

1 **BY AUTHORITY**

2 RESOLUTION NO. CR19-0288  
3 SERIES OF 2019

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

4 **A RESOLUTION**

5 **Accepting and approving the plat of Telluride Street Filing No. 1.**

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

8 A PARCEL OF LAND BEING PORTIONS OF THE WEST HALF AND THE NORTHEAST  
9 QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH  
10 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING  
11 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

12  
13 THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE EAST LINE OF THE  
14 NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE  
15 SIXTH P.M., BEING ASSUMED TO BEAR S 00°04'06" E, FROM THE NORTH QUARTER  
16 CORNER OF SAID SECTION 16, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH  
17 ALUMINUM CAP STAMPED "PLS 27278", TO THE CENTER QUARTER CORNER OF SAID  
18 SECTION 16, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH ALUMINUM CAP,  
19 STAMPED "PLS 20699", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

20  
21 COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 16, THENCE S  
22 00°04'06" E, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION  
23 16, A DISTANCE OF 70.00 FEET TO A POINT ON THE SOUTH LINE OF THE 56TH AVE.  
24 RIGHT-OF-WAY, AS DEDICATED BY RESOLUTION 64, SERIES 2009, RECORDED AT  
25 RECEPTION NO. 2009068395, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER  
26 CLERK AND RECORDER'S OFFICE, AND THE POINT OF BEGINNING;

27  
28 THENCE S 00°04'06" E, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF  
29 SAID SECTION 16, AND ALONG THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN  
30 THAT DEED RECORDED AT RECEPTION NO. 2015076691, SAID CITY AND COUNTY OF  
31 DENVER RECORDS, A DISTANCE OF 620.00 FEET TO THE SOUTHWEST CORNER OF  
32 SAID DEED;

33 THENCE N 89°47'39" E, ALONG THE SOUTH LINE OF SAID DEED, A DISTANCE OF 71.30  
34 FEET TO A POINT ON THE NORTH LINE OF FIRST CREEK VILLAGE FILING NO. 3, A  
35 SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2017111922, SAID CITY AND  
36 COUNTY OF DENVER RECORDS AND A POINT OF NON-TANGENT CURVATURE;  
37 THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A  
38 RADIUS OF 906.50 FEET, A CENTRAL ANGLE OF 06°52'40" AND AN ARC LENGTH OF  
39 108.82 FEET, THE CHORD OF WHICH BEARS S 06°19'12" W, A DISTANCE OF 108.75  
40 FEET;

41 THENCE S 09°45'33" W, A DISTANCE OF 144.16 FEET TO A POINT ON THE WEST LINE OF  
42 SAID FIRST CREEK VILLAGE FILING NO. 3 PLAT;

43 THENCE S 09°45'33" W, ALONG THE WEST LINE OF SAID FIRST CREEK VILLAGE FILING

1 NO. 3 PLAT, A DISTANCE OF 74.09 FEET TO A POINT ON THE WEST LINE OF FIRST  
2 CREEK VILLAGE FILING NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO.  
3 2016157635, SAID CITY AND COUNTY OF DENVER RECORDS;  
4 THENCE S 09°45'33" W, ALONG THE WEST LINE OF SAID FIRST CREEK VILLAGE FILING  
5 NO. 1 PLAT, A DISTANCE OF 128.58 FEET TO THE NORTH CORNER OF A PARCEL OF  
6 LAND DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO.  
7 2017148892, SAID CITY AND COUNTY OF DENVER RECORDS;  
8 THENCE ALONG THE WEST LINE OF SAID SPECIAL WARRANTY DEED, THE FOLLOWING  
9 FOUR (4) COURSES:

- 10  
11 1. S 09°45'33" W, A DISTANCE OF 236.46 FEET TO A POINT OF CURVATURE;  
12 2. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 950.00 FEET, A  
13 CENTRAL ANGLE OF 9°45'33" AND AN ARC LENGTH OF 161.81 FEET;  
14 3. S 00°00'00" E, A DISTANCE OF 1068.85 FEET TO A POINT OF CURVATURE;  
15 4. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 950.00 FEET, A  
16 CENTRAL ANGLE OF 03°42'36" AND AN ARC LENGTH OF 61.52 FEET TO A POINT  
17 ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 16;  
18

19 THENCE CONTINUING ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 950.00  
20 FEET, A CENTRAL ANGLE OF 05°29'25" AND AN ARC LENGTH OF 91.03 FEET, THE  
21 CHORD OF WHICH BEARS S 06°27'19" E, A DISTANCE OF 91.00 FEET;  
22 THENCE S 08°22'51" E, A DISTANCE OF 209.79 FEET TO A POINT OF NON-TANGENT  
23 CURVATURE;

