

1 **BY AUTHORITY**

2 RESOLUTION NO. CR17-0108
3 SERIES OF 2017

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

4 **A RESOLUTION**

5 **Granting a revocable permit to Hiro & Co., Inc., to encroach into the right-of-way**
6 **at 1487 South Pearl 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 Hiro & Co., Inc. and
9 its successors and assigns (“Permittee”), a revocable permit to encroach into the right-of-way with
10 an elevated patio (“Encroachments”) at 1487 South Pearl Street in the following described area
11 (“Encroachment Area”):

12 **PARCEL DESCRIPTION ROW NO. 2016-ENCROACHMENT-0000072-001:**

13 A PARCEL OF LAND LYING SOUTH OF LOT 24, BLOCK 30, SHERMAN SUBDIVISION, PER BOOK 3, PAGE 4, FILED IN
14 ARAPAHOE COUNTY, LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST
15 OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE
16 PARTICULARLY DESCRIBED AS FOLLOWS:

17 CONSIDERING THE TWENTY (20) FOOT RANGE LINE OF EAST FLORIDA AVENUE TO BEAR SOUTH 89°48'00" EAST, A
18 DISTANCE OF 325.00 FEET BETWEEN THE INTERSECTION OF S. PENNSYLVANIA STREET AND EAST FLORIDA AVENUE
19 AND THE INTERSECTION OF SOUTH PEARL STREET AND EAST FLORIDA AVENUE, WITH ALL BEARINGS CONTAINED
20 HEREIN RELATIVE THERETO.

21 BEGINNING AT THE SOUTHEAST CORNER OF LOT 24, BLOCK 30, OF SAID SHERMAN SUBDIVISION, PER BOOK 8, PAGE
22 7, FILED IN ARAPAHOE COUNTY; THENCE SOUTH 00°12'00" WEST, A DISTANCE OF 7.17 FEET; THENCE NORTH
23 89°48'00" WEST, A DISTANCE OF 34.00 FEET; THENCE NORTH 00°12'00" EAST, A DISTANCE OF 7.17 FEET TO A POINT
24 ON THE SOUTH LINE OF SAID LOT 24, SAID POINT ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF EAST
25 FLORIDA AVENUE; THENCE SOUTH 89°48'00" EAST, ALONG THE SOUTH LINE OF SAID LOT 24, A DISTANCE OF 34.00
26 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

27 SAID PARCEL CONTAINING 244 SQ.FT., MORE OR LESS.

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

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

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

1 (c) If the Permittee intends to install any underground facilities in or near a public road,
2 street, alley, right-of-way or utility easement, the Permittee shall join the Statewide Notification
3 Association of Owners and Operators of Underground Facilities by contacting the Utility Notification
4 Center of Colorado, 12600 West Colfax Avenue, Suite B-310, Lakewood, Colorado 80215, at 303-
5 232-1991. Further, Permittee shall contact the Utility Notification Center at 1-800-922-1987 to
6 locate underground facilities prior to commencing any work under this Permit.

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

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

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

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

1 be constructed so that it can be removed and replaced without affecting structures within the
2 Encroachment Area.

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

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

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

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

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

1 policies shall be specifically endorsed to include all liability assumed by the Permittee hereunder
2 and shall name the City as an additional insured.

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

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

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

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

20 COMMITTEE APPROVAL DATE: January 31, 2017 by Consent

21 MAYOR-COUNCIL DATE: February 7, 2017

22 PASSED BY THE COUNCIL: _____

23 _____ - PRESIDENT

24 ATTEST: _____ - CLERK AND RECORDER,
25 EX-OFFICIO CLERK OF THE
26 CITY AND COUNTY OF DENVER

27 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: February 9, 2017

28 Pursuant to section 14-12, D.R.M.C., this proposed resolution has been reviewed by the office of
29 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
30 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §
31 3.2.6 of the Charter.

32 Kristin M. Bronson, Denver City Attorney

33 BY: _____, Assistant City Attorney DATE: _____