

1 BY AUTHORITY

2 RESOLUTION NO. CR10-0596
3 SERIES OF 2010

COMMITTEE OF REFERENCE:
PUBLIC WORKS

4 A RESOLUTION

5 **Granting a revocable permit to Focus Property Group, LLC to encroach into the**
6 **right-of-way with a 2,500 gallon grease trap in the Northeast corner of the alley**
7 **behind 2148 Larimer Street.**

8
9 **BE IT RESOLVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:**

10 **Section 1.** The City and County of Denver hereby grants to Focus Property Group, LLC and
11 their successors and assigns ("Permittee"), a revocable permit to encroach into the right-of-way with a
12 parking garage sign ("Encroachments") in the following described areas ("Encroachment Areas"):

A PARCEL OF LAND BEING A PORTION OF THE PUBLIC ALLEY IN BLOCK 63 OF THE EAST DENVER SUBDIVISION
LOCATED IN THE NW 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PM, CITY AND
COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, BLOCK 63, EAST DENVER SUBDIVISION ALSO BEING A POINT
ON THE WESTERLY LINE OF THE PUBLIC ALLEY BEING A MAG NAIL WITH A 1 1/2" BRASS WASHER STAMPED PLS
32439; THENCE ALONG THE NORTHWESTERLY LINE OF SAID ALLEY N46°14'13"E, 100.00 FEET TO THE
NORTHWEST CORNER OF SAID ALLEY ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF 22ND
STREET; THENCE ALONG SAID RIGHT-OF-WAY S43°45'47"E, 16.00 FEET TO THE NORTHEAST CORNER OF SAID
ALLEY; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID ALLEY S46°14'13"W, 100.00 FEET TO THE
SOUTHWEST CORNER OF LOT 29; THENCE DEPARTING SAID SAID ALLEY LINE N43°45'47"W, 16.00 FEET.
SAID PARCEL CONTAINS 0.037 ACRES (1,600 SQUARE FEET), MORE OR LESS.

BASIS OF BEARINGS:

13 BEING THE NORTHEASTERLY 20' RANGE LINE OF BLOCK 63, MONUMENTED AS SHOWN BEARING S43°45'47"E.

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

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

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

20 (c) If the Permittee intends to install any underground facilities in or near a public road,
21 street, alley, right-of-way or utility easement, the Permittee shall join the Statewide Notification
22 Association of Owners and Operators of Underground Facilities by contacting the Utility Notification
23 Center of Colorado, 12600 West Colfax Avenue, Suite B-310, Lakewood, Colorado 80215, at 303-
24 232-1991. Further, Permittee shall contact the Utility Notification Center at 1-800-922-1987 to locate
25 underground facilities prior to commencing any work under this permit.

26 (d) Permittee is fully responsible for any and all damages incurred to facilities of the Water
27 Department and/or drainage facilities for water and sewage of the City and County of Denver due to

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

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

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

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

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

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

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

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

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

28 All such insurance policies shall be specifically endorsed to include all liability assumed by the
29 Permittee hereunder and shall name the City and County of Denver as an additional insured.

30 (m) Permittee shall comply with the provisions of Article IV (Prohibition of Discrimination in
31 Employment, Housing and Commercial Space, Public Accommodations, Educational Institutions and
32 Health and Welfare Services) of Chapter 28 (Human Rights) of the Revised Municipal Code of the

1 City and County of Denver. The failure to comply with any such provision shall be a proper basis for
2 revocation of this permit.

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

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

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

15 COMMITTEE APPROVAL DATE: N/A

16 MAYOR-COUNCIL DATE: July 13, 2010

17 PASSED BY THE COUNCIL: _____, 2010

18 _____ - PRESIDENT

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

22 PREPARED BY: KAREN A. AVILES, ASSISTANT CITY ATTORNEY, DATE: July 14, 2010

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

27 David R. Fine, City Attorney

28 BY: _____, Assistant City Attorney DATE: _____, 2010