

BY AUTHORITY

RESOLUTION NO. CR23-0852
SERIES OF 2023

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A RESOLUTION

Accepting and approving the plat of Peña Station Filing No. 4.

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

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED AT RECEPTION NO. 2020193150 IN THE OFFICE OF THE DENVER COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED AT THE NORTH QUARTER CORNER BY A 2.5" ALUMINUM CAP, STAMPED: 2020 LS 29425 AND MONUMENTED AT THE CENTER NORTH SIXTEENTH CORNER BY A 3.25" ALUMINUM CAP, STAMPED: JR ENG 2016 LS 38252, IN RANGE BOX, AS BEARING SOUTH 00°21'23" EAST PER THE PLAT OF PEÑA STATION FILING NO. 2, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO;

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 9; THENCE SOUTH 61°16'45" WEST, A DISTANCE OF 62.14 FEET TO INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF 64TH AVENUE AND THE WEST RIGHT-OF-WAY LINE OF TELLURIDE WAY, AS DEDICATED BY THE PLAT OF PEÑA STATION FILING NO. 2, RECORDED AT RECEPTION NO. 2020050433 TO THE POINT OF BEGINNING;

THENCE ALONG SAID WEST RIGHT-OF-WAY OF TELLURIDE WAY LINE THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 00°33'18" WEST, A DISTANCE OF 36.00 FEET TO A POINT OF CURVATURE;
 - 2) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 279.82 FEET, SAID CURVE HAVING A RADIUS OF 647.00 FEET, A CENTRAL ANGLE OF 24°46'47", AND A CHORD WHICH BEARS SOUTH 11°50'05" EAST A CHORD DISTANCE OF 277.64 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9;
- THENCE DEPARTING THE SAID WEST RIGHT-OF-WAY OF TELLURIDE WAY AND SOUTHERLY ALONG THE SAID EAST SECTION LINE SOUTH 00°21'23" EAST, A DISTANCE OF 343.84 FEET TO A POINT ON THE NORTH LINE OF TRACT A, PEÑA STATION FILING NO. 1, RECORDED AT RECEPTION NO. 2015112439;
- THENCE DEPARTING THE SAID EAST LINE AND CONTINUING WESTERLY ALONG THE SAID NORTH LINE OF TRACT A NORTH 89°52'28" WEST, A DISTANCE OF 636.03 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL DESCRIBED IN RECEPTION NO. 2020193150; THENCE DEPARTING THE SAID NORTH LINE OF TRACT A AND CONTINUING NORTHERLY ALONG THE SAID WEST LINE OF PARCEL DESCRIBED IN RECEPTION NO. 2020193150

1 NORTH 00°16'33" EAST, A DISTANCE OF 651.65 FEET TO A POINT ON THE SOUTH RIGHT-
2 OF-WAY LINE OF 64TH AVENUE;
3 THENCE DEPARTING THE SAID WEST LINE OF PARCEL DESCRIBED IN RECEPTION NO.
4 2020193150 AND CONTINUING EASTERLY ALONG THE SAID SOUTH RIGHT-OF-WAY OF
5 64TH AVENUE SOUTH 89°51'09" EAST, A DISTANCE OF 574.16 FEET TO THE POINT OF
6 BEGINNING;

7
8 SAID PARCEL CONTAINS 399,772 SQUARE FEET OR 9.18 ACRES, MORE OR LESS
9 propose to lay out, plat and subdivide said land, territory or real property into a block and lot, and have
10 submitted to the Council of the City and County of Denver a plat of such proposed subdivision under
11 the name and style aforesaid, showing the adjacent streets and platted territory, accompanied by a
12 certificate of title from the attorney for the City and County of Denver; and dedicating the streets,
13 easements, public utilities and cable television easements as shown thereon; and

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

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

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

25 **Section 2.** That the said plat or map of Peña Station Filing No. 4 and dedicating to the City and
26 County of Denver the streets, easements, public utilities and telecommunication easements as shown
27 thereon, be and the same is hereby accepted by the Council of the City and County of Denver.

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1 COMMITTEE APPROVAL DATE: June 27, 2023 by Consent
2 MAYOR-COUNCIL DATE: July 4, 2023 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: July 6, 2023
10 Pursuant to section 13-12, 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: Anshul Bagga, Assistant City Attorney DATE: Jul 6, 2023