

1 **BY AUTHORITY**

2 RESOLUTION NO. CR24-0302  
3 SERIES OF 2024

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

4 **A RESOLUTION**

5 **Granting a revocable permit to RPAI Chestnut, LP, to encroach into the right-of-**  
6 **way at 2099 Chestnut Place.**

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 RPAI Chestnut, LP, and  
9 their successors and assigns (“Permittee”), a revocable permit to encroach into the right-of-way with  
10 a grease interceptor building (“Encroachment(s)”) at 2099 Chestnut Place in the following described  
11 area (“Encroachment Area”):

12 **PARCEL DESCRIPTION ROW NO. 2023-ENCROACHMENT-0000186-002:**

13 A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP  
14 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF  
15 DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

16  
17 COMMENCING AT THE INTERSECTION OF THE 28 FOOT RANGE LINE IN INCA STREET AND  
18 THE 20 FOOT RANGE LINE IN WEST 29<sup>TH</sup> AVENUE;  
19 THENCE S66°28'39"W A DISTANCE OF 128.79 FEET TO A POINT ON THE NORTHEASTERLY  
20 RIGHT-OF-WAY OF WEST 20<sup>TH</sup> AVENUE AS DEDICATED BY ORDINANCE 732, SERIES 2003,  
21 SAID POINT BEING THE POINT OF BEGINNING;  
22 THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, S45°30'04"E A DISTANCE OF  
23 32.83 FEET;  
24 THENCE S44°29'56"W A DISTANCE OF 14.62 FEET;  
25 THENCE N45°30'04"W A DISTANCE OF 32.83 FEET;  
26 THENCE N44°29'56"E A DISTANCE OF 14.62 FEET TO THE POINT OF BEGINNING.

27  
28 SAID PARCEL CONTAINS 0.011 ACRES OR 480 SQUARE FEET MORE OR LESS.

29  
30 ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

31  
32 **BASIS OF BEARINGS**

33  
34 BEARINGS ARE BASED ON THE 20 FOOT RANGE LINE IN WEST 29<sup>TH</sup> AVENUE ASSUMED TO  
35 BEAR N89°44'10"E BEING MONUMENTED BY A FOUND #8 REBAR IN RANGE BOX ILLEGIBLE  
36 AT THE INTERSECTION OF INCA STREET AND WEST 29<sup>TH</sup> AVENUE AND A FOUND REBAR  
37 WITH 2-1/2" ALUMINUM CAP AT THE INTERSECTION OF HURON STREET AND WEST 29<sup>TH</sup>  
38 AVENUE

39 and benefitting the following described parcel of property (“Benefitted Property”):

**PARCEL DESCRIPTION ROW NO. 2023-ENCROACHMENT-0000186-001:**

PARCEL I:

A PARCEL OF LAND NO. TK 2278-09-03A REV.1 OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, REGIONAL TRANSPORTATION DISTRICT NO. 32-UT-101, BEING A PORTION OF LOTS 10 THROUGH 15, AND A PORTION OF THE SOUTH 20 FEET OF VACATED 29TH AVENUE, BLOCK 6, HOYT & ROBINSON'S ADDITION TO DENVER PER THE PLAT WHICH IS ON FILE WITH THE CLERK AND RECORDER'S OFFICE, RECORDED IN BOOK 1 AT PAGE 26A ON MARCH 11, 1875, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER, SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 15;  
THENCE ALONG THE EASTERLY LINE OF SAID LOT THE FOLLOWING TWO (2) COURSES:

1. THENCE SOUTH 14°20'10" EAST, A DISTANCE OF 82.12 FEET;
2. THENCE SOUTH 44°50'58" WEST, A DISTANCE OF 43.82 FEET;

THENCE NORTH 45°10'45" WEST A DISTANCE OF 185.51 FEET TO THE NORTH LINE OF SAID SOUTH 20.00 FEET OF VACATED 29TH AVENUE PER ORDINANCE NO. 207, SERIES OF 1960, RECORDED AUGUST 8, 1960 IN BOOK 8549 AT PAGE 361, RECORDS OF SAID CITY AND COUNTY;  
THENCE SOUTH 89°56'31" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 122.17 FEET;  
THENCE SOUTH 00°03'29" WEST, A DISTANCE OF 20.00 FEET TO THE NORTH LINE OF SAID BLOCK;  
THENCE SOUTH 89°56'31" EAST, ALONG THE NORTH LINE OF SAID BLOCK, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING,

