

1 **BY AUTHORITY**

2 RESOLUTION NO. CR17-1273
3 SERIES OF 2017

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

4 **A RESOLUTION**

5 **Granting a revocable permit to Market Center Investors, LLC, to encroach into**
6 **the right-of-way at Market Street and 17th 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 Market Center
9 Investors, LLC and its successors and assigns ("Permittee"), a revocable permit to encroach into the
10 right-of-way with a raised patio and sidewalk area and two (2) sets of stairs ("Encroachments") at
11 Market Street and 17th Street in the below-described area which is associated with Transportation
12 Engineering Plan project number 2016-TRAN-0000099 ("Encroachment Area").

13 **PARCEL DESCRIPTION ROW NO. 2017-ENCROACHMENT-0000031-001:**

14 A PARCEL OF LAND BEING A PORTION OF MARKET STREET RIGHT-OF-WAY ADJACENT
15 TO BLOCK 47, EAST DENVER LOCATED IN THE NORTHEAST QUARTER OF SECTION 33,
16 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND
17 COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED
18 AS FOLLOWS:

19
20 COMMENCING AT THE INTERSECTION OF THE 20' RANGE LINE OF 16TH STREET AND 20'
21 RANGE LINE OF MARKET STREET BEING A 2-1/4" ALUMINUM CAP IN RANGE BOX PLS
22 #24961.

23
24 THENCE DEPARTING SAID INTERSECTION, N61°07'20"E A DISTANCE OF 157.52 FEET, TO
25 THE POINT OF BEGINNING;
26 THENCE N44°07'36"E A DISTANCE OF 39.27 FEET;
27 THENCE N45°52'24"W A DISTANCE OF 6.52 FEET;
28 THENCE N44°07'36"E A DISTANCE OF 264.86 FEET;
29 THENCE S45°52'24"E A DISTANCE OF 20.47 FEET TO A POINT ON THE SOUTHEASTERLY
30 RIGHT-OF-WAY LINE OF MARKET STREET;
31 THENCE ALONG SAID RIGHT-OF-WAY LINE, S44°07'36"W A DISTANCE OF 304.13 FEET;
32 THENCE DEPARTING SAID RIGHT-OF-WAY LINE, N45°52'24"W A DISTANCE OF 13.96 FEET
33 TO THE POINT OF BEGINNING;

34
35 SAID PARCEL CONTAINS 0.137 ACRES OR 5,970 SQUARE FEET, MORE OR LESS. ALL
36 LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

37
38 BASIS OF BEARING:
39 BEARINGS ARE BASED ON THE 20' FOOT RANGE LINE IN MARKET STREET BEARING
40 N44°7'36"E AND BEING MONUMENTED BY A FOUND 2-1/4" ALUMINUM CAP AT THE
41 INTERSECTION OF MARKET STREET AND 16TH STREET AND A FOUND AXLE IN RANGE

1 BOX AT THE INTERSECTION OF MARKET STREET AND 17th STREET.

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

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

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

9 (c) If the Permittee intends to install any underground facilities in or near a public road,
10 street, alley, right-of-way or utility easement, the Permittee shall join the Statewide Notification
11 Association of Owners and Operators of Underground Facilities by contacting the Utility Notification
12 Center of Colorado, 12600 West Colfax Avenue, Suite B-310, Lakewood, Colorado 80215, at 303-
13 232-1991. Further, Permittee shall contact the Utility Notification Center at 1-800-922-1987 to locate
14 underground facilities prior to commencing any work under this Permit.

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

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 telephone facilities shall not be utilized, obstructed or disturbed.

33 (f) All construction in, under, on or over the Encroachment Area shall be accomplished in
34 accordance with the Building Code of the City. Plans and specifications governing the construction

1 of the Encroachments shall be approved by the Executive Director and the Director of Building
2 Inspection Division prior to construction. Upon completion, a reproducible copy of the exact location
3 and dimensions of the Encroachments shall be filed with the Executive Director.

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

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

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

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

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

28 (l) During the existence of the Encroachments and this Permit, Permittee, its successors
29 and assigns, at its expense, and without cost to the City, shall procure and maintain a single limit
30 comprehensive general liability insurance policy with a limit of not less than \$500,000.00. All
31 coverages are to be arranged on an occurrence basis and include coverage for those hazards
32 normally identified as X.C.U. during construction. The insurance coverage required herein
33 constitutes a minimum requirement and such enumeration shall in no way be deemed to limit or

1 lessen the liability of the Permittee, its successors or assigns, under the terms of this Permit. All
2 insurance coverage required herein shall be written in a form and by a company or companies
3 approved by the Risk Manager of the City and authorized to do business in the State of Colorado.
4 A certified copy of all such insurance policies shall be filed with the Executive Director, and each
5 such policy shall contain a statement therein or endorsement thereon that it will not be canceled or
6 materially changed without written notice, by registered mail, to the Executive Director at least thirty
7 (30) days prior to the effective date of the cancellation or material change. All such insurance policies
8 shall be specifically endorsed to include all liability assumed by the Permittee hereunder and shall
9 name the City as an additional insured.

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

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

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

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

27 **REMAINDER OF PAGE INTENTIONALLY BLANK**

28

1 COMMITTEE APPROVAL DATE: November 21, 2017 by Consent

2 MAYOR-COUNCIL DATE: November 28, 2017

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: Brent A. Eisen, Assistant City Attorney DATE: November 30, 2017

9 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the Office of
10 the 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 Kristin M. Bronson, Denver City Attorney

15 BY: *Kristin M. Bronson*, Assistant City Attorney DATE: Nov 30, 2017