

**BY AUTHORITY**

RESOLUTION NO. CR24-1460  
SERIES OF 2024

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A RESOLUTION**

**Accepting and approving the plat of The District at First Creek Filing No. 1.**

**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 THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR S 89°47'39" W, FROM THE NORTHEAST CORNER OF SAID SECTION 16, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP, IN A RANGEBOX, STAMPED "PLS 19003" TO THE NORTH QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP, IN A RANGEBOX, STAMPED "PLS 27278" WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16, THENCE S38°07'32" W, A DISTANCE OF 128.86 FEET TO A POINT ON THE SOUTH LINE OF THE 56TH AVENUE RIGHT-OF-WAY, AS DESCRIBED IN RESOLUTION NO. 64, SERIES 2009, RECORDED JUNE 3, 2009 AT RECEPTION NO. 2009068395, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, ALSO BEING THE NORTHWEST CORNER OF THE TOWER ROAD RIGHT-OF-WAY, AS DESCRIBED IN RESOLUTION NO. 63, SERIES 2012, RECORDED APRIL 11, 2012 AT RECEPTION NO. 2012048651, SAID CITY AND COUNTY OF DENVER RECORDS AND THE POINT OF BEGINNING;

THENCE ALONG THE WEST LINE OF SAID TOWER ROAD RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES:

1. S 00°15'08" E, A DISTANCE OF 568.92 FEET;
2. N 89°47'39" E, A DISTANCE OF 10.00 FEET;
3. S 00°15'08" E, A DISTANCE OF 288.18 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN THAT QUITCLAIM RECORDED OCTOBER 7, 2016 AT RECEPTION NO. 2016139217, SAID CITY AND COUNTY OF DENVER RECORDS;

THENCE ALONG THE NORTH LINE OF SAID DEED THE FOLLOWING SEVEN (7) COURSES:

1. N 77°01'52"W, A DISTANCE OF 291.31 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 26°11'06" AND AN ARC LENGTH OF 297.06 FEET;
3. S 76°47'03" W, A DISTANCE OF 124.10 FEET TO A POINT OF CURVATURE;
4. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 70°19'48" AND AN ARC LENGTH OF 368.25 FEET;
5. N 32°53'09" W, A DISTANCE OF 447.11 FEET;
6. N 31°00'04" W, A DISTANCE OF 196.99 FEET;

1 7. N 18°48'04" W, A DISTANCE OF 212.18 FEET TO A POINT ON THE SOUTH LINE OF SAID  
2 56TH AVENUE RIGHT-OF-WAY;  
3 THENCE ALONG THE SOUTH LINE OF SAID 56TH AVENUE RIGHT-OF-WAY THE  
4 FOLLOWING FIVE (5) COURSES:  
5 1. N 87°45'22" E, A DISTANCE OF 166.66 FEET;  
6 2. N 89°47'39" E, A DISTANCE OF 661.33 FEET;  
7 3. S 00°12'21" E, A DISTANCE OF 10.00 FEET;  
8 4. N 89°47'39" E, A DISTANCE OF 539.06 FEET;  
9 5. S 43°25'16" E, A DISTANCE OF 75.03 FEET TO THE POINT OF BEGINNING  
10 CONTAINING 1,038,566 SQ. FT. OR 23.8422 ACRES, MORE OR LESS

11 propose to lay out, plat and subdivide said land, territory or real property into lots and blocks, and have  
12 submitted to the Council of the City and County of Denver a plat of such proposed subdivision under  
13 the name and style aforesaid, showing the adjacent streets and platted territory, accompanied by a  
14 certificate of title from the attorney for the City and County of Denver; and dedicating the streets,  
15 avenues, easements, and public utilities and telecommunication easements as shown thereon; and

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

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

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

27 **Section 2.** That the said plat or map of The District at First Creek Filing No. 1 and dedicating to  
28 the City and County of Denver the streets, avenues, easements, and public utilities and  
29 telecommunication easements as shown thereon, be and the same is hereby accepted by the Council  
30 of the City and County of Denver.

31

1 COMMITTEE APPROVAL DATE: October 29, 2024 by Consent

2 MAYOR-COUNCIL DATE: November 5, 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: November 7, 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.

14  
15 Kerry Tipper, Denver City Attorney

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