

1 **BY AUTHORITY**

2 RESOLUTION NO. CR23-1915  
3 SERIES OF 2024

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

4 **A RESOLUTION**

5 **Granting a revocable permit to Denargo Market Metropolitan District No. 1, to**  
6 **encroach into the right-of-way at 2650 Arkins Court.**

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 Denargo Market  
9 Metropolitan District No. 1, and their successors and assigns (“Permittee”), a revocable permit to  
10 encroach into the right-of-way with garden and dog park fencing, playground infrastructure and  
11 features, retaining walls, overlooks, river access stairs, precast seat benches, rain gardens, elevated  
12 planting beds, and sports equipment (“Encroachment(s)”) at 2650 Arkins Court in the following  
13 described area (“Encroachment Area”):

14 **PARCEL DESCRIPTION ROW NO. 2022-ENCROACHMENT-0000070-003:**

15 **LAND DESCRIPTION**

16  
17 A PARCEL OF LAND 25.00 FEET WIDE, BEING A PORTION OF NORTH BROADWAY PER  
18 ORDINANCE 280, SERIES 2001, LOCATED IN THE NORTHWEST QUARTER OF SECTION 27,  
19 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND  
20 COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED  
21 AS FOLLOWS:

22  
23 COMMENCING AT THE EASTERLY MOST CORNER OF TRACT G, DENARGO MARKET  
24 SUBDIVISION FILING NO. 2 RECORDED AT RECEPTION NO. 2012049308 ALSO BEING A  
25 POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID NORTH BROADWAY; THENCE  
26 ALONG THE EASTERLY LINE OF SAID TRACT G AND SAID WESTERLY RIGHT-OF-WAY LINE  
27 15.73 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 900.65  
28 FEET, A CENTRAL ANGLE OF 01°00'02" AND A CHORD WHICH BEARS S30°05'21"W A  
29 DISTANCE OF 15.73 FEET TO THE POINT OF BEGINNING;  
30 THENCE S60°24'40"E A DISTANCE OF 25.00 FEET;  
31 THENCE 260.16 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING  
32 A RADIUS OF 875.65 FEET, A CENTRAL ANGLE OF 17°01'22", AND A CHORD WHICH BEARS  
33 S21°04'38"W A DISTANCE OF 259.20 FEET;  
34 THENCE N77°26'03"W A DISTANCE OF 25.00 FEET TO A POINT ON THE EASTERLY LINE OF  
35 SAID TRACT G AND SAID WESTERLY RIGHT-OF-WAY LINE OF NORTH BROADWAY;  
36 THENCE ALONG SAID EASTERLY AND WESTERLY LINES, 267.59 FEET ALONG THE ARC  
37 OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 900.65 FEET, A  
38 CENTRAL ANGLE OF 17°01'22", AND A CHORD WHICH BEARS N21°04'38"E A DISTANCE OF  
39 266.60 FEET TO THE POINT OF BEGINNING.

1 SAID PARCEL CONTAINS 0.151 ACRES OR 6,597 SQUARE FEET MORE OR LESS.

2  
3 ALL LINEAR DIMENSIONS ARE IN U.S. SURVEY FEET.

4  
5 BASIS OF BEARINGS:

6  
7 BEARINGS ARE BASED ON AN ASSUMED BEARING OF N00°01'41"W ALONG THE  
8 EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 27, BEING MONUMENTED  
9 BY A FOUND 3-1/4" ALUMINUM CAP PLS #33204 SET FLUSH WITH THE GROUND AT THE  
10 NORTH QUARTER CORNER AND THE CENTER QUARTER CORNER AS ESTABLISHED  
11 FROM A 110.00 FOOT WITNESS CORNER BEING A FOUND ALUMINUM DISK IN CONCRETE  
12 PLS #33204 TO THE SOUTH AND A 180.00 FOOT WITNESS CORNER BEING THE STEM OF A  
13 BROKEN DISK IN CONCRETE TO THE EAST

