

1 **BY AUTHORITY**

2 RESOLUTION NO. CR24-1300  
3 SERIES OF 2024

COMMITTEE OF REFERENCE:  
South Platte River

4 **A RESOLUTION**

5 **Granting a revocable permit to MM21 LLC, to encroach into the right-of-way at**  
6 **2641 Walnut Street.**

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 MM21 LLC, the owner  
9 of the Benefitted Property, and their successors and assigns ("Permittee"), a revocable permit to  
10 encroach into the right-of-way with an elevated walkway, ADA compliant ramp, and entry stair  
11 ("Encroachment(s)"), at 2641 Walnut Street in the following described area ("Encroachment Area"):

12 **PARCEL DESCRIPTION ROW NO. 2024-ENCROACHMENT-0000039-002:**

13 A PARCEL OF LAND LOCATED IN THE PUBLIC RIGHT-OF-WAY OF WALNUT STREET  
14 ADJACENT TO LOTS 27 AND 28, BLOCK 2, CASE & EBERT'S ADDITION TO THE CITY OF  
15 DENVER, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3  
16 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF  
17 DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

18  
19 **COMMENCING** AT THE DENVER RANGE POINT AT THE INTERSECTION OF WALNUT  
20 STREET AND 27TH STREET, AS MONUMENTED BY A FOUND 2" ALUMINUM CAP STAMPED  
21 "PLS 34977" IN RANGE BOX, WHENCE THE DENVER RANGE POINT AT THE INTERSECTION  
22 OF WALNUT STREET AND 26TH STREET, AS MONUMENTED BY A FOUND 2-1/2" ALUMINUM  
23 CAP STAMPED "RP PLS 37066", BEARS S 44°38'50" W, A DISTANCE OF 480.45 FEET,  
24 FORMING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION;

25  
26 THENCE S 54°05'58" W, A DISTANCE OF 121.78 FEET TO THE EAST CORNER OF SAID LOT  
27 28, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

28  
29 THENCE S45°21'10"E, A DISTANCE OF 9.40 FEET;  
30 THENCE S44°38'50"W, A DISTANCE OF 17.00 FEET;  
31 THENCE N45°21'10"W, A DISTANCE OF 3.30 FEET;  
32 THENCE S44°38'50"W, A DISTANCE OF 4.52 FEET;  
33 THENCE S45°21'10"E, A DISTANCE OF 1.40 FEET;  
34 THENCE S44°38'50"W, A DISTANCE OF 5.33 FEET;  
35 THENCE N45°21'10"W, A DISTANCE OF 1.40 FEET;  
36 THENCE S44°38'50"W, A DISTANCE OF 23.21 FEET;  
37 THENCE N45°21'10"W, A DISTANCE OF 6.10 FEET TO THE SOUTH CORNER OF SAID LOT 27;  
38 THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOTS 27 AND 28, N44°38'50"E, A  
39 DISTANCE OF 50.06 FEET TO THE **POINT OF BEGINNING**;

1 CONTAINING AN AREA OF 369 SQUARE FEET OR 0.0085 ACRES, MORE OR LESS  
2 and benefitting the following described parcel of property (“Benefitted Property”):

3 **PARCEL DESCRIPTION ROW NO. 2024-ENCROACHMENT-0000039-002:**

4 LOTS 27 AND 28, BLOCK 2, CASE & EBERT’S ADDITION TO THE CITY OF DENVER,  
5 CITY AND COUNTY OF DENVER,  
6 STATE OF COLORADO

7 **Section 2.** The revocable permit (“Permit”) granted by this Resolution is expressly granted  
8 upon and subject to each and all of the following terms and conditions (terms not defined herein are  
9 defined in the Rules and Regulations Governing Encroachments & Encumbrances in the Public Right  
10 of Way):

11 (a) Permittee shall obtain a street occupancy permit, street cut permit, and/or ROW  
12 construction permit from the City’s Department of Transportation and Infrastructure (“DOTI”) Permit  
13 Operations through [www.denvergov.org/dotipermits](http://www.denvergov.org/dotipermits) prior to commencing construction.

