

BY AUTHORITY

RESOLUTION NO. CR22-0727

COMMITTEE OF REFERENCE:

SERIES OF 2022

Land Use, Transportation & Infrastructure

A RESOLUTION

Granting a revocable permit to SoBo 54 Investments II, LLC, to encroach into the right-of-way at 1899 South Acoma Street.

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 SoBo 54 Investments II, LLC, the owner of the Benefitted Property, and their successors and assigns ("Permittee"), a revocable permit to encroach into the right-of-way with an underground garage ("Encroachment(s)") located on the west side of South Acoma Street at 1899 South Acoma Street in the following described area ("Encroachment Area"):

PARCEL DESCRIPTION ROW NO. 2020-ENCROACHMENT-0000292-002:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE 10 FOOT RANGE LINE ALONG WEST JEWELL AVENUE TO BEAR NORTH 89°34'18" EAST, A DISTANCE OF 326.20 FEET BETWEEN A FOUND RANGE POINT AT THE INTERSECTION OF S. BANNOCK STREET AND W. JEWELL AVENUE, BEING A 2" BRASS TAG STAMPED "PLS 19003," AND A FOUND RANGE POINT AT THE INTERSECTION OF W. JEWELL AVENUE AND S. ACOMA STREET, BEING A 1" SQUARE METAL ROD IN RANGE BOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID RANGE POINT AT THE INTERSECTION OF S. ACOMA STREET AND W. JEWELL AVENUE; THENCE NORTH 79°05'58" WEST, A DISTANCE OF 50.91 FEET TO THE SOUTHEASTERLY CORNER OF LOT 25, BLOCK 12, OVERLAND PARK SUBDIVISION; THENCE NORTH 67°17'12" WEST, A DISTANCE OF 4.33 FEET TO THE POINT OF BEGINNING.

THENCE ALONG A LINE PARALLEL WITH, AND 4.00 FEET WESTERLY THEREFROM, THE EASTERLY LINE OF LOTS 25 TO 28, SAID BLOCK 12, NORTH 00°04'49" EAST, A DISTANCE OF 91.00 FEET; THENCE SOUTH 89°55'11" EAST, A DISTANCE OF 2.83 FEET; THENCE ALONG A LINE PARALLEL WITH, AND 1.17 FEET WESTERLY THEREFROM, SAID EASTERLY LINE OF LOTS 25 TO 28, SOUTH 00°04'49" WEST, A DISTANCE OF 91.00 FEET; THENCE NORTH 89°55'11" WEST, A DISTANCE OF 2.83 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 258 SQ. FT. OR 0.006 ACRES, MORE OR LESS
and benefitting the following described parcel of property:

PARCEL DESCRIPTION ROW NO. 2020-ENCROACHMENT-0000292-001:

1 A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP
2 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF
3 DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

4 CONSIDERING THE 10 FOOT RANGE LINE ALONG WEST JEWELL AVENUE TO BEAR
5 NORTH 89°34' 18" EAST, A DISTANCE OF 326.20 FEET BETWEEN A FOUND RANGE POINT
6 AT THE INTERSECTION OF S. BANNOCK STREET AND W. JEWELL AVENUE, BEING A 2"
7 BRASS TAG STAMPED "PLS 19003," AND A FOUND RANGE POINT AT THE INTERSECTION
8 OF W. JEWELL AVENUE AND S. ACOMA STREET, BEING A 1" SQUARE METAL ROD IN
9 RANGE BOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

10 COMMENCING AT SAID RANGE POINT AT THE INTERSECTION OF S. ACOMA STREET AND
11 W. JEWELL AVENUE; THENCE NORTH 79°05'58" WEST, A DISTANCE OF 50.91 FEET TO THE
12 SOUTHEASTERLY CORNER OF LOT 25, BLOCK 12, OVERLAND PARK SUBDIVISION AND
13 THE POINT OF BEGINNING.

14 THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 25, SOUTH 89°34'18" WEST, A
15 DISTANCE OF 4.00 FEET; THENCE ALONG A LINE PARALLEL WITH, AND 4.00 FEET
16 WESTERLY THEREFROM, THE EASTERLY LINE OF SAID BLOCK 12, NORTH 00°04'49"
17 EAST, A DISTANCE OF 98.79 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT
18 PROPERTY DESCRIBED IN BOOK 779, PAGE 463; THENCE ALONG SAID SOUTHERLY LINE,
19 SOUTH 89°52'11" EAST, A DISTANCE OF 4.00 FEET TO THE SOUTHEASTERLY CORNER OF
20 SAID PROPERTY; THENCE ALONG THE EASTERLY LINE OF LOTS 25 TO 28, SAID BLOCK
21 12, SOUTH 00°04'49" WEST, A DISTANCE OF 98.75 FEET TO THE POINT OF BEGINNING.

22 SAID PARCEL CONTAINING 395 SQ. FT. OR 0.009 ACRES, MORE OR LESS

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

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

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

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

1 underground facilities prior to commencing excavation.

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

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

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

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

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

30 (i) Permittee shall pay all costs of construction and maintenance of the Encroachment(s).
31 Upon revocation of the Permit or upon abandonment, Permittee shall pay all costs of removing the
32 Encroachment(s) from the Encroachment Area and restore the Encroachment Area to a condition in
33 accordance with City and County of Denver Department of Transportation & Infrastructure

1 Transportation Standards and Details for the Engineering Division under the supervision of DOTI.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

32 (s) All Encroachment(s) in Amenity Zones containing existing Public Trees and/or with the
33 potential to impact tree roots or tree canopy must be pre-approved by the Office of the City Forester

1 (OCF), by contacting them at forestry@denvergov.org or 720-913-0651. Encroachment(s) cannot
2 be attached to or damage any Public Tree, and any damage shall be reported to the OCF
3 immediately for mitigation. All trenching, excavation and grading activities within the Dripline of any
4 Public Tree must be pre-approved by the OCF. City permits are required for the planting or removal
5 of any Public Trees and can be obtained by emailing forestry@denvergov.org.

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

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

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

13 (w) Encroachment(s) in the regulatory floodplain shall require a SUDP and comply with
14 Chapter 4 Floodplain Regulations of the "Storm Drainage Design and Technical Criteria", Chapter
15 12 Floodplain Management of the "DOTI Rules and Regulations Governing Sewerage Charges and
16 Fees and Management of Wastewater" and the City Floodplain Ordinance in DRMC Section 56-200
17 through 56-206. Above ground Encroachment(s) in a Floodway require a No-Rise Certification
18 sealed and signed by a Professional Engineer licensed in the State of Colorado. If there is any rise
19 in Base Flood Elevations, a Conditional Letter of Map Revision (CLOMR) and LOMR will be required.

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

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

31 **REMAINDER OF PAGE INTENTIONALLY BLANK**

1 COMMITTEE APPROVAL DATE: June 21, 2022 by Consent
2 MAYOR-COUNCIL DATE: June 28, 2022
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: June 30, 2022

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 Kristin M. Bronson, Denver City Attorney

15
16 BY: _____, Assistant City Attorney DATE: _____