



**DENVER**  
THE MILE HIGH CITY

**Department of Public Works**


Right-of-Way Services

89

201 W. Colfax Avenue, Dept. 507

Denver, CO 80202

## MEMORANDUM

**TO:** Caroline Martin, City Attorney's Office  
**FROM:**   
Matthew R. Bryner, P.E., Senior Engineering Manager  
Right-of-Way Services  
**DATE:** February 26, 2018  
**SUBJECT:** STAPLETON FILING NO. 50

**PROJECT NO:** 2015-0685

Please schedule the following item for Mayor Council on the next available date. The Attorney who will prepare the Resolution is Bradley Beck.

One Print of the above referenced subdivision plat is submitted by the owners:  
Park Creek Metropolitan District and  
Forest City Stapleton II, LLC; Stapleton Land, L.L.C.; Forest City Stapleton Land, Inc.;  
Stapleton Filing No. 50 plats 6 Tracts. Tracts A, B, C, D, E, F are for future rights-of-way and  
associated infrastructure therein and shall be owned and maintained by the Park Creek  
Metropolitan District until such rights-of-way are conveyed and accepted by the City and  
County of Denver.

The platted area is 9.281 acres.

Attachment  
Cc:

Matthew R. Bryner, ROW Services

Ralph Pettit, ROW Services  
Bradley Beck, City Attorney's Office  
Angela Casias, Manager's Office  
Christopher Herndon District 8, Councilperson  
Amanda Schoultz, Council Aide  
Shelby Wieman, Council Aide  
Paul Rogalla, ROW Services

Tony Lopez, Public Works ROW Services  
Robert Koehler, Asset Management

RP

## ORDINANCE/RESOLUTION REQUEST

Please email requests to Angela Casias  
at [angela.casias@DenverGov.org](mailto:angela.casias@DenverGov.org) by 12:00 pm on Monday.

*\*All fields must be completed.\*  
Incomplete request forms will be returned to sender which may cause a delay in processing.*

Date of Request: February 26, 2018

Please mark one:  Bill Request or  Resolution Request

1. Has your agency submitted this request in the last 12 months?

Yes  No

If yes, please explain:

2. **Title:** (Include a concise, one sentence description – please include name of company or contractor and contract control number - that clearly indicates the type of request: **grant acceptance, contract execution, contract amendment, municipal code change, supplemental request, etc.**)

Request for a Resolution to accept and approve Stapleton Filing No. 50, which is a Subdivision Plat.

3. **Requesting Agency:** Public Works, Right-of-Way Survey

4. **Contact Person:** (With actual knowledge of proposed ordinance/resolution.)

- **Name:** Tony I. Lopez
- **Phone:** 720-865-3124
- **Email:** TonyI.lopez@denvergov.org

5. **Contact Person:** (With actual knowledge of proposed ordinance/resolution who will present the item at Mayor-Council and who will be available for first and second reading, if necessary.)

- **Name:** Angela Casias
- **Phone:** 720-913-8529
- **Email:** angela.casias@denvergov.org

6. **General description/background of proposed ordinance including contract scope of work if applicable:**

The purpose of this resolution is to accept and approve Stapleton Filing No. 50, a subdivision located between Havana St. and Peoria St. and between 26th Ave. and Martin Luther King, Jr. Blvd.

**\*\*Please complete the following fields:** (Incomplete fields may result in a delay in processing. If a field is not applicable, please enter N/A for that field – please do not leave blank.)

- a. **Contract Control Number:** N/A
- b. **Contract Term:** N/A
- c. **Location:** between Havana St. and Peoria St. and between 26th Ave. and Martin Luther King, Jr. Blvd.
- d. **Affected Council District:** District 8
- e. **Benefits:** Allows for the creation of a Major Roadway Corridor known as Martin Luther King, Jr. Blvd.
- f. **Contract Amount (indicate amended amount and new contract total):** N/A

7. **Is there any controversy surrounding this ordinance?** (Groups or individuals who may have concerns about it?) **Please explain.**

No.

