

1 **BY AUTHORITY**

2 RESOLUTION NO. CR19-1373
3 SERIES OF 2020

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

4 **A RESOLUTION**

5 **Granting a revocable permit to 2525 Expo, LLC, to encroach into the right-of-way**
6 **at 2525 East Exposition Avenue.**

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 2525 Expo, LLC and its
9 successors and assigns (“Permittee”), a revocable permit to encroach into the right-of-way with a
10 solid brick privacy wall that will encroach into the right of way five feet (5') with a total height of nine
11 feet (9') and one inch (1"), and is two hundred fifty-two feet (252') long (“Encroachments”) at 2525
12 East Exposition Avenue in the following described area (“Encroachment Area”):

13 **PARCEL DESCRIPTION ROW NO. 2019-ENCROACHMENT-0000061-001:**

14 A PARCEL OF LAND BEING A PORTION OF EAST EXPOSITION AVENUE SITUATED IN THE
15 NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE
16 SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO,
17 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

18
19 A PARCEL OF LAND BEING 5.00 FEET IN WIDTH LYING SOUTH OF AND IMMEDIATELY
20 ADJACENT TO THE SOUTH LINE OF PLOT 3, POLO CLUB PLACE SUBDIVISION A,
21 RECORDED JULY 17, 1952 UNDER RECEPTION NUMBER 108073,
22 CITY AND COUNTY OF DENVER, STATE OF COLORADO.

23
24 CONTAINING 1,202 SQUARE FEET OR 0.028 ACRE MORE OR LESS.

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

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

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

31 (c) If the Permittee intends to install any underground facilities in or near a public road,
32 street, alley, right-of-way or utility easement, the Permittee shall join the Statewide Notification
33 Association of Owners and Operators of Underground Facilities by contacting the Utility Notification
34 Center of Colorado, 16361 Table Mountain Parkway, Golden, Colorado 80403, at 303-232-1991.

1 Further, Permittee shall contact the Utility Notification Center at 811 to locate underground facilities
2 prior to commencing any work under this Permit.

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

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

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

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

32 (h) Permittee shall pay all costs of construction and maintenance of the Encroachments.
33 Upon revocation of the permit or upon abandonment, Permittee shall pay all costs of removing the

1 Encroachments from the Encroachment Area and return the Encroachment Area to its original
2 condition under the supervision of the City Engineer.

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

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

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

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

32 (m) Permittee shall comply with the provisions of Article IV (Prohibition of Discrimination in
33 Employment, Housing and Commercial Space, Public Accommodations, Educational Institutions

1 and Health and Welfare Services) of Chapter 28 (Human Rights) of the Revised Municipal Code of
2 the City and County of Denver. The failure to comply with any such provision shall be a proper basis
3 for revocation of this Permit.

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

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

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

16 COMMITTEE APPROVAL DATE: December 17, 2019 by Consent

17 MAYOR-COUNCIL DATE: December 24, 2019 by Consent

18 PASSED BY THE COUNCIL: _____

19 _____ - PRESIDENT

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

23 PREPARED BY: Martin A. Plate, Assistant City Attorney DATE: December 26, 2019

24 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the Office of
25 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
26 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §
27 3.2.6 of the Charter.

28 Kristin M. Bronson, Denver City Attorney

29 BY: _____, Assistant City Attorney DATE: _____
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