

1 BY AUTHORITY

2 RESOLUTION NO. CR14-0223
3 SERIES OF 2014

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

4
5 A RESOLUTION

6 **Granting a revocable permit to TPG (16th & Milwaukee) Acquisition, LLC, to**
7 **encroach into the right-of-way at 2900 16th Avenue.**

8
9 **NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY AND COUNTY**
10 **OF DENVER:**

11 **Section 1.** The City and County of Denver hereby grants to TPG (16th & Milwaukee)
12 Acquisition, LLC and its successors and assigns ("Permittee"), a revocable permit to encroach
13 into the right-of-way underneath Milwaukee Street and 16th Avenue by 6.3 foot and 4.58 foot,
14 respectively, with an underground concrete detention vault ("Encroachments") at 2900 16th
15 Avenue in the following described area ("Encroachment Area"):

16
17 PARCEL DESCRIPTION ROW NO. 2012-0369-03-001

18 AN EASEMENT OVER A PORTION OF EAST 16TH AVENUE AND MILWAUKEE STREET, IN
19 THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, LYING WITHIN THE
20 SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE
21 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

22
23 **BEGINNING** AT THE NORTHEAST CORNER OF LOT 46, BLOCK 14, COLFAX AVENUE PARK
24 SUBDIVISION, PER PLAT RECORDED MAY 2, 1888 IN BOOK 5, PAGE 33 IN THE OFFICE OF
25 THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, STATE OF
26 COLORADO;

27
28 THENCE ALONG THE NORTH LINE OF SAID BLOCK 14, SAID LINE ALSO BEING THE
29 SOUTHERLY RIGHT-OF-WAY OF EAST 16TH AVENUE, SOUTH 89°55'21" WEST, 145.52
30 FEET;

31
32 THENCE DEPARTING SAID NORTH LINE, NORTH 00°16'28" WEST, 4.58 FEET TO A LINE
33 PARALLEL WITH AND DISTANT 4.58 FEET NORTHERLY, FROM SAID NORTH LINE OF
34 BLOCK 14;

35
36 THENCE ALONG SAID PARALLEL LINE NORTH 89°55'21" EAST, 151.82 FEET TO A LINE
37 PARALLEL WITH AND DISTANT 6.30 FEET FROM THE EASTERLY LINE OF SAID BLOCK 14,
38 SAID LINE ALSO BEING THE WESTERLY RIGHT-OF-WAY OF MILWAUKEE STREET;

39
40 THENCE ALONG SAID PARALLEL LINE, SOUTH 00°16'28" EAST, 72.92 FEET;

41
42 THENCE DEPARTING SAID PARALLEL LINE, SOUTH 89°55'21" WEST, 6.30 FEET TO THE
43 EASTERLY LINE OF SAID BLOCK 14;

44
45 THENCE ALONG SAID EASTERLY LINE, NORTH 00°16'28" WEST, 68.33 FEET TO THE **POINT**
46 **OF BEGINNING.**

CONTAINS 1,126 SQUARE FEET OR 0.026 ACRES, MORE OR LESS.

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

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

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

7 (c) If the Permittee intends to install any underground facilities in or near a public road,
8 street, alley, right-of-way or utility easement, the Permittee shall join the Statewide Notification
9 Association of Owners and Operators of Underground Facilities by contacting the Utility
10 Notification Center of Colorado, 12600 West Colfax Avenue, Suite B-310, Lakewood, Colorado
11 80215, at 303-232-1991. Further, Permittee shall contact the Utility Notification Center at 1-800-
12 922-1987 to locate underground facilities prior to commencing any work under this permit.

13 (d) Permittee is fully responsible for any and all damages incurred to facilities of the
14 Water Department and/or drainage facilities for water and sewage of the City and County of
15 Denver due to activities authorized by the permit. Should the relocation or replacement of any
16 drainage facilities for water and sewage of the City and County of Denver become necessary as
17 determined by the Manager of Public Works, in the Manager's sole and absolute discretion,
18 Permittee shall pay all cost and expense of the portion of the sewer affected by the permitted
19 structure. The extent of the affected portion to be replaced or relocated by Permittee shall be
20 determined by the Manager of Public Works. Any and all replacement or repair of facilities of the
21 Water Department and/or drainage facilities for water and sewage of the City and County of
22 Denver attributed to the Permittee shall be made by the Water Department and/or the City and
23 County of Denver at the sole expense of the Permittee. In the event Permittee's facilities are
24 damaged or destroyed due to the Water Department's or the City and County of Denver's repair,
25 replacement and/or operation of its facilities, repairs will be made by the Permittee at its sole
26 expense. Permittee agrees to defend, indemnify and save the City harmless and to repair or pay
27 for the repair of any and all damages to said sanitary sewer, or those damages resulting from the
28 failure of the sewer to properly function as 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.
31 Existing telephone facilities shall not be utilized, obstructed or disturbed.

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

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

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

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

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

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

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

29 (l) During the existence of the Encroachments and this permit, Permittee, its
30 successors and assigns, at its expense, and without cost to the City and County of Denver, shall
31 procure and maintain a single limit comprehensive general liability insurance policy with a limit of
32 not less than \$500,000.00. All coverages are to be arranged on an occurrence basis and include
33 coverage for those hazards normally identified as X.C.U. during construction. The insurance

1 coverage required herein constitutes a minimum requirement and such enumeration shall in no
2 way be deemed to limit or lessen the liability of the Permittee, its successors or assigns, under the
3 terms of this permit. All insurance coverage required herein shall be written in a form and by a
4 company or companies approved by the Risk Manager of the City and County of Denver and
5 authorized to do business in the State of Colorado. A certified copy of all such insurance policies
6 shall be filed with the Manager of Public Works, and each such policy shall contain a statement
7 therein or endorsement thereon that it will not be canceled or materially changed without written
8 notice, by registered mail, to the Manager of Public Works at least thirty (30) days prior to the
9 effective date of the cancellation or material change. All such insurance policies shall be
10 specifically endorsed to include all liability assumed by the Permittee hereunder and shall name
11 the City and County of Denver as an additional insured.

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

17 (n) The right to revoke this permit is expressly reserved to the City and County of
18 Denver.

19 (o) Permittee shall agree to indemnify and always save the City and County of Denver
20 harmless from all costs, claims or damages arising, either directly or indirectly, out of the rights
21 and privileges granted by this permit.

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

31 **[THE REMAINDER OF THIS PAGE INTENTIONALLY LET BLANK]**
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1 COMMITTEE APPROVAL DATE: March 20, 2014 [by consent]

2 MAYOR-COUNCIL DATE: March 25, 2014

3 PASSED BY THE COUNCIL: _____, 2014

4 _____ - PRESIDENT

5 ATTEST: _____ - CLERK AND RECORDER,
6 EX-OFFICIO CLERK OF THE
7 CITY AND COUNTY OF DENVER
8

9 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: March 27, 2014

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11 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of
12 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
13 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §
14 3.2.6 of the Charter.

15

16 D. Scott Martinez, Denver City Attorney

17 BY: _____, Assistant City Attorney DATE: _____, 2014