

1 **BY AUTHORITY**

2 RESOLUTION NO. CR24-0739  
3 SERIES OF 2024

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

4 **A RESOLUTION**

5 **Accepting and approving the plat of Peña Station Filing No. 7.**

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

8 A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY RECORDED UNDER  
9 RECEPTION NO. 2015066262 IN THE OFFICE OF THE DENVER COUNTY CLERK AND  
10 RECORDER LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 3  
11 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF  
12 DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
13

14 **BASIS OF BEARINGS:** THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9,  
15 TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING  
16 MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS27278" AT THE NORTHEAST  
17 CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS38252" AT THE EAST 1/4 CORNER  
18 BEARING S00°11'13"E AS REFERENCED TO UTM ZONE 13.  
19

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

23 THENCE S33°16'15"W A DISTANCE OF 126.97 FEET, TO A POINT ON THE WESTERLY  
24 RIGHT-OF-WAY LINE OF TOWER ROAD, AND THE POINT OF BEGINNING;  
25

26 THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S00°11'13"E A DISTANCE OF 1261.57  
27 FEET, TO A POINT ON THE NORTHERLY LINE OF TRACT C OF PENA STATION FILING NO.  
28 2 RECORDED UNDER RECEPTION NO. 2020050433 IN THE OFFICE OF THE DENVER  
29 COUNTY CLERK AND RECORDER;  
30

31 THENCE ON THE NORTHERLY LINE OF SAID PENA STATION FILING NO. 2, N89°52'28"W A  
32 DISTANCE OF 550.01 FEET, TO A POINT ON THE EASTERLY LINE OF PENA STATION  
33 FILING NO. 3 RECORDED UNDER RECEPTION NO. 2021219177  
34

35 THENCE ON SAID EASTERLY LINE, THE FOLLOWING SEVEN (7) COURSES:  
36

- 37 1. N00°11'13"W A DISTANCE OF 668.34 FEET, TO A POINT OF CURVE;
- 38 2. ON THE ARC OF A CURVE TO THE RIGHT, 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 3. S89°52'28"E A DISTANCE OF 5.38 FEET;
- 42 4. N00°07'32"E A DISTANCE OF 70.00 FEET;
- 43
- 44
- 45

- 1
- 2 5. N89°52'28"W A DISTANCE OF 6.08 FEET, TO A POINT OF CURVE;
- 3
- 4 6. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A
- 5 CENTRAL ANGLE OF 89°41'13" AND AN ARC LENGTH OF 46.96 FEET, TO A POINT OF
- 6 TANGENT;
- 7
- 8 7. N00°11'13"W A DISTANCE OF 5.76 FEET;
- 9

10 THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2)

11 COURSES:

- 12 1. N00°11'13"W A DISTANCE OF 467.78 FEET, TO A POINT OF CURVE;
- 13
- 14 2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A
- 15 CENTRAL ANGLE OF 90°19'43" AND AN ARC LENGTH OF 47.30 FEET, TO A POINT OF
- 16 TANGENT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF E. 64TH AVENUE AS
- 17 SHOWN ON SAID PLAT OF PENA STATION FILING NO. 2;
- 18

19

20 THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4)

21 COURSES:

- 22 1. S89°51'30"E A DISTANCE OF 270.57 FEET;
- 23
- 24 2. S82°25'34"E A DISTANCE OF 81.17 FEET
- 25
- 26 3. S89°51'30"E A DISTANCE OF 139.00 FEET, TO A POINT OF CURVE;
- 27
- 28 4. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A
- 29 CENTRAL ANGLE OF 89°40'17" AND AN ARC LENGTH OF 46.95 FEET, TO THE POINT
- 30 OF BEGINNING.
- 31

32

33 CONTAINING A CALCULATED AREA OF 710,621 SQUARE FEET OR 16.3136 ACRES

34 propose to lay out, plat and subdivide said land, territory or real property into lots and blocks, and have

35 submitted to the Council of the City and County of Denver a plat of such proposed subdivision under

36 the name and style aforesaid, showing the adjacent streets and platted territory, accompanied by a

37 certificate of title from the attorney for the City and County of Denver; and dedicating the streets,

38 avenues, easements, and public utilities and telecommunication easements as shown thereon; and

39 **WHEREAS**, said subdivision was surveyed by or under the direction of the City Engineer of the

40 City and County of Denver and said City Engineer has certified as to the accuracy of said survey and

41 said plat or map and their conformity with the requirements of Chapter 49, Article III of the Revised

42 Municipal Code of the City and County of Denver, and said plat has been approved by the City

43 Engineer, the Executive Director of Community Planning and Development, the Executive Director of

44 the Department of Transportation and Infrastructure and the Executive Director of Parks and

1 Recreation;

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

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

6 **Section 2.** That the said plat or map of Peña Station Filing No. 7 and dedicating to the City and  
7 County of Denver the streets, avenues, easements, and public utilities and telecommunication  
8 easements as shown thereon, be and the same is hereby accepted by the Council of the City and  
9 County of Denver.

10 COMMITTEE APPROVAL DATE: June 4, 2024 by Consent

11 MAYOR-COUNCIL DATE: June 11, 2024 by Consent

12 PASSED BY THE COUNCIL: \_\_\_\_\_

13 \_\_\_\_\_ - PRESIDENT

14 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
15 EX-OFFICIO CLERK OF THE  
16 CITY AND COUNTY OF DENVER  
17

18 PREPARED BY: Martin A. Plate, Assistant City Attorney DATE: June 13, 2024

19 Pursuant to section 13-9, D.R.M.C., this proposed resolution has been reviewed by the office of the  
20 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
21 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to  
22 § 3.2.6 of the Charter.

23  
24 Kerry Tipper, Denver City Attorney

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