

BY AUTHORITY

RESOLUTION NO. CR12-0908
SERIES OF 2012

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A RESOLUTION

Granting a revocable permit to Simpson Housing, LLC to encroach into the right-of-way with various items at 2749 Walnut Street.

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

Section 1. The City and County of Denver hereby grants to the Simpson Housing, LLC, and its successors and assigns (“Permittee”), a revocable permit to encroach into the right-of-way with steps and planter walls (“Encroachments”) in front of main entrance at 2749 Walnut Street in the following described area (“Encroachment Area”):

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PARCEL DESCRIPTION ROW 2012-0047-04-001

A PARCEL OF LAND BEING A PORTION OF WALNUT STREET LYING ADJACENT TO BLOCK 3 OF CASE & EBERT'S ADDITION TO THE CITY OF DENVER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED SOUTHEAST LINE OF SAID BLOCK 3 AS WITNESSED BY OFFSET CHISELED CROSS MONUMENTS IN THE SIDEWALK AND IS ASSUMED TO BEAR NORTH 44°35'56" EAST.

COMMENCE AT THE MOST EASTERLY CORNER OF SAID BLOCK 3; THENCE SOUTH 44°35'56 WEST, ALONG THE SOUTHEAST LINE OF SAID BLOCK 3, A DISTANCE OF 32.51 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREINAFTER DESCRIBED;

THENCE CONTINUE SOUTH 44°35'56 WEST, ALONG THE SOUTHEAST LINE OF SAID BLOCK 3, A DISTANCE OF 82.00 FEET;

THENCE SOUTH 45°24'04" EAST, PERPENDICULAR TO SAID SOUTHEAST LINE OF BLOCK 3, A DISTANCE OF 9.50 FEET;

THENCE NORTH 44°35'56 EAST, PARALLEL TO SAID SOUTHEAST LINE OF SAID BLOCK 3, A DISTANCE OF 82.00 FEET;

THENCE NORTH 45°24'04" WEST, PERPENDICULAR TO SAID SOUTHEAST LINE OF BLOCK 3, A DISTANCE OF 9.50 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED PARCEL CONTAINS A CALCULATED AREA OF 779.00 SQUARE FEET OR 0.01788 ACRES, MORE OR LESS AND IS DEPICTED ON THE ATTACHED EXHIBIT "B" AS AN AID IN INTERPRETING THE WRITTEN DOCUMENT.

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

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

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

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

1 (d) Permittee is fully responsible for any and all damages incurred to facilities of the Water
2 Department and/or drainage facilities for water and sewage of the City and County of Denver due to
3 activities authorized by the permit. Should the relocation or replacement of any drainage facilities for
4 water and sewage of the City and County of Denver become necessary as determined by the
5 Manager of Public Works, in the Manager's sole and absolute discretion, Permittee shall pay all cost
6 and expense of the portion of the sewer affected by the permitted structure. The extent of the
7 affected portion to be replaced or relocated by Permittee shall be determined by the Manager of
8 Public Works. Any and all replacement or repair of facilities of the Water Department and/or drainage
9 facilities for water and sewage of the City and County of Denver attributed to the Permittee shall be
10 made by the Water Department and/or the City and County of Denver at the sole expense of the
11 Permittee. In the event Permittee's facilities are damaged or destroyed due to the Water
12 Department's or the City and County of Denver's repair, replacement and/or operation of its facilities,
13 repairs will be made by the Permittee at its sole expense. Permittee agrees to defend, indemnify and
14 save the City harmless and to repair or pay for the repair of any and all damages to said sanitary
15 sewer, or those damages resulting from the failure of the sewer to properly function as a result of the
16 permitted structure.

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

20 (f) All construction in, under, on or over the Encroachment Area shall be accomplished in
21 accordance with the Building Code of the City and County of Denver. Plans and Specifications
22 governing the construction of the Encroachments shall be approved by the Manager of Public Works
23 and the Director of Building Inspection Division prior to construction. Upon completion, a reproducible
24 copy of the exact location and dimensions of the Encroachments shall be filed with the Manager of
25 Public Works.

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

32 (h) Permittee shall pay all costs of construction and maintenance of the Encroachments.
33 Upon revocation of the permit or upon abandonment, Permittee shall pay all costs of removing the

1 Encroachments from the Encroachment Area and return the Encroachment Area to its original
2 condition under the supervision of the City Engineer.

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

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

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

17 (l) During the existence of the Encroachments and this permit, Permittee, its successors
18 and assigns, at its expense, and without cost to the City and County of Denver, shall procure and
19 maintain a single limit comprehensive general liability insurance policy with a limit of not less than
20 \$500,000.00. All coverages are to be arranged on an occurrence basis and include coverage for
21 those hazards normally identified as X.C.U. during construction. The insurance coverage required
22 herein constitutes a minimum requirement and such enumeration shall in no way be deemed to limit
23 or lessen the liability of the Permittee, its successors or assigns, under the terms of this permit. All
24 insurance coverage required herein shall be written in a form and by a company or companies
25 approved by the Risk Manager of the City and County of Denver and authorized to do business in the
26 State of Colorado. A certified copy of all such insurance policies shall be filed with the Manager of
27 Public Works, and each such policy shall contain a statement therein or endorsement thereon that it
28 will not be canceled or materially changed without written notice, by registered mail, to the Manager of
29 Public Works at least thirty (30) days prior to the effective date of the cancellation or material change.
30 All such insurance policies shall be specifically endorsed to include all liability assumed by the
31 Permittee hereunder and shall name the City and County of Denver as an additional insured.

32 (m) Permittee shall comply with the provisions of Article IV (Prohibition of Discrimination in
33 Employment, Housing and Commercial Space, Public Accommodations, Educational Institutions and

1 Health and Welfare Services) of Chapter 28 (Human Rights) of the Revised Municipal Code of the
2 City and County of Denver. The failure to comply with any such provision shall be a proper basis for
3 revocation of this permit.

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

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

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

16 COMMITTEE APPROVAL DATE: November 29, 2012 [by consent]

17 MAYOR-COUNCIL DATE: December 4, 2012

18 PASSED BY THE COUNCIL: _____, 2012

19 _____ - PRESIDENT

20 ATTEST: _____ - CLERK AND RECORDER,
21 EX-OFFICIO CLERK OF THE
22 CITY AND COUNTY OF DENVER

23 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: December 6, 2012

24 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of the
25 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
26 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §
27 3.2.6 of the Charter.

28 Douglas J. Friednash, Denver City Attorney

29 BY: _____, Assistant City Attorney DATE: _____, 2012

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