

**BY AUTHORITY**

RESOLUTION NO. CR23-0925  
SERIES OF 2023

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A RESOLUTION**

**Granting a revocable permit to Cherokee Partners Denver, LLC, to encroach into the right-of-way at West 11th Avenue.**

**BE IT RESOLVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:**

**Section 1.** The City and County of Denver (“City”) hereby grants to Cherokee Partners Denver, LLC, its successors and assigns (“Permittee”), a revocable permit to encroach into the right-of-way to preserve stairs and stoops, stairs that consist of 5 separate extrusions, each approximately 18 feet long, separated by approximately 8 feet each, and provide ADA access to the retail spaces (“Encroachment(s)”) at West 11th Avenue in the following described area (“Encroachment Area”):

**PARCEL DESCRIPTION ROW NO. 2022-ENCROACHMENT-0000098-001:**

PORTIONS OF WEST 11TH AVENUE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE 21' RANGE LINE OF CHEROKEE STREET TO BEAR SOUTH 00°18'04" EAST, A DISTANCE OF 513.22 FEET BETWEEN FOUND 3" BRASS CAPS IN RANGE BOXES STAMPED "DWD LS 16398" AT THE INTERSECTION OF THE 20' RANGE LINE OF 12TH AVENUE WITH THE 21' RANGE LINE OF CHEROKEE STREET AND AT THE INTERSECTION OF THE 20' RANGE LINE OF WEST 11TH AVENUE AND THE 21' RANGE LINE OF CHEROKEE STREET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

AREA 1:

THAT PORTION OF WEST 11TH AVENUE DESCRIBED AS FOLLOWS:  
COMMENCING AT THE INTERSECTION OF THE 20' RANGE LINE OF WEST 11TH AVENUE AND THE 21' RANGE LINE OF CHEROKEE STREET; THENCE NORTH 46°35'08" WEST, A DISTANCE OF 29.05 FEET TO THE SOUTHEASTERLY CORNER OF LOT 17, BLOCK 57, SUBDIVISION OF BLOCKS 42, 44, 45, 46, 57, 58, 59, 60, EVANS ADDITION TO DENVER; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 17, SOUTH 89°54'50" WEST, A DISTANCE OF 4.37 FEET TO THE POINT OF BEGINNING OF AREA 1;

THENCE SOUTH 00°08'30" WEST, A DISTANCE OF 0.98 FEET; THENCE NORTH 89°49'34" WEST, A DISTANCE OF 17.78 FEET; THENCE NORTH 00°08'30" EAST, A DISTANCE OF 0.90 FEET TO A POINT ON SAID SOUTHERLY LINE; THENCE ALONG SAID SOUTHERLY LINE, NORTH 89°54'50" EAST, A DISTANCE OF 17.78 FEET TO THE POINT OF BEGINNING OF AREA 1; CONTAINING 17 SQUARE FEET, MORE OR LESS;

1 TOGETHER WITH:

2  
3 AREA 2:

4 THAT PORTION OF WEST 11TH AVENUE DESCRIBED AS FOLLOWS:  
5 COMMENCING AT THE INTERSECTION OF THE 20' RANGE LINE OF WEST 11TH AVENUE  
6 AND THE 21' RANGE LINE OF CHEROKEE STREET; THENCE NORTH 46°35'08" WEST, A  
7 DISTANCE OF 29.05 FEET TO THE SOUTHEASTERLY CORNER OF LOT 17, BLOCK 57,  
8 SUBDIVISION OF BLOCKS 42, 44, 45, 46, 57, 58, 59, 60, EVANS ADDITION TO DENVER;  
9 THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 17, SOUTH 89°54'50" WEST, A  
10 DISTANCE OF 29.98 FEET TO THE POINT OF BEGINNING OF AREA 2;

11  
12 THENCE SOUTH 00°08'30" WEST, A DISTANCE OF 0.88 FEET; THENCE NORTH 89°54'21"  
13 WEST, A DISTANCE OF 17.65 FEET; THENCE NORTH 00°08'30" EAST, A DISTANCE OF 0.83  
14 FEET TO A POINT ON SAID SOUTHERLY LINE; THENCE ALONG SAID SOUTHERLY LINE,  
15 NORTH 89°54'50" EAST, A DISTANCE OF 17.65 FEET TO THE POINT OF BEGINNING OF  
16 AREA 2; CONTAINING 15 SQUARE FEET, MORE OR LESS;

17  
18 TOGETHER WITH:

19  
20 AREA 3:

