

1 **BY AUTHORITY**

2 RESOLUTION NO. CR24-0301  
3 SERIES OF 2024

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

4 **A RESOLUTION**

5 **Accepting and approving the plat of Broadway Station Filing No. 4.**

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

8 A PORTION OF BLOCKS 1 AND 2, VANDERBILT PARK AND BLOCK 1, SYLVESTER'S  
9 ADDITION, BEING A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 15,  
10 TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND  
11 COUNTY OF DENVER, STATE OF COLORADO AND BEING MORE PARTICULARLY  
12 DESCRIBED AS FOLLOWS; THE BEARINGS IN THIS SURVEY ARE BASED ON THE EAST  
13 LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE  
14 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED ON THE NORTH  
15 END BY A FOUND ORIGINAL NOTCHED STONE WITH A DIVOT IN THE TOP INSIDE A  
16 RANGE BOX AND ON THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP ON A NO. 6  
17 REBAR IN RANGE BOX 0.5' BELOW THE SURFACE STAMPED "JF SATO & ASSOC., 1/4,  
18 S15/S22, T4N R68W, PLS 37056, 2017" AND IS ASSUMED TO BEAR NORTH 00°44'36" WEST,  
19 2647.74 FEET.  
20

21 **PARCEL A**

22  
23 **COMMENCING** AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 15; THENCE  
24 NORTH 37°02'18" WEST A DISTANCE OF 1753.31 FEET TO THE NORTHEASTERLY CORNER  
25 OF TRACT "AA" AS PLATTED IN BROADWAY STATION FILING NO. 3, RECORDED ON JUNE  
26 18, 2021 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE CITY  
27 AND COUNTY OF DENVER UNDER RECEPTION NUMBER 2021116986, SAID POINT BEING  
28 ALSO ON THE EXTERIOR OF SAID BROADWAY STATION FILING NO. 3, AND THE **POINT**  
29 **OF BEGINNING**;  
30

31 THENCE ON SAID EXTERIOR THE FOLLOWING (3) THREE COURSES:

- 32  
33 1. THENCE SOUTH 46°39'35" WEST, A DISTANCE OF 42.00 FEET TO A 148.00 FOOT  
34 RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 42°46'50" WEST;  
35 2. THENCE SOUTHWESTERLY ON SAID CURVE, THROUGH A CENTRAL ANGLE OF  
36 14°28'04", AN ARC DISTANCE OF 37.37 FEET;  
37 3. THENCE SOUTH 61°41'14" WEST, A DISTANCE OF 242.82 FEET TO THE EAST RIGHT-  
38 OF-WAY LINE OF SOUTH CHEROKEE STREET, RECORDED IN VANDERBILT PARK  
39 AT ENGINEERING BOOK 19 AT PAGE 36 OF SAID RECORDS;  
40

41 THENCE CONTINUE SOUTH 61°41'14" WEST, A DISTANCE OF 14.50 FEET TO A POINT ON  
42 THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE, BEING ALSO A POINT  
43 ON A 1,943.49 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH  
44 65°20'26" WEST;

