



**DENVER**  
THE MILE HIGH CITY

**Department of Public Works**  
Right-of-Way Services

201 W. Colfax Avenue, Dept. 507  
Denver, CO 80202

**MEMORANDUM**

**TO:** Esther Vargas, City Attorney's Office  
**FROM:** Rob J. Duncanson P.E., Engineering Manager II  
Right-of-Way Services  
**DATE:** January 10, 2012  
**SUBJECT:** STAPLETON FILING NO. 16

**PROJECT NO:** 2011-0162

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

Two Prints of the above referenced subdivision plat are submitted by the owners, FC Stapleton II, LLC, Stapleton Land, L.L.C., Forest City Stapleton Land, Inc. and the City and County of Denver. Stapleton Filing No. 16 plats 7 Blocks, 94 Lots and 19 Tracts. Tracts A, B, C, D, E, F, G, H, J, K, & L 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 19.901 acres.

Attachment

Cc:

R. J. Duncanson, ROW Services  
P. Kent, ROW Services  
J. Decker, ROW Services  
C. Downs, Manager's Office  
S. Loucks, Manager's Office

Councilperson Christopher Herndon District 11

**ORDINANCE/RESOLUTION REQUEST**

Please email requests to Daelene Mix at [daelene.mix@denvergov.org](mailto:daelene.mix@denvergov.org) by **NOON 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: January 10, 2012**

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, amendment, municipal code change, supplemental request, etc.)*

Request for a Resolution to accept and approve Stapleton Filing No. 16, which is a Subdivision Plat.

3. **Requesting Agency: Public Works, Right-of-Way Services, 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:** Stacie Loucks
- **Phone:** 720-865-8720
- **Email:** Stacie.loucks@denvergov.org

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

The purpose of this resolution is to accept and approve Stapleton Filing No. 16, a subdivision located at 26<sup>th</sup> Ave. & Ironton St.

*\*\*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.)*

- a. **Contract Control Number:** N/A
- b. **Duration:** Perpetual
- c. **Location:** 26th Ave. & Ironton St.
- d. **Affected Council District:** District 11
- e. **Benefits:** Allows for the construction of at least 94 homes and other future construction.
- f. **Costs:** none

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

*To be completed by Mayor's Legislative Team:*

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

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

## DESCRIPTION

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 Southwest Corner of said Section 26;

thence North 89°42'43" East, along the southerly line of said Southwest Quarter of Section 26, a distance of 385.04 feet to the southeast corner of Stapleton Filing No. 15, 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 North 00°00'00" East, along the easterly line of said Stapleton Filing No. 15, a distance of 1396.92 feet;

thence South 90°00'00" East a distance of 46.36 feet to a point of curvature;

thence along the arc of a curve to the right having a radius of 494.00 feet, a central angle of 26°34'11", an arc length of 229.08 feet and whose chord bears South 76°42'55" East a distance of 227.03 feet;

thence North 28°16'03" East a distance of 128.64 feet to a point on the southwesterly right-of-way line of Havana Way, as described in Ordinance 127, Series of 1954 in said Clerk and Recorder's Office;

thence South 45°42'14" East, along said southwesterly right-of-way line of Havana Way, a distance of 62.43 feet;

thence South 28°16'03" West a distance of 58.31 feet to a point of non-tangent curvature;

thence along the arc of a curve to the right 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 South 50°15'28" East a distance of 79.19 feet to a point of reverse curvature;

thence along the arc of a curve to the left 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 South 46°04'01" East a distance of 64.80 feet;

thence South 28°16'03" West a distance of 141.27 feet to a point of curvature;

thence along the arc of a curve to the left having a radius of 50.00 feet, a central angle of 28°16'03", an arc length of 24.67 feet and whose chord bears South 14°08'01" West a distance of 24.42 feet;

thence South 00°00'00" East a distance of 88.93 feet to a point of non-tangent curvature;

thence along the arc of a curve to the right having a radius of 330.00 feet, a central angle of 2°27'38", an arc length of 14.17 feet and whose chord bears South 81°06'50" East a distance of 14.17 feet;

thence South 00°00'00" East a distance of 61.16 feet to a point of non-tangent curvature;

thence along the arc of a curve to the left having a radius of 270.00 feet, a central angle of 3°01'32", an arc length of 14.26 feet and whose chord bears North 79°06'58" West a distance of 14.26 feet;

thence South 00°00'00" East a distance of 123.10 feet to a point of curvature;



thence along the arc of a curve to the left having a radius of 22.00 feet, a central angle of 75°06'35", an arc length of 28.84 feet and whose chord bears South 37°33'17" East a distance of 26.82 feet;  
thence South 75°06'35" East a distance of 110.19 feet to a point of curvature;  
thence along the arc of a curve to the right having a radius of 210.00 feet, a central angle of 13°03'08", an arc length of 47.84 feet and whose chord bears South 68°35'00" East a distance of 47.74 feet to a point of reverse curvature;  
thence along the arc of a curve to the left having a radius of 1593.00 feet, a central angle of 7°45'33", an arc length of 215.73 feet and whose chord bears South 65°56'13" East a distance of 215.57 feet;  
thence South 00°00'00" East a distance of 364.07 feet;  
thence North 89°42'43" East a distance of 100.00 feet;  
thence North 00°00'00" East a distance of 5.00 feet;  
thence South 90°00'00" East a distance of 60.00 feet;  
thence South 00°00'00" East a distance of 4.70 feet;  
thence North 89°42'43" East a distance of 5.00 feet;  
thence South 00°00'00" East a distance of 60.00 feet;  
thence South 89°42'43" West a distance of 5.00 feet;  
thence South 00°00'00" East a distance of 220.00 feet;  
thence North 89°42'43" East a distance of 10.00 feet;  
thence South 00°00'00" East a distance of 44.00 feet to said southerly line of the Southwest Quarter of said Section 26;  
thence South 89°42'43" West, along said southerly line, a distance of 914.12 feet to the **POINT OF BEGINNING**;

Containing 866,890 square feet or 19.901 acres, more or less.

**BASIS OF BEARINGS:** Bearings are based on the southerly line of the Southwest Quarter of Section 26, Township 3 South, Range 67 West of the Sixth Principal Meridian, said southerly line bearing South 89°42'43" West, based on NAD 83/92 Colorado Central Zone State Plane Coordinates.

A. David Johnson PLS 20683  
For and on behalf of URS Corporation  
8181 E. Tufts Ave.,  
Denver, CO 80237  
Phone 303.740.2647