

**BY AUTHORITY**

RESOLUTION NO. CR17-1070  
SERIES OF 2017

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A RESOLUTION**

**Accepting and approving the plat of Green Valley Ranch Filing No. 72.**

**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 SITUATED IN THE SOUTHEAST QUARTER OF SECTION 22, 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:

BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THAT 20.00' RANGE LINE, WITHIN 40TH AVE., BEARING NORTH 89°59'35" WEST, AS SHOWN ON GREEN VALLEY RANCH FILING NO. 20, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9700088416, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, BEING MONUMENTED AT THE EAST END AT HIMALAYA RD., BY A #5 REBAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 19003", IN A RANGEBOX, TO THE WEST END OF SAID RANGELINE, BEING MONUMENTED BY A #5 REBAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 19003", IN A RANGEBOX, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

COMMENCING AT THE EAST END OF SAID 20.00' RANGE LINE, THENCE SOUTH 17°06'44" WEST, A DISTANCE OF 68.01 FEET TO A POINT ON THE SOUTH LINE OF SAID GREEN VALLEY RANCH FILING NO. 20, ALSO BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NO. 2004256582, SAID CITY AND COUNTY OF DENVER RECORDS AND THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY AND NORTHERLY BOUNDARY OF SAID PARCEL, THE FOLLOWING THREE (3) COURSES:

1. SOUTH 00°00'25" WEST, ALONG A LINE BEING 60.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 371.61 FEET TO A POINT OF CURVATURE;

2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 89°05'30" AND AN ARC LENGTH OF 77.75 FEET;

3. SOUTH 89°05'55" WEST, ALONG A LINE BEING 60.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 348.12 FEET TO A POINT ON THE EAST LINE OF GREEN VALLEY RANCH FILING NO. 33, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2001005856, SAID CITY AND COUNTY OF DENVER RECORDS;

THENCE NORTH 00°00'25" EAST, ALONG SAID EAST LINE, A DISTANCE OF 439.12 FEET TO A

1 POINT ON THE SOUTH LINE OF THE 40TH AVE. RIGHT-OF-WAY, AS SHOWN ON SAID GREEN  
2 VALLEY RANCH FILING NO. 20, ALSO BEING A POINT OF NON-TANGENT CURVATURE;

3 THENCE ALONG SAID SOUTH LINE THE FOLLOWING THREE (3) COURSES:

4 1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF  
5 1965.00 FEET, A CENTRAL ANGLE OF 03°10'02", AND AN ARC LENGTH OF 108.62 FEET, THE  
6 CHORD OF WHICH BEARS NORTH 88°25'24" EAST, A DISTANCE OF 108.61 FEET;

7 2. SOUTH 89°59'35" EAST, A DISTANCE OF 273.72 FEET TO A POINT OF CURVATURE;

8 3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A  
9 CENTRAL ANGLE OF 90°00'00", AND AN ARC LENGTH OF 23.56 FEET TO THE POINT OF  
10 BEGINNING.

11 CONTAINING AN AREA OF 3.988 ACRES, OR 173,727 SQUARE FEET, MORE OR LESS

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

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 Public Works and the Executive Director of Parks and Recreation;

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

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

28 **Section 2.** That the said plat or map of Green Valley Ranch Filing No. 72 and dedicating to  
29 the City and County of Denver sidewalk and wastewater easements, public utilities and cable  
30 television easements, as shown thereon, be and the same are hereby accepted by the Council of  
31 the City and County of Denver.

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1 COMMITTEE APPROVAL DATE: October 3, 2017 by Consent

2 MAYOR-COUNCIL DATE: October 10, 2017  
October 16, 2017

3 PASSED BY THE COUNCIL: \_\_\_\_\_

4 \_\_\_\_\_ - PRESIDENT PRO-TEM

5 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
6 EX-OFFICIO CLERK OF THE  
7 CITY AND COUNTY OF DENVER  
8

9 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: October 12, 2017

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 J. Crawford, Assistant City Attorney DATE: Oct 12, 2017