BY AUTHORITY

RESOLUTION NO. CR25-0930 COMMITTEE OF REFERENCE:

SERIES OF 2025 Land Use, Transportation & Infrastructure

A RESOLUTION

Accepting and approving the plat of Montbello Townhomes Subdivision 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 AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2022099167, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID PARCEL OF LAND AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2022099167, BEING A POINT ON THE NORTHWESTERLY LINE OF THE EAST ELK DRIVE RIGHT-OF-WAY AS DEDICATED BY THE VISTAS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9700092855, SAID DENVER COUNTY RECORDS AND BEING A POINT ON THE EASTERLY LINE OF SAID VISTAS SUBDIVISION;

THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID PARCEL OF LAND AND ALONG THE SUBDIVISION LINE OF SAID VISTAS PLAT, THE FOLLOWING THREE (3) COURSES:

1. N21°49'49"W, A DISTANCE OF 85.32 FEET;
2. N70°43'38”W, A DISTANCE 85.98 FEET;
3. N68°31'54"W, A DISTANCE OF 79.86 FEET TO THE WEST CORNER OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 2022099167 AND AN ANGLE POINT IN SAID VISTAS SUBDIVISION LINE;

THENCE ALONG THE WEST LINE OF SAID PARCEL OF LAND AND CONTINUING ALONG THE SUBDIVISION LINE OF SAID VISTAS SUBDIVISION THE FOLLOWING TWO (2) COURSES:

1. N27°42'09"E, A DISTANCE OF 485.65 FEET;

2. N47°15'06"E, A DISTANCE OF 80.12 FEET TO THE NORTH CORNER OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 2022099167, ALSO BEING A POINT ON THE SOUTHWESTERLY LINE OF EAST ANDREWS DRIVE RIGHT-OF-WAY, AS DEDICATED BY ORDINANCE 624, SERIES 1977 IN BOOK 1461, PAGE 154-156, SAID DENVER COUNTY RECORDS;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL OF LAND AND ALONG THE SOUTHWESTERLY LINE OF SAID EAST ANDREWS DRIVE RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. S42°44'49"E, A DISTANCE OF 465.10 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 550.04 FEET, A CENTRAL ANGLE OF 07°13'10" AND AN ARC LENGTH OF 69.31 FEET TO A POINT OF COMPOUND CURVATURE, BEING A POINT ON THE NORTH LINE OF THE EAST ELK DRIVE RIGHT-OF-WAY, AS ESTABLISHED BY ORDINANCE NO. 775 – SERIES 1987, SAID DENVER COUNTY RECORDS;

THENCE ALONG THE NORTH LINE OF SAID EAST ELK DRIVE RIGHT-OF-WAY, AND ALONG THE SOUTH LINE OF SAID PARCEL OF LAND THE FOLLOWING THREE (3) COURSES:

1. ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 97°45'41" AND AN ARC LENGTH OF 51.19 FEET TO A POINT OF COMPOUND CURVATURE;
2. ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 05°53'27", AN ARC LENGTH OF 48.84 FEET, THE CHORD OF WHICH BEARS S65°10’46”W, A DISTANCE OF 48.81 FEET;
3. S68°07'29"W, A DISTANCE OF 170.56 FEET TO THE EAST CORNER OF ZONE LOT 4, AS DESCRIBED IN THAT DENVER ASSESSOR’S PARCEL RECONFIGURATION FORM, RECORDED AT RECEPTION NO. 2015149196 AND AT RECEPTION NO. 2016092343, SAID DENVER COUNTY RECORDS;

THENCE ALONG ZONE LOTS 2, 3 AND 4, SAID PARCEL RECONFIGURATION FORMS, THE FOLLOWING THREE (3) COURSES:

1. N21°52'31"W, A DISTANCE OF 120.00 FEET;
2. S68°07'29"W, A DISTANCE OF 150.00 FEET;

3. S21°52'31"E, A DISTANCE OF 120.00 FEET TO A POINT ON THE NORTH LINE OF SAID EAST ELK DRIVE RIGHT-OF-WAY;

THENCE S68°07'29"W, ALONG SAID NORTH LINE AND ALONG THE SOUTH LINE OF SAID PARCEL OF LAND, A DISTANCE OF 112.69 FEET TO THE POINT OF BEGINNING.

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S 00°14'11" W, FROM THE NORTHEAST CORNER OF SAID SECTION 19, BEING MONUMENTED BY A REBAR (UNABLE TO VERIFY DIAMETER) WITH A 3 INCH DIAMETER BRASS CAP STAMPED "LS 2942__" IN A MONUMENT WELL TO THE EAST QUARTER CORNER OF SAID SECTION 19, BEING CALCULATED FROM REFERENCE MONUMENTS AS DESCRIBED IN MONUMENT RECORD DATED 12-31- 2015, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO

propose to lay out, plat and subdivide said land, territory or real property into lots, blocks, and tracts 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 by a certificate of title from the attorney for the City and County of Denver; and dedicating the streets, avenues, and easements and public utilities and telecommunication easements as shown thereon; and

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

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

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

Section 2. That the said plat or map of Montbello Townhomes Subdivision Filing No. 1 and dedicating to the City and County of Denver the streets, avenues, and easements and public utilities

and telecommunication easements as shown thereon, be and the same is hereby accepted by the Council of the City and County of Denver.

COMMITTEE APPROVAL DATE: July 1, 2025 by Consent

MAYOR-COUNCIL DATE: July 8, 2025

PASSED BY THE COUNCIL: _____

_____ - PRESIDENT

ATTEST: _____ - CLERK AND RECORDER,
EX-OFFICIO CLERK OF THE
CITY AND COUNTY OF DENVER

PREPARED BY: Martin A. Plate, Assistant City Attorney DATE: July 10, 2025

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

Katie J. McLoughlin, Interim City Attorney

BY: _____, Assistant City Attorney DATE: _____