BASIS OF BEARINGS: SOUTH 68°44'39" EAST ALONG THE LINE FROM GPS POINT NO. 25-1 (A 3 1/4 " ALUMINUM CAP IN A RANGE BOX), TO CONTROL POINT NO. 101 (AN ALLOY CAP SET ON A NO. 5 REBAR), AS DEPICTED ON COLORADO DIVISION OF HIGHWAYS RIGHT OF WAY PLAN FEDERAL AND PROJECT NO. IR-25-2(198) PREPARED BY MCCLANAHAN SURVEYING INC.,

CITY AND COUNTY OF DENVER,  
STATE OF COLORADO.

PARCEL II:

THE SOUTH 1/2 OF THE SOUTH 1/2 OF THAT PARCEL OF LAND VACATED BY ORDINANCE NO. 355, SERIES OF 2000, RECORDED MAY 12, 2000 AT RECEPTION NO. 2000067344, SAID VACATED PARCEL BEING DESCRIBED AS:

A PARCEL OF LAND BEING A PART OF THE WEST 29TH AVENUE ADJACENT TO BLOCK 8, HOYT AND ROBINSON'S ADDITION TO DENVER AND BEING A PART OF THE NE 1/4 OF THE SE 1/4 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 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 8, WHICH POINT IS THE POINT OF INTERSECTION ON THE WEST RIGHT-OF-WAY LINE OF INCA STREET AND THE NORTH RIGHT-OF-WAY LINE OF WEST 29TH AVENUE, FROM WHICH POINT THE SE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 28 BEARS SOUTH 84°07'14" EAST, 423.96 FEET;

1 THENCE SOUTH 00°08'30" EAST, A DISTANCE OF 60.22 FEET TO A POINT ON THE SOUTH RIGHT-  
2 OF WAY LINE OF WEST 29TH AVENUE;  
3 THENCE NORTH 89°56'31" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 101.48  
4 FEET;  
5 THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE NORTH 28°59'41" WEST, A DISTANCE OF  
6 77.21 FEET TO THE SOUTHWEST CORNER OF LOT 1, SAID BLOCK 8, WHICH POINT IS ON THE  
7 NORTH RIGHT-OF-WAY LINE OF WEST 29TH AVENUE;  
8 THENCE NORTH 89°57'27" EAST ALONG THE SOUTH LINE OF SAID BLOCK 8 AND ALONG SAID  
9 NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 149.92 FEET, MORE OR LESS, TO THE POINT OF  
10 BEGINNING,

11  
12 CITY AND COUNTY OF DENVER,  
13 STATE OF COLORADO.

14  
15 PARCELS I AND II ARE ALSO DESCRIBED AS:

16  
17 A PARCEL OF LAND BEING A PORTION OF VACATED WEST 29TH AVENUE AS STATED IN THE  
18 ORDINANCE 355-2000 RECORDED AT RECEPTION NO. 2000067344 IN THE RECORDS OF THE  
19 DENVER COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHEAST 1/4 OF THE  
20 SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL  
21 MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

22  
23 BASIS OF BEARINGS: THE SOUTHERLY LINE OF ORDINANCE 355-2000 RECORDED AT RECEPTION  
24 NO. 2000067344, BEING ASSUMED TO BEAR NORTH 89°56'31" EAST.

25  
26 BEGINNING AT THE SOUTHWESTERLY CORNER OF ORDINANCE 355-2000 RECORDED AT  
27 RECEPTION NO. 2000067344; THENCE ON THE WESTERLY LINE OF SAID ORDINANCE, NORTH  
28 38°52'28" WEST A DISTANCE OF 19.38 FEET;  
29 THENCE DEPARTING SAID WESTERLY LINE, SOUTH 89°53'10" EAST A DISTANCE OF 113.61 FEET,  
30 TO A POINT ON THE EASTERLY LINE OF SAID ORDINANCE;  
31 THENCE ON SAID EASTERLY LINE, SOUTH 00°01'17" EAST A DISTANCE OF 14.97 FEET, TO THE  
32 SOUTHEASTERLY CORNER OF SAID ORDINANCE;  
33 THENCE ON THE SOUTHERLY LINE OF SAID ORDINANCE, NORTH 89°56'31" WEST A DISTANCE OF  
34 101.46 FEET, TO THE POINT OF BEGINNING,  
35 CITY AND COUNTY OF DENVER,  
36 STATE OF COLORADO.

