

1 **BY AUTHORITY**

2 RESOLUTION NO. CR20-0259  
3 SERIES OF 2020

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

4 **A RESOLUTION**

5 **Accepting and approving the plat of Pena Station Filing No. 2.**

6 **WHEREAS**, the property owners 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 ALL OF BLOCK 4 AND TRACT D, PENA STATION FILING NO. 1  
9 RECORDED UNDER RECEPTION NO. 2015112439 IN THE RECORDS OF THE DENVER  
10 COUNTY CLERK AND RECORDER, TOGETHER WITH A PORTION OF THE NORTH 1/2 OF  
11 SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY AND COUNTY  
12 OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS  
13 FOLLOWS:

14  
15 COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 9, TOWNSHIP 3 SOUTH,  
16 RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN;

17  
18 THENCE ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9,  
19 S00°21'23"E A DISTANCE OF 30.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-  
20 WAY LINE OF 64TH AVENUE AND THE POINT OF BEGINNING;

21  
22 THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4)  
23 COURSES:

- 24  
25 1. S89°51'30"E A DISTANCE OF 2048.17 FEET;  
26  
27 2. S00°08'30"W A DISTANCE OF 35.00 FEET;  
28  
29 3. S89°51'30"E A DISTANCE OF 505.27 FEET;  
30  
31 4. S45°01'27"E A DISTANCE OF 35.26 FEET, TO A POINT ON THE WESTERLY RIGHT-  
32 OF-WAY LINE OF TOWER ROAD;

33  
34 THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S00°11'13"E A DISTANCE OF 16.47  
35 FEET, TO A POINT OF NON-TANGENT CURVE;

36  
37 THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING SEVEN (7)  
38 COURSES:

- 39  
40 1. THENCE NORTHWESTERLY, ON THE ARC OF A CURVE TO THE LEFT, WHOSE  
41 CENTER BEARS S89°48'47"W, HAVING A RADIUS OF 30.00 FEET, A CENTRAL  
42 ANGLE OF 89°40'17" AND AN ARC LENGTH OF 46.95 FEET, TO A POINT OF  
43 TANGENT;

- 1
- 2 2. N89°51'30"W A DISTANCE OF 139.00 FEET;
- 3
- 4 3. N82°25'34"W A DISTANCE OF 81.17 FEET;
- 5
- 6 4. N89°51'30"W A DISTANCE OF 935.58 FEET, TO A POINT OF TANGENT CURVE;
- 7
- 8 5. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A
- 9 CENTRAL ANGLE OF 90°19'43" AND AN ARC LENGTH OF 47.30 FEET, TO A POINT
- 10 OF TANGENT;
- 11
- 12 6. S00°11'13"E A DISTANCE OF 868.51 FEET;
- 13
- 14 7. S76°58'54"W A DISTANCE OF 58.86 FEET, TO A POINT OF NON-TANGENT CURVE
- 15 ON THE NORTHERLY LINE OF TRACT D, PENA STATION FILING NO. 1 RECORDED
- 16 UNDER RECEPTION NO. 2015112439 IN THE RECORDS OF THE DENVER COUNTY
- 17 CLERK AND RECORDER;
- 18

19 THENCE ON SAID NORTHERLY LINE, THE FOLLOWING TWO (2) COURSES:

- 20
- 21 1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N76°58'54"E,
- 22 HAVING A RADIUS OF 505.00 FEET, A CENTRAL ANGLE OF 76°51'22" AND AN ARC
- 23 LENGTH OF 677.40 FEET, TO A POINT OF TANGENT;
- 24
- 25 2. S89°52'28"E A DISTANCE OF 782.77 FEET, TO A POINT ON THE WESTERLY RIGHT-
- 26 OF-WAY LINE OF TOWER ROAD;
- 27

28 THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S00°11'13"E A DISTANCE OF 562.52

29 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 61ST AVENUE.

30

31 THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4)

32 COURSES:

- 33
- 34 1. S66°09'58"W A DISTANCE OF 25.85 FEET;
- 35
- 36 2. N89°52'28"W A DISTANCE OF 117.65 FEET;
- 37
- 38 3. S87°09'36"W A DISTANCE OF 125.64 FEET;
- 39
- 40 4. N89°52'28"W A DISTANCE OF 964.20 FEET, TO A POINT ON THE EASTERLY RIGHT-
- 41 OF-WAY LINE OF TELLURIDE WAY;
- 42

