

1 **BY AUTHORITY**

2 RESOLUTION NO. CR24-1856  
3 SERIES OF 2025

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

4 **A RESOLUTION**

5 **Granting a revocable permit to West 8th Partners, LLC, to encroach into the**  
6 **right-of-way between 621 West 8th Avenue and 607 West 8th Avenue.**

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 West 8th Partners, LLC,  
9 the Owner of the Benefitted Property, its successors and assigns ("Permittee"), a revocable permit  
10 to encroach into the right-of-way with one (1) 12-inch storm sewer and two (2) 4-inch communication  
11 conduits ("Encroachment(s)") located 3 to 6 feet below finished grade in the alley between 621 West  
12 8th Avenue and 607 West 8th Avenue in the following described area ("Encroachment Area"):

13 **PARCEL DESCRIPTION ROW NO. 2024-ENCROACHMENT-0000059-002:**

14 A PORTION OF THAT PUBLIC ALLEY RIGHT-OF-WAY IN BLOCK 4, ELMWOOD ADDITION TO  
15 THE CITY OF DENVER LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3,  
16 TOWNSHIP 4 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 RANGE POINT AT THE INTERSECTION OF WEST 9TH AVENUE AND  
21 GALAPAGO STREET, AS MONUMENTED BY A FOUND CHISELED CROSS ON STONE IN  
22 RANGE BOX, WHENCE THE RANGE POINT AT THE INTERSECTION OF WEST 9TH AVENUE  
23 AND ELATI STREET, AS MONUMENTED BY A FOUND 2-1/2" ALUMINUM CAP STAMPED  
24 "FALCON SURVEYING INC. 34183 CITY & COUNTY OF DENVER RANGE POINT" IN RANGE  
25 BOX BEARS N 89°48'58" E, A DISTANCE OF 664.07 FEET, SAID 20 FOOT RANGE LINE  
26 FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;  
27 THENCE S 18°17'25" E, A DISTANCE OF 552.27 FEET TO THE WEST LINE OF THAT PARCEL  
28 CONVEYED TO THE CITY AT REC. NO. 2024076790, SAID POINT BEING THE POINT OF  
29 BEGINNING;  
30 THENCE N 89°44'12" E, A DISTANCE OF 20.00 FEET TO THE EAST LINE SAID PARCEL  
31 CONVEYED TO THE CITY AT REC. NO. 2024076790;  
32 THENCE COINCIDENT WITH SAID EAST LINE S 00°24'54" E, A DISTANCE OF 5.00 FEET;  
33 THENCE S 89°44'12" W, A DISTANCE OF 20.00 FEET TO SAID WEST LINE;  
34 THENCE COINCIDENT WITH SAID WEST LINE N 00°24'54" W, A DISTANCE OF 5.00 FEET TO  
35 THE POINT OF BEGINNING.

36  
37 CONTAINING AN AREA OF 100 SQ. FT. OR 0.0023 ACRES, MORE OR LESS

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

1 **PARCEL DESCRIPTION ROW 2024-ENCROACHMENT-000059-001**

2  
3 LOTS ONE (1) TO FOUR (4), INCLUSIVE, BLOCK FOUR (4), ELMWOOD ADDITION TO THE  
4 CITY OF DENVER, AND LOTS FOURTEEN (14) TO SIXTEEN (16), INCLUSIVE, BLOCK  
5 SIXTEEN (16), SMITH'S ADDITION TO THE CITY OF DENVER, AND THAT PART OF LOTS 5  
6 TO 8 INCLUSIVE, DESCRIBED AS:

7  
8 BEGINNING AT THE SOUTHWEST CORNER OF LOT 5, THENCE EAST 91 FEET,  
9 THENCE NORTH 72.50 FEET,  
10 THENCE WEST 28 FEET,  
11 THENCE NORTH 29.50 FEET,  
12 THENCE WEST 63 FEET,  
13 THENCE SOUTH 102 FEET TO POINT OF BEGINNING, BLOCK 4, ELMWOOD ADDITION, CITY  
14 AND COUNTY OF DENVER, STATE OF COLORADO

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

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

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

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

31 (d) Permittee is fully responsible for any and all damages incurred to facilities of Denver  
32 Water and any other Utility Company, and/or drainage facilities for water and sewage of the City and  
33 County of Denver due to activities authorized by the Permit. Should the relocation or replacement of  
34 any drainage facilities for water and sewage of the City and County of Denver become necessary as  
35 determined by the City's Executive Director of DOTI ("Executive Director"), in the Executive  
36 Director's sole and absolute discretion, Permittee shall pay all cost and expense of the portion of the  
37 water and/or sewer facilities affected by the Encroachment(s). The extent of the affected portion to

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

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

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

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

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

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

27 (j) Permittee shall remove and replace any and all street/alley paving, Sidewalks,  
28 Streetscapes, Amenity Zones, and curb and gutter, both inside the Encroachment Area and in the  
29 rights-of-way adjacent thereto, that become broken, damaged or unsightly during, in the opinion of  
30 DOTI, the course of construction or maintenance of the Encroachment(s). In the future, Permittee  
31 shall also remove, replace or repair any street/alley paving, Sidewalks, and curb and gutter that  
32 become broken or damaged when, in the opinion of DOTI, the damage has been caused by the  
33 Encroachment(s) or the activity of the Permittee within the Encroachment Area. All repair work shall

1 be accomplished without cost to the City and under the supervision of DOTI.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5 (w) Encroachment(s) in the regulatory floodplain shall require a SUDP and comply with  
6 Chapter 4 Floodplain Regulations of the “Storm Drainage Design and Technical Criteria”, Chapter  
7 12 Floodplain Management of the “DOTI Rules and Regulations Governing Sewerage Charges and  
8 Fees and Management of Wastewater” and the City Floodplain Ordinance in DRMC Section 56-200  
9 through 56-206. Above ground Encroachment(s) in a Floodway require a No-Rise Certification  
10 sealed and signed by a Professional Engineer licensed in the State of Colorado. If there is any rise  
11 in Base Flood Elevations, a Conditional Letter of Map Revision (CLOMR) and LOMR will be required.

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

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

23 **[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

1 COMMITTEE APPROVAL DATE: December 31, 2024 by Consent

2 MAYOR-COUNCIL DATE: January 7, 2025

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: January 9, 2025

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: Anshul Bagga, Assistant City Attorney DATE: Jan 8, 2025