

**BY AUTHORITY**

RESOLUTION NO. CR25-0657

COMMITTEE OF REFERENCE:

SERIES OF 2025

Land Use, Transportation & Infrastructure

**A RESOLUTION**

**Granting a revocable permit to 1618 E. 38TH AVE LLC, to encroach into the right-of-way at 1618 East 38th Avenue.**

**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 1618 E. 38TH AVE LLC, the owners of the Benefitted Property, and their successors and assigns ("Permittee"), a revocable permit to encroach into the right-of-way with the existing enclosed porch, roof overhang, and buttresses ("Encroachment(s)") at 1618 East 38th Avenue in the following described area ("Encroachment Area"):

**PARCEL DESCRIPTION ROW NO. 2024-ENCROACHMENT-0000002-002:**

TWO PARCELS OF LAND LYING WITHIN THE WEST SIDE OF THAT 16-FOOT ALLEY ADJACENT TO LOT 1, BLOCK 12, PROVIDENT PARK, A SUBDIVISION PLAT RECORDED IN BOOK 3, PAGE 29 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCELS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE 20 FOOT RANGE LINE FOR THE NORTH LINE OF BLOCK 12, PROVIDENT PARK, BEING ASSUMED TO BEAR N 89°49'41" W, FROM THE RANGE POINT IN THE INTERSECTION OF EAST 38TH AVENUE AND GILPIN STREET, BEING MONUMENTED BY A REBAR WITH A 2" ALUMINUM CAP, STAMPED "PLS 38284" IN A RANGE BOX, TO THE RANGE POINT IN THE INTERSECTION OF EAST 38TH AVENUE AND FRANKLIN STREET, BEING MONUMENTED BY A REBAR WITH A 2" ALUMINUM CAP, STAMPED "PLS 38284" IN A RANGE BOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

PARCEL A:

COMMENCING AT SAID RANGE POINT IN THE INTERSECTION OF EAST 38TH AVENUE AND GILPIN STREET, THENCE S 70° 38' 20" W, A DISTANCE OF 172.78 FEET TO A POINT ON THE EAST LINE OF LOT 1, BLOCK 12, SAID PROVIDENT PARK AND THE POINT OF BEGINNING OF PARCEL A;

1    THENCE S 89° 49' 45" E, A DISTANCE OF 1.17 FEET;  
2    THENCE S 00° 10' 15" W, A DISTANCE OF 1.20 FEET;  
3    THENCE N 89° 49' 45" W, A DISTANCE OF 1.17 FEET TO A POINT ON THE EAST LINE OF  
4    SAID LOT 1;  
5    THENCE N 00° 10' 15" E, ALONG THE EAST LINE SAID LOT 1, A DISTANCE OF 1.20 FEET TO  
6    THE POINT OF BEGINNING.  
7    CONTAINING AN AREA OF 1 SQUARE FEET OR 0.00002 ACRES, MORE OR LESS  
8    PARCEL B:  
9    COMMENCING AT SAID RANGE POINT IN THE INTERSECTION OF EAST 38TH AVENUE AND  
10   GILPIN STREET, THENCE S 67° 52' 35" W, A DISTANCE OF 175.99 FEET TO A POINT ON  
11   THE EAST LINE OF LOT 1, BLOCK 12, SAID PROVIDENT PARK AND THE POINT OF  
12   BEGINNING OF PARCEL B;  
13   THENCE S 89° 49' 45" E, A DISTANCE OF 1.19 FEET;  
14   THENCE S 00° 10' 15" W, A DISTANCE OF 1.20 FEET;  
15   THENCE N 89° 49' 45" W, A DISTANCE OF 1.19 FEET TO A POINT ON THE EAST LINE OF  
16   SAID LOT 1;  
17   THENCE N 00° 10' 15" E, ALONG SAID EAST LINE A DISTANCE OF 1.20 FEET TO THE POINT  
18   OF BEGINNING.  
19   CONTAINING AN AREA OF 1 SQUARE FEET OR 0.00002 ACRES, MORE OR LESS  
20   AND