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_



# EXECUTIVE SUMMARY

**DENVER**  
THE MILE HIGH CITY

**Project Title: Stapleton Filing No. 50**

**Description of Proposed Project: Resolution approving the Subdivision Plat of Stapleton Filing No. 50.**

**Explanation of why the public right-of-way must be utilized to accomplish the proposed project: N/A**

**Has a Temp MEP been issued, and if so, what work is underway: N/A**

**What is the known duration of an MEP: N/A**

**Will land be dedicated to the City if the vacation goes through: N/A**

**Will an easement be placed over a vacated area, and if so explain: N/A**

**Will an easement relinquishment be submitted at a later date: N/A**

**Additional information: The owners of this property will Plat as a part of a development project called Stapleton Filing No. 50.**

## DESCRIPTION

### PARCEL 1:

A part of the Southwest Quarter of Section 26, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

**COMMENCING** at the South Quarter Corner of said Section 26;  
thence North 57°40'19" West a distance of 2693.66 feet to the northeast corner of Tract AC, Future R.O.W. for Iola St., Stapleton Filing No. 15 as recorded at Reception Number 2005107063 in the Clerk and Recorder's Office of said City and County of Denver and the **POINT OF BEGINNING**;

thence parallel with the northerly line of Tract M, Stapleton Filing No. 16 as recorded at Reception Number 2012018815 in said Clerk and Recorder's Office the following two (2) courses:

1. South 90°00'00" East a distance of 46.36 feet to a point of curve;
2. along the arc of a curve to the right having a radius of 549.00 feet, a central angle of 26°44'23", an arc length of 256.22 feet and whose chord bears South 76°37'48" East a distance of 253.90 feet to the westerly line of Tract A, Future R.O.W. for Ironton St., said Stapleton Filing No. 16;

thence North 28°16'03" East, along said westerly line of Tract A, Future R.O.W. for Ironton St., a distance of 73.62 feet to the southerly right-of-way line of Havana Way as described in Ordinance 127, Series of 1954 and recorded in Book 7504 at Page 176 in said Clerk and Recorder's Office;

thence North 45°42'14" West, along said southerly right-of-way line of Havana Way as described in Ordinance 127, Series of 1954 and recorded in Book 7504 at Page 176, a distance of 351.38 feet to the most easterly corner of Tract AD, Future R.O.W. for Martin Luther King, Jr. Blvd, said Stapleton Filing No. 15;

thence along the easterly line of said Stapleton Filing No. 15 the following six (6) courses:

1. South 45°42'07" West a distance of 42.66 feet to the most southerly corner of said Tract AD, Future R.O.W. for Martin Luther King, Jr. Blvd.;
2. North 44°17'53" West, along the southwesterly line of said Tract AD, Future R.O.W. for Martin Luther King, Jr. Blvd., a distance of 6.06 feet to the most easterly corner of Tract BB, Future R.O.W. for Iola St. and a point of non-tangent curve;
3. along the arc of a curve to the left having a radius of 194.00 feet, a central angle of 41°37'30", an arc length of 140.94 feet and whose chord bears South 20°48'45" West a distance of 137.86 feet;
4. South 00°00'00" East a distance of 15.70 feet to the southeast corner of said Tract BB, Future R.O.W. for Iola St. and a point on the northerly line of Tract J, Future R.O.W. for 29th Dr.;
5. South 90°00'00" East a distance of 7.00 feet to the northeast corner of said Tract J, Future R.O.W. for 29th Dr.;
6. South 00°00'00" East a distance of 81.50 feet to the **POINT OF BEGINNING**.

Containing 54,732 square feet or 1.256 acres, more or less.

