

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_

COUNCIL BILL NO. CB15-0717

SERIES OF 2015

COMMITTEE OF REFERENCE:

Infrastructure & Culture

**A BILL**

**For an ordinance designating certain property as “park” under section 2.4.5 of the city charter, namely Green Valley Ranch Town Center Park.**

**Whereas**, the following real property, known as Green Valley Ranch Town Center 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 parcel of land being a portion of the Southwest Quarter of Section 15, Township 3 South, Range 66 West of the Sixth Principal Meridian, in the City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the South Quarter corner of said Section 15, whence the Southwest corner of Section 15 bears S89°31’36”W, with all bearings herein being referenced to this line; Thence N58°55’14”W 1186.49 feet to a point on the Northerly right-of-way of Argonne Way as shown on the plat of Green Valley Ranch Filing No. 38, recorded at Reception No. 2004057233 in the Office of the Clerk and Recorder of said County and the beginning of a non-tangent curve concave Northerly having a radius of 636.00 feet, the radius point of said curve bears N14°16’18”W;

Thence along said Northerly right-of-way the following 8 courses:

1. Westerly along said curve through a central angle of 13°47’54” an arc length of 153.17 feet;
2. S89°31’36”W 102.26 feet;
3. S00°28’24”E 4.00 feet;
4. S89°31’36”W 383.31 feet to the beginning of a tangent curve concave Northeasterly having a radius of 68.00 feet;
5. Northwesterly along said curve through a central angle of 40°06’59” an arc length of 47.61 feet;
6. Tangent to said curve, N50°21’25”W 284.90 feet to the beginning of a tangent curve concave Southwesterly having a radius of 132.00 feet;
7. Northwesterly along said curve through a central angle of 5°26’08” an arc length of 12.52 feet to the beginning of a reverse curve concave Easterly having a radius of 15.00 feet;
8. Northerly along said curve through a central angle of 37°26’22” an arc length of 9.80 feet to the Easterly right-of-way of Argonne Street, as shown on the plat of Green Valley Ranch Filing No. 44, recorded at Reception No. 2002154457 in said Office of the Clerk and Recorder and the Point of Beginning;

Thence along said Easterly right-of-way the following 11 courses:

1. Continuing Northerly along said curve through a central angle of 33°54’50” an arc length of 8.88 feet;
2. N15°33’39”E 41.67 feet to the beginning of a tangent curve concave Westerly having a radius of 132.00 feet;
3. Northerly along said curve through a central angle of 15°49’07” an arc length of 36.44 feet;
4. Tangent to said curve, N00°15’28”W 283.30 feet;

- 1 5. N89°44'32"E 4.00 feet;
- 2 6. N00°15'29"W 182.66 feet to the beginning of a tangent curve concave Easterly having a
- 3 radius of 4,946.00 feet;
- 4 7. Northerly along said curve through a central angle of 00°23'45" an arc length of 34.29 feet;
- 5 8. Tangent to said curve, N00°08'16"E 474.66 feet to the beginning of a tangent curve
- 6 concave Westerly having a radius of 5,036.00 feet;
- 7 9. Northerly along said curve through a central angle of 00°08'19" an arc length of 12.17 feet;
- 8 10. Tangent to said curve, N00°00'02"W 178.96 feet to the beginning of a tangent curve
- 9 concave Southeasterly having a radius of 15.00 feet;
- 10 11. Northeasterly along said curve through a central angle of 90°00'00" an arc length of 23.56
- 11 feet to the Southerly right-of-way of 51<sup>st</sup> Street, as shown on the plat of Green Valley Ranch
- 12 Filing No. 37, recorded at Reception No. 2003004077 in said Office of the Clerk and
- 13 Recorder;
- 14

15 Thence along said Southerly right-of-way and the Westerly right-of-way of Cathay Street shown on  
16 said plat of Green Valley Ranch Filing No. 38, the following 2 courses:

- 17 1. Tangent to said curve, N89°59'58"E 623.58 feet to the beginning of a tangent curve concave
- 18 Southwesterly having a radius of 744.00 feet;
- 19 2. Southeasterly along said curve through a central angle of 88°38'30" an arc length of 1,151.03
- 20 feet;
- 21

