

1 **BY AUTHORITY**

2 RESOLUTION NO. CR20-0758  
3 SERIES OF 2020

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

4 **A RESOLUTION**

5 **Granting a revocable permit to Northington Denver Apartments Investors LLC,**  
6 **to encroach into the right-of-way at 400 North Grant Street.**

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 Northington Denver  
9 Apartments Investors LLC and its successors and assigns ("Permittee"), a revocable permit to  
10 encroach into the right-of-way with an underground parking garage ("Encroachment") at 400 North  
11 Grant Street in the following described area ("Encroachment Area"):

12 **PARCEL DESCRIPTION ROW NO. 2020-ENCROACHMENT-0000236-001:**

13 **LAND DESCRIPTION**

14 A PARCEL OF LAND BEING A PORTION OF A PARCEL DESCRIBED IN SPECIAL WARRANTY  
15 DEED RECORDED AT REC. No. 2017144319 OF THE CITY AND COUNTY OF DENVER  
16 RECORDS; SITUATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4  
17 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY AND COUNTY OF  
18 DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

19  
20 **COMMENCING** AT THE NORTHEAST CORNER OF SAID PARCEL IN SPECIAL WARRANTY  
21 DEED; THENCE SOUTH 00°06'03" EAST, ALONG THE EAST LINE OF SAID PARCEL, A  
22 DISTANCE OF  
23 8.17 FEET TO THE **POINT OF BEGINNING**;

24  
25 THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00°06'03" EAST A DISTANCE OF  
26 441.98 FEET;

27 THENCE SOUTH 89°54'01" WEST A DISTANCE OF 0.34 FEET;

28 THENCE NORTH 00°04'30" WEST A DISTANCE OF 442.11 FEET;

29 THENCE SOUTH 45°09'39" EAST A DISTANCE OF 0.19 FEET TO THE **POINT OF BEGINNING**.

30  
31 PARCEL CONTAINS 105 SQUARE FEET, MORE OR LESS.

32  
33 BASIS OF BEARINGS: BEARINGS ARE BASED ON THE 46' RANGE LINE ALONG GRANT  
34 STREET, IMMEDIATELY SOUTH OF 4TH AVENUE. LINE IS MONUMENTED AT EACH END BY  
35 A DENVER RANGE POINT IN A RANGE BOX. SAID LINE BEARS N00°06'03"W.

36  
37 **Section 2.** The revocable permit ("Permit") granted by this Resolution is expressly granted  
38 upon and subject to each and all of the following terms and conditions:

1 (a) Permittee shall obtain a street occupancy permit from City's the Department of  
2 Transportation and Infrastructure Permit Operations at 2000 West 3<sup>rd</sup> Avenue, 303-446-3759, prior  
3 to commencing construction.

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

6 (c) If the Permittee intends to install any underground facilities in or near a public road,  
7 street, alley, right-of-way or utility easement, the Permittee shall join the Statewide Notification  
8 Association of Owners and Operators of Underground Facilities by contacting the Utility Notification  
9 Center of Colorado, 16361 Table Mountain Parkway, Golden, Colorado 80403, at 303-232-1991.  
10 Further, Permittee shall contact the Utility Notification Center at 811 to locate underground facilities  
11 prior to commencing any work under this Permit.

12 (d) Permittee is fully responsible for any and all damages incurred to facilities of the Water  
13 Department and/or drainage facilities for water and sewage of the City due to activities authorized  
14 by the Permit. Should the relocation or replacement of any drainage facilities for water and sewage  
15 of the City become necessary as determined by the City's Executive Director of the Department of  
16 Transportation and Infrastructure ("Executive Director"), in the Executive Director's sole and absolute  
17 discretion, Permittee shall pay all cost and expense of the portion of the sewer affected by the  
18 permitted structure. The extent of the affected portion to be replaced or relocated by Permittee shall  
19 be determined by the Executive Director. Any and all replacement or repair of facilities of the Denver  
20 Water and/or drainage facilities for water and sewage of the City attributed to the Permittee shall be  
21 made by the Denver Water and/or the City at the sole expense of the Permittee. In the event  
22 Permittee's facilities are damaged or destroyed due to the Denver Water or the City's repair,  
23 replacement and/or operation of its facilities, repairs will be made by the Permittee at its sole  
24 expense. Permittee agrees to defend, indemnify and save the City harmless and to repair or pay for  
25 the repair of any and all damages to said sanitary sewer, or those damages resulting from the failure  
26 of the sewer to properly function as a result of the permitted structure.

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

30 (f) All construction in, under, on or over the Encroachment Area shall be accomplished in  
31 accordance with the Building Code of the City. Plans and specifications governing the construction  
32 of the Encroachments shall be approved by the Executive Director and the Director of Building

1 Inspection Division prior to construction. Upon completion, a reproducible copy of the exact location  
2 and dimensions of the Encroachments shall be filed with the Executive Director.

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

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

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

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

22 (k) This revocable Permit shall not operate or be construed to abridge, limit or restrict the  
23 City in exercising its right to make full use of the Encroachment Area and adjacent rights-of-way as  
24 public thoroughfares nor shall it operate to restrict the utility companies in exercising their rights to  
25 construct, remove, operate and maintain their facilities within the Encroachment Area and adjacent  
26 rights-of-way.

27 (l) During the existence of the Encroachments and this Permit, Permittee, its successors  
28 and assigns, at its expense, and without cost to the City, shall procure and maintain a single limit  
29 comprehensive general liability insurance policy with a limit of not less than \$500,000.00. All  
30 coverages are to be arranged on an occurrence basis and include coverage for those hazards  
31 normally identified as X.C.U. during construction. The insurance coverage required herein  
32 constitutes a minimum requirement and such enumeration shall in no way be deemed to limit or  
33 lessen the liability of the Permittee, its successors or assigns, under the terms of this Permit. All

1 insurance coverage required herein shall be written in a form and by a company or companies  
2 approved by the Risk Manager of the City and authorized to do business in the State of Colorado.  
3 A certified copy of all such insurance policies shall be filed with the Executive Director, and each  
4 such policy shall contain a statement therein or endorsement thereon that it will not be canceled or  
5 materially changed without written notice, by registered mail, to the Executive Director at least thirty  
6 (30) days prior to the effective date of the cancellation or material change. All such insurance policies  
7 shall be specifically endorsed to include all liability assumed by the Permittee hereunder and shall  
8 name the City as an additional insured.

9 (m) Permittee shall comply with the provisions of Article IV (Prohibition of Discrimination in  
10 Employment, Housing and Commercial Space, Public Accommodations, Educational Institutions  
11 and Health and Welfare Services) of Chapter 28 (Human Rights) of the Revised Municipal Code of  
12 the City and County of Denver. The failure to comply with any such provision shall be a proper basis  
13 for revocation of this Permit.

14 (n) The right to revoke this Permit is expressly reserved to the City.

15 (o) Permittee shall agree to indemnify and always save the City harmless from all costs,  
16 claims or damages arising, either directly or indirectly, out of the rights and privileges granted by this  
17 Permit.

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

26 **REMAINDER OF PAGE INTENTIONALLY BLANK**

1 COMMITTEE APPROVAL DATE: August 4, 2020 by Consent

2 MAYOR-COUNCIL DATE: August 11, 2020

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 13, 2020

9 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the Office of  
10 the 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 Kristin M. Bronson, Denver City Attorney

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