

1 **BY AUTHORITY**

2 RESOLUTION NO. CR24-0367
3 SERIES OF 2024

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

4 **A RESOLUTION**

5 **Granting a revocable permit to 2534 18th Street LLC and LoHi 18th, LLC, to**
6 **encroach into the right-of-way at 2534 18th 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 2534 18th Street LLC
9 and LoHi 18th, LLC, and their successors and assigns ("Permittee"), a revocable permit to encroach
10 into the right-of-way with a private storm sewer line, consisting of 226 linear feet of 8-inch PVC pipe,
11 and one 4-foot diameter manhole ("Encroachment(s)") at 2534 18th Street in the following described
12 area ("Encroachment Area"):

13 **PARCEL DESCRIPTION ROW NO. 2023-ENCROACHMENT-0000182-002:**

14 A PARCEL OF LAND LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28,
15 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
16 COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS
17 FOLLOWS:

18
19 COMMENCING AT THE SOUTHEASTERLY CORNER OF BLOCK 15 OF KASSERMAN'S
20 ADDITION TO DENVER, SAID POINT ALSO BEING THE INTERSECTION OF THE
21 SOUTHWESTERLY LINE OF 18TH STREET AND THE NORTHWESTERLY LINE OF CENTRAL
22 STREET, FROM WHENCE THE INTERSECTION OF THE 20' RANGE LINE OF 18TH STREET
23 AND THE 20' RANGE LINE OF CENTRAL STREET BEARS NORTH 89°51'00" EAST A
24 DISTANCE OF 28.29 FEET;
25 THENCE ALONG SAID SOUTHWESTERLY LINE OF SAID 18TH STREET, NORTH 45°09'40"
26 WEST, 154.89 FEET TO THE POINT OF BEGINNING;
27
28 THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE, CONTINUING NORTH
29 45°09'40" WEST, 6.00 FEET TO A POINT;
30 THENCE LEAVING SAID SOUTHWESTERLY LINE, NORTH 44°46'36" EAST, 40.99 FEET TO A
31 POINT;
32 THENCE SOUTH 45°08'44" EAST, 194.39 FEET TO A POINT;
33 THENCE SOUTH 44°51'16" WEST, 6.00 FEET TO A POINT;
34 THENCE NORTH 45°08'44" WEST, 188.38 FEET TO A POINT;
35 THENCE SOUTH 44°46'36" WEST, 34.99 FEET TO THE POINT OF BEGINNING.

36
37 Containing 1,376 Total Square Feet or 0.031 Total Acres of Land, more or less.

38
39 BASIS OF BEARINGS:
40

1 NORTH 45°09'40" WEST, A DISTANCE OF 480.19 FEET, BEING THE BEARING OF THE 20'
2 RANGE LINE OF 18TH STREET BETWEEN CENTRAL STREET AND BOULDER STREET, AS
3 DEFINED AND MEASURED BETWEEN A FOUND 3-1/4" DIAMETER ALUMINUM CAP IN RANGE
4 BOX, PLS 27259 AT THE INTERSECTION OF THE 20' RANGE LINE OF 18TH STREET AND THE
5 20' RANGE LINE OF CENTRAL STREET AND A FOUND 3-1/4" DIAMETER ALUMINUM CAP IN
6 RANGE BOX, PLS 20680 AT THE INTERSECTION OF THE 20' RANGE LINE OF 18TH STREET
7 AND THE 20' RANGE LINE OF BOULDER STREET

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

9 **PARCEL DESCRIPTION ROW NO. 2023-ENCROACHMENT-0000182-001:**

10 A PARCEL OF LAND LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28,
11 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
12 COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS
13 FOLLOWS:
14

15 LOTS 23, 24, 25 AND 26, BLOCK 15, KASSERMAN'S ADDITION TO DENVER, CITY AND
16 COUNTY OF DENVER, STATE OF COLORADO.

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

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

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

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

33 (d) Permittee is fully responsible for any and all damages incurred to facilities of Denver
34 Water and any other Utility Company, and/or drainage facilities for water and sewage of the City and
35 County of Denver due to activities authorized by the Permit. Should the relocation or replacement of
36 any drainage facilities for water and sewage of the City and County of Denver become necessary as

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

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

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

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

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

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

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

1 shall also remove, replace or repair any street/alley paving, Sidewalks, and curb and gutter that
2 become broken or damaged when, in the opinion of DOTI, the damage has been caused by the
3 Encroachment(s) or the activity of the Permittee within the Encroachment Area. All repair work shall
4 be accomplished without cost to the City and under the supervision of DOTI.

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

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

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

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

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

31 i. Permittee agrees to defend, indemnify, reimburse and hold harmless City, its
32 appointed and elected officials, agents and employees for, from and against all liabilities, claims,
33 judgments, suits or demands for damages to persons or property arising out of, resulting from, or

1 relating to this Permit and the Encroachment(s) (“Claims”). This indemnity shall be interpreted in the
2 broadest possible manner to indemnify City for any acts or omissions of Permittee or its agents either
3 passive or active, irrespective of fault, including City’s negligence whether active or passive.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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1 COMMITTEE APPROVAL DATE: March 26, 2024 by Consent

2 MAYOR-COUNCIL DATE: April 2, 2024

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: April 4, 2024

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 Kerry Tipper, Denver City Attorney

15
16 BY: Jonathan Griffin, Assistant City Attorney DATE: Apr 4, 2024