

**BY AUTHORITY**

RESOLUTION NO. CR18-1050  
SERIES OF 2018

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A RESOLUTION**

**Granting a revocable permit to 32V LLC, to encroach into the right-of-way at West 32nd Avenue and Vallejo Street.**

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

**Section 1.** The City and County of Denver (“City”) hereby grants to 32V LLC and its successors and assigns (“Permittee”), a revocable permit to encroach into the right-of-way with an underground parking garage, including foundation walls, thirty-nine (39) soldier beams without tiebacks, and associated lagging (“Encroachments”) at West 32nd Avenue and Vallejo Street in the following described area (“Encroachment Area”):

**PARCEL DESCRIPTION ROW NO. 2017-ENCROACHMENT-0000060-001:**

A TRACT OR PARCEL OF LAND LOCATED IN THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF VALLEJO STREET, WEST 32<sup>ND</sup> AVENUE AND LYLE COURT ADJACENT TO BLOCK 3, UNION ADDITION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 3, UNION ADDITION;

THENCE ALONG THE WESTERLY LINE OF LOTS 1 THROUGH 5, BLOCK 3, UNION ADDITION, S00°08'08"W, 101.96 FEET;

THENCE S89°50'37"W, 2.75 FEET TO A POINT IN VALLEJO STREET;

THENCE ALONG A LINE PARALLEL WITH AND 2.75 FEET DISTANT THE WESTERLY LINE OF SAID LOTS 1 THOUGH 5, BLOCK 3, UNION ADDITION, N00°08'08"E, 105.96 FEET TO A POINT IN WEST 32<sup>ND</sup> AVENUE;

THENCE ALONG A LINE PARALLEL WITH AND 4.00 FEET DISTANT FROM THE NORTHERLY LINE OF LOT 1, BLOCK 3, UNION ADDITION, N89°54'44"E, 148.44 FEET;

THENCE ALONG LINE PARALLEL WITH AND 5.71 FEET DISTANT FROM THE EASTERLY LINE OF LOTS 1 THROUGH 4, BLOCK 3, UNION ADDITION, S00°04'24"W, 103.78 FEET;

THENCE S89°50'37"W, 5.71 FEET TO A POINT ON THE EASTERLY LINE OF LOT 4, BLOCK 3, UNION ADDITION;

1 THENCE ALONG THE EASTERLY LINE OF SAID LOTS 1 THROUGH 4, BLOCK 3, UNION  
2 ADDITION, N00°04'24"E, 99.79 FEET TO THE NORTHEASTERLY CORNER OF LOT 1, BLOCK  
3 3, UNION ADDITION;

4  
5 THENCE ALONG THE NORTHERLY LINE OF LOT 1, BLOCK 3, UNION ADDITION,  
6 S89°54'44"W, 139.98 FEET TO THE POINT OF BEGINNING.

7  
8 CONTAINING 1,444 SQUARE FEET OR 0.033 ACRES, MORE OR LESS.

9  
10 **Section 2.** The revocable permit ("Permit") granted by this Resolution is expressly granted  
11 upon and subject to each and all of the following terms and conditions:

12 (a) Permittee shall obtain a street occupancy permit from City's Public Works Permit  
13 Operations at 2000 West 3<sup>rd</sup> Avenue, 303-446-3759, prior to commencing construction.

14 (b) Permittee shall be responsible for obtaining all other permits and shall pay all costs  
15 that are necessary 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, right-of-way or utility easement, the Permittee shall join the Statewide Notification  
18 Association of Owners and Operators of Underground Facilities by contacting the Utility Notification  
19 Center of Colorado, 12600 West Colfax Avenue, Suite B-310, Lakewood, Colorado 80215, at 303-  
20 232-1991. Further, Permittee shall contact the Utility Notification Center at 1-800-922-1987 to locate  
21 underground facilities prior to commencing any work under this Permit.

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

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

4 (f) All construction in, under, on or over the Encroachment Area shall be accomplished in  
5 accordance with the Building Code of the City. Plans and specifications governing the construction  
6 of the Encroachments shall be approved by the Executive Director and the Director of Building  
7 Inspection Division prior to construction. Upon completion, a reproducible copy of the exact location  
8 and dimensions of the Encroachments shall be filed with the Executive Director.

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

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

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

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

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

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

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

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


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

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

1 COMMITTEE APPROVAL DATE: September 25, 2018 by Consent

2 MAYOR-COUNCIL DATE: October 2, 2018

3 PASSED BY THE COUNCIL: October 8, 2018

4  - PRESIDENT

5 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
6 EX-OFFICIO CLERK OF THE  
7 CITY AND COUNTY OF DENVER

8 PREPARED BY: Bradley A. Beck, Assistant City Attorney DATE: October 4, 2018

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: Oct 4, 2018