

**BY AUTHORITY**

2 RESOLUTION NO. CR25-2165  
3 SERIES OF 2026

1 COMMITTEE OF REFERENCE:  
2 Transportation and Infrastructure

**A RESOLUTION**

5 **Granting a revocable permit to Andrew F. Czopek and Gay Cook Czopek, to**  
6 **encroach into the right-of-way at 70 South Elm 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 Andrew F. Czopek and  
9 Gay Cook Czopek, the owners of the Benefitted Property, and their successors and assigns  
10 ("Permittee"), a revocable permit to encroach into the right-of-way with an existing 5-foot-tall stucco  
11 wall along the west side of the property ("Encroachment(s)") at 70 South Elm Street in the following  
12 described area ("Encroachment Area"):

13 **PARCEL DESCRIPTION ROW NO. 2025-ENCROACHMENT-0000039-002:**

14 A PARCEL OF LAND LOCATED WITHIN THE RIGHT-OF-WAY OF SOUTH ELM STREET, IN THE  
15 SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
16 CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY  
17 DESCRIBED AS FOLLOWS:

18 COMMENCING AT THE INTERSECTION OF THE 20 FOOT RANGELINE IN BAYAUD AVENUE  
19 AND THE 20 FOOT RANGE LINE IN SOUTH ELM STREET, AND CONSIDERING SAID  
20 RANGELINE IN SOUTH ELM STREET TO BEAR NORTH 00°00'00" EAST, BEING  
21 MONUMENTED ON THE SOUTH END BY A CHISELED CROSS IN CONCRETE PAN AND ON  
22 THE NORTH BY A 1" AXLE IN A RANGE BOX, WITH ALL BEARINGS CONTAINED HEREIN  
23 BEING RELATIVE HERETO;

24 THENCE NORTH 00°00'00" EAST, ALONG THE SAID 20 FOOT RANGELINE IN SOUTH ELM  
25 STREET, 20.00 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE  
26 SOUTH LINE OF LOT 5, BLOCK 28, CAPITOL HILL SUBDIVISION SECOND FILING;

27 THENCE NORTH 89°43'43" EAST, ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE  
28 OF LOT 5, BLOCK 28, A DISTANCE OF 45.00 FEET TO THE SOUTHEAST CORNER OF SAID  
29 LOT 5, BLOCK 28;

30 THENCE NORTH 00°00'00" EAST, ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF  
31 74.64 FEET TO THE POINT OF BEGINNING:

32 THENCE SOUTH 89°43'43" WEST, A DISTANCE OF 8.00 FEET;

33 THENCE NORTH 00°00'00" EAST AND PARALLEL TO THE WEST LINE OF SAID LOT 5, A  
34 DISTANCE OF 40.38 FEET;

1           THENCE NORTH 89°43'43" EAST TO THE NORTHWEST CORNER OF SAID LOT 5, A DISTANCE  
2           OF 8.00 FEET;  
3  
4           THENCE SOUTH 00°00'00" EAST ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF  
5           40.38 FEET TO THE POINT OF BEGINNING.  
6  
7           SAID PARCEL CONTAINING 323.04 SQUARE FEET, MORE OR LESS  
8  
9  
10          and benefitting the following described parcel of property ("Benefitted Property"):

11           **PARCEL DESCRIPTION ROW NO. 2025-ENCROACHMENT-0000039-001:**

12          LOT 5 AND THE SOUTH 15 FEET OF LOT 4, BLOCK 28,  
13          EAST CAPITOL HILL SUBDIVISION - SECOND FILING, CITY AND COUNTY OF DENVER,  
14          STATE OF COLORADO

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

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

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

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

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

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

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

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

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

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

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

28 (j) Permittee shall remove and replace any and all street/alley paving, Sidewalks,  
29 Streetscapes, Amenity Zones, and curb and gutter, both inside the Encroachment Area and in the  
30 rights-of-way adjacent thereto, that become broken, damaged or unsightly during, in the opinion of  
31 DOTI, the course of construction or maintenance of the Encroachment(s). In the future, Permittee  
32 shall also remove, replace or repair any street/alley paving, Sidewalks, and curb and gutter that  
33 become broken or damaged when, in the opinion of DOTI, the damage has been caused by the

1 Encroachment(s) or the activity of the Permittee within the Encroachment Area. All repair work shall  
2 be accomplished without cost to the City and under the supervision of DOTI.

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

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

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

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

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

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

1      passive or active, irrespective of fault, including City's negligence whether active or passive.

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

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

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

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

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

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

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

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

32           (t)     All disturbances associated with construction of the Encroachment(s) shall be  
33     managed as required by City standards for erosion control which may require standard notes or

1 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.

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

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

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

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

24

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26

1 COMMITTEE APPROVAL DATE: January 7, 2026 by Consent  
2 MAYOR-COUNCIL DATE: January 13, 2026  
3 PASSED BY THE COUNCIL: \_\_\_\_\_

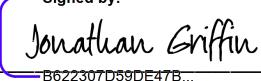
4 \_\_\_\_\_ - PRESIDENT

5 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
6 EX-OFFICIO CLERK OF THE  
7 CITY AND COUNTY OF DENVER

8 PREPARED BY: Bradley A. Beck, Assistant City Attorney DATE: January 15, 2026

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 BY:  Jonathan Griffin, Assistant City Attorney DATE: 1/15/2026 | 9:30 AM MST

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