

1 **BY AUTHORITY**

2 RESOLUTION NO. CR22-0140  
3 SERIES OF 2022

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

4 **A RESOLUTION**

5 **Accepting and approving the plat of Tower Farms Subdivision Filing No. 1.**

6 **WHEREAS**, the property owner of the following described land, territory or real property  
7 situate, lying and being in the City and County of Denver, State of Colorado, to wit:

8 A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 15,  
9 TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND  
10 COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED  
11 AS FOLLOWS:

12  
13 THE BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE  
14 NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE  
15 SIXTH P.M., BEING ASSUMED TO BEAR S 00°15'08" E, FROM THE NORTHWEST CORNER  
16 OF SAID SECTION 15, BEING MONUMENTED BY A #8 REBAR WITH A 3-1/4" ALUMINUM  
17 CAP, "STAMPED PLS 19003" TO THE WEST QUARTER CORNER OF SAID SECTION 15,  
18 BEING MONUMENTED BY A #6 REBAR WITH A 3-1/4" ALUMINUM CAP, "STAMPED PLS  
19 36053", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

20  
21 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15, THENCE S  
22 63°11'11" E, A DISTANCE OF 174.03 FEET TO A POINT ON THE SOUTH RIGHT-OF WAY  
23 LINE OF EAST 56TH AVENUE AND THE POINT OF BEGINNING;

24  
25 THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, N 89°26'46" E, A DISTANCE OF  
26 507.46 FEET TO A POINT ON THE WEST LINE OF GREEN VALLEY RANCH FILING NO. 62,  
27 A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2016017790 IN THE RECORDS OF  
28 THE CLERK AND RECORDER OF SAID CITY AND COUNTY OF DENVER;

29  
30 THENCE ALONG THE WEST BOUNDARY OF SAID GREEN VALLEY RANCH FILING NO. 62,  
31 S 00°13'52" E, A DISTANCE OF 584.88 FEET TO THE NORTHWEST-NORTHWEST 1/64  
32 CORNER OF SAID SECTION 15;

33  
34 THENCE CONTINUING ALONG SAID WEST BOUNDARY LINE OF GREEN VALLEY RANCH  
35 FILING NO. 62, S 00° 13'52" E, A DISTANCE OF 169.14 FEET TO A POINT ON THE NORTH  
36 LINE OF THAT PARCEL RECORDED AT RECEPTION NO. 2015117545 IN THE RECORDS  
37 OF SAID CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER;

38  
39 THENCE ALONG THE NORTH LINES OF SAID PARCEL RECORDED AT RECEPTION NO.  
40 2015117545 THE FOLLOWING THREE (3) COURSES;

- 41  
42 1. S 72°57'54" W, A DISTANCE OF 145.86 FEET;  
43 2. S 75°47'48" W, A DISTANCE OF 267.74 FEET;

1 3. S 84°56'47" W, A DISTANCE OF 203.38 FEET TO A POINT ON THE EAST RIGHT-OF-  
2 WAY LINE OF TOWER ROAD;

3  
4 THENCE ALONG THE EAST RIGHT-OF-WAY LINES OF SAID TOWER ROAD THE  
5 FOLLOWING FOUR (4) COURSES;

- 6  
7 1. N 00°15'08" W, A DISTANCE OF 289.77 FEET;  
8 2. N 89°27'25" E, A DISTANCE OF 20.00 FEET;  
9 3. N 00°15'08" W, A DISTANCE OF 509.54 FEET;  
10 4. N 44°29'49" E, A DISTANCE OF 106.49 FEET TO THE POINT OF BEGINNING.

11  
12 CONTAINING AN AREA OF 484,274 SQUARE FEET OR 11.117 ACRES, MORE OR LESS  
13 propose to lay out, plat and subdivide said land, territory or real property into blocks, lots and tracts,  
14 and have submitted to the Council of the City and County of Denver a plat of such proposed  
15 subdivision under the name and style aforesaid, showing the adjacent streets and platted territory,  
16 accompanied by a certificate of title from the attorney for the City and County of Denver; and  
17 dedicating the streets, avenues, public utilities and cable television easements as shown thereon;  
18 and

19 **WHEREAS**, said subdivision was surveyed by or under the direction of the City Engineer of  
20 the City and County of Denver and said City Engineer has certified as to the accuracy of said survey  
21 and said plat or map and their conformity with the requirements of Chapter 49, Article III of the  
22 Revised Municipal Code of the City and County of Denver, and said plat has been approved by the  
23 City Engineer, the Executive Director of Community Planning and Development, the Executive  
24 Director of the Department of Transportation and Infrastructure and the Executive Director of Parks  
25 and Recreation;

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

27 **Section 1.** That the Council hereby finds and determines that said land, territory, or real  
28 property has been platted in strict conformity with the requirements of the Charter of the City and  
29 County of Denver.

30 **Section 2.** That the said plat or map of Tower Farms Subdivision Filing No. 1 and dedicating  
31 to the City and County of Denver the streets, avenues, public utilities and cable television  
32 easements, as shown thereon, be and the same are hereby accepted by the Council of the City and  
33 County of Denver.

34  
35 **REMAINDER OF PAGE INTENTIONALLY BLANK**

1 COMMITTEE APPROVAL DATE: February 1, 2022 by Consent

2 MAYOR-COUNCIL DATE: February 8, 2022 by Consent

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

9 PREPARED BY: Martin A. Plate, Assistant City Attorney DATE: February 10, 2022

10 Pursuant to section 13-9, D.R.M.C., this proposed resolution has been reviewed by the office of the  
11 City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
12 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §  
13 3.2.6 of the Charter.

14  
15 Kristin M. Bronson, Denver City Attorney

16 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_