**TOGETHER WITH PARCEL 2:**

A part of the Southwest Quarter of Section 26, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

**COMMENCING** at the South Quarter Corner of said Section 26;  
thence North 53°36'11" West a distance of 2364.46 feet to the northeast corner of Tract A, Future R.O.W. for Ironton St., Stapleton Filing No. 16 as recorded at Reception Number 2012018815 in the Clerk and Recorder's Office of said City and County of Denver and a point on the southerly right-of-way line of Havana Way as described in Ordinance No. 127, Series of 1954 and recorded in Book 7504 at Page 176 in said Clerk and Recorder's Office and the **POINT OF BEGINNING;**

thence along said southerly right-of-way line of Havana Way as described in Ordinance No. 127, Series of 1954 and recorded in Book 7504 at Page 176 the following three (3) courses:

1. South 45°42'14" East a distance of 119.55 feet to a point of curve;
2. along the arc of a curve to the left having a radius of 1196.00 feet, a central angle of 50°24'41", an arc length of 1052.29 feet and whose chord bears South 70°54'34" East a distance of 1018.68 feet;
3. North 83°53'05" East a distance of 31.92 feet to the northwest corner of Tract B, Future R.O.W. for Kingston St., Stapleton Filing No. 35 as recorded at Reception Number 2012065645 in said Clerk and Recorder's Office;

thence South 05°00'00" East, along the westerly line of said Tract B, Future R.O.W. for Kingston St., a distance of 50.01 feet to the northeast corner of Lot 11, Block 1, said Stapleton Filing No. 35;

thence along the northerly line of said Stapleton Filing No. 35 the following two (2) courses:

1. South 83°53'05" West a distance of 30.94 feet to a point of curve;
2. along the arc of a curve to the right having a radius of 1246.00 feet, a central angle of 48°33'30", an arc length of 1055.99 feet and whose chord bears North 71°50'10" West a distance of 1024.67 feet to the northeast corner of Tract N, said Stapleton Filing No. 16;

thence along the northerly line of said Stapleton Filing No. 16 the following three (3) courses:

1. along the arc of a curve to the right having a radius of 1246.00 feet, a central angle of 2°58'48", an arc length of 64.81 feet and whose chord bears North 46°04'01" West a distance of 64.80 feet to a point of reverse curve;
2. along the arc of a curve to the left having a radius of 400.00 feet, a central angle of 11°21'42", an arc length of 79.32 feet and whose chord bears North 50°15'28" West a distance of 79.19 feet to the northwest corner of Lot 1, Block 2, said Stapleton Filing No. 16 and a point on the easterly line of said Tract A, Future R.O.W. for Ironton St.;
3. North 28°16'03" East, along said easterly line of said Tract A, Future R.O.W. for Ironton St., a distance of 58.31 feet to the **POINT OF BEGINNING.**

Containing 61,033 square feet or 1.401 acres, more or less.

**TOGETHER WITH PARCEL 3:**

A part of the Southwest Quarter of Section 26, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

**COMMENCING** at the South Quarter Corner of said Section 26;  
thence North 37°09'32" West a distance of 1251.00 feet to the northeast corner of Tract B, Future R.O.W. for Kingston St., Stapleton Filing No. 35 as recorded at Reception Number 2012065645 in the Clerk and Recorder's Office of said City and County of Denver and a point on the southerly right-of-way line of Havana Way as described in Ordinance No. 127, Series of 1954 and recorded in Book 7504 at Page 176 in said Clerk and Recorder's Office and the **POINT OF BEGINNING;**

thence along said southerly right-of-way line of Havana Way as described in Ordinance 127, Series of 1954 and recorded in Book 7504 at Page 176 the following two (2) courses:

1. North 83°53'05" East a distance of 656.67 feet to a point of curve;
2. along the arc of a curve to the right having a radius of 624.10 feet, a central angle of 4°55'00", an arc length of 53.55 feet and whose chord bears North 86°20'35" East a distance of 53.54 feet to the northwest corner of Tract B, Future R.O.W. for Lima St., Stapleton Filing No. 40 as recorded at Reception Number 2013109191 in said Clerk and Recorder's Office;

thence along the northerly line of said Stapleton Filing No. 40 the following three (3) courses:

