

BY AUTHORITY

RESOLUTION NO. CR22-1104

COMMITTEE OF REFERENCE:

SERIES OF 2022

Land Use, Transportation & Infrastructure

A RESOLUTION

Accepting and approving the plat of Sun Valley Homes Third 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 EAST HALF 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 11TH AVENUE AND DECATUR STREET FROM WHENCE THE RANGE POINT AT WEST 10TH AVENUE AND DECATUR STREET BEARS SOUTH 00°31'40" EAST 342.20 FEET AND ON WHICH ALL BEARINGS HEREIN ARE BASED;
THENCE SOUTH 35°58'47" EAST A DISTANCE OF 68.96 FEET TO THE NORTHWEST CORNER OF SAID SUN VALLEY HOMES HOUSING PROJECT COLORADO (1-8), THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF WEST 11TH AVENUE AND EAST RIGHT-OF-WAY OF DECATUR STREET AND THE POINT OF BEGINNING;
THENCE NORTH 89°43'32" EAST, ALONG THE NORTH LINE OF SAID SUN VALLEY HOMES HOUSING PROJECT COLORADO (1-8) AND SAID SOUTH RIGHT-OF-WAY LINE OF DECATUR STREET, A DISTANCE OF 1,205.03 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID SUN VALLEY HOMES;
THENCE ALONG THE EAST LINE OF SAID SUN VALLEY HOMES HOUSING PROJECT COLORADO (1-8) AND SUN VALLEY HOMES SECOND FILING HOUSING PROJECT COLORADO (1-12) THE FOLLOWING FIVE (5) COURSES:
1. SOUTH 00°32'39" EAST A DISTANCE OF 133.01 FEET TO A POINT;
2. NORTH 89°43'36" EAST A DISTANCE OF 1.00 FEET TO A POINT;
3. SOUTH 00°33'24" EAST A DISTANCE OF 163.00 FEET TO A POINT;
4. NORTH 89°43'36" EAST A DISTANCE OF 4.00 FEET TO A POINT;
5. SOUTH 00°33'24" EAST A DISTANCE OF 622.17 FEET TO THE SOUTHEAST CORNER OF SAID SUN VALLEY HOMES SECOND FILING AND A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST 9TH AVENUE;
THENCE SOUTH 89°43'30" WEST, ALONG THE SOUTH LINE OF SAID SUN VALLEY HOMES SECOND FILING HOUSING PROJECT COLORADO (1-12) AND SAID NORTH RIGHT-OF-WAY LINE OF WEST 9TH AVENUE, A DISTANCE OF 525.13 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF BRYANT STREET;

1 THENCE NORTH 00°33'30" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF BRYANT
2 STREET, A DISTANCE OF 326.19 FEET TO A POINT;
3 THENCE SOUTH 89°43'53" WEST A DISTANCE OF 59.70 FEET TO A POINT;
4 THENCE NORTH 00°33'24" WEST A DISTANCE OF 260.49 FEET TO A POINT;
5 THENCE SOUTH 89°45'08" WEST A DISTANCE OF 250.18 FEET TO A POINT;
6 THENCE NORTH 00°39'50" WEST A DISTANCE OF 65.53 FEET TO A POINT ON THE
7 NORTH RIGHT-OF-WAY LINE OF WEST 10TH AVENUE;
8 THENCE SOUTH 89°40'48" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF WEST
9 10TH AVENUE, A DISTANCE OF 375.00 FEET THE INTERSECTION OF THE NORTH RIGHT-
10 OF-WAY LINE OF WEST 10TH AVENUE AND SAID EAST RIGHT-OF-WAY LINE OF
11 DECATUR STREET;
12 THENCE NORTH 00°31'40" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF DECATUR
13 STREET, A DISTANCE OF 266.17 FEET TO A POINT TO THE POINT OF BEGINNING.
14
15 CONTAINING 698,889 SQUARE FEET OR 16.04 ACRES, MORE OR LESS

16 proposes to lay out, plat and subdivide said land, territory or real property into blocks, lots and tracts,
17 and have submitted to the Council of the City and County of Denver a plat of such proposed
18 subdivision under the name and style aforesaid, showing the adjacent streets and platted territory,
19 accompanied by a certificate of title from the attorney for the City and County of Denver; and
20 dedicating the easements as shown thereon; and


21 **WHEREAS**, said subdivision was surveyed by or under the direction of the City Engineer of
22 the City and County of Denver and said City Engineer has certified as to the accuracy of said survey
23 and said plat or map and their conformity with the requirements of Chapter 49, Article III of the
24 Revised Municipal Code of the City and County of Denver, and said plat has been approved by the
25 City Engineer, the Executive Director of Community Planning and Development, the Executive
26 Director of the Department of Transportation and Infrastructure and the Executive Director of Parks
27 and Recreation;

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

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

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

35 **[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**
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1 COMMITTEE APPROVAL DATE: September 13, 2022 by Consent
2 MAYOR-COUNCIL DATE: September 20, 2022 by Consent
3 PASSED BY THE COUNCIL: September 26, 2022
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: September 22, 2022
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.
14
15 Kristin M. Bronson, Denver City Attorney

16 BY: Anshul Bagga, Assistant City Attorney DATE: Sep 22, 2022