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

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

23 (d) Permittee is fully responsible for any and all damages incurred to facilities of Denver  
24 Water and any other Utility Company, and/or drainage facilities for water and sewage of the City and  
25 County of Denver due to activities authorized by the Permit. Should the relocation or replacement of  
26 any drainage facilities for water and sewage of the City and County of Denver become necessary as  
27 determined by the City’s Executive Director of DOTI (“Executive Director”), in the Executive  
28 Director’s sole and absolute discretion, Permittee shall pay all cost and expense of the portion of the  
29 water and/or sewer facilities affected by the Encroachment(s). The extent of the affected portion to  
30 be replaced and relocated by Permittee shall be determined by the Executive Director. Any and all  
31 replacement or repair of facilities of Denver Water and any other Utility Company, and/or drainage  
32 facilities for water and sewage of the City and County of Denver attributed to the Permittee shall be  
33 made by Denver Water, Utility Company, and/or the City and County of Denver at the sole expense

1 of the Permittee. In the event the Permittee's facilities are damaged or destroyed due to Denver  
2 Water's, Utility Company's, or the City and County of Denver's repair, replacement and/or operation  
3 of its facilities, repairs will be made by Permittee at its sole expense. Permittee agrees to defend,  
4 indemnify and hold the City harmless and to repair or pay for the repair of any and all damages to  
5 said water, storm, sanitary sewer facilities or other Utility Company facilities, or those damages  
6 resulting from the failure of the water, storm, sanitary sewer facilities or other Utility Company  
7 facilities to properly function because of the Encroachment(s).

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

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

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

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

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

23 (j) Permittee shall remove and replace any and all street/alley paving, Sidewalks,  
24 Streetscapes, Amenity Zones, and curb and gutter, both inside the Encroachment Area and in the  
25 rights-of-way adjacent thereto, that become broken, damaged or unsightly during, in the opinion of  
26 DOTI, the course of construction or maintenance of the Encroachment(s). In the future, Permittee  
27 shall also remove, replace or repair any street/alley paving, Sidewalks, and curb and gutter that  
28 become broken or damaged when, in the opinion of DOTI, the damage has been caused by the  
29 Encroachment(s) or the activity of the Permittee within the Encroachment Area. All repair work shall  
30 be accomplished without cost to the City and under the supervision of DOTI.

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

33 (l) During the existence of the Encroachment(s) and the Permit, Permittee, its successors

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

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

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

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

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

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

1 claimant's damages.

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

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

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

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

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

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

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

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

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

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

1 (w) Encroachment(s) in the regulatory floodplain shall require a SUDP and comply with  
2 Chapter 4 Floodplain Regulations of the “Storm Drainage Design and Technical Criteria”, Chapter  
3 12 Floodplain Management of the “DOTI Rules and Regulations Governing Sewerage Charges and  
4 Fees and Management of Wastewater” and the City Floodplain Ordinance in DRMC Section 56-200  
5 through 56-206. Above ground Encroachment(s) in a Floodway require a No-Rise Certification  
6 sealed and signed by a Professional Engineer licensed in the State of Colorado. If there is any rise  
7 in Base Flood Elevations, a Conditional Letter of Map Revision (CLOMR) and LOMR will be required.

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

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

19 COMMITTEE APPROVAL DATE: October 9, 2024 by Consent

20 MAYOR-COUNCIL DATE: October 15, 2024

21 PASSED BY THE COUNCIL: \_\_\_\_\_  
22 \_\_\_\_\_ - PRESIDENT

23 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
24 EX-OFFICIO CLERK OF THE  
25 CITY AND COUNTY OF DENVER

26 PREPARED BY: Martin A. Plate, Assistant City Attorney DATE: October 17, 2024

27 Pursuant to section 13-9, D.R.M.C., this proposed resolution has been reviewed by the Office of the  
28 City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
29 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to  
30 § 3.2.6 of the Charter.

31  
32 Kerry Tipper, Denver City Attorney

33  
34 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_