14 and

15 **PARCEL DESCRIPTION ROW NO. 2022-ENCROACHMENT-0000070-002:**

16 LAND DESCRIPTION:

17  
18 A PARCEL OF LAND BEING A PORTION OF DENARGO STREET AS DEDICATED BY  
19 ORDINANCE NO. 278 SERIES 2001, A PORTION OF ARKINS COURT AS DEDICATED BY  
20 ORDINANCE NO. 284 SERIES 2001 AND A PORTION OF 29<sup>TH</sup> STREET AND ARKINS COURT  
21 AS DEDICATED BY ORDINANCE 281 SERIES 2001 ALL IN THE RECORDS OF THE CITY AND  
22 COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHWEST  
23 QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH  
24 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING  
25 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

26  
27 COMMENCING AT THE NORTHERLY MOST CORNER OF DENARGO MARKET SUBDIVISION  
28 FILING NO. 3, RECORDED AT RECEPTION NO. 2023061222, IN SAID RECORDS, SAID POINT  
29 BEING THE POINT OF BEGINNING;

30 THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ARKINS COURT,  
31 S70°49'48"W A DISTANCE OF 683.55 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY  
32 LINE OF SAID DENARGO STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE,  
33 S00°01'41"E A DISTANCE OF 969.55 FEET; THENCE S89°58'19"W A DISTANCE OF 80.00  
34 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID DENARGO STREET;  
35 THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, N00°01'41"W A DISTANCE OF  
36 1047.63 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID  
37 ARKINS COURT; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE,  
38 N70°49'48"E A DISTANCE OF 833.78 FEET;  
39 THENCE S19°10'12"E A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTHEASTERLY  
40 RIGHT-OF-WAY LINE OF SAID ARKINS COURT;  
41 THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, S70°49'48"W A DISTANCE  
42 OF 83.42 FEET;  
43 THENCE S46°11'13"E A DISTANCE OF 333.86 FEET;  
44 THENCE S43°48'47"W A DISTANCE OF 15.00 FEET TO A POINT ON THE SOUTHWESTERLY  
45 RIGHT-OF-WAY LINE OF SAID 29<sup>TH</sup> STREET;

1 THENCE ALONG SAID RIGHT-OF-WAY LINE, N46°11'13"W A DISTANCE OF 341.51 FEET TO  
2 A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID ARKINS COURT TO THE  
3 POINT OF BEGINNING;

4  
5 SAID PARCEL CONTAINS 3.8253 ACRES OR 166,630 SQUARE FEET MORE OR LESS.

6  
7 ALL LINEAR DIMENSIONS ARE IN U.S. SURVEY FEET.

8  
9 BASIS OF BEARINGS:

10  
11 BEARINGS ARE BASED ON AN ASSUMED BEARING OF N00°01'41"W ALONG THE  
12 EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 27, BEING MONUMENTED  
13 BY A FOUND 3-1/4" ALUMINUM CAP PLS #33204 SET FLUSH WITH THE GROUND AT THE  
14 NORTH QUARTER CORNER AND THE CENTER QUARTER CORNER AS ESTABLISHED  
15 FROM A 110.00 FOOT WITNESS CORNER BEING A FOUND ALUMINUM DISK IN CONCRETE  
16 PLS #33204 TO THE SOUTH AND A 180.00 FOOT WITNESS CORNER BEING THE STEM OF A  
17 BROKEN DISK IN CONCRETE TO THE EAST.

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

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

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

27 (c) If the Permittee intends to install any underground facilities in or near a Public road,  
28 street, alley, ROW or utility easement, the Permittee shall join the Statewide Notification Association  
29 of Owners and Operators of Underground Facilities by contacting the Utility Notification Center of  
30 Colorado (Colorado 811) through <https://colorado811.org/> or at 303-232-1991, 16361 Table  
31 Mountain Pkwy, Golden, Colorado, 80403. Further, Permittee shall contact the Utility Notification  
32 Center (Colorado 811) at <https://colorado811.org/> or 303-232-1991 to request locates for existing  
33 underground facilities prior to commencing excavation.