21                   **PARCEL DESCRIPTION ROW NO. 2024-ENCROACHMENT-0000002-003:**

22   A PARCEL OF LAND LYING WITHIN THE WEST SIDE OF THAT 16-FOOT ALLEY ADJACENT  
23   TO LOT 1, BLOCK 12, PROVIDENT PARK, A SUBDIVISION PLAT RECORDED IN BOOK 3,  
24   PAGE 29, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND  
25   RECORDER'S OFFICE, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 23,  
26   TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND  
27   COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY  
28   DESCRIBED AS FOLLOWS:

29

30   BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE 20.0' RANGE LINE FOR THE  
31   NORTH LINE OF BLOCK 12, PROVIDENT PARK, BEING ASSUMED TO BEAR N 89°49'41" W,  
32   FROM THE RANGE POINT IN THE INTERSECTION OF EAST 38TH AVENUE AND GILPIN  
33   STREET, BEING MONUMENTED BY A REBAR WITH A 2" ALUMINUM CAP, STAMPED "PLS  
34   38284" IN A RANGE BOX, TO THE RANGE POINT IN THE INTERSECTION OF EAST 38TH  
35   AVENUE AND FRANKLIN STREET, BEING MONUMENTED BY A REBAR WITH A 2"

1 ALUMINUM CAP, STAMPED "PLS 38284" IN A RANGE BOX, WITH ALL BEARINGS  
2 CONTAINED HEREIN RELATIVE THERETO.

3 COMMENCING AT SAID RANGE POINT IN THE INTERSECTION OF EAST 38TH AVENUE AND  
4 GILPIN STREET, THENCE S 75° 27' 45" W, A DISTANCE OF 168.44 FEET TO A POINT ON  
5 THE EAST LINE OF LOT 1, BLOCK 12, SAID PROVIDENT PARK AND THE POINT OF  
6 BEGINNING.

7

8 THENCE S 89° 49' 45" E, A DISTANCE OF 2.00 FEET;

9 THENCE S 00° 10' 15" W, ALONG A LINE BEING 2.00 FEET EAST OF AND PARALLEL WITH  
10 THE EAST LINE OF BLOCK 12, SAID PROVIDENT PARK, A DISTANCE OF 39.70 FEET;

11 THENCE N 89° 49' 45" W, A DISTANCE OF 2.00 FEET TO A POINT ON THE EAST LINE OF  
12 LOT 2, BLOCK 12, SAID PROVIDENT PARK;

13 THENCE N 00° 10' 15" E, ALONG SAID EAST LINES OF SAID LOTS 1 AND 2, A DISTANCE OF  
14 39.70 FEET TO THE POINT OF BEGINNING.

15

16 CONTAINING AN AREA OF 79 SQUARE FEET OR 0.002 ACRES, MORE OR LESS

17 AND

18 **PARCEL DESCRIPTION ROW NO. 2024-ENCROACHMENT-0000002-004:**

19 A PARCEL OF LAND LYING THE SOUTH SIDE OF THE EAST 38TH AVENUE RIGHT-OF-WAY,  
20 ADJACENT TO LOT 1, BLOCK 12, PROVIDENT PARK, A SUBDIVISION PLAT RECORDED IN  
21 BOOK 3, PAGE 29 OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S  
22 OFFICE, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH,  
23 RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER,  
24 STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS  
25 FOLLOWS:

26

27 BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE 20-FOOT RANGE LINE FOR  
28 THE NORTH LINE OF BLOCK 12, PROVIDENT PARK, BEING ASSUMED TO BEAR N 89°49'41"  
29 W, FROM THE RANGE POINT IN THE INTERSECTION OF EAST 38TH AVENUE AND GILPIN  
30 STREET, BEING MONUMENTED BY A REBAR WITH A 2" ALUMINUM CAP, STAMPED "PLS  
31 38284" IN A RANGE BOX, TO THE RANGE POINT IN THE INTERSECTION OF EAST 38TH  
32 AVENUE AND FRANKLIN STREET, BEING MONUMENTED BY A REBAR WITH A 2"  
33 ALUMINUM CAP, STAMPED "PLS 38284" IN A RANGE BOX, WITH ALL BEARINGS  
34 CONTAINED HEREIN RELATIVE THERETO.

