

BY AUTHORITY

RESOLUTION NO. CR25.0180
SERIES OF 2025

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A RESOLUTION

Accepting and approving the plat of Peña Station Pointe Filing No. 1.

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 BLOCK 2, PENA STATION FILING NO. 1 RECORDED UNDER RECEPTION NO. 2015112439 IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED "LS 27278" AND AT THE NORTH QUARTER CORNER BY A 2-1/2" ALUMINUM CAP IN A RANGE BOX STAMPED "LS 29425" BEARING N89°51'30"W AS REFERENCED TO UTM ZONE 13.

BEGINNING AT THE SOUTHWESTERLY CORNER OF TRACT C, PENA STATION FILING NO. 1, RECORDED AUGUST 12, 2015 UNDER NO. 2015112439 IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER;

THENCE ON THE SOUTHERLY LINE OF SAID TRACT C, SOUTH 89°52'28" EAST A DISTANCE OF 514.62 FEET, TO A POINT OF NON-TANGENT CURVE ON THE WESTERLY RIGHT-OF-WAY LINE OF SALIDA STREET;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS SOUTH 70°16'25" WEST, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 66°18'31" AND AN ARC LENGTH OF 34.72 FEET, TO A POINT OF TANGENT;

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2. SOUTH 46°34'56" WEST DISTANCE OF 111.54 FEET, TO A POINT OF CURVE;

3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 285.00 FEET, A CENTRAL ANGLE OF 16°55'12" AND AN ARC LENGTH OF 84.16 FEET, TO A POINT OF NON-TANGENT;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 89°52'28" WEST A DISTANCE OF 480.48 FEET, TO A POINT OF NON-TANGENT CURVE ON THE EASTERLY RIGHT-OF-WAY OF PANASONIC WAY:

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS SOUTH 68°24'01" EAST, HAVING A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 11°06'56" AND AN ARC LENGTH OF 51.41 FEET, TO A POINT OF TANGENT;

2. NORTH 32°42'55" EAST A DISTANCE OF 153.27 FEET TO THE POINT OF BEGINNING CONTAINING A CALCULATED AREA OF 88,248 SQUARE FEET OR 2.0259 ACRES

propose to lay out, plat and subdivide said land, territory or real property into lots, blocks, and tracts and have submitted to the Council of the City and County of Denver a plat of such proposed subdivision under the name and style aforesaid, showing the adjacent streets and platted territory, accompanied by a certificate of title from the attorney for the City and County of Denver; and dedicating easements and public utilities and telecommunication easements as shown thereon; and

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

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

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

