

1 **BY AUTHORITY**

2 RESOLUTION NO. CR20-1056  
3 SERIES OF 2020

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

4 **A RESOLUTION**

5 **Granting a revocable permit to Unico Properties LLC, to encroach into the right-**  
6 **of-way at 1420 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 Unico Properties LLC  
9 and its successors and assigns ("Permittee"), a revocable permit to encroach into the right-of-way  
10 7'-6" with a length of 82'-5" for a loading dock ("Encroachments") at 1420 Wynkoop Street in the  
11 following described area ("Encroachment Area"):

12 **PARCEL DESCRIPTION ROW NO. 2020-ENCROACHMENT-0000297-001:**

13 A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 33,  
14 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND  
15 COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF BLOCK 17 OF EAST  
16 DENVER, ACCORDING TO THE OFFICIAL MAP THEREOF RECORDED FEBRUARY 24, 1876  
17 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE CITY AND COUNTY OF DENVER  
18 IN BOOK 1 PAGE 14, MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS  
19 REFERENCED TO THE 20 FOOT RANGE LINE LOCATED IN WYNKOOP STREET,  
20 MONUMENTED ON THE NORTHEAST END, AT THE INTERSECTION OF WYNKOOP STREET  
21 AND 15TH STREET, BY A FOUND 3 INCH BRASS CAP, STAMPED "PLS 13155", AND ON THE  
22 SOUTHWEST END, AT A 60 FOOT OFFSET NORTHEAST FROM A RANGE POINT LOCATED  
23 IN THE CHANNEL OF CHERRY CREEK, BY A FOUND 1-1/2 INCH ALUMINUM CAP, STAMPED  
24 "60 W.C. FLATIRONS SURV PLS 16406", ASSUMED TO BEAR NORTH 44°33'14" EAST A  
25 DISTANCE OF 419.84 FEET:

26  
27 COMMENCING AT SAID 60 FOOT WITNESS CORNER; THENCE NORTH 72°07'45" EAST, A  
28 DISTANCE OF 113.07 FEET TO A POINT ON A LINE 7.66 FEET NORTHWESTERLY OF AND  
29 PARALLEL WITH THE WESTERLY LINE OF SAID BLOCK 17 AND THE POINT OF BEGINNING;  
30 THENCE NORTH 44°33'14" EAST, COINCIDENT WITH SAID PARALLEL LINE, A DISTANCE OF  
31 83.25 FEET;

32  
33 THENCE SOUTH 45°40'48" EAST, A DISTANCE OF 7.66 FEET TO A POINT ON THE  
34 WESTERLY LINE OF SAID BLOCK 17;

35  
36 THENCE ALONG SAID WESTERLY LINE SOUTH 44°33'14" WEST, A DISTANCE OF 83.25  
37 FEET;

38  
39 THENCE NORTH 45°40'48" WEST, A DISTANCE OF 7.66 FEET TO THE POINT OF  
40 BEGINNING.

1 THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 637 SQUARE FEET OR  
2 (0.014 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL  
3 EXHIBIT FOR REFERENCE  
4

5 **Section 2.** The revocable permit (“Permit”) granted by this Resolution is expressly granted  
6 upon and subject to each and all of the following terms and conditions:

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

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

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

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

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

4 (f) All construction in, under, on or over the Encroachment Area shall be accomplished in  
5 accordance with the Building Code of the City. Plans and specifications governing the construction  
6 of the Encroachments shall be approved by the Executive Director and the Director of Building  
7 Inspection Division prior to construction. Upon completion, a reproducible copy of the exact location  
8 and dimensions of the Encroachments shall be filed with the Executive Director.

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

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

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

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

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

1 (l) During the existence of the Encroachments and this Permit, Permittee, its successors  
2 and assigns, at its expense, and without cost to the City, shall procure and maintain a single limit  
3 comprehensive general liability insurance policy with a limit of not less than \$500,000.00. All  
4 coverages are to be arranged on an occurrence basis and include coverage for those hazards  
5 normally identified as X.C.U. during construction. The insurance coverage required herein  
6 constitutes a minimum requirement and such enumeration shall in no way be deemed to limit or  
7 lessen the liability of the Permittee, its successors or assigns, under the terms of this Permit. All  
8 insurance coverage required herein shall be written in a form and by a company or companies  
9 approved by the Risk Manager of the City and authorized to do business in the State of Colorado.  
10 A certified copy of all such insurance policies shall be filed with the Executive Director, and each  
11 such policy shall contain a statement therein or endorsement thereon that it will not be canceled or  
12 materially changed without written notice, by registered mail, to the Executive Director at least thirty  
13 (30) days prior to the effective date of the cancellation or material change. All such insurance policies  
14 shall be specifically endorsed to include all liability assumed by the Permittee hereunder and shall  
15 name the City as an additional insured.

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

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

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

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

1 COMMITTEE APPROVAL DATE: October 6, 2020 by Consent

2 MAYOR-COUNCIL DATE: October 13, 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: October 15, 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 BY:  \_\_\_\_\_, Assistant City Attorney DATE: Oct 14, 2020  
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