

**BY AUTHORITY**

RESOLUTION NO. CR24-0163  
SERIES OF 2024

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A RESOLUTION**

**Accepting and approving the plat of Sun Valley Homes Fourth Filing.**

**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 SUN VALLEY HOMES HOUSING PROJECT COLORADO (1-8), RECORDED APRIL 9, 1952 IN BOOK 21 AT PAGE 8 AT RECEPTION NO. 76315 AND A PORTION OF SUN VALLEY HOMES SECOND FILING HOUSING PROJECT COLORADO (1-12) RECORDED MARCH 13, 1956 IN BOOK 23 AT PAGE 4 AT RECEPTION NO. 93449 IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE FOR THE CITY AND COUNTY OF DENVER, COLORADO, AND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT LOCATED AT THE INTERSECTION OF WEST 10TH AVENUE AND DECATUR STREET FROM WHENCE THE RANGE POINT AT VACATED WEST MULBERRY AVENUE AND DECATUR STREET BEARS SOUTH 00°32'53" EAST 325.91 FEET AND ON WHICH ALL BEARINGS HEREIN ARE BASED;  
THENCE SOUTH 45°26'03" EAST A DISTANCE OF 56.68 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SUN VALLEY HOMES SECOND FILING HOUSING PROJECT COLORADO (1-12) AND THE POINT OF BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF WEST 10TH AVENUE AND EAST RIGHT-OF-WAY OF DECATUR STREET;  
THENCE NORTH 89°40'48" EAST, ALONG SAID SOUTH RIGHT-OF-WAY OF WEST 10TH AVENUE, A DISTANCE OF 375.13 FEET TO A POINT;  
THENCE SOUTH 00°39'50" EAST A DISTANCE OF 5.52 FEET TO A POINT;  
THENCE NORTH 89°45'08" EAST A DISTANCE OF 250.18 FEET TO A POINT;  
THENCE SOUTH 00°33'24" EAST A DISTANCE OF 260.49 FEET TO A POINT ON THE SOUTH LINE OF SAID SUN VALLEY HOMES HOUSING PROJECT COLORADO (1-8);  
THENCE SOUTH 89°43'47" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 0.30 FEET TO A POINT AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF VACATED WEST MULBERRY PLACE AND THE WEST RIGHT-OF-WAY LINE OF BRYANT STREET;  
THENCE SOUTH 00°33'30" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE OF BRYANT STREET, A DISTANCE OF 326.20 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST 9TH AVENUE;  
THENCE SOUTH 89°43'30" WEST, ALONG SAID NORTH RIGHT-OF-WAY OF WEST 9TH AVENUE, A DISTANCE OF 625.16 FEET TO A POINT AT THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE OF DECATUR STREET;  
THENCE NORTH 00°32'21" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF DECATUR STREET, A DISTANCE OF 306.28 FEET TO A POINT;  
THENCE NORTH 00°32'53" WEST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE OF DECATUR STREET, A DISTANCE OF 285.75 FEET TO THE POINT OF BEGINNING.

1 CONTAINING 368,870 SQUARE FEET OR 8.47 ACRES, MORE OR LESS  
2 propose to lay out, plat and subdivide said land, territory or real property into lots, blocks, and tracts  
3 and have submitted to the Council of the City and County of Denver a plat of such proposed  
4 subdivision under the name and style aforesaid, showing the adjacent streets and platted territory,  
5 accompanied by a certificate of title from the attorney for the City and County of Denver; and  
6 dedicating the easements as shown thereon; and

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

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

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

18 **Section 2.** That the said plat or map of Sun Valley Homes Fourth Filing and dedicating to the  
19 City and County of Denver the easements, as shown thereon, be and the same are hereby accepted  
20 by the Council of the City and County of Denver.

21 **[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**  
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1 COMMITTEE APPROVAL DATE: February 13, 2024 by Consent

2 MAYOR-COUNCIL DATE: February 20, 2024 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: February 22, 2024

10 Pursuant to section 13-9, 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.

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15 Kerry Tipper, Denver City Attorney

16 BY: Anshul Bagga, Assistant City Attorney DATE: Feb 22, 2024