

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2014

COUNCIL BILL NO. CB13-0914
COMMITTEE OF REFERENCE:

Land Use, Transportation & Infrastructure

A BILL

For an ordinance designating certain property as “park” under section 2.4.5 of the City charter which is to be incorporated into and known as Parkfield Park.

Whereas, a parcel of property which has come to be known as Parkfield Park was formally designated as a “park” under section 2.4.5 of the City Charter through Ordinance No. 449, Series of 1993; and

Whereas, the following real property, which will be an extension of the previously designated Parkfield Park and also known as Parkfield Park, and 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”):

6 Parcels of land located in Section 17, Township 3 South, Range 66 West of the 6TH Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Parcel 1

All Lots, Blocks and Tracts in Parkfield Filing No. 3, as recorded in the City and County of Denver Clerk and Recorder’s Office in Book 29 at Pages 28 and 29, together with all of the public right-of-ways within said Parkfield Filing No. 3 vacated by Ordinance 531 Series of 2003, City and County of Denver, State of Colorado.

Parcel 2

A portion of Lot 2, Block 2 and Tract B of Parkfield Subdivision Filing No. 2, recorded in the City and County of Denver Clerk and Recorder’s Office in Book 29 at Pages 16 through 19, also being a portion of land located in the Northwest Quarter of Section 17, Township 3 South, Range 66 West of the 6TH Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the North quarter corner of said Section 17; Thence S37°29’09”W, a distance of 1799.39 feet to the Northeast corner of Tract B, point being on the South right-of-way line of Maxwell Place as shown on said recorded plat of Parkfield Subdivision Filing No. 2; Thence along said South right-of-way line, S86°13’36”W, a distance of 38.35 feet to the True Point of Beginning; Thence S0°47’42”E, a distance of 443.95 feet to a point on the Northerly line of Parcel C-2 as described in the Quit Claim Deed recorded in the City and County of Denver Clerk and Recorder’s Office at Reception No. 92-0137022; Thence along said Northerly line of Parcel C-2, S86°12’56”W, a distance of 192.36 feet; Thence along the Northeasterly line of said Parcel C-2, N6°34’30”W, a distance of 417.14 feet to a point on the South right-of-way line of said Maxwell Place; Thence along said Southerly right-of-way line, 131.76 feet along the arc of a non-tangent curve to the right, having a radius of 320.00 feet, a central angle of 23°35’30” and a chord bearing N74°25’51”E, a

1 distance of 130.83 feet; Thence continuing along said South right-of-way line, N86°13'36"E, a
2 distance of 107.75 feet to the True Point of Beginning.

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4 Bearings are based on the East line of the Northwest quarter of Section 17 being N0°19'33"E.

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6 Parcel 3

7 A portion of Lot 1, Block 4 of Parkfield Subdivision Filing No. 2, recorded in the City and County of
8 Denver Clerk and Recorder's Office in Book 29 at Pages 16 through 19, also being a portion of
9 land located in the Northwest Quarter of Section 17, Township 3 South, Range 66 West of the 6TH
10 Principal Meridian, City and County of Denver, State of Colorado, more particularly described as
11 follows:

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13 Commencing at the North quarter corner of said Section 17; Thence S9°03'31"W, a distance of
14 1841.85 feet to the True Point of Beginning, said point being an intersection of the Northerly line of
15 Parcel C-2 as described in the Quit Claim Deed recorded in the City and County of Denver Clerk
16 and Recorder's Office at Reception No. 92-0137022, and the Westerly line of the realigned
17 Highline Canal Trail Corridor recorded in the City and County of Denver Clerk and Recorder's
18 Office at Reception No. 92-0137022; Thence along said Northerly line S86°12'56"W, a distance of
19 288.19 feet; Thence departing said Northerly line 190.18 feet along the arc of a non-tangent curve
20 to the right, having a radius of 595.00 feet, a central angle of 18°18'48" and a chord bearing
21 N65°59'56"E, a distance of 189.37 feet; Thence N75°09'20"E, a distance of 135.71 feet to a point
22 on said Westerly line of realigned Highline Canal Trail Corridor; Thence along said Westerly line
23 S10°09'20"W, a distance of 94.25 feet to the True Point of Beginning.