1. South 00°00'00" East, along the westerly line of said Tract B, Future R.O.W. for Lima St., a distance of 67.96 feet to the northeast corner of Lot 25, Block 1, said Stapleton Filing No. 40 and a point of non-tangent curve;
2. along the arc of a curve to the left having a radius of 1097.50 feet, a central angle of 10°55'07", an arc length of 209.14 feet and whose chord bears South 89°20'38" West a distance of 208.83 feet;
3. South 83°53'05" West a distance of 374.99 feet to the northeast corner of Tract U, said Stapleton Filing No. 35;

thence along the northerly line of said Stapleton Filing No. 35 the following two (2) courses:

1. South 83°53'05" West a distance of 121.02 feet to the northwest corner of Lot 1, Block 2, said Stapleton Filing No. 35 and a point on the easterly line of said Tract B, Future R.O.W. for Kingston St., said Stapleton Filing No. 35;
2. North 05°00'00" West, along said easterly line of Tract B, Future R.O.W. for Kingston St., a distance of 50.01 feet to the **POINT OF BEGINNING.**

Containing 36,762 square feet or 0.844 acres, more or less.

**TOGETHER WITH PARCEL 4:**

A part of the Southeast Quarter of Section 26, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

**COMMENCING** at the South Quarter Corner of said Section 26;  
thence North 00°47'24" East a distance of 1068.52 feet to the northeast corner of Tract B, Future R.O.W. for Lima St., Stapleton Filing No. 40 as recorded at Reception Number 2013109191 in the Clerk and Recorder's Office of said City and County of Denver and a point on the southerly right-of-way line of Havana Way as described in Ordinance No. 127, Series of 1954 and recorded in Book 7504 at Page 176 in said Clerk and Recorder's Office and the **POINT OF BEGINNING;**

thence along said southerly right-of-way line of Havana Way as described in Ordinance 127, Series of 1954 and recorded in Book 7504 at Page 176 and along the arc of a curve to the right having a radius of 624.10 feet, a central angle of 47°30'13", an arc length of 517.44 feet and whose chord bears South 61°33'58" East a distance of 502.74 feet to the northeast corner of Lot 1, Block 2, said Stapleton Filing No. 40 and a point of non-tangent curve;

thence along the northerly line of said Stapleton Filing No. 40 the following two (2) courses:

1. along the arc of a curve to the left having a radius of 1097.50 feet, a central angle of 24°50'58", an arc length of 475.99 feet and whose chord bears North 69°24'33" West a distance of 472.27 feet to the northwest corner of Lot 2, said Block 2;
2. North 00°00'00" West, along the easterly line of said Tract B, Future R.O.W. for Lima St., a distance of 73.29 feet to the **POINT OF BEGINNING.**

Containing 25,961 square feet or 0.596 acres, more or less.

**TOGETHER WITH PARCEL 5:**

A part of the Southeast Quarter of Section 26, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

**COMMENCING** at the Southeast Corner of said Section 26;  
thence South 89°39'23" West, along the southerly line of said Southeast Quarter of Section 26, a distance of 60.00 feet to a point 60.00 feet westerly of the easterly line of said Southeast Quarter of Section 26 and the **POINT OF BEGINNING;**

thence South 89°39'23" West, along said southerly line of the Southeast Quarter of Section 26, a distance of 843.50 feet to a point of non-tangent curve that is 903.50 feet from said Southeast Corner of Section 26;

thence along the arc of a curve to the right having a radius of 1224.00 feet, a central angle of 11°03'53", an arc length of 236.37 feet and whose chord bears North 62°27'02" West a distance of 236.01 feet;

thence North 56°55'06" West a distance of 80.45 feet;

