26 construct, remove, operate and maintain their facilities within the Encroachment Area and adjacent
27 rights-of-way.

28 (l) During the existence of the Encroachments and this Permit, Permittee, its successors
29 and assigns, at its expense, and without cost to the City, shall procure and maintain a single limit
30 comprehensive general liability insurance policy with a limit of not less than \$500,000.00. All
31 coverages are to be arranged on an occurrence basis and include coverage for those hazards
32 normally identified as X.C.U. during construction. The insurance coverage required herein
33 constitutes a minimum requirement and such enumeration shall in no way be deemed to limit or

1 lessen the liability of the Permittee, its successors or assigns, under the terms of this Permit. All
2 insurance coverage required herein shall be written in a form and by a company or companies
3 approved by the Risk Manager of the City and authorized to do business in the State of Colorado.
4 A certified copy of all such insurance policies shall be filed with the Executive Director, and each
5 such policy shall contain a statement therein or endorsement thereon that it will not be canceled or
6 materially changed without written notice, by registered mail, to the Executive Director at least thirty
7 (30) days prior to the effective date of the cancellation or material change. All such insurance policies
8 shall be specifically endorsed to include all liability assumed by the Permittee hereunder and shall
9 name the City as an additional insured.

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

15 (n) The right to revoke this Permit is expressly reserved to the City.

16 (o) Permittee shall agree to indemnify and always save the City harmless from all costs,
17 claims or damages arising, either directly or indirectly, out of the rights and privileges granted by this
18 Permit.


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 BLANK**

1 COMMITTEE APPROVAL DATE: June 11, 2019 by Consent

2 MAYOR-COUNCIL DATE: N/A

3 PASSED BY THE COUNCIL: June 17, 2019


4  - PRESIDENT PRO-TEM

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: June 13, 2019

9 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the Office of
10 the 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 Kristin M. Bronson, Denver City Attorney

15 BY: , Assistant City Attorney DATE: Jun 12, 2019