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25 Bearings are based on the East line of the Northwest quarter of Section 17 being N0°19'33"E.

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27 Parcel 4

28 Tract A, Parkfield Filing No. 5,
29 City and County of Denver,
30 State of Colorado.

31

32 Parcel 5

33 Tract B, Parkfield Filing No. 5,
34 City and County of Denver,
35 State of Colorado.

36

37 Parcel 6

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39 A parcel of land being the vacated portion of Idalia Street, Helena Street and E. 53rd Avenue as
40 said streets are shown on the plat of Parkfield Filing No. 1, recorded in Book 29 at Pages 1
41 through 3, City and County of Denver records, and a portion of Tract B, as said Tract is shown on
42 the plat of Parkfield Filing No. 5, recorded in Book 31 at Pages 99 through 103, City and County of
43 Denver records, all in the West half of Section 17, Township 3 South, Range 66 West of the 6th
44 Principal Meridian, City and County of Denver, State of Colorado, more particularly described as
45 follows:

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47 Commencing at the West quarter corner of said Section 17, Thence N89°52'10"E, along the South
48 line of the Northwest quarter of said Section 17, a distance of 514.52 feet; Thence S0°07'50"E, a
49 distance of 196.08 feet to a point on the North right-of-way line of E. 53rd Avenue, as shown on the

1 plat of Parkfield Filing No. 5, as recorded in Book 31 at Pages 99 through 103, City and County of
2 Denver records, said point being the True Point of Beginning; Thence along said North right-of-way
3 line of E. 53rd Avenue, the following two (2) courses:

- 4 1. S89°59'20"E, a distance of 73.27 feet to a tangent curve;
- 5 2. Thence along the arc of a tangent curve to the right, having a radius of 379.64 feet, a
6 central angle of 26°55'55", an arc length of 178.45 feet and whose chord bears
7 S76°31'23"E, a chord distance of 176.81 feet to the Westerly most point of Tract B, as
8 shown on said plat of Parkfield Filing No. 5;

9 Thence S63°03'25"E, along the South line of said Tract B, a distance of 5.62 feet to a non-tangent
10 curve, said point also being a point on the East right-of-way line of Idalia Street, as shown on said
11 plat of Parkfield Filing No. 1; Thence leaving said South line of said Tract B, along said East right-
12 of-way line of Idalia Street, the following four (4) courses:

- 13 1. Thence along the arc of a non-tangent curve to the right, having a radius of 25.00 feet, a
14 central angle of 32°57'55", an arc length of 14.38 feet and whose chord bears N47°04'43"E,
15 a chord distance of 14.19 feet to a reverse curve;
- 16 2. Thence along the arc of a curve to the left, having a radius of 630.00 feet, a central angle of
17 63°33'02", an arc length of 698.78 feet, and whose chord bears N31°47'09"E, a chord
18 distance of 663.50 feet;
- 19 3. Thence tangent to the preceding curve, N0°00'38"E, a distance of 570.00 feet to a tangent
20 curve;
- 21 4. Thence along the arc of a tangent curve to the right, having a radius of 320.00 feet, a
22 central angle of 36°03'07", an arc length of 201.35 feet and whose chord bears
23 N18°02'11"E, a chord distance of 198.05 feet to a point on the South right-of-way line of
24 Maxwell Place extended, as shown on said plat of Parkfield Filing No. 1;

25 Thence N48°34'48"W, along said South right-of-way line of Maxwell Place extended, a distance
26 of 82.66 feet to a point on the intersection of the South right-of-way line of said Maxwell Place
27 and the West right-of-way line of Idalia Street as both are shown on said plat of Parkfield Filing
28 No. 1; Thence along the West right-of-way line of said Idalia Street the following four (4)
29 courses:

