

**BY AUTHORITY**

RESOLUTION NO. CR24-1832  
SERIES OF 2025

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A RESOLUTION**

**Accepting and approving the plat of Peña Station Townhomes 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 BLOCK 3, PEÑA STATION FILING NO. 1, RECORDED AUGUST 12, 2015 UNDER RECEPTION NO. 2015112439 IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WESTERLY LINE OF BLOCK 3, BEARING NORTH 00°07'32" EAST AS PLATTED.

COMMENCING AT THE SOUTHWESTERLY CORNER OF BLOCK 3, PEÑA STATION FILING NO. 1, RECORDED AUGUST 12, 2015 UNDER RECEPTION NO. 2015112439 IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER;

THENCE ON THE WESTERLY LINE OF SAID BLOCK 3, NORTH 00°07'32" EAST A DISTANCE OF 515.30 FEET, TO THE POINT OF BEGINNING;

THENCE ON THE THE WESTERLY, NORTHERLY AND EASTERLY LINES OF SAID BLOCK 3, THE FOLLOWING SIX (6) COURSES:

1. NORTH 00°07'32" EAST A DISTANCE OF 162.74 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 46°27'24" AND AN ARC LENGTH OF 174.33 FEET, TO A POINT OF TANGENT;
3. NORTH 46°34'56" EAST A DISTANCE OF 111.54 FEET TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 91°57'16" AND AN ARC LENGTH OF 48.15 FEET, TO A POINT OF COMPOUND CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1936.00 FEET, A CENTRAL ANGLE OF 12°14'41" AND AN ARC LENGTH OF 413.74 FEET, TO A POINT OF COMPOUND CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 970.50 FEET, A CENTRAL ANGLE OF 03°48'35", AN ARC LENGTH OF 64.53 FEET, TO A POINT OF NON-TANGENT;

1 THENCE NORTH 89°52'28" WEST A DISTANCE OF 460.18 FEET, TO THE POINT OF  
2 BEGINNING

3  
4 CONTAINING A CALCULATED AREA OF 122.157 SQUARE FEET OR 2.8043 ACRES

5  
6 propose to lay out, plat and subdivide said land, territory or real property into lots, blocks, and tracts  
7 and have submitted to the Council of the City and County of Denver a plat of such proposed  
8 subdivision under the name and style aforesaid, showing the adjacent streets and platted territory,  
9 accompanied by a certificate of title from the attorney for the City and County of Denver; and  
10 dedicating easements, and public utilities and telecommunication easements as shown thereon; and

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

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

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

22 **Section 2.** That the said plat or map of Peña Station Townhomes Filing No. 1 and dedicating to  
23 the City and County of Denver the easements, and public utilities and telecommunication easements  
24 as shown thereon, be and the same is hereby accepted by the Council of the City and County of  
25 Denver.

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1 COMMITTEE APPROVAL DATE: December 24, 2024 by Consent

2 MAYOR-COUNCIL DATE: December 31, 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: January 2, 2025

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: Anshul Bagga, Assistant City Attorney DATE: Dec 31, 2024