37 **Section 2.** The revocable permit ("Permit") granted by this Resolution is expressly granted  
38 upon and subject to each and all of the following terms and conditions (terms not defined herein are  
39 defined in the Rules and Regulations Governing Encroachments & Encumbrances in the Public Right  
40 of Way):

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

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

46 (c) If the Permittee intends to install any underground facilities in or near a Public road,  
47 street, alley, ROW or utility easement, the Permittee shall join the Statewide Notification Association

1 of Owners and Operators of Underground Facilities by contacting the Utility Notification Center of  
2 Colorado (Colorado 811) through <https://colorado811.org/> or at 303-232-1991, 16361 Table  
3 Mountain Pkwy, Golden, Colorado, 80403. Further, Permittee shall contact the Utility Notification  
4 Center (Colorado 811) at <https://colorado811.org/> or 303-232-1991 to request locates for existing  
5 underground facilities prior to commencing excavation.

6 (d) Permittee is fully responsible for any and all damages incurred to facilities of Denver  
7 Water and any other Utility Company, and/or drainage facilities for water and sewage of the City and  
8 County of Denver due to activities authorized by the Permit. Should the relocation or replacement of  
9 any drainage facilities for water and sewage of the City and County of Denver become necessary as  
10 determined by the City’s Executive Director of DOTI (“Executive Director”), in the Executive  
11 Director’s sole and absolute discretion, Permittee shall pay all cost and expense of the portion of the  
12 water and/or sewer facilities affected by the Encroachment(s). The extent of the affected portion to  
13 be replaced and relocated by Permittee shall be determined by the Executive Director. Any and all  
14 replacement or repair of facilities of Denver Water and any other Utility Company, and/or drainage  
15 facilities for water and sewage of the City and County of Denver attributed to the Permittee shall be  
16 made by Denver Water, Utility Company, and/or the City and County of Denver at the sole expense  
17 of the Permittee. In the event the Permittee’s facilities are damaged or destroyed due to Denver  
18 Water’s, Utility Company’s, or the City and County of Denver’s repair, replacement and/or operation  
19 of its facilities, repairs will be made by Permittee at its sole expense. Permittee agrees to defend,  
20 indemnify and hold the City harmless and to repair or pay for the repair of any and all damages to  
21 said water, storm, sanitary sewer facilities or other Utility Company facilities, or those damages  
22 resulting from the failure of the water, storm, sanitary sewer facilities or other Utility Company  
23 facilities to properly function because of the Encroachment(s).

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

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

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

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

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

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

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

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

31 (m) In addition to the requirement herein to comply with all laws, Permittee shall comply  
32 with the provisions of Article IV (Prohibition of Discrimination in Employment, Housing and  
33 Commercial Space, Public Accommodations, Educational Institutions and Health and Welfare

1 Services) of Chapter 28 (Human Rights) of the DRMC. The failure to comply with any such provision  
2 shall be a proper basis for revocation of the Encroachment(s).

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

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

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

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

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

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

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

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

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

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

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

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

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

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

17 (w) Encroachment(s) in the regulatory floodplain shall require a SUDP and comply with  
18 Chapter 4 Floodplain Regulations of the “Storm Drainage Design and Technical Criteria”, Chapter  
19 12 Floodplain Management of the “DOTI Rules and Regulations Governing Sewerage Charges and  
20 Fees and Management of Wastewater” and the City Floodplain Ordinance in DRMC Section 56-200  
21 through 56-206. Above ground Encroachment(s) in a Floodway require a No-Rise Certification  
22 sealed and signed by a Professional Engineer licensed in the State of Colorado. If there is any rise  
23 in Base Flood Elevations, a Conditional Letter of Map Revision (CLOMR) and LOMR will be required.

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

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

1 matters and thereat to present its views and opinions thereof and to present for consideration action  
2 or actions alternative to the revocation of such Permit.

3 COMMITTEE APPROVAL DATE: March 12, 2024 by Consent

4 MAYOR-COUNCIL DATE: March 19, 2024 by Consent

5 PASSED BY THE COUNCIL: \_\_\_\_\_

6 \_\_\_\_\_ - PRESIDENT

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

10 PREPARED BY: Martin A. Plate, Assistant City Attorney DATE: March 28, 2024

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

17  
18 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_