- 30 1. Thence along the arc of a non-tangent curve to the right, having a radius of 25.00 feet, a
31 central angle of 82°12'44", an arc length of 35.87 feet and whose chord bears S7°28'26"E, a
32 chord distance of 32.87 feet to a reverse curve;
- 33 2. Thence along the arc of a curve to the left, having a radius of 380.00 feet, a central angle of
34 33°37'18", an arc length of 222.99 feet, and whose chord bears S16°49'17"W, a chord
35 distance of 219.80 feet;
- 36 3. Thence tangent to the preceding curve, S0°00'38"W, a distance of 550.00 feet to a tangent
37 curve;
- 38 4. Thence along the arc of a tangent curve to the right, having a radius of 550.00 feet, a
39 central angle of 65°34'57", an arc length of 629.55 feet, and whose chord bears
40 S32°48'06"W, a chord distance of 595.74 feet to a compound curve, said point also being a
41 point on the Northeasterly right-of-way line of Helena Street as shown on said plat of
42 Parkfield Filing No. 1;

43 Thence along the Northeasterly, Northwesterly and Southwesterly right-of-way line of Helena
44 Street, the following four (4) courses:

- 45 1. Thence along the arc of a curve to the right, having a radius of 25.00 feet, a central angle of
46 93°25'15", an arc length of 40.76 feet, and whose chord bears N67°41'48"W, a chord
47 distance of 36.40 feet;
- 48 2. Thence tangent to the preceding curve, N20°59'10"W, a distance of 3.58 feet;
- 49 3. Thence S69°00'50"W, a distance of 50.00 feet to a non-tangent curve;

1 4. Thence along the arc of a non-tangent curve to the right, having a radius of 25.00 feet, a
2 central angle of $97^{\circ}30'58''$, an arc length of 42.55 feet, and whose chord bears
3 $S27^{\circ}46'19''W$, a chord distance of 37.60 feet to a compound curve, said point also being a
4 point on the North right-of-way line of E. 53rd Avenue, as shown on said plat of Parkfield
5 Filing No. 1;
6 Thence along said North right-of-way line of E. 53rd Avenue, along the arc of a curve to the
7 right, having a radius of 550.00 feet, a central angle of $13^{\circ}28'52''$, an arc length of 129.41 feet,
8 and whose chord bears $S83^{\circ}16'14''W$, a chord distance of 129.11 feet to the True Point of
9 Beginning.

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11 Bearings are based on the West line of the Northwest quarter of Section 17 being $N0^{\circ}00'01''E$.

12
13 **Whereas**, the Parks and Recreation Advisory Board and the Manager of Parks and Recreation
14 have recommended that said Park Property be formally designated as a “park” under section 2.4.5
15 of the City Charter.

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

17 **Section 1.** That the Park Property is hereby designated as a “park” under section 2.4.5 of the
18 City Charter and shall henceforth be incorporated into, and be known as, Parkfield Park, and shall
19 henceforth be regarded as being a designated park in the City and County of Denver, such
20 designation being subject to 1) the terms and restrictions set forth in the Quit Claim Deed granted
21 by Parkfield Partners, LLC, to the City and County of Denver, dated June 13, 2001, and recorded
22 June 19, 2001, at reception number 2001100351 of the Denver Clerk and Recorder’s Office; 2) the
23 reservation of easements set forth in Ordinance No. 415, Series of 2003, vacating a portion of
24 Idalia Street, a portion of Helena Street, a portion of 53rd Avenue and a portion of Tract B; and 3)
25 any existing utilities lawfully located in the Park Property as of the date of this park designation.

1 COMMITTEE APPROVAL DATE: December 10, 2013

2 MAYOR-COUNCIL DATE: December 17, 2013

3 PASSED BY THE COUNCIL: _____, 2014

4 _____ - PRESIDENT

5 APPROVED: _____ - MAYOR _____, 2014

6 ATTEST: _____ - CLERK AND RECORDER,
7 EX-OFFICIO CLERK OF THE
8 CITY AND COUNTY OF DENVER

9 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____, 2014; _____, 2014

10 PREPARED BY: Patrick A. Wheeler - Assistant City Attorney – DATE: January 2, 2014

11 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
12 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
14 §3.2.6 of the Charter.

15
16 D. Scott Martinez, Denver City Attorney

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18 BY: _____, Assistant City Attorney DATE: _____, 2014