34 (d) Permittee is fully responsible for any and all damages incurred to facilities of Denver  
35 Water and any other Utility Company, and/or drainage facilities for water and sewage of the City and  
36 County of Denver due to activities authorized by the Permit. Should the relocation or replacement of  
37 any drainage facilities for water and sewage of the City and County of Denver become necessary as  
38 determined by the City's Executive Director of DOTI ("Executive Director"), in the Executive

1 Director's sole and absolute discretion, Permittee shall pay all cost and expense of the portion of the  
2 water and/or sewer facilities affected by the Encroachment(s). The extent of the affected portion to  
3 be replaced and relocated by Permittee shall be determined by the Executive Director. Any and all  
4 replacement or repair of facilities of Denver Water and any other Utility Company, and/or drainage  
5 facilities for water and sewage of the City and County of Denver attributed to the Permittee shall be  
6 made by Denver Water, Utility Company, and/or the City and County of Denver at the sole expense  
7 of the Permittee. In the event the Permittee's facilities are damaged or destroyed due to Denver  
8 Water's, Utility Company's, or the City and County of Denver's repair, replacement and/or operation  
9 of its facilities, repairs will be made by Permittee at its sole expense. Permittee agrees to defend,  
10 indemnify and hold the City harmless and to repair or pay for the repair of any and all damages to  
11 said water, storm, sanitary sewer facilities or other Utility Company facilities, or those damages  
12 resulting from the failure of the water, storm, sanitary sewer facilities or other Utility Company  
13 facilities to properly function because of the Encroachment(s).

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

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

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

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

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

29 (j) Permittee shall remove and replace any and all street/alley paving, Sidewalks,  
30 Streetscapes, Amenity Zones, and curb and gutter, both inside the Encroachment Area and in the  
31 rights-of-way adjacent thereto, that become broken, damaged or unsightly during, in the opinion of  
32 DOTI, the course of construction or maintenance of the Encroachment(s). In the future, Permittee  
33 shall also remove, replace or repair any street/alley paving, Sidewalks, and curb and gutter that

1 become broken or damaged when, in the opinion of DOTI, the damage has been caused by the  
2 Encroachment(s) or the activity of the Permittee within the Encroachment Area. All repair work shall  
3 be accomplished without cost to the City and under the supervision of DOTI.

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

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

21 (m) In addition to the requirement herein to comply with all laws, Permittee shall comply  
22 with the provisions of Article IV (Prohibition of Discrimination in Employment, Housing and  
23 Commercial Space, Public Accommodations, Educational Institutions and Health and Welfare  
24 Services) of Chapter 28 (Human Rights) of the DRMC. The failure to comply with any such provision  
25 shall be a proper basis for revocation of the Encroachment(s).

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

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

30 i. Permittee agrees to defend, indemnify, reimburse and hold harmless City, its  
31 appointed and elected officials, agents and employees for, from and against all liabilities, claims,  
32 judgments, suits or demands for damages to persons or property arising out of, resulting from, or  
33 relating to this Permit and the Encroachment(s) ("Claims"). This indemnity shall be interpreted in the

1 broadest possible manner to indemnify City for any acts or omissions of Permittee or its agents either  
2 passive or active, irrespective of fault, including City's negligence whether active or passive.

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

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

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

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

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

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

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

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

33 (t) All disturbances associated with construction of the Encroachment(s) shall be

1 managed as required by City standards for erosion control which may require standard notes or  
2 CASDP permitting depending on location and scope of project.

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

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

7 (w) Encroachment(s) in the regulatory floodplain shall require a SUDP and comply with  
8 Chapter 4 Floodplain Regulations of the "Storm Drainage Design and Technical Criteria", Chapter  
9 12 Floodplain Management of the "DOTI Rules and Regulations Governing Sewerage Charges and  
10 Fees and Management of Wastewater" and the City Floodplain Ordinance in DRMC Section 56-200  
11 through 56-206. Above ground Encroachment(s) in a Floodway require a No-Rise Certification  
12 sealed and signed by a Professional Engineer licensed in the State of Colorado. If there is any rise  
13 in Base Flood Elevations, a Conditional Letter of Map Revision (CLOMR) and LOMR will be required.

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

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

25 **[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

1 COMMITTEE APPROVAL DATE: December 12, 2023 by Consent

2 MAYOR-COUNCIL DATE: December 19, 2023 by Consent

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: December 21, 2023

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 Kerry Tipper, Denver City Attorney

15  
16 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_