35

1 COMMENCING AT SAID RANGE POINT IN THE INTERSECTION OF EAST 38TH AVENUE AND  
2 GILPIN STREET, THENCE S 77°02'42" W, A DISTANCE OF 176.13 FEET TO A POINT ON THE  
3 NORTH LINE OF LOT 1, BLOCK 12, SAID PROVIDENT PARK AND THE POINT OF  
4 BEGINNING;  
5 THENCE N 89° 49' 41" W, ALONG SAID NORTH LINE, A DISTANCE OF 10.11 FEET;  
6 THENCE N 00° 10' 19" E, A DISTANCE OF 2.00 FEET;  
7 THENCE S 89° 49' 41" E, ALONG A LINE BEING 2.00 FEET NORTH OF AND PARALLEL WITH  
8 SAID NORTH LINE OF LOT 1, BLOCK 12, PROVIDENT PARK, A DISTANCE OF 10.11 FEET;  
9 THENCE S 00° 10' 19" W, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

10

11 CONTAINING AN AREA OF 20 SQUARE FEET OR 0.0005 ACRES, MORE OR LESS  
12 and benefitting the following described parcel of property ("Benefitted Property"):

13 **PARCEL DESCRIPTION ROW NO. 2024-ENCROACHMENT-0000002-001:**

14 LOT 1 AND THE NORTH 1/2 LOT 2, BLOCK 12, PROVIDENT PARK, CITY AND COUNTY OF  
15 DENVER, STATE OF COLORADO

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

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

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

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

32 (d) Permittee is fully responsible for any and all damages incurred to facilities of Denver  
33 Water and any other Utility Company, and/or drainage facilities for water and sewage of the City and

County of Denver due to activities authorized by the Permit. Should the relocation or replacement of any drainage facilities for water and sewage of the City and County of Denver become necessary as determined by the City's Executive Director of DOTI ("Executive Director"), in the Executive Director's sole and absolute discretion, Permittee shall pay all cost and expense of the portion of the water and/or sewer facilities affected by the Encroachment(s). The extent of the affected portion to be replaced and relocated by Permittee shall be determined by the Executive Director. Any and all replacement or repair of facilities of Denver Water and any other Utility Company, and/or drainage facilities for water and sewage of the City and County of Denver attributed to the Permittee shall be made by Denver Water, Utility Company, and/or the City and County of Denver at the sole expense of the Permittee. In the event the Permittee's facilities are damaged or destroyed due to Denver Water's, Utility Company's, or the City and County of Denver's repair, replacement and/or operation of its facilities, repairs will be made by Permittee at its sole expense. Permittee agrees to defend, indemnify and hold the City harmless and to repair or pay for the repair of any and all damages to said water, storm, sanitary sewer facilities or other Utility Company facilities, or those damages resulting from the failure of the water, storm, sanitary sewer facilities or other Utility Company facilities to properly function because of the Encroachment(s).

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

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

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

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

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

(j) Permittee shall remove and replace any and all street/alley paving, Sidewalks, Streetscapes, Amenity Zones, and curb and gutter, both inside the Encroachment Area and in the

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

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

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

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

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

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

- i. Permittee agrees to defend, indemnify, reimburse and hold harmless City, its

1 appointed and elected officials, agents and employees for, from and against all liabilities, claims,  
2 judgments, suits or demands for damages to persons or property arising out of, resulting from, or  
3 relating to this Permit and the Encroachment(s) ("Claims"). This indemnity shall be interpreted in the  
4 broadest possible manner to indemnify City for any acts or omissions of Permittee or its agents either  
5 passive or active, irrespective of fault, including City's negligence whether active or passive.

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

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

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

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

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

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

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

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

Public Tree must be pre-approved by the OCF. City permits are required for the planting or removal of any Public Trees and can be obtained by emailing [forestry@denvergov.org](mailto:forestry@denvergov.org).

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

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

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

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

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

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

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1 COMMITTEE APPROVAL DATE: May 13, 2025 by Consent  
2 MAYOR-COUNCIL DATE: May 20, 2025  
3 PASSED BY THE COUNCIL: 06/02/2025  
4 *Amursh P. Sandora* - 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: May 22, 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: *Anshul Bagga*, Assistant City Attorney DATE: 05/22/2025