thence South 33°04'54" West a distance of 23.00 feet;

thence North 56°55'06" West a distance of 76.00 feet;

thence North 33°04'54" East a distance of 23.00 feet;

thence North 56°55'06" West a distance of 789.47 feet;

thence South 33°04'54" West a distance of 52.57 feet to a point of curve;

thence along the arc of a curve to the left having a radius of 293.00 feet, a central angle of 19°04'48", an arc length of 97.57 feet and whose chord bears South 23°32'30" West a distance of 97.12 feet to the northeasterly right-of-way line of Havana Way as described in Ordinance 127, Series of 1954 and recorded in Book 7504 at Page 176 in the Clerk and Recorder's Office of said City and County of Denver and a point of non-tangent curve;

thence along said northeasterly right-of-way line of Havana Way as described in Ordinance 127, Series of 1954 and recorded in Book 7504 at Page 176 and along the arc of a curve to the left having a radius of 724.10 feet, a central angle of 39°43'49", an arc length of 502.11 feet and whose chord bears North 24°20'28" West a distance of 492.11 feet to a point of non-tangent curve;

thence along the arc of a curve to the right having a radius of 1215.00 feet, a central angle of 02°10'43", an arc length of 46.20 feet and whose chord bears South 58°00'27" East a distance of 46.20 feet;

thence South 56°55'06" East a distance of 257.27 feet;

thence North 33°04'54" East a distance of 7.25 feet;

thence South 56°55'06" East a distance of 125.62 feet;

thence South 33°04'54" West a distance of 7.25 feet;

thence South 56°55'06" East a distance of 740.69 feet;

thence North 33°04'54" East a distance of 7.50 feet;

thence South 56°55'06" East a distance of 125.43 feet;

thence South 33°04'54" West a distance of 7.50 feet to a point of non-tangent curve;

thence along the arc of a curve to the left having a radius of 1182.50 feet, a central angle of 20°37'01", an arc length of 425.50 feet and whose chord bears South 67°13'36" East a distance of 423.21 feet;

thence North 12°27'53" East a distance of 7.50 feet to a point of non-tangent curve;

thence along an arc of a curve to the left having a radius of 1175.00 feet, a central angle of 05°48'12", an arc length of 119.01 feet and whose chord bears South 80°26'13" East a distance of 118.96 feet;

thence South 06°39'41" West a distance of 7.50 feet to a point of non-tangent curve;

thence along an arc of a curve to the left having a radius of 1182.50 feet, a central angle of 6°39'41", an arc length of 137.48 feet and whose chord bears South 86°40'09" East a distance of 137.41 feet;

thence South 89°59'47" East a distance of 197.87 feet;

thence North 83°20'58" East a distance of 21.70 feet;

thence North 90°00'00" East a distance of 147.19 feet;

thence North 45°01'27" East a distance of 23.97 feet to a point 60.00 feet westerly of said easterly line of the Southeast Quarter of Section 26;

thence South 00°54'42" East, parallel with and 60.00 feet westerly of said easterly line of the Southeast Quarter of Section 26, a distance of 57.23 feet to the **POINT OF BEGINNING**.

Containing 225,800 square feet or 5.184 acres, more or less.

Resulting in a total area of 404,288 square feet or 9.281 acres, more or less.



**BASIS OF BEARING:** Bearings are based on the southerly line of the Southeast Quarter of Section 26, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, bearing North 89°39'23" East based on NAD 83/92 Colorado Central Zone State Plane Coordinates. The South Quarter corner of said Section 26 is a found 3-1/4" aluminum cap in a monument box Stamped: URS CORP PLS 20683. The Southeast corner of said Section 26 is a found 3" brass cap in a monument box Stamped: City of Aurora 16419.

**Preliminary**

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A. David Johnson, P.L.S. 20683  
For and on behalf of AECOM  
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Greenwood Village, CO 80111  
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dave.johnson@aecom.com