1  
2 THENCE NORTHWESTERLY ON SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE,  
3 THROUGH A CENTRAL ANGLE OF 00°08'14", AN ARC DISTANCE OF 4.65 FEET TO THE  
4 CENTERLINE OF VACATED SOUTH CHEROKEE STREET, DESCRIBED AS PARCEL "A" IN  
5 ORDINANCE 1423, SERIES OF 2021;  
6  
7 THENCE NORTH 00°34'07" WEST, ON SAID CENTERLINE, A DISTANCE OF 679.20 FEET;  
8  
9 THENCE NORTH 09°27'08" WEST, A DISTANCE OF 1.24 FEET TO THE EXTERIOR OF SAID  
10 PARCEL "A", SAID POINT BEING **POINT "A"**;  
11  
12 THENCE NORTH 80°32'52" EAST, ON SAID EXTERIOR, A DISTANCE OF 14.38 FEET TO THE  
13 EAST RIGHT-OF-WAY LINE OF SOUTH DELAWARE STREET, AS RENAMED BY ORDINANCE  
14 20230729 SERIES OF 2023;  
15  
16 THENCE NORTH 00°37'46" WEST, ON SAID EAST RIGHT-OF-WAY LINE OF SOUTH  
17 DELAWARE STREET, A DISTANCE OF 362.63 FEET TO THE EXTERIOR OF SAID VACATED  
18 SOUTH CHEROKEE STREET, DESCRIBED AS PARCEL "B" IN ORDINANCE 1423, SERIES OF  
19 2021;  
20  
21 THENCE ON SAID EXTERIOR THE FOLLOWING (3) THREE COURSES:  
22  
23 1. THENCE NORTH 09°27'08" WEST, A DISTANCE OF 89.00 FEET TO A 166.00 FOOT  
24 RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 11°32'50" WEST;  
25 2. THENCE EASTERLY ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°09'48",  
26 AN ARC DISTANCE OF 0.47 FEET;  
27 3. THENCE SOUTH 78°17'23" EAST, A DISTANCE OF 13.50 FEET TO SAID EAST RIGHT-  
28 OF-WAY LINE OF SOUTH DELAWARE STREET;  
29  
30 THENCE NORTH 00°37'46" WEST, ON SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF  
31 58.36 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF A PARCEL OF LAND DESCRIBED  
32 AS UNIT 5 IN ORDINANCE 3, SERIES 1962 OF SAID RECORDS;  
33  
34 THENCE SOUTH 78°08'57" EAST, ON SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE  
35 OF 251.18 FEET TO THE WESTERLY LINE OF THE UNION PACIFIC RAILROAD COMPANY  
36 RIGHT-OF-WAY, AS DESCRIBED IN THAT QUIT-CLAIM DEED RECORDED ON JULY 31, 1872  
37 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE  
38 COUNTY IN BOOK 38 AT PAGE 128;  
39  
40 THENCE SOUTH 09°27'08" EAST ON SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE  
41 OF 861.23 FEET TO THE NORTHEASTERLY CORNER OF SAID BROADWAY STATION  
42 FILING NO. 3;  
43  
44 THENCE ON THE EXTERIOR OF SAID BROADWAY STATION FILING NO. 3 THE FOLLOWING  
45 THREE (3) COURSES:  
46  
47 1. THENCE SOUTH 80°32'52" WEST, A DISTANCE OF 5.00 FEET TO A 229.65 FOOT  
48 RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 80°19'27" WEST;  
49 2. THENCE SOUTHERLY ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°57'03",  
50 AN ARC DISTANCE OF 196.20 FEET;

1 3. THENCE NORTH 35°05'03" WEST, A DISTANCE OF 80.11 FEET TO THE **POINT OF**  
2 **BEGINNING.**  
3

4 THE ABOVE PARCEL DESCRIPTION CONTAINS A CALCULATED AREA OF 353,316 SQUARE  
5 FEET OR (8.11102 ACRES), MORE OR LESS.  
6

7 **PARCEL B**  
8

9 **COMMENCING** AT THE PREVIOUSLY MENTIONED **POINT "A"**;  
10

11 THENCE NORTH 09°27'08" WEST, ON SAID EXTERIOR OF VACATED SOUTH CHEROKEE  
12 STREET, DESCRIBED AS PARCEL "A", A DISTANCE OF 86.72 FEET TO THE EASTERLY  
13 EXTENSION OF THE CENTERLINE OF VACATED WEST OHIO AVENUE, DESCRIBED AS  
14 PARCEL "C" IN ORDINANCE 1423, SERIES OF 2021, SAID POINT BEING THE **POINT OF**  
15 **BEGINNING**;  
16

17 THENCE SOUTH 89°23'58" WEST ON SAID CENTERLINE AND THE EASTERLY EXTENSION  
18 THEREOF, A DISTANCE OF 446.27 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY  
19 LINE OF SOUTH SANTA FE DRIVE;  
20

