



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: October 26, 2010
SUBJECT: STAPLETON FILING NO. 32

PROJECT NO: 2010-0016

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., Park Creek Metropolitan District, City and County of Denver, and School District No.1. Stapleton Filing No. 32 plats 19 Blocks, 293 Lots and 54 Tracts. Tracts A, B, C, D, E, F, G, H, J, K, L, M, N, P, Q, R, S, T and U 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 93.895 acres.

Attachment
Cc:

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

Councilperson Hancock, District 11

ORDINANCE/RESOLUTION REQUEST

Please email requests to Daelene Mix at
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: October 26, 2010

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. 32, 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:** Daelene Mix
- **Phone:** 720-865-8720
- **Email:** Dealene.Mix@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. 32, a subdivision located at Syracuse St. & Martin Luther King, Jr. Blvd.

****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:** Syracuse St. & Martin Luther King, Jr. Blvd.
- d. **Affected Council District:** District 11
- e. **Benefits:** Allows for the construction of at least 293 homes, a school 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.**

NO.

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: _____

Date Entered: _____

DESCRIPTION
STAPLETON FILING NO. 32

That part of vacated Syracuse St. [platted as Tract B (Future R.O.W. for Syracuse St.), dedicated as R.O.W. by Resolution Number 34, Series of 2010 and vacated by Ordinance Number 569, Series of 2010] and a part of Tract M (Future R.O.W. for 32nd Ave.), all in Stapleton Filing No. 9 recorded at Reception Number 2003259880 in the Clerk and Recorder's Office of the City and County of Denver, together with a part of Section 28, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

COMMENCING at the southwest corner of said Section 28;
thence North 31°44'02" East a distance of 2416.65 feet to the southeast corner of said Tract B (R.O.W. for Syracuse St.) and the **POINT OF BEGINNING**;

thence North 00°00'00" West, along the easterly line of said Tract B (R.O.W. for Syracuse St.), a distance of 353.41 feet to the most southerly corner of said vacated Syracuse St.;

thence along the westerly and northerly lines of said vacated Syracuse St. the following three (3) courses;

1. North 00°00'00" West a distance of 27.60 feet;
2. along the arc of a curve to the right having a radius of 100.00 feet, a central angle of 74°17'48", an arc length of 129.67 feet and whose chord bears North 37°08'54" East a distance of 120.78 feet;
3. North 74°17'48" East a distance of 11.86 feet to the westerly line of said Tract M (Future R.O.W. for 32nd Ave.) and a point of curvature;

thence along the arc of a curve to the right having a radius of 299.50 feet, a central angle of 5°01'31", an arc length of 26.27 feet, and whose chord bears North 76°48'33" East a distance of 26.26 feet to a point of compound curvature;

thence along the arc of a curve to the right having a radius of 100.00 feet, a central angle of 14°31'52", an arc length of 25.36 feet, and whose chord bears North 86°35'14" East a distance of 25.29 feet;

thence South 86°08'50" East a distance of 27.08 feet to the southeast corner of said Tract M (Future R.O.W. for 32nd Ave.);

thence along the easterly and northerly lines of said Tract M (Future R.O.W. for 32nd Ave.) the following two (2) courses:

1. North 00°00'00" West a distance of 64.00 feet;
2. North 90°00'00" West a distance of 78.51 feet to a point of curvature and the northwest corner of said Tract M (Future R.O.W. for 32nd Ave.);

thence along said easterly line of Tract B (R.O.W. for Syracuse St.) the following two (2) courses:

1. along the arc of a curve to the right having a radius of 60.00 feet, a central angle of 90°00'00", an arc length of 94.25 feet, and whose chord bears North 45°00'00" West a distance of 84.85 feet;
2. North 00°00'00" West a distance of 346.92 feet to the southwest corner of Tract AG (Future R.O.W. for 33rd Ave.), said Stapleton Filing No. 9;

thence along the southerly, easterly and northerly lines of said Tract AG (Future R.O.W. for 33rd Ave.) the following five (5) courses:

1. North 44°59'52" East a distance of 3.37 feet;
2. South 90°00'00" East a distance of 16.62 feet to the southeast corner of said Tract AG (Future R.O.W. for 33rd Ave.);
3. North 00°00'00" West a distance of 64.00 feet to the northeast corner of said Tract AG (Future R.O.W. for 33rd Ave.);
4. North 90°00'00" West a distance of 16.62 feet;
5. North 44°59'52" West a distance of 3.37 feet to the northwest corner of said Tract AG (Future R.O.W. for 33rd Ave.);

thence North 00°00'00" West, along said easterly line of Tract B (R.O.W. for Syracuse St.), a distance of 694.58 feet to the southwest corner of Tract F (Future R.O.W. for 35th Ave.), Stapleton Filing No. 18, recorded at Reception Number 2006167967 in said Clerk and Recorder's Office;

thence along the southerly line of said Tract F (Future R.O.W. for 35th Ave.) the following eight (8) courses:

1. South 90°00'00" East a distance of 758.88 feet;
2. South 85°14'11" East a distance of 188.00 feet to a point of curvature;
3. along the arc of a curve to the left having a radius of 114.00 feet, a central angle of 04°45'49", an arc length of 9.48 feet, and whose chord bears South 87°37'05" East a distance of 9.48 feet;
4. South 90°00'00" East a distance of 1000.83 feet to a point of curvature;
5. along the arc of a curve to the left having a radius of 114.00 feet, a central angle of 04°45'49", an arc length of 9.48 feet, and whose chord bears North 87°37'05" East a distance of 9.48 feet;
6. North 85°14'11" East a distance of 75.97 feet to a point of curvature;
7. along the arc of a curve to the right having a radius of 86.00 feet, a central angle of 04°45'49", an arc length of 7.15 feet, and whose chord bears North 87°37'05" East a distance of 7.15 feet;
8. South 90°00'00" East a distance of 201.48 feet to the northwest corner of Tract BL (Future R.O.W. for Central Park Blvd.), said Stapleton Filing No. 18;

thence South 00°00'00" East, along the westerly line of said Tract BL (Future R.O.W. for Central Park Blvd.), a distance of 754.96 feet;

thence North 90°00'00" West a distance of 467.00 feet;

thence South 00°00'00" East a distance of 953.30 feet to the northerly line of Tract A (Future R.O.W. for Martin Luther King Jr. Blvd.), said Stapleton Filing No. 9;

thence along said northerly line of Tract A (Future R.O.W. for Martin Luther King Jr. Blvd.) the following four (4) courses:

1. North 90°00'00" West a distance of 8.40 feet;
2. South 79°44'00" West a distance of 56.11 feet;
3. North 90°00'00" West a distance of 1653.46 feet to a point of curvature;
4. along the arc of a curve to the right having a radius of 596.00 feet, a central angle of 08°40'44", an arc length of 90.28 feet, and whose chord bears North 85°39'38" West a distance of 90.19 feet to the **POINT OF BEGINNING**.

Containing 3,414,135 square feet or 78.378 acres, more or less.

Together with:

A part of the North Half of Section 28, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

COMMENCING at the northwest corner of said Section 28;
thence South 74°10'32" East distance of 2704.31 feet to the northeast corner of Tract A (Future R.O.W. for Ulster St.), Stapleton Filing No. 18A, recorded at Reception Number 2007116028 in the Clerk and Recorder's Office of said City and County of Denver and the **POINT OF BEGINNING**;

thence along the southerly line of Tract C (Future R.O.W. for 36th Ave.), Stapleton Filing No. 18, recorded at Reception Number 2006167967 in said Clerk and Recorder's Office the following three (3) courses:

1. South 90°00'00" East a distance of 626.00 feet;
2. South 88°28'21" East a distance of 150.05 feet;
3. South 90°00'00" East a distance of 223.00 feet to the northwest corner of Tract BM (Future R.O.W. for Central Park Blvd.), said Stapleton Filing No. 18;

thence South 00°00'00" East, along the westerly line of said Tract BM (Future R.O.W. for Central Park Blvd.), a distance of 673.81 feet to the northerly line of Tract F (Future R.O.W. for 35th Ave.), said Stapleton Filing No. 18;

thence North 90°00'00" West, along the northerly line of said Tract F (Future R.O.W. for 35th Ave.), a distance of 999.00 feet to the southeast corner of said Tract A, (Future R.O.W. for Ulster St.);

thence North 00°00'00" West, along the easterly line of said Tract A (Future R.O.W. for Ulster St.), a distance of 677.81 feet to the **POINT OF BEGINNING**.

Containing 675,940 square feet or 15.517 acres, more or less.

Resulting in a total area of 4,090,075 square feet or 93.895 acres more or less.

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