24 THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A  
25 RADIUS OF 1047.00 FEET, A CENTRAL ANGLE OF 09°07'26" AND AN ARC LENGTH OF  
26 166.73 FEET, THE CHORD OF WHICH BEARS S 04°38'18" E, A DISTANCE OF 166.55 FEET  
27 TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16,  
28 ALSO BEING A POINT ON THE WEST LINE OF TOWER 160 SUBDIVISION FILING NO. 2, A  
29 SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2015080690, SAID CITY AND  
30 COUNTY OF DENVER RECORDS;

31 THENCE S 00°04'35" E, ALONG THE WEST LINE OF SAID PLAT AND ALONG THE EAST  
32 LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 585.67  
33 FEET, TO A POINT ON THE EAST LINE OF THE TELLURIDE ST. RIGHT-OF-WAY, AS  
34 DEDICATED BY TOWER 160 SUBDIVISION, A SUBDIVISION PLAT RECORDED AT  
35 RECEPTION NO. 2008079854, SAID CITY AND COUNTY OF DENVER RECORDS, ALSO  
36 BEING A POINT ON THE NORTH LINE OF SAID TOWER 160 SUBDIVISION PLAT;  
37 THENCE S 89°55'24" W, ALONG THE NORTH LINE OF SAID TOWER 160 SUBDIVISION  
38 PLAT, A DISTANCE OF 94.00 FEET TO A POINT ON THE WEST LINE OF SAID TELLURIDE  
39 ST. RIGHT-OF-WAY, ALSO BEING THE NORTHWEST CORNER OF SAID TOWER 160  
40 SUBDIVISION PLAT;

41 THENCE N 00°04'35" W, A DISTANCE OF 585.67 FEET TO A POINT OF CURVATURE;  
42 THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 953.00  
43 FEET, A CENTRAL ANGLE OF 09°07'26" AND AN ARC LENGTH OF 151.76 FEET;  
44 THENCE N 10°01'11" W, A DISTANCE OF 209.79 FEET TO A POINT OF NON-TANGENT  
45 CURVATURE;

46 THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A  
47 RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 09°12'01" AND AN ARC LENGTH OF  
48 168.60 FEET, THE CHORD OF WHICH BEARS N 04°36'01" W, A DISTANCE OF 168.42  
49 FEET;

1 THENCE N 00°00'00" E, A DISTANCE OF 1068.85 FEET TO A POINT OF CURVATURE;  
2 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00  
3 FEET, A CENTRAL ANGLE OF 09°45'33" AND AN ARC LENGTH OF 178.84 FEET;  
4 THENCE N 09°45'33" E, A DISTANCE OF 495.97 FEET TO A POINT OF CURVATURE;  
5 THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 800.00  
6 FEET, A CENTRAL ANGLE OF 09°49'39" AND AN ARC LENGTH OF 137.22 FEET TO A  
7 POINT BEING 42.5 FEET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF  
8 SAID SECTION 16;  
9 THENCE N 00°04'06" W, ALONG A LINE BEING 42.5 FEET WEST OF AND PARALLEL TO  
10 THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF  
11 624.15 FEET TO A POINT OF CURVATURE;  
12 THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 36.00 FEET,  
13 A CENTRAL ANGLE OF 90°08'03" AND AN ARC LENGTH OF 56.63 FEET TO A POINT ON  
14 THE SOUTH LINE OF SAID 56TH AVE. RIGHT-OF-WAY;  
15 THENCE N 89°47'51" E, ALONG THE SOUTH LINE OF SAID 56TH AVE., A DISTANCE OF  
16 78.58 FEET TO THE POINT OF BEGINNING.

17  
18 CONTAINING AN AREA OF 326,322 SQUARE FEET OR 7.491 ACRES, MORE OR LESS  
19 propose to lay out, plat and subdivide said land, territory or real property and have submitted to the  
20 Council of the City and County of Denver a plat of such proposed subdivision under the name and  
21 style aforesaid, showing the adjacent streets and platted territory, accompanied by a certificate of  
22 title from the attorney for the City and County of Denver; and dedicating the streets and avenues as  
23 shown thereon; and

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

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

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

34 **Section 2.** That the said plat or map of Telluride Street Filing No. 1 and dedicating to the  
35 City and County of Denver the streets and avenues as shown thereon, be and the same are hereby  
36 accepted by the Council of the City and County of Denver.

37

1 COMMITTEE APPROVAL DATE: March 26, 2019 by Consent

2 MAYOR-COUNCIL DATE: April 2, 2019

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: April 4, 2019

10 Pursuant to section 13-12, 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: Kristin J. Crawford, Assistant City Attorney DATE: Apr 3, 2019