21 THAT PORTION OF WEST 11TH AVENUE DESCRIBED AS FOLLOWS:  
22 COMMENCING AT THE INTERSECTION OF THE 20' RANGE LINE OF WEST 11TH AVENUE  
23 AND THE 21' RANGE LINE OF CHEROKEE STREET; THENCE NORTH 46°35'08" WEST, A  
24 DISTANCE OF 29.05 FEET TO THE SOUTHEASTERLY CORNER OF LOT 17, BLOCK 57,  
25 SUBDIVISION OF BLOCKS 42, 44, 45, 46, 57, 58, 59, 60, EVANS ADDITION TO DENVER;  
26 THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 17, SOUTH 89°54'50" WEST, A  
27 DISTANCE OF 55.54 FEET TO THE POINT OF BEGINNING OF AREA 3;

28  
29 THENCE SOUTH 00°08'30" WEST, A DISTANCE OF 0.77 FEET; THENCE SOUTH 89°35'09"  
30 WEST, A DISTANCE OF 17.57 FEET; THENCE NORTH 00°08'30" EAST, A DISTANCE OF 0.87  
31 FEET TO A POINT ON SAID SOUTHERLY LINE; THENCE ALONG SAID SOUTHERLY LINE,  
32 NORTH 89°54'50" EAST, A DISTANCE OF 17.57 FEET TO THE POINT OF BEGINNING OF  
33 AREA 3; CONTAINING 14 SQUARE FEET, MORE OR LESS;

34  
35 TOGETHER WITH:

36  
37 AREA 4:

38 THAT PORTION OF WEST 11TH AVENUE DESCRIBED AS FOLLOWS:  
39 COMMENCING AT THE INTERSECTION OF THE 20' RANGE LINE OF WEST 11TH AVENUE  
40 AND THE 21' RANGE LINE OF CHEROKEE STREET; THENCE NORTH 46°35'08" WEST, A  
41 DISTANCE OF 29.05 FEET TO THE SOUTHEASTERLY CORNER OF LOT 17, BLOCK 57,  
42 SUBDIVISION OF BLOCKS 42, 44, 45, 46, 57, 58, 59, 60, EVANS ADDITION TO DENVER;  
43 THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 17, SOUTH 89°54'50" WEST, A  
44 DISTANCE OF 80.93 FEET TO THE POINT OF BEGINNING OF AREA 4;

45  
46 THENCE SOUTH 00°08'30" WEST, A DISTANCE OF 0.71 FEET; THENCE SOUTH 89°49'46"  
47 WEST, A DISTANCE OF 17.81 FEET; THENCE NORTH 00°08'30" EAST, A DISTANCE OF 0.73  
48 FEET TO A POINT ON SAID SOUTHERLY LINE; THENCE ALONG SAID SOUTHERLY LINE,

1 NORTH 89°54'50" EAST, A DISTANCE OF 17.81 FEET TO THE POINT OF BEGINNING OF  
2 AREA 4; CONTAINING 13 SQUARE FEET, MORE OR LESS;

3  
4 TOGETHER WITH:

5  
6 AREA 5:  
7 THAT PORTION OF WEST 11TH AVENUE DESCRIBED AS FOLLOWS:  
8 COMMENCING AT THE INTERSECTION OF THE 20' RANGE LINE OF WEST 11TH AVENUE  
9 AND THE 21' RANGE LINE OF CHEROKEE STREET; THENCE NORTH 46°35'08" WEST, A  
10 DISTANCE OF 29.05 FEET TO THE SOUTHEASTERLY CORNER OF LOT 17, BLOCK 57,  
11 SUBDIVISION OF BLOCKS 42, 44, 45, 46, 57, 58, 59, 60, EVANS ADDITION TO DENVER;  
12 THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 17, SOUTH 89°54'50" WEST, A  
13 DISTANCE OF 106.54 FEET TO THE POINT OF BEGINNING OF AREA 5;

14  
15 THENCE SOUTH 00°08'30" WEST, A DISTANCE OF 0.59 FEET; THENCE NORTH 90°00'00"  
16 WEST, A DISTANCE OF 17.55 FEET; THENCE NORTH 00°08'30" EAST, A DISTANCE OF 0.57  
17 FEET TO A POINT ON SAID SOUTHERLY LINE; THENCE ALONG SAID SOUTHERLY LINE,  
18 NORTH 89°54'50" EAST, A DISTANCE OF 17.55 FEET TO THE POINT OF BEGINNING OF  
19 AREA 5; CONTAINING 10 SQUARE FEET, MORE OR LESS

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

21 **PARCEL DESCRIPTION ROW NO. 2022-ENCROACHMENT-0000098-002**

22  
23 **PARCEL A:**  
24 LOT 15, BLOCK 57, SUBDIVISION OF BLOCKS 43, 44, 45, 46, 57, 58, 59, 60,  
25 EVANS ADDITION TO DENVER,  
26 CITY AND COUNTY OF DENVER,  
27 STATE OF COLORADO.

28  
29 **PARCEL B:**  
30 LOTS 16 AND 17, BLOCK 57, SUBDIVISION OF BLOCKS 43, 44, 45, 46, 57, 58, 59, 60,  
31 EVANS ADDITION TO DENVER,  
32 CITY AND COUNTY OF DENVER,  
33 STATE OF COLORADO.