22 Thence departing said right-of-way and non-tangent to said curve S90°00'00"W 212.97 feet to the  
23 Northerly boundary of that parcel of land described in the document recorded at Reception No.  
24 2003139755 in said Office of the Clerk and Recorder and the beginning of a non-tangent curve  
25 concave Northerly having a radius of 241.00 feet, the radius point of said curve bears  
26 N08°15'36"E; Thence along Northerly and Westerly boundary of said parcel the following 8  
27 courses:

- 28 1. Northwesterly along said curve through a central angle of 60°00'09" an arc length of 252.39
- 29 feet;
- 30 2. Non-tangent to said curve N90°00'00"W 183.92 feet;
- 31 3. S47°08'09"W 52.13 feet;
- 32 4. S25°09'29"W 123.63 feet;
- 33 5. S09°52'05"E 207.90 feet;
- 34 6. S06°39'19"W 77.05 feet;
- 35 7. S55°03'19"W 116.42 feet;
- 36 8. S00°29'03"E 75.05 feet;
- 37

38 Thence departing said Westerly boundary S89°31'36"W 21.02 feet; Thence N00°28'24"W 22.67  
39 feet; Thence N89°51'40"W 53.62 feet; Thence N30°08'54"W 108.56 feet; Thence N50°59'58"E  
40 76.73 feet; Thence N59°16'42"E 45.89 feet; Thence N32°29'43"E 27.36 feet; Thence N00°25'39"E  
41 22.99 feet; Thence N14°11'34"W 119.81 feet; Thence N05°53'18"W 106.33 feet; Thence  
42 N05°07'34"E 31.82 feet; Thence N17°09'46"E 21.31 feet; Thence N39°56'23"E 33.39 feet; Thence  
43 N09°32'51"E 10.42 feet; Thence N47°30'59"W 10.02 feet; Thence N54°27'39"W 48.36 feet;  
44 Thence N75°58'34"W 28.96 feet; Thence S72°06'42"W 63.09 feet; Thence S73°57'00"W 153.28  
45 feet; Thence S68°35'00"W 79.58 feet; Thence S71°01'06"W 51.16 feet; Thence S45°47'25"W  
46 35.25 feet; Thence S25°56'40"W 46.18 feet; Thence S15°08'01"W 48.50 feet; Thence  
47 S32°03'39"W 42.59 feet; Thence S20°10'57"W 64.34 feet; Thence S10°31'23"W 76.48 feet;  
48 Thence S02°51'25"E 80.19 feet; Thence S13°26'47"E 39.57 feet; Thence S22°34'11"E 50.89 feet;  
49 Thence S44°05'29"E 35.15 feet; Thence S61°27'10"E 55.60 feet; Thence S77°18'27"E 37.66 feet;

1 Thence S89°59'17"E 49.00 feet; Thence N74°04'33"E 53.76 feet; Thence N56°42'03"E 21.74 feet;  
2 Thence S00°07'03"W 110.09 feet; Thence S89°29'36"W 372.70 feet to the Point of Beginning.

3  
4 **Whereas**, the Parks and Recreation Advisory Board and the Manager of Parks and Recreation  
5 have recommended that said Park Property be formally designated as a "park" under section 2.4.5  
6 of the City Charter.

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

8  
9 **Section 1.** That the Park Property, known as Green Valley Ranch Town Center Park, is hereby  
10 designated as a "park" under section 2.4.5 of the City Charter and shall henceforth be regarded as  
11 being a designated park in the City and County of Denver, such designation being subject to any  
12 existing utilities lawfully located in the Park Property as of the date of this park designation.

13 COMMITTEE APPROVAL DATE: October 7, 2015.

14 MAYOR-COUNCIL DATE: October 13, 2015.

15 PASSED BY COUNCIL \_\_\_\_\_ 2015

16 \_\_\_\_\_ - PRESIDENT

17  
18 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_ 2015

19 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
20 EX-OFFICIO CLERK OF THE  
21 CITY AND COUNTY OF DENVER

22 NOTICE PUBLISHED IN THE DAILY JOURNAL \_\_\_\_\_ 2015

23 PREPARED BY: Patrick A. Wheeler, Assistant City Attorney DATE: October 15, 2015

24 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
25 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
26 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §  
27 3.2.6 of the Charter.

28  
29 D. Scott Martinez, Denver City Attorney

30 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_, 2015