

BY AUTHORITY

1
2 RESOLUTION NO. CR25-2088
3 SERIES OF 2026

COMMITTEE OF REFERENCE:
South Platte River

A RESOLUTION

5 **Granting a revocable permit to CP VII Wynkoop B, LLC, to encroach into the**
6 **right-of-way at 3901 Wynkoop 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 CP VII Wynkoop B,
9 LLC, the owners of the Benefitted Property, and their successors and assigns ("Permittee"), a
10 revocable permit to encroach into the right-of-way with an elevated walkway, a ramp, and stairs
11 ("Encroachment(s)") at 3901 Wynkoop Street in the following described area ("Encroachment Area"):

12 **PARCEL DESCRIPTION ROW NO. 2025-ENCROACHMENT-0000031-002:**

13 A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP
14 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF
15 COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

16
17 CONSIDERING THE RANGE LINE OF 40TH STREET TO BEAR SOUTH 45°13'41" EAST, A
18 DISTANCE OF 346.02 FEET BETWEEN A FOUND 2.5" ALUMINUM CAP MARKED "29425" IN
19 RANGE BOX AT THE INTERSECTION OF BRIGHTON BOULEVARD AND 40TH STREET AND A
20 FOUND 1" IRON AXLE IN RANGE BOX AT THE INTERSECTION OF 40TH STREET AND
21 WYNKOOP STREET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

22
23 COMMENCING AT THE FOUND 1" IRON AXLE IN RANGE BOX AT THE INTERSECTION OF
24 40TH STREET AND WYNKOOP STREET; THENCE SOUTH 62°59'09" WEST, A DISTANCE OF
25 63.16 FEET TO THE EAST CORNER OF BLOCK 30, ST. VINCENT'S ADDITION; THENCE ALONG
26 THE SOUTHEAST LINE OF SAID BLOCK, SOUTH 44°31'35" WEST, A DISTANCE OF 221.85
27 FEET TO THE POINT OF BEGINNING;

28
29 THENCE SOUTH 45°21'01" EAST, A DISTANCE OF 1.99 FEET; THENCE SOUTH 44°36'15"
30 WEST, A DISTANCE OF 89.44 FEET; THENCE NORTH 44°55'55" WEST, A DISTANCE OF 1.87
31 FEET TO A POINT ON SAID SOUTHEAST LINE OF BLOCK 30; THENCE ALONG SAID
32 SOUTHEAST LINE, NORTH 44°31'35" EAST, A DISTANCE OF 89.43 FEET TO THE POINT OF
33 BEGINNING.

34
35 SAID PARCEL CONTAINING 173 SQUARE FEET, MORE OR LESS

36
37 and benefitting the following described parcel of property ("Benefitted Property"):

38 **PARCEL DESCRIPTION ROW NO. 2025-ENCROACHMENT-0000031-001:**

1 LOTS 1 THROUGH 32, INCLUSIVE, BLOCK 30, TOGETHER WITH VACATED ALLEY IN SAID
2 BLOCK, ACCORDING TO ORDINANCE NO. 851, SERIES OF 1973 RECORDED DECEMBER 28,
3 1973 IN BOOK 814 PAGE 463, ST. VINCENT'S ADDITION, CITY AND COUNTY OF DENVER,
4 STATE OF COLORADO.

5 EXCEPT THAT PORTION OF SUBJECT PROPERTY CONVEYED TO REGIONAL
6 TRANSPORTATION DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO,
7 IN BARGAIN AND SALE DEED RECORDED AUGUST 25, 2011 AT RECEPTION NO
8 2011094881 DENVER COUNTY RECORDS.

9 EXCEPT THAT PORTION OF SUBJECT PROPERTY CONVEYED TO CITY AND COUNTY OF
10 DENVER, A COLORADO MUNICIPAL CORPORATION AND HOME RULE CITY, IN SPECIAL
11 WARRANTY DEED RECORDED JUNE 8, 2016 AT RECEPTION NO. 2016075222, DENVER
12 COUNTY RECORDS

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

17 (a) Permittee shall obtain a street occupancy permit, street cut permit, and/or ROW
18 construction permit from the City's Department of Transportation and Infrastructure ("DOTI") Permit
19 Operations through www.denvergov.org/dotipermits prior to commencing construction.

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

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

29 (d) Permittee is fully responsible for any and all damages incurred to facilities of Denver
30 Water and any other Utility Company, and/or drainage facilities for water and sewage of the City and
31 County of Denver due to activities authorized by the Permit. Should the relocation or replacement of
32 any drainage facilities for water and sewage of the City and County of Denver become necessary as
33 determined by the City's Executive Director of DOTI ("Executive Director"), in the Executive
34 Director's sole and absolute discretion, Permittee shall pay all cost and expense of the portion of the
35 water and/or sewer facilities affected by the Encroachment(s). The extent of the affected portion to
36 be replaced and relocated by Permittee shall be determined by the Executive Director. Any and all

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

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

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

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

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

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

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

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

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

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

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

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

27 i. Permittee agrees to defend, indemnify, reimburse and hold harmless City, its
28 appointed and elected officials, agents and employees for, from and against all liabilities, claims,
29 judgments, suits or demands for damages to persons or property arising out of, resulting from, or
30 relating to this Permit and the Encroachment(s) ("Claims"). This indemnity shall be interpreted in the
31 broadest possible manner to indemnify City for any acts or omissions of Permittee or its agents either
32 passive or active, irrespective of fault, including City's negligence whether active or passive.

33 ii. Permittee's duty to defend and indemnify City shall arise at the time written notice

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

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

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

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

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

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

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

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

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

33 (u) Encroachment(s) proposed adjacent to a designated park or within a dedicated

1 parkway shall require the City’s Department of Parks and Recreation approval prior to installation.

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

4 (w) Encroachment(s) in the regulatory floodplain shall require a SUDP and comply with
5 Chapter 4 Floodplain Regulations of the “Storm Drainage Design and Technical Criteria”, Chapter
6 12 Floodplain Management of the “DOTI Rules and Regulations Governing Sewerage Charges and
7 Fees and Management of Wastewater” and the City Floodplain Ordinance in DRMC Section 56-200
8 through 56-206. Above ground Encroachment(s) in a Floodway require a No-Rise Certification
9 sealed and signed by a Professional Engineer licensed in the State of Colorado. If there is any rise
10 in Base Flood Elevations, a Conditional Letter of Map Revision (CLOMR) and LOMR will be required.

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

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

22
23 **REMAINDER OF PAGE INTENTIONALLY BLANK**
24

1 COMMITTEE APPROVAL DATE: December 24, 2025 by Consent
2 MAYOR-COUNCIL DATE: December 30, 2025 by Consent

3 PASSED BY THE COUNCIL: 1/5/2026

4 Signed by:
Amanda P. Sandoval - PRESIDENT
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5 ATTEST: _____ - CLERK AND RECORDER,
6 EX-OFFICIO CLERK OF THE
7 CITY AND COUNTY OF DENVER

8 PREPARED BY: Bradley A. Beck, Assistant City Attorney DATE: December 31, 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 Miko Ando Brown, Denver City Attorney

15 Signed by:
16 BY: *Jonathan Griffin*, Assistant City Attorney DATE: 12/30/2025 | 8:57 PM MST
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