43 THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3)

44 COURSES:

- 45
- 46 1. N16°44'52"W A DISTANCE OF 116.94 FEET, TO A POINT OF NON-TANGENT CURVE;
- 47

- 1 2. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S76°22'32"W,  
2 HAVING A RADIUS OF 2053.50 FEET, A CENTRAL ANGLE OF 05°59'41" AND AN ARC  
3 LENGTH OF 214.86 FEET, TO A POINT OF COMPOUND CURVE;  
4  
5 3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1030.00 FEET, A  
6 CENTRAL ANGLE OF 03°42'25", AND AN ARC LENGTH OF 66.64 FEET, TO THE  
7 SOUTHWESTERLY CORNER OF TRACT E, PENA STATION FILING NO. 1 AND A  
8 POINT OF NON-TANGENT;  
9

10 THENCE ON THE PERIMETER OF SAID TRACT E, THE FOLLOWING FIVE (5) COURSES:

- 11  
12 1. S89°52'28"E A DISTANCE OF 113.21 FEET;  
13  
14 2. N50°23'46"E A DISTANCE OF 87.46 FEET;  
15  
16 3. N23°55'48"W A DISTANCE OF 67.56 FEET;  
17  
18 4. N89°52'28"W A DISTANCE OF 128.30 FEET;  
19  
20 5. S50°23'46"W A DISTANCE OF 75.30 FEET, TO A POINT OF NON-TANGENT CURVE  
21 ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID TELLURIDE WAY;  
22

23 THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES:

- 24  
25 1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S62°23'17"W,  
26 HAVING A RADIUS OF 1030.00 FEET, A CENTRAL ANGLE OF 2°37'04", AND AN ARC  
27 LENGTH OF 47.06' TO A POINT OF TANGENT;  
28  
29 2. N30°13'47"W A DISTANCE OF 188.46 FEET, TO A POINT OF TANGENT CURVE;  
30  
31 3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2036.00 FEET, A  
32 CENTRAL ANGLE OF 26°28'29" AND AN ARC LENGTH OF 940.77 FEET, TO A POINT  
33 OF NON-TANGENT;  
34  
35 4. N43°27'26"W A DISTANCE OF 25.47 FEET, TO A POINT ON THE NORTHERLY RIGHT-  
36 OF-WAY LINE OF TELLURIDE WAY;  
37

38 THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N89°52'28"W A DISTANCE OF 203.24  
39 FEET, TO A POINT ON THE NORTHERLY LINE OF TRACT B, PENA STATION FILING NO. 1,  
40 SAID POINT BEING A POINT OF NON-TANGENT CURVE;  
41

42 THENCE ON SAID NORTHERLY LINE AND ITS EXTENSION, ON THE ARC OF A CURVE TO  
43 THE RIGHT WHOSE CENTER BEARS N35°00'08"E, HAVING A RADIUS OF 647.00 FEET, A  
44 CENTRAL ANGLE OF 55°33'10" AND AN ARC LENGTH OF 627.32 FEET, TO A POINT OF  
45 TANGENT;  
46

47 THENCE N00°33'18"E A DISTANCE OF 36.00 FEET, TO A POINT ON THE SOUTHERLY  
48 RIGHT-OF-WAY LINE OF SAID 64TH AVENUE;  
49

1 THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°51'09"E A DISTANCE OF 54.68  
2 FEET, TO THE POINT OF BEGINNING.

3  
4 CONTAINING A CALCULATED AREA OF 1,978,266 SQUARE FEET OR 45.4147 ACRES.

5  
6 THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 9,  
7 TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY  
8 A 3-1/4" ALUMINUM CAP STAMPED "LS 27278" IN A RANGE BOX AT THE NORTHEAST  
9 CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 20699", AT THE NORTH 1/4 CORNER.  
10 BEING ASSUMED TO BEAR S89°51'30"E A DISTANCE OF 2648.19 FEET

11  
12 propose to lay out, plat and subdivide said land, territory or real property into blocks, and tracts, and  
13 have submitted to the Council of the City and County of Denver a plat of such proposed subdivision  
14 under the name and style aforesaid, showing the adjacent streets and platted territory, accompanied  
15 by a certificate of title from the attorney for the City and County of Denver; and dedicating the  
16 streets, avenues, public utilities and telecommunication companies easements as shown thereon;  
17 and

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

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

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

29 **Section 2.** That the said plat or map of Pena Station Filing No. 2 and dedicating to the City  
30 and County of Denver the streets, avenues, public utilities and telecommunication companies  
31 easements, as shown thereon, be and the same are hereby accepted by the Council of the City and  
32 County of Denver.

33 **REMAINDER OF PAGE INTENTIONALLY BLANK**

1 COMMITTEE APPROVAL DATE: March 17, 2020 by Consent

2 MAYOR-COUNCIL DATE: March 24, 2020 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: March 26, 2020

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 Kristin M. Bronson, Denver City Attorney

16 BY: *Kristin M. Bronson*, Assistant City Attorney DATE: Mar 25, 2020