

BY AUTHORITY

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ORDINANCE NO. _____
SERIES OF 2024

COUNCIL BILL NO. CB24-_____
COMMITTEE OF REFERENCE:

Land Use, Transportation and Infrastructure

A BILL

For an ordinance designating certain property as “park” under section 2.4.5 of the City Charter the Sand Creek Trunk Open Space.

WHEREAS, the following real property which is under the jurisdiction of the Denver Department of Parks and Recreation has been or will be used for park purposes within the City and County of Denver (“Park Property”):

A parcel of land located in the Southeast one-quarter of Section 21, Township 3 South, Range 67 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows with bearings referenced to the North line of the Northeast one-quarter of the Southeast one-quarter of said Section 21, Monumented on the West end by a found 1” rebar with a punch mark and on the East end by a found 2-1/2” aluminum cap stamped “PLS 35597 2012”, assumed to bear North 89°41’23” East, 1325.84 feet;

Commencing at the Northeast corner of the Northeast one-quarter of said Southeast one-quarter of Section 21; Thence South 49°41’42” East, a distance of 396.31 feet to the Northwest corner of that particular parcel of land described as “Parcel 8 – South” in property deed recorded on March 31, 2010 in the records of the City and County of Denver Clerk and Recorder at Reception No. 2010034572;

Thence along the West line of said parcel the following two (2) courses:

- 1. Thence South 58°16’06” East, a distance of 75.21 feet;
- 2. Thence South 0°00’00” East, a distance of 535.85 feet to the Northwest corner of “Parcel 9 – South” as described in said deed;

Thence along the West line of said parcel the following two (2) courses:

- 1. Thence continuing South 0°00’00” East, a distance of 120.43 feet to a 626.00 foot radius tangent curve whose center bears West;
- 2. Thence Southerly, along said tangent curve, through a central angle of 0°16’50” an arc distance of 3.07 feet to the Northwest corner of “Parcel 10 – South” as described in said deed;

Thence along the West line of said parcel the following three (3) courses:

- 1. Thence continuing along the previously described curve, through a central angle of 36°36’29” an arc distance of 399.97 feet;
- 2. Thence South 67°45’37” West, a distance of 178.65 feet;

1 3. Thence South 0°00'00" East, a distance of 56.72 feet to the Northwest line of Tract A,
2 Stapleton Central Park Blvd. Filing No. 2 recorded November 30, 2012 in said
3 records at Reception No. 2012165500;

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5 Thence South 55°04'34" West, along said Northwest line, a distance of 565.06 feet to the
6 Northerly line of the Sand Creek Regional Greenway as described in property deed
7 recorded April 4, 2002 in said records at Reception No. 2002076382;

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9 Thence along said Northerly line the following four (4) courses:

- 10 1. Thence North 23°21'54" West, a distance of 116.34 feet to a 1,439.24 foot radius
11 tangent curve whose center bears Southwesterly;
- 12 2. Thence Northwesterly, along said tangent curve, through a central angle of 41°17'56"
13 an arc distance of 1,037.41 feet;
- 14 3. Thence North 64°39'50" West, a distance of 157.94 feet to the **Point of Beginning**;
- 15 4. Thence continue North 64°39'50" West, a distance of 950.64 feet to the East line of
16 that particular parcel of land described in Warranty Deed recorded July 26, 2016 in
17 said records at Reception No. 2016098272;

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20 Thence North 0°19'18" West, along said East line, a distance of 402.98 feet to the South
21 line of that particular parcel of land described as Parcel 4 on ALTA/ACSM Land Title Survey
22 deposited September 17, 2009 in said records, in Book 80, Page 009, at Reception No.
23 L012114;

24
25 Thence along said South line the following three (3) courses:

- 26 1. Thence North 89°41'26" East, a distance of 62.39 feet;
- 27 2. Thence South 80°53'47" East, a distance of 426.78 feet;
- 28 3. Thence North 89°41'12" East, a distance of 377.68 feet;

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31 Thence South 0°00'00" East, a distance of 744.66 feet to the **Point of Beginning**.

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33 **WHEREAS**, the Parks and Recreation Advisory Board and the Executive Director of Parks
34 and Recreation have recommended that said Park Property be formally designated as a "park"
35 under section 2.4.5 of the City Charter.

36 **BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:**

37 **Section 1.** That the Park Property, legally described above, is hereby designated as a "park"
38 under section 2.4.5 of the City Charter, and shall henceforth be regarded as being a designated park
39 in the City and County of Denver, such designation being subject to any existing utilities lawfully
40 located in the Park Property as of the date of this park designation.

1 COMMITTEE APPROVAL DATE: _____, 2024
2 MAYOR-COUNCIL DATE: _____, 2024
3 PASSED BY THE COUNCIL: _____
4 _____ - PRESIDENT
5 APPROVED: _____ - MAYOR _____
6 ATTEST: _____ - CLERK AND RECORDER,
7 EX-OFFICIO CLERK OF THE
8 CITY AND COUNTY OF DENVER
9 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____; _____
10 PREPARED BY: Jason D. Moore, Assistant City Attorney DATE: _____, 2024
11 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the
12 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §
14 3.2.6 of the Charter.
15
16 Kerry Tipper, Denver City Attorney
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18 BY: _____, Assistant City Attorney DATE: _____