

1 **BY AUTHORITY**

2 RESOLUTION NO. CR21-1350  
3 SERIES OF 2021

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

4 **A RESOLUTION**

5 **Accepting and approving the plat of Peña Station Filing No. 3**

6  
7 **WHEREAS**, the property owner of the following described land, territory or real property  
8 situate, lying and being in the City and County of Denver, State of Colorado, to wit:

9 A PARCEL OF LAND BEING A PORTION OF THE PROPERTY RECORDED UNDER RECEPTION  
10 NO. 2015066262 IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER,  
11 LOCATED IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF  
12 THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE  
13 PARTICULARLY DESCRIBED AS FOLLOWS:

14  
15 THE BASIS OF BEARING: THE NORTH LINE OF THE NORTHEAST ¼ OF SECTION 9,  
16 TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN MONUMENTED BY  
17 A 3-1/4" ALUMINUM CAP STAMPED "LS 27278" IN A RANGE BOX AT THE NORTHEAST  
18 CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 29425", AT THE NORTH ¼ CORNER,  
19 BEING ASSUMED TO BEAR S89°51'30"E A DISTANCE OF 2648.19 FEET.

20  
21 COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 9, TOWNSHIP 3 SOUTH,  
22 RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN;

23  
24 THENCE S53°08'30"E A DISTANCE OF 1,635.96 FEET, TO A POINT ON THE EASTERLY LINE  
25 OF PENA STATION FILING NO. 2 RECORDED UNDER RECEPTION NO. 2020050433 IN THE  
26 RECORDS OF THE DENVER COUNTY CLERK AND RECORDER, SAID POINT BEING THE  
27 POINT OF BEGINNING;

28  
29 THENCE ON SAID EASTERLY LINE, THE FOLLOWING TWO (2) COURSES:

- 30 1. N76°58'54"E A DISTANCE OF 58.86 FEET;  
31 2. N00°11'13"W A DISTANCE OF 409.70 FEET, TO A POINT OF TANGENT CURVE;

32 THENCE DEPARTING SAID EASTERLY LINE, THE FOLLOWING TWELVE (12) COURSES:

33 1. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET, A  
34 CENTRAL ANGLE OF 89°41'15" AND AN ARC LENGTH OF 70.44 FEET, TO A POINT OF  
35 TANGENT

36  
37 2. S89°52'28"E A DISTANCE OF 510.09 FEET, TO A POINT OF CURVE;

38 3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A  
39 CENTRAL ANGLE OF 90°18'45" AND AN ARC LENGTH OF 47.29 FEET, TO A POINT OF  
40 TANGENT;

41  
42 4. N00°11'13"W A DISTANCE OF 5.00 FEET;

- 1 5. N89°48'47"E A DISTANCE OF 80.00 FEET;
- 2 6. S00°11'13"E A DISTANCE OF 5.76 FEET, TO A POINT OF CURVE;
- 3 7. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A
- 4 CENTRAL ANGLE OF 89°41'15" AND AN ARC LENGTH OF 46.96 FEET, TO A POINT OF
- 5 TANGENT;
- 6
- 7 8. S89°52'28"E A DISTANCE OF 6.08 FEET;
- 8 9. S00°07'32"W A DISTANCE OF 70.00 FEET;
- 9 10. N89°52'28"W A DISTANCE OF 5.38 FEET, TO A POINT OF CURVE;
- 10 11. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A
- 11 CENTRAL ANGLE OF 90°18'45" AND AN ARC LENGTH OF 47.29 FEET, TO A POINT OF
- 12 TANGENT;
- 13
- 14 12. S00°11'13"E A DISTANCE OF 668.34 FEET, TO A POINT ON THE EASTERLY LINE OF
- 15 SAID PENA STATION FILING NO. 2;
- 16
- 17 THENCE ON SAID EASTERLY LINE, THE FOLLOWING TWO (2) COURSES:
- 18 1. N89°52'28"W A DISTANCE OF 232.76 FEET, TO A POINT OF CURVE;
- 19 2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 505.00 FEET, A
- 20 CENTRAL ANGLE OF 76°51'22" AND AN ARC LENGTH OF 677.40 FEET, TO THE POINT OF
- 21 BEGINNING.

22  
23 CONTAINING A CALCULATED AREA OF 491,522 SQUARE FEET OR 11.2838 ACRES

24 propose to lay out, plat and subdivide said land, territory or real property into a block, lot and tract,  
25 and have submitted to the Council of the City and County of Denver a plat of such proposed  
26 subdivision under the name and style aforesaid, showing the adjacent streets and platted territory,  
27 accompanied by a certificate of title from the attorney for the City and County of Denver; and  
28 dedicating the streets, avenues, easements, public utilities and cable television easements as shown  
29 thereon; and

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

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

38 **Section 1.** That the Council hereby finds and determines that said land, territory, or real


1 property has been platted in strict conformity with the requirements of the Charter of the City and  
2 County of Denver.

3 **Section 2.** That the said plat or map of Peña Station Filing No. 3 and dedicating to the City  
4 and County of Denver the streets, avenues, easements, public utilities and cable television  
5 easements, as shown thereon, be and the same are hereby accepted by the Council of the City and  
6 County of Denver.

7 COMMITTEE APPROVAL DATE: November 9, 2021 by Consent

8 MAYOR-COUNCIL DATE: November 16, 2021

9 PASSED BY THE COUNCIL: November 22, 2021

10  - PRESIDENT

11 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
12 EX-OFFICIO CLERK OF THE  
13 CITY AND COUNTY OF DENVER  
14

15 PREPARED BY: Martin A. Plate, Assistant City Attorney DATE: November 18, 2021

16 Pursuant to section 13-9, D.R.M.C., this proposed resolution has been reviewed by the office of the  
17 City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
18 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §  
19 3.2.6 of the Charter.

20  
21 Kristin M. Bronson, Denver City Attorney

22 BY: , Assistant City Attorney DATE: Nov 17, 2021