34  
35 **PARCEL C:**  
36 LOTS 13 AND 14, BLOCK 57, SUBDIVISION OF BLOCKS 43, 44, 45, 46, 57, 58, 59, 60,  
37 EVANS ADDITION TO DENVER,  
38 CITY AND COUNTY OF DENVER,  
39 STATE OF COLORADO.

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

44 (a) Permittee shall obtain a street occupancy permit, street cut permit, and/or ROW

1 construction permit from the City’s Department of Transportation and Infrastructure (“DOTI”) Permit  
2 Operations through [www.denvergov.org/dotipermits](http://www.denvergov.org/dotipermits) prior to commencing construction.

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

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

12 (d) Permittee is fully responsible for any and all damages incurred to facilities of Denver  
13 Water and any other Utility Company, and/or drainage facilities for water and sewage of the City and  
14 County of Denver due to activities authorized by the Permit. Should the relocation or replacement of  
15 any drainage facilities for water and sewage of the City and County of Denver become necessary as  
16 determined by the City’s Executive Director of DOTI (“Executive Director”), in the Executive  
17 Director’s sole and absolute discretion, Permittee shall pay all cost and expense of the portion of the  
18 water and/or sewer facilities affected by the Encroachment(s). The extent of the affected portion to  
19 be replaced and relocated by Permittee shall be determined by the Executive Director. Any and all  
20 replacement or repair of facilities of Denver Water and any other Utility Company, and/or drainage  
21 facilities for water and sewage of the City and County of Denver attributed to the Permittee shall be  
22 made by Denver Water, Utility Company, and/or the City and County of Denver at the sole expense  
23 of the Permittee. In the event the Permittee’s facilities are damaged or destroyed due to Denver  
24 Water’s, Utility Company’s, or the City and County of Denver’s repair, replacement and/or operation  
25 of its facilities, repairs will be made by Permittee at its sole expense. Permittee agrees to defend,  
26 indemnify and hold the City harmless and to repair or pay for the repair of any and all damages to  
27 said water, storm, sanitary sewer facilities or other Utility Company facilities, or those damages  
28 resulting from the failure of the water, storm, sanitary sewer facilities or other Utility Company  
29 facilities to properly function because of the Encroachment(s).

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

33 (f) All construction in, under, on or over the Encroachment Area shall be accomplished in

1 accordance with the Building Code and City and County of Denver Department of Transportation &  
2 Infrastructure Transportation Standards and Details for the Engineering Division.

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

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

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

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

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

22 (l) During the existence of the Encroachment(s) and the Permit, Permittee, its successors  
23 and assigns, at its expense, and without cost to the City, shall procure and maintain Commercial  
24 General Liability insurance policy with a limit of not less than \$1,000,000 per occurrence. All  
25 coverages are to be arranged on an occurrence basis and include coverage for those hazards  
26 normally identified as X.C.U. during construction. The insurance coverage required herein  
27 constitutes a minimum requirement and such enumeration shall in no way be deemed to limit or  
28 lessen the liability of the Permittee, its successors or assigns, under the terms of this Permit. All  
29 insurance coverage required herein shall be written in a form and by a company or companies  
30 approved by the Risk Manager of the City and authorized to do business in the State of Colorado. A  
31 certified copy of all such insurance policies shall be filed with the Executive Director, and each such  
32 policy shall contain a statement therein or endorsement thereon that it will not be canceled or  
33 materially changed without written notice, by registered mail, to the Executive Director at least thirty

1 (30) days prior to the effective date of the cancellation or material change. The City and County of  
2 Denver, its Elected and Appointed Officials, Employees and Volunteers shall be included as  
3 Additional Insured.

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

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

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

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

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

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

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

33 v. This defense and indemnification obligation shall survive the expiration or

1 termination of this Permit.

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

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

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

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

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

19 (u) Encroachment(s) proposed adjacent to a designated park or within a dedicated  
20 parkway shall require the City's Department of Parks and Recreation approval prior to installation.

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

23 (w) Encroachment(s) in the regulatory floodplain shall require a SUDP and comply with  
24 Chapter 4 Floodplain Regulations of the "Storm Drainage Design and Technical Criteria", Chapter  
25 12 Floodplain Management of the "DOTI Rules and Regulations Governing Sewerage Charges and  
26 Fees and Management of Wastewater" and the City Floodplain Ordinance in DRMC Section 56-200  
27 through 56-206. Above ground Encroachment(s) in a Floodway require a No-Rise Certification  
28 sealed and signed by a Professional Engineer licensed in the State of Colorado. If there is any rise  
29 in Base Flood Elevations, a Conditional Letter of Map Revision (CLOMR) and LOMR will be required.

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

