

**BY AUTHORITY**

RESOLUTION NO. CR15-0060  
SERIES OF 2015

COMMITTEE OF REFERENCE:  
Infrastructure & Culture

**A RESOLUTION**

**Accepting and approving the plat of Green Valley Ranch Filing No. 69.**

**WHEREAS**, the property owners 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 TRACT DESCRIBED AS PARCEL 'J' IN THE DEED RECORDED DECEMBER 11, 2003 UNDER RECEPTION NO. 2003257584 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER; SITUATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, HAVING AN ASSUMED BEARING OF SOUTH 00°15'24" EAST;

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 15; THENCE SOUTH 00°15'24" EAST, ALONG THE WESTERLY LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 573.04 FEET TO THE WESTERLY PROLONGATION OF THE SOUTHERLY RIGHT-OF-WAY OF 51<sup>ST</sup> AVENUE AS SHOWN ON THE PLAT OF GREEN VALLEY RANCH FILING NO. 37 RECORDED AT RECEPTION NO. 2003004077 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID CITY AND COUNTY OF DENVER; THENCE NORTH 89°59'57" EAST, ALONG SAID WESTERLY PROLONGATION AND SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 90.13 FEET TO THE EASTERLY RIGHT-OF-WAY OF TOWER ROAD AS SHOWN ON THE PLAT OF GREEN VALLEY RANCH FILING NO. 49, RECORDED AT RECEPTION NO. 2003213189 IN SAID OFFICE OF THE CLERK AND RECORDER, AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°59'57" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 560.24 FEET TO THE WESTERLY RIGHT-OF-WAY OF ARGONNE STREET, AS SHOWN ON SAID PLAT OF GREEN VALLEY RANCH FILING NO. 49, BEING THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET; THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY OF ARGONNE STREET, THE FOLLOWING FOUR (4) COURSES;

1. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
2. SOUTH 00°00'03" WEST, A DISTANCE OF 178.96 FEET TO THE BEGINNING OF A TANGENT

1 CURVE CONCAVE WESTERLY HAVING A RADIUS OF 4,964.00 FEET;  
2 3. THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°08'19",  
3 AN ARC LENGTH OF 12.00 FEET;  
4 4. SOUTH 00°08'21" WEST, A DISTANCE OF 244.05 FEET;  
5  
6 THENCE NORTH 89°59'57" WEST, A DISTANCE OF 602.75 FEET TO A POINT ON SAID  
7 EASTERLY  
8 RIGHT-OF-WAY OF TOWER ROAD;  
9 THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES;  
10  
11 1. NORTH 00°15'24" WEST, A DISTANCE OF 419.87 FEET TO THE BEGINNING OF A  
12 TANGENT  
13 CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 30.00 FEET;  
14  
15 2. THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  
16 90°15'26", AN ARC LENGTH OF 47.26 FEET TO THE POINT OF BEGINNING.  
17  
18 CONTAINING AN AREA OF 6.236 ACRES (271,649 SQUARE FEET), MORE OR LESS.

19  
20 propose to lay out, plat and subdivide said land, territory or real property into blocks, lots and  
21 tracts, and have submitted to the Council of the City and County of Denver a plat of such proposed  
22 subdivision under the name and style aforesaid, showing the adjacent streets and platted territory,  
23 accompanied by a certificate of title from the attorney for the City and County of Denver; and  
24 dedicating the streets, avenues, wastewater easements as shown thereon.

25 **WHEREAS**, said subdivision was surveyed by or under the direction of the City Engineer of  
26 the City and County of Denver and said City Engineer has certified as to the accuracy of said  
27 survey and said plat or map and their conformity with the requirements of Chapter 49, Article III of  
28 the Revised Municipal Code of the City and County of Denver, and said plat has been approved by  
29 the City Engineer, the Executive Director of Community Planning and Development, the Executive  
30 Director of Public Works and the Executive Director of Parks and Recreation;

31 **NOW THEREFORE,**

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

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

36 **Section 2.** That the said plat or map of Green Valley Ranch Filing No. 69 and dedicating to  
37 the City and County of Denver the streets, avenues, and wastewater easements, as shown  
38 thereon, be and the same are hereby accepted by the Council of the City and County of Denver.  
39

40 COMMITTEE APPROVAL DATE: February 12, 2015 by consent

1 MAYOR-COUNCIL DATE: February 17, 2015

2 PASSED BY THE COUNCIL: \_\_\_\_\_, 2015

3 \_\_\_\_\_ - PRESIDENT

4 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
5 EX-OFFICIO CLERK OF THE  
6 CITY AND COUNTY OF DENVER  
7

8 PREPARED BY: Patrick A. Wheeler, Assistant City Attorney DATE: February 19, 2015

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

14 D. Scott Martinez, Denver City Attorney

15  
16 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_, 2015