

BY AUTHORITY

RESOLUTION NO. CR25-1099
SERIES OF 2025

COMMITTEE OF REFERENCE:
Transportation and Infrastructure

A RESOLUTION

Granting a revocable permit to The Garnet Trust, dated May 6, 2025 and The Passing Gaas Trust, dated May 6, 2025, to encroach into the right-of-way at 2200 North Grape 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 The Garnet Trust, dated May 6, 2025 and The Passing Gaas Trust, dated May 6, 2025, the owners of the Benefitted Property, and their successors and assigns ("Permittee"), a revocable permit to encroach into the right-of-way with a retaining wall, fence, and steps ("Encroachment(s)") at 2200 North Grape Street in the following described area ("Encroachment Area"):

PARCEL DESCRIPTION ROW NO. 2025-ENCROACHMENT-0000013-002:

PARCELS OF LAND SITUATED IN THE NE 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF DENVER, COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF THE 22ND AVENUE AND GRAPE STREET RIGHTS-OF-WAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

COMMENCING AT A CITY AND COUNTY OF DENVER RANGE POINT IN THE INTERSECTION OF HUDSON STREET AND 22ND AVENUE, THENCE N83°36'48"W A DISTANCE OF 178.25 FEET TO A POINT ON THE SOUTH LINE OF LOT 24, BLOCK 2, MORE'S PARK HEIGHTS RECORDED ON OCTOBER 23, 1888 IN THE OFFICE OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER IN PLAT BOOK 6 AT PAGE 16C AND THE NORTH LINE OF SAID 22ND AVENUE RIGHT-OF-WAY (ROW); SAID POINT BEING ALSO THE POINT OF BEGINNING;

THENCE S00°03'20"E A DISTANCE OF 4.20 FEET;

THENCE S89°56'40"W A DISTANCE OF 105.07 FEET;

THENCE N00°03'20"W A DISTANCE OF 4.20 FEET TO SAID SOUTH LINE OF LOT 24 AND SAID NORTH LINE OF SAID 22ND AVENUE ROW;

THENCE N89°56'40"E CONTIGUOUS WITH SAID COMMON LINE, A DISTANCE OF 105.07 FEET TO THE POINT OF BEGINNING;

PARCEL 1 CONTAINS (441 SQUARE FEET) 0.01012 ACRES, MORE OR LESS.

AND

PARCEL 2:

1 COMMENCING AT A CITY AND COUNTY OF DENVER RANGE POINT IN THE INTERSECTION
2 OF HUDSON STREET AND 22ND AVENUE, THENCE N77°48'17"W A DISTANCE OF 290.62
3 FEET TO AT THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN
4 SPECIAL WARRANTY DEED RECORDED IN SAID RECORDS UNDER RECEPTION NUMBER
5 2024058843 AND THE EAST LINE OF GRAPE STREET ROW; SAID POINT BEING ALSO THE
6 POINT OF BEGINNING;

7
8 THENCE S00°05'00"E CONTIGUOUS WITH SAID COMMON LINE, A DISTANCE OF 0.67 FEET;
9 THENCE S89°56'40"W A DISTANCE OF 2.20 FEET;
10 THENCE N00°05'00"W A DISTANCE OF 0.67 FEET;
11 THENCE N89°56'40"E A DISTANCE OF 2.20 FEET TO THE POINT OF BEGINNING;

12
13 PARCEL 2 CONTAINS (1 SQUARE FEET) 0.00003 ACRES, MORE OR LESS.

14
15 ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

16
17 BEARINGS ARE BASED ON THE RANGE LINE IN 22ND AVENUE BETWEEN GRAPE STREET
18 AND HUDSON STREET, SITUATED IN THE NE 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH,
19 RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN BOUNDED BY A RANGE POINT IN THE
20 INTERSECTION OF HUDSON STREET AND 22ND AVENUE HAVING A FOUND 1" DRAG TOOTH
21 SET 2.3' IN RANGE BOX AND BY A CALCULATED RANGE POINT PER THE CITY AND COUNTY
22 OF DENVER MONUMENT TIE OUT SHEET BY MERRICK & COMPANY DATED 8/3/2011,
23 ASSUMED TO BEAR N89°56'40"E A DISTANCE OF 330.00 FEET
24

25 and benefitting the following described parcel of property ("Benefitted Property"):

26 **PARCEL DESCRIPTION ROW NO. 2025-ENCROACHMENT-0000013-001:**

27 LOT 24 AND SOUTH 2/3 OF LOT 25, EXCEPT THE REAR 7 FEET OF SAID LOTS, BLOCK 2,
28 MORES PARK HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO

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

33 (a) Permittee shall obtain a street occupancy permit, street cut permit, and/or ROW
34 construction permit from the City's Department of Transportation and Infrastructure ("DOTI") Permit
35 Operations through www.denvergov.org/dotipermits prior to commencing construction.

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

38 (c) If the Permittee intends to install any underground facilities in or near a Public road,
39 street, alley, ROW or utility easement, the Permittee shall join the Statewide Notification Association
40 of Owners and Operators of Underground Facilities by contacting the Utility Notification Center of

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

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

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

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

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

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

33 (i) Permittee shall pay all costs of construction and maintenance of the Encroachment(s).

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

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

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

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

30 (m) In addition to the requirement herein to comply with all laws, Permittee shall comply
31 with the provisions of Article IV (Prohibition of Discrimination in Employment, Housing and
32 Commercial Space, Public Accommodations, Educational Institutions and Health and Welfare
33 Services) of Chapter 28 (Human Rights) of the DRMC. The failure to comply with any such provision

1 shall be a proper basis for revocation of the Encroachment(s).

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

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

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

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

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

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

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

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

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

33 (r) Permittee's use of the ROW for placement of the Encroachment(s) does not create a

1 property right or ownership interest of any kind in the Encroachment Area to the Permittee.

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

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

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

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

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

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

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

1 COMMITTEE APPROVAL DATE: August 6, 2025 by Consent
2 MAYOR-COUNCIL DATE: August 12, 2025
3 PASSED BY THE COUNCIL: _____
4 _____ - PRESIDENT
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: August 14, 2025
9 Pursuant to section 13-9, D.R.M.C., this proposed resolution has been reviewed by the Office of the
10 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 Katie J. McLoughlin, Interim City Attorney
15
16 BY: _____, Assistant City Attorney DATE: _____