

BY AUTHORITY

RESOLUTION NO. **123**

COMMITTEE OF REFERENCE:

SERIES OF 2009

Public Works

A RESOLUTION

Granting a revocable permit to Steel Bridge Lofts, HOA, to encroach into the right-of-way with various items into 15th Street and Wynkoop Street.

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

Section 1. The City and County of Denver hereby grants to Steel Bridge Lofts, HOA, and their successors and assigns ("Permittee"), a revocable permit to encroach into the right-of-way with an existing cornice and corbelled parapet and decorative light fixtures, signage, an existing irrigation system value with access place, an existing light pole, two (2) sewer connections, awnings, a convex mirror, warning light and enunciator and an existing light pole (all), two (2) pedestrian street lights, and existing loading dock, ramp, stairs and railing, light fixtures and sign over the ATM at dock, an existing canopy over dock, a concrete wall under the existing dock and concrete ledge over doors of 1st Floor ("Encroachments") into the following described area ("Encroachment Area"):

A parcel of land adjacent to Lot 1, Block 12, **EAST DENVER** (Plat Book 1, Page 22, City Engineer's Records, 1865), located in the NE1/4 of Section 33, Township 3 South, Range 68 West of the 6th P.M., City and County of Denver, State of Colorado, being more particularly described as follows:

Beginning at the most easterly corner of said Block 12, which point is the point of intersection of the northwesterly right of way line of Wynkoop Street and the southwesterly right of way line of 15th Street; thence Northwesterly along the northeasterly line of said Block 12, vacated alley therein and the southwesterly right of way line of 15th Street, a distance of 164.00 feet to the **True Point of Beginning**; thence continuing Northwesterly along last said course, a distance of 39.00 feet; thence on a deflection angle to the right of 90°00'00" a distance of 4.00 feet; thence on a deflection angle to the right of 90°00'00", a distance of 39.00 feet; thence on a deflection angle to the right of 90°00'00", a distance of 4.00 feet, more or less, to the **True Point of Beginning**.

Section 2. The revocable permit ("Permit") granted by this resolution is expressly granted upon and subject to each and all of the following terms and conditions:

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

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

3 (c) If the Permittee intends to install any underground facilities in or near a public road,
4 street, alley, right-of-way or utility easement, the Permittee shall join the Statewide Notification
5 Association of Owners and Operators of Underground Facilities by contacting the Utility
6 Notification Center of Colorado, 12600 West Colfax Avenue, Suite B-310, Lakewood, Colorado
7 80215, at 303-232-1991. Further, Permittee shall contact the Utility Notification Center at 1-800-
8 922-1987 to locate underground facilities prior to commencing any work under this permit.

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

25 (e) Permittee shall comply with all requirements of affected utility companies and pay for
26 all costs of removal, relocation, replacement or rearrangement of utility company facilities.
27 Existing telephone facilities shall not be utilized, obstructed or disturbed.

28 (f) All construction in, under, on or over the Encroachment Area shall be accomplished
29 in accordance with the Building Code of the City and County of Denver. Plans and Specifications
30 governing the construction of the Encroachments shall be approved by the Manager of Public
31 Works and the Director of Building Inspection Division prior to construction. Upon completion, a
32 reproducible copy of the exact location and dimensions of the Encroachments shall be filed with
33 the Manager of Public Works.

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

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

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

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

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

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

1 authorized to do business in the State of Colorado. A certified copy of all such insurance policies
2 shall be filed with the Manager of Public Works, and each such policy shall contain a statement
3 therein or endorsement thereon that it will not be canceled or materially changed without written
4 notice, by registered mail, to the Manager of Public Works at least thirty (30) days prior to the
5 effective date of the cancellation or material change. All such insurance policies shall be
6 specifically endorsed to include all liability assumed by the Permittee hereunder and shall name
7 the City and County of Denver as an additional insured.

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

13 (n) The right to revoke this permit is expressly reserved to the City and County of
14 Denver.

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

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

27 COMMITTEE APPROVAL DATE: N/A MAYOR-COUNCIL DATE: October 27, 2009

28 PASSED BY THE COUNCIL November 2 2009

29 Janet Robb - PRESIDENT

30 ATTEST: Stephanie J. O'Malley - CLERK AND RECORDER,
31 EX-OFFICIO CLERK OF THE
32 CITY AND COUNTY OF DENVER
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34 PREPARED BY: JO ANN WEINSTEIN, ASSISTANT CITY ATTORNEY, October 27, 2009
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1 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of
2 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
3 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §
4 3.2.6 of the Charter.

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6 David R. Fine, City Attorney

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8 BY: , Assistant City Attorney DATE: 28 October 5, 2009

