

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2014

COUNCIL BILL NO. CB14-0937  
COMMITTEE OF REFERENCE:  
Infrastructure & Culture

**A BILL**

**For an ordinance designating certain property as “park” under section 2.4.5 of the city charter which is to be incorporated into Stapleton Central Park.**

**WHEREAS**, the following real property, which is to be incorporated into Stapleton Central Park (an already designated park), 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 part of the South half of Section 27, Township 3 South, Range 67 West of the 6<sup>TH</sup> Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the center quarter corner of said Section 27; Thence S67°12’04”E, a distance of 379.02 feet to the most Easterly corner of Parcel 1 as described at Reception Number 2007105367 in the Clerk and Recorder’s Office of said City and County of Denver and the Point of Beginning; Thence along the Southwesterly line of Tract N (31<sup>st</sup> Ave.), Stapleton Filing No. 12, City and County of Denver the following three (3) courses:

1. Along the arc of a curve to the left having a central angle of 15°43’43”, a radius of 836.00 feet, an arc length of 229.50 feet and whose chord bears S46°57’37”E, a distance of 228.78 feet to a point of compound curvature;
2. Along the arc of a curve to the left having a central angle of 23°59’33”, a radius of 606.00 feet, an arc length of 253.76 feet and whose chord bears S66°49’15”E, a distance of 251.91 feet to a point of compound curvature;
3. Along the arc of a curve to the left having a central angle of 3°54’05”, a radius of 448.00 feet, an arc length of 30.51 feet and whose chord bears S80°46’04”E, a distance of 30.50 feet to the Northwesterly corner of Tract AK (Elmira St.) said Stapleton Filing No. 12;

Thence along the Westerly line of said Tract AK (Elmira St.) the following three (3) courses:

1. S06°01’31”W, a distance of 78.35 feet to a point of curvature;
2. Along the arc of a curve to the left having a central angle of 6°01’31”, a radius of 300.00 feet, an arc length of 31.55 feet and whose chord bears S03°00’45”W, a distance of 31.53 feet;
3. S00°00’00”E, a distance of 137.71 feet to a point on the Northerly line of Tract L (Martin Luther King Jr. Blvd.), said Stapleton Filing No. 12;

Thence along said Northerly and the Westerly line of Tract L (Martin Luther King Jr. Blvd.) the following two (2) courses:

1. N90°00’00”W, a distance of 752.44 feet;
2. S00°00’00”E, a distance of 5.00 feet to a point on the Northerly line of Tract A (Martin Luther King Jr. Blvd.), Stapleton Filing No. 11, said City and County of Denver;

Thence N90°00’00”W, along said Northerly line, a distance of 111.34 feet to a point of non-tangent curvature on the Southeast corner of said Parcel 1 as described at Reception Number 2007105367;

Thence along the Southeasterly line of said Parcel 1 the following thirteen (13) courses:

- 1 1. Along the arc of a curve to the right having a central angle of  $56^{\circ}07'02''$ , a radius of 401.00  
2 feet, an arc length of 392.75 feet and whose chord bears  $N31^{\circ}55'56''W$ , a distance of 377.24  
3 feet;
- 4 2.  $N03^{\circ}52'25''W$ , a distance of 6.43 feet to a point of curvature;
- 5 3. Along the arc of a curve to the right having a central angle of  $13^{\circ}52'03''$ , a radius of 200.00  
6 feet, an arc length of 48.41 feet and whose chord bears  $N03^{\circ}03'37''E$ , a distance of 48.29  
7 feet;
- 8 4.  $N09^{\circ}59'38''E$ , a distance of 85.06 feet to a point of curvature;
- 9 5. Along the arc of a curve to the right having a central angle of  $54^{\circ}36'06''$ , a radius of 30.00 feet,  
10 an arc length of 28.59 feet and whose chord bears  $N37^{\circ}17'41''E$ , a distance of 27.52 feet;
- 11 6.  $N64^{\circ}35'44''E$ , a distance of 18.66 feet to a point of curvature;
- 12 7. Along the arc of a curve to the right having a central angle of  $60^{\circ}55'29''$ , a radius of 25.00 feet,  
13 an arc length of 26.58 feet and whose chord bears  $S84^{\circ}56'31''E$ , a distance of 25.35 feet;
- 14 8.  $S54^{\circ}28'47''E$ , a distance of 5.11 feet;
- 15 9.  $N35^{\circ}31'13''E$ , a distance of 13.44 feet to a point of curvature;
- 16 10. Along the arc of a curve to the right having a central angle of  $74^{\circ}51'28''$ , a radius of 200.00  
17 feet, an arc length of 261.30 feet and whose chord bears  $N72^{\circ}56'57''E$ , a distance of 243.11  
18 feet;
- 19 11.  $S69^{\circ}37'19''E$ , a distance of 189.46 feet;
- 20 12.  $S83^{\circ}06'34''E$ , a distance of 115.66 feet;
- 21 13.  $N50^{\circ}01'19''E$ , a distance of 41.50 feet the Point of Beginning.

22  
23 Bearings are based on the North line of the SE1/4 of Section 27, T3S, R67W of the 6<sup>th</sup> P.M. being  
24  $N89^{\circ}31'03''E$ , a distance of 2655.40 feet.

25  
26 **WHEREAS**, the Parks and Recreation Advisory Board and the Manager of Parks and  
27 Recreation have recommended that said Park Property be formally designated as a "park" under  
28 section 2.4.5 of the City Charter.

29 **THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:**

30 **Section 1.** That the Park Property, which is to be incorporated into Stapleton Central Park,  
31 is hereby designated as a "park" under section 2.4.5 of the City Charter and shall henceforth be  
32 regarded as being a designated park in the City and County of Denver, such designation being  
33 subject to a) the Use Restrictions as set forth in the Property Deed recorded June 25, 2002, at  
34 reception number 20022112960 and as set forth in the Property Deed recorded March 26, 2004 at  
35 reception number 2004079032; b) the Metro Waste Water Reclamation District easement recorded  
36 December 23, 2009 at reception number 2009165789; and c) any existing utilities lawfully located  
37 in the Park Property as of the date of this park designation.

38  
39

1 COMMITTEE APPROVAL DATE: November 5, 2014 by consent  
2 MAYOR-COUNCIL DATE: November 11, 2014  
3 PASSED BY THE COUNCIL: \_\_\_\_\_, 2014  
4 \_\_\_\_\_ - PRESIDENT  
5 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_, 2014  
6 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
7 EX-OFFICIO CLERK OF THE  
8 CITY AND COUNTY OF DENVER  
9 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_, 2014; \_\_\_\_\_, 2014  
10 PREPARED BY: Patrick A. Wheeler Assistant City Attorney DATE: November 13, 2014  
11 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
12 the 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 D. Scott Martinez, Denver City Attorney  
17  
18 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_, 2014  
19