





Department of Public Works
Survey – Right-of-Way Services

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

www.denvergov.org

MEMORANDUM

TO: Caroline Martin, City Attorney's Office
FROM:  Matt Bryner, P.E., Director of Right-of-Way Services 
DATE: March 15, 2019
SUBJECT: **Green Valley Ranch Filing No. 63**

PROJECT NO: 2018-SDPSUB-0000002 2017-PROJMSTR-0000575

Please note that this proposed Subdivision Plat should be scheduled for Mayor Council on the next available date, and the Attorney who will prepare the Resolution is Martin Plate.

Two Prints of the above referenced subdivision plat are submitted by the owners:

Owner:
Clayton Properties Group II, Inc.
A Colorado Corporation

Acceptance of Tracts:
Town Center Metropolitan District,
A Quasi-Municipal Corporation

The platted area is 514,656 square feet, 11.815 acres, more or less.

Attachments

cc: Matt Bryner, ROW Services
J. Lee, ROW Services
Jason Gallardo, Dept. of Public Works
Zac Rothmier, City Council's Office

Councilperson Stacie Gilmore, District 11



DENVER
THE MILE HIGH CITY

EXECUTIVE SUMMARY

Project Title: Green Valley Ranch Filing No. 63

Description of Proposed Project: A Resolution approving the Subdivision Plat of Green Valley Ranch Filing No. 63

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 owner of this property wish to Dedicate to the City & County of Denver, the Streets, Avenues, Waster Water Easements and other Public Places hereon shown and not already otherwise dedicated for Public Use. Also to the City & County of Denver and applicable Public Utilities and Cable Television Easements as shown.

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team

at MileHighOrdinance@DenverGov.org by **3:00pm on Monday**. Contact the Mayor's Legislative team with questions

Date of Request: March 28, 2019

Please mark one: Bill Request or Resolution Request

1. Type of Request:

Contract/Grant Agreement Intergovernmental Agreement (IGA) Rezoning/Text Amendment

Dedication/Vacation Appropriation/Supplemental DRMC Change

Other:

2. Title: (Start with *approves, amends, dedicates*, etc., include name of company or contractor and indicate the type of request: grant acceptance, contract execution, contract amendment, municipal code change, supplemental request, etc.)

Request a Resolution to except and approve Green Valley Ranch Filing No. 63, which is a Subdivision Plat

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

4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution	Contact person to present item at Mayor-Council and Council
Name: Johanna Lee	Name: Jason Gallardo
Email: Johanna.Lee@denvergov.org	Email: Jason.Gallardo@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:

Green Valley Ranch Filing No. 63 dedicates to the City & County of Denver, the Streets, Avenues, Waster Water Easements and other Public Places hereon shown and not already otherwise dedicated for Public Use. Also to the City & County of Denver and applicable Public Utilities and Cable Television Easements as shown.

6. City Attorney assigned to this request (if applicable): Martin Plate

7. City Council District: District 11 Stacie Gilmore

8. **For all contracts, fill out and submit accompanying Key Contract Terms worksheet**

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

Key Contract Terms

Type of Contract: (e.g. Professional Services > \$500K; IGA/Grant Agreement, Sale or Lease of Real Property):

Vendor/Contractor Name:

Contract control number:

Location: Green Valley Ranch Filing No. 63 is located north of Elmendorf Dr. and Tower Rd.

Is this a new contract? Yes No Is this an Amendment? Yes No If yes, how many? _____

Contract Term/Duration (for amended contracts, include existing term dates and amended dates):

Contract Amount (indicate existing amount, amended amount and new contract total):

<i>Current Contract Amount</i> (A)	<i>Additional Funds</i> (B)	<i>Total Contract Amount</i> (A+B)
<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>

Scope of work:

Was this contractor selected by competitive process? If not, why not?

Has this contractor provided these services to the City before? Yes No

Source of funds:

Is this contract subject to: W/MBE DBE SBE XO101 ACDBE N/A

WBE/MBE/DBE commitments (construction, design, Airport concession contracts):

Who are the subcontractors to this contract?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 00°15'08" W, FROM THE WEST QUARTER CORNER OF SAID SECTION 15, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH ALUMINUM CAP, STAMPED "PLS 36053," TO THE NORTHWEST CORNER OF SAID SECTION 15, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH ALUMINUM CAP, STAMPED "PLS 19003," WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 15, THENCE N 08°21'18" E, A DISTANCE OF 600.48 FEET TO A POINT ON THE NORTH LINE OF THE ELMENDORF DRIVE RIGHT-OF-WAY, AS SHOWN ON THE GREEN VALLEY RANCH FILING NO. 37 SUBDIVISION PLAT, RECORDED AT RECEPTION NO. 2003004077, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, ALSO BEING A POINT ON THE EAST LINE OF THE TOWER ROAD RIGHT-OF-WAY, RECORDED AT RECEPTION NO. 2004052082, SAID CITY AND COUNTY OF DENVER RECORDS, ALSO BEING A POINT OF NON-TANGENT CURVATURE AND THE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF SAID TOWER ROAD RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89°44'48", AND AN ARC LENGTH OF 46.99 FEET, THE CHORD OF WHICH BEARS N 45°07'32" W, A DISTANCE OF 42.33 FEET TO A POINT ON A LINE BEING 60.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15;
2. N 00°15'08" W, ALONG A LINE BEING 60.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 605.66 FEET;

THENCE N 89°44'52" E, A DISTANCE OF 132.41 FEET;

THENCE N 48°03'54" E, A DISTANCE OF 237.96 FEET;

THENCE N 89°44'52" E, A DISTANCE OF 324.20 FEET TO A POINT ON THE WEST LINE OF THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2015117541, SAID CITY AND COUNTY OF DENVER RECORDS;

THENCE ALONG THE WEST LINE OF SAID SPECIAL WARRANTY DEED, THE FOLLOWING THREE (3) COURSES:

1. S 00°14'59" E, A DISTANCE OF 273.40 FEET;
2. N 89°45'01" E, A DISTANCE OF 104.63 FEET;
3. S 00°14'59" E, A DISTANCE OF 450.04 FEET TO A POINT ON THE NORTH LINE OF SAID ELMENDORF DRIVE RIGHT-OF-WAY AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE NORTH LINE OF SAID ELMENDORF DRIVE RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1038.50 FEET, A CENTRAL ANGLE OF 21°42'03", AND AN ARC LENGTH OF 393.33 FEET, THE CHORD OF WHICH BEARS S 79°09'03" W, A DISTANCE OF 390.99 FEET;
2. N 89°59'56" W, A DISTANCE OF 324.74 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 514,656 SQUARE FEET, OR 11.815 ACRES, MORE OR LESS.