



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*
Rob J. Duncanson P.E., Engineering Manager II
Right-of-Way Services

DATE: June 27, 2013

SUBJECT: STAPLETON FILING NO. 40

PROJECT NO: 2012-0200

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: Forest City Stapleton II, LLC; Stapleton Land, L.L.C.; Forest City Stapleton Land, Inc.; and School District No. 1. Stapleton Filing No. 40 plats 5 Blocks, 97 Lots and 13 Tracts. Tracts A, B, C, D, E and 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 27.565 acres.

Attachment
Cc:

R. J. Duncanson, ROW Services
 P. Kent, ROW Services
 J. Decker, ROW Services
 N. Kuhn, Manager's Office

Councilperson Christopher Herndon District 11

ORDINANCE/RESOLUTION REQUEST

Please email requests to Nancy Kuhn at
nancy.kuhn@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: June 27, 2013

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. 40, 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:** Nancy Kuhn
- **Phone:** 720-865-8712
- **Email:** Nancy.Kuhn@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. 40, a subdivision located at 26th Ave. and Lima 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. and Lima St.
- d. **Affected Council District:** District 11
- e. **Benefits:** Allows for the construction of a Denver Public School and 97 homes and a neighborhood park.
- f. **Costs:** None

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: _____

DESCRIPTION

All of Tract C (Future R.O.W. for 28th Pl.), all of Tract D (Future R.O.W. for Kingston Ct.), all of Tract L (Future R.O.W. for 27th Ave.) and all of Block 3, Stapleton Filing No. 35, recorded at Reception Number 2012065645 in the Clerk and Recorder's Office of the City and County of Denver, together with a part of the South Half 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 the Southwest Quarter of said Section 26, a distance of 2003.12 feet to the southeast corner of said Stapleton Filing No. 35 and the **POINT OF BEGINNING**;

thence along the easterly and northerly lines of Tract N (Future R.O.W. for 26th Ave.) of said Stapleton Filing No. 35 the following two (2) courses:

1. North 05°00'00" West a distance of 44.15 feet;
2. South 89°42'43" West a distance of 10.03 feet to the southeast corner of Tract M (Future R.O.W. for Kingston St.) of said Stapleton Filing No. 35;

thence North 05°00'00" West, along the easterly line of said Tract M (Future R.O.W. for Kingston St.), along the easterly line of Tract K (Future R.O.W. for 27th Ave.), along the easterly line of Tract E (Future R.O.W. for Kingston St.) and along the easterly line of Tract A (Future R.O.W. for 28th Pl.) of said Stapleton Filing No. 35, a distance of 722.98 feet to the northwest corner of said Tract C (Future R.O.W. for 28th Pl.);

thence North 83°53'05" East, along the northerly line of said Tract C (Future R.O.W. for 28th Pl.), a distance of 121.02 feet to the southeast corner of Tract U of said Stapleton Filing No. 35;

thence North 05°00'00" West, along the easterly line of said Tract U, a distance of 187.04 feet to the northeast corner of said Tract U;

thence North 83°53'05" East a distance of 374.99 feet to a point of curve;

thence along the arc of a curve to the right 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 North 89°20'38" East a distance of 208.83 feet;

thence North 00°00'00" East a distance of 67.96 feet to a point of non-tangent curve on the southerly line of Havana Way as described by Ordinance 127, Series of 1954 in said Clerk and Recorder's Office;

thence along said southerly line of Havana Way and along the arc of a curve to the right having a radius of 624.10 feet, a central angle of 5°52'51", an arc length of 64.06 feet and whose chord bears South 88°15'30" East a distance of 64.03 feet;

thence South 00°00'00" East a distance of 73.29 feet to a point of non-tangent curve;

thence along the arc of a curve to the right 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 South 69°24'33" East a

distance of 472.27 feet to a point of non-tangent curve on the southwesterly line of said Havana Way;

thence along said southwesterly lines of Havana Way the following two (2) courses:

1. along the arc of a curve to the right having a radius of 624.10 feet, a central angle of $37^{\circ}31'25''$, an arc length of 408.73 feet and whose chord bears South $19^{\circ}03'09''$ East a distance of 401.46 feet;
2. South $00^{\circ}17'27''$ East a distance of 446.04 feet to the southerly line of the Southeast Quarter of said Section 26;

thence South $89^{\circ}39'23''$ West, along said southerly line of the Southeast Quarter of Section 26, a distance of 590.15 feet to the South Quarter Corner of said Section 26; thence South $89^{\circ}42'43''$ West, along said southerly line of the Southwest Quarter of Section 26, a distance of 658.09 feet to the **POINT OF BEGINNING**.

Containing 1,200,739 square feet or 27.565 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 North $89^{\circ}42'43''$ East, based on NAD 83/92 Colorado Central Zone State Plane Coordinates. The Southwest corner of Section 26 is a found 3-1/4" aluminum cap in a monument box Stamped: URS CORP PLS 20683. The South Quarter corner of Section 26 is a found 3-1/4" aluminum cap Stamped: URS CORP PLS 20683.

Preliminary

A. David Johnson, P.L.S. 20683
For and on behalf of URS Corporation
8181 E. Tufts Ave.,
Denver, CO 80237 phone 303.740.2647