21 THENCE NORTH 32°45'00" WEST, ON SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE  
22 OF 26.01 FEET TO THE INTERSECTION OF THE SAID EASTERLY RIGHT-OF-WAY LINE OF  
23 SOUTH SANTA FE DRIVE AND THE EASTERLY RIGHT-OF-WAY LINE OF A PARCEL OF  
24 LAND DESCRIBED AS UNIT 5 IN ORDINANCE 3, SERIES 1962 IN THE RECORDS OF THE  
25 OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER;  
26

27 THENCE ON THE EASTERLY AND SOUTHERLY RIGHT-OF-WAY LINE OF SAID PARCEL OF  
28 LAND THE FOLLOWING (11) ELEVEN COURSES:  
29

- 30 1. THENCE NORTH 00°37'16" WEST, A DISTANCE OF 103.94 FEET;
- 31 2. THENCE SOUTH 89°49'48" WEST A DISTANCE OF 10.81 FEET;
- 32 3. THENCE NORTH 21°29'09" WEST, A DISTANCE OF 294.78 FEET;
- 33 4. THENCE NORTH 06°51'15" EAST, A DISTANCE OF 75.63 FEET;
- 34 5. THENCE NORTH 37°59'28" EAST, A DISTANCE OF 31.96 FEET;
- 35 6. THENCE NORTH 71°38'51" EAST, A DISTANCE OF 81.77 FEET;
- 36 7. THENCE SOUTH 79°44'49" EAST, A DISTANCE OF 174.83 FEET;
- 37 8. THENCE SOUTH 00°32'56" EAST, A DISTANCE OF 50.00 FEET;
- 38 9. THENCE NORTH 89°06'51" EAST, A DISTANCE OF 170.00 FEET;
- 39 10. THENCE SOUTH 00°32'56" EAST, A DISTANCE OF 25.00 FEET;
- 40 11. THENCE NORTH 89°06'51" EAST, A DISTANCE OF 125.00 FEET TO THE WEST  
41 RIGHT-OF-WAY LINE OF SAID SOUTH DELAWARE STREET;  
42

43 THENCE ON SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING (3) THREE COURSES:  
44

- 45 1. THENCE SOUTH 00°33'00" EAST, A DISTANCE OF 297.99 FEET;
- 46 2. THENCE NORTH 89°57'42" EAST, A DISTANCE OF 1.91 FEET;
- 47 3. THENCE SOUTH 00°30'29" EAST, A DISTANCE OF 119.70 FEET TO SAID EXTERIOR  
48 OF VACATED SOUTH CHEROKEE STREET, DESCRIBED AS PARCEL "A" IN  
49 ORDINANCE 1423, SERIES OF 2021;

1 THENCE SOUTH 09°27'08" EAST, ON SAID EXTERIOR, A DISTANCE OF 2.22 FEET TO THE  
2 **POINT OF BEGINNING.**

3  
4 THE ABOVE PARCEL DESCRIPTION CONTAINS A CALCULATED AREA OF 240,412 SQUARE  
5 FEET OR (5.51911 ACRES), MORE OR LESS.

6  
7 THE ABOVE OVERALL PARCEL DESCRIPTION CONTAINS A CALCULATED AREA OF  
8 593,728 SQUARE FEET OR (13.63013 ACRES), MORE OR LESS

9 propose to lay out, plat and subdivide said land, territory or real property into lots, blocks, and tracts,  
10 and have submitted to the Council of the City and County of Denver a plat of such proposed  
11 subdivision under the name and style aforesaid, showing the adjacent streets and platted territory,  
12 accompanied by a certificate of title from the attorney for the City and County of Denver; and

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

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

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

24 **Section 2.** That the said plat or map of Broadway Station Filing No. 4 be and the same is  
25 hereby accepted by the Council of the City and County of Denver.

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

27

1 COMMITTEE APPROVAL DATE: March 12, 2024 by Consent

2 MAYOR-COUNCIL DATE: March 19, 2024

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: March 21, 2024

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 Kerry Tipper, Denver City Attorney

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