

**BY AUTHORITY**

RESOLUTION NO. CR23-1248  
SERIES OF 2023

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A RESOLUTION**

**Accepting and approving the plat of Yampa Street Tech Center.**

**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 IN THE NORTHEAST ¼ OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M. DESCRIBED AS A PORTION OF THE PROPERTY SET FORTH IN QUIT CLAIM DEED RECORDED FEBRUARY 8, 2017 UNDER RECEPTION NO. 2017017413 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST ¼ OF SAID SECTION 21, THENCE FOLLOWING THE NORTH LINE OF SAID NORTHEAST ¼ SOUTH 89° 40' 07" WEST A DISTANCE OF 850.11 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00° 12' 42" EAST A DISTANCE OF 68.06 FEET TO THE NORTHEAST CORNER OF THE CP BEDROCK FILING NO. 3 SUBDIVISION AS RECORDED AUGUST 25, 2011 UNDER RECEPTION NO. 2011094999; THENCE FOLLOWING THE EAST LINE OF SAID CP BEDROCK FILING NO. 3 SUBDIVISION SOUTH 00°12' 42" EAST A DISTANCE OF 663.14 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST 47TH AVE. AS DESCRIBED IN CP BEDROCK FILING NO. 1 SUBDIVISION AS RECORDED AUGUST 15, 2008 UNDER RECEPTION NO. 2008113595 SAID POINT BEING THE TRUE POINT OF BEGINNING:

THENCE FOLLOWING THE SOUTH RIGHT OF WAY LINE OF EAST 47TH AVE. NORTH 89° 47' 34" EAST A DISTANCE OF 124.63 FEET TO A POINT OF CURVE, SAID POINT BEING AN ANGLE POINT ON THE RIGHT OF WAY OF YAMPA ST. AS DESCRIBED IN THE PLAT OF CP BEDROCK FILING NO. 2 SUBDIVISION AS RECORDED SEPTEMBER 12, 2008, UNDER RECEPTION NO. 2008126679; THENCE FOLLOWING THE WEST RIGHT OF WAY LINE OF YAMPA ST. THE FOLLOWING COURSES: ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET AN ARC LENGTH OF 39.22 FEET AND A CENTRAL ANGLE OF 89° 53' 07"; THENCE SOUTH 00° 19' 35" EAST A DISTANCE OF 504.95 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.32 FEET AND A CENTRAL ANGLE OF 90° 06' 53" TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST 46TH AVE: THENCE FOLLOWING SAID NORTH RIGHT OF WAY LINE OF EAST 46TH AVE. SOUTH 89° 47' 18" WEST A DISTANCE OF 125.63 FEET TO A POINT ON THE EAST LINE OF THE CP BEDROCK FILING NO. 3 SUBDIVISION: THENCE FOLLOWING SAID EAST LINE NORTH 00° 12' 42" WEST A DISTANCE OF 554.95 FEET TO THE TRUE POINT OF BEGINNING.

CITY AND COUNTY OF DENVER STATE OF COLORADO.

SAID PARCEL CONTAINS 83,074 SQUARE FEET OR 1.91 ACRES MORE OR LESS

propose to lay out, plat and subdivide said land, territory or real property into a block and lots, and have submitted to the Council of the City and County of Denver a plat of such proposed subdivision under the name and style aforesaid, showing the adjacent streets and platted territory, accompanied

1 by a certificate of title from the attorney for the City and County of Denver; and dedicating the  
2 easements, public utilities and cable television easements as shown thereon; and

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

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

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

14 **Section 2.** That the said plat or map of Yampa Street Tech Center and dedicating to the City  
15 and County of Denver the easements, public utilities and cable television easements as shown  
16 thereon, be and the same is hereby accepted by the Council of the City and County of Denver.

17 COMMITTEE APPROVAL DATE: September 19, 2023 by Consent

18 MAYOR-COUNCIL DATE: September 26, 2023

19 PASSED BY THE COUNCIL: \_\_\_\_\_  
20 \_\_\_\_\_ - PRESIDENT

21 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
22 EX-OFFICIO CLERK OF THE  
23 CITY AND COUNTY OF DENVER  
24

25 PREPARED BY: Martin A. Plate, Assistant City Attorney DATE: September 28, 2023

26 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of the  
27 City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
28 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to  
29 § 3.2.6 of the Charter.

30  
31 Kerry Tipper, Denver City Attorney

32 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_