



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: May 22, 2012
SUBJECT: STAPLETON CENTRAL PARK BLVD. FILING NO. 1

PROJECT NO: 2009-0059

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, City and County of Denver, Park Creek Metropolitan District, Stapleton North Town, LLC, FC Stapleton II, LLC, Stapleton Land, L.L.C., and Forest City Stapleton Land, Inc. Stapleton Central Park Blvd. Filing No. 1 plats 4 Tracts. Tracts A, B, C, and D 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 22.743 acres.

Attachment

Cc:

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

Councilperson Christopher Herndon 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: May 22, 2012

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 Central Park Blvd. Filing No. 1, 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:** 720-865-8720
- **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 Central Park Blvd. Filing No. 1, a subdivision located at Interstate 70, near Xenia St. and 40th. Ave.

****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:** Interstate 70, near Xenia St. and 40th. Ave.
- d. **Affected Council District:** District 11
- e. **Benefits:** Allows for the new Interchange already built and in use to become Platted and eventually dedicated.
- f. **Costs:** none

7. **Is there any controversy surrounding this ordinance?** *(Groups or individuals who may have concerns about it?)* Please explain.

None.

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: _____

Date Entered: _____

DESCRIPTION

STAPLETON CENTRAL PARK BLVD. FILING NO. 1

North Parcel:

All of Tract A (Future R.O.W. for 46th Pl.) and a part of Block 1, Stapleton Filing No. 25 recorded at Reception Number 2008156086 in the Clerk and Recorder's Office of the City and County of Denver, together with a part of the Southwest Quarter of Section 15, a part of the Northeast Quarter of Section 21 and a part of the Northwest Quarter of Section 22, 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 west quarter corner of said Section 22;
thence North 29°54'16" East a distance of 806.73 feet to a point on the southerly extension of the westerly line of Parcel 1 - North described at Reception Number 2009116903 in said Clerk and Recorder's Office and the **POINT OF BEGINNING**;

thence North 00°00'00" West, along said southerly extension and said westerly line of Parcel 1 - North and along the westerly line of Parcel 2 - North described at said Reception Number 2009116903, a distance of 859.79 feet to a point 14.00 feet southerly of the southeast corner of Parcel 6 - North described at said Reception Number 2009116903;
thence North 90°00'00" West, parallel with the southerly line of said Parcel 6 - North, a distance of 781.75 feet;
thence South 45°00'00" West a distance of 20.51 feet to the easterly line of Tract B (Future R.O.W. for Xenia St.), said Stapleton Filing No. 25;
thence North 00°00'00" West, along said easterly line of Tract B (Future R.O.W. for Xenia St.), a distance of 13.50 feet to the northeast corner of said Tract B (Future R.O.W. for Xenia St.);
thence North 90°00'00" West, along the northerly line of said Tract B (Future R.O.W. for Xenia St.), a distance of 68.00 feet to the northwest corner of said Tract B (Future R.O.W. for Xenia St.);
thence South 00°00'00" East, along the westerly line of said Tract B (Future R.O.W. for Xenia St.), a distance of 13.50 feet;
thence North 45°00'00" West a distance of 20.51 feet;
thence North 90°00'00" West, parallel with the southerly line of said Tract A (Future R.O.W. for 46th Pl.), a distance of 439.40 feet;
thence South 45°00'00" West a distance of 14.14 feet to the westerly line of said Stapleton Filing No. 25;
thence North 00°00'00" West, along said westerly line of Stapleton Filing No. 25 and along the northerly extension of said westerly line of Stapleton Filing No. 25, a distance of 116.00 feet;
thence South 45°00'00" East a distance of 14.14 feet;
thence South 90°00'00" East a distance of 439.40 feet;
thence North 45°00'00" East a distance of 20.51 feet;

thence North 00°00'00" West a distance of 1.50 feet;
thence South 90°00'00" East a distance of 68.00 feet;
thence South 00°00'00" East a distance of 1.50 feet;
thence South 45°00'00" East a distance of 20.51 feet;
thence South 90°00'00" East a distance of 677.43 feet;
thence North 86°11'09" East a distance of 75.17 feet;
thence South 90°00'00" East a distance of 29.32 feet to the westerly line of
Parcel 3 - North described at said Reception Number 2009116903;

thence along the westerly lines of said Parcel 3 - North the following three (3)
courses:

1. North 00°00'00" West a distance of 1156.50 feet;
2. North 07°49'45" West a distance of 189.56 feet;
3. along the arc of a curve to the right having a radius of 1,060.00 feet, a
central angle of 05°56'50", an arc length of 110.03 feet and whose chord
bears North 04°51'20" West, a distance of 109.98 feet to the northerly line
of said Parcel 3 - North;

thence North 28°56'52" West a distance of 15.25 feet to the southerly line of
Tract E, Stapleton Filing No. 14, recorded at Reception No. 2004244314, in said
Clerk and Recorder's Office;

thence along said southerly line of Tract E the following two (2) courses:

1. along the arc of a curve to the right having a radius of 14.00 feet, a central
angle of 84°59'54", an arc length of 20.77 feet and whose chord bears
South 47°30'03" East, a distance of 18.92 feet;
2. South 90°00'00" East a distance of 256.99 feet;

thence South 04°09'58" West a distance of 3.93 feet to the northeast corner of
said Parcel 3 - North;

thence along the easterly lines of said Parcel 3 - North, Parcel 2 - North and
Parcel 1 - North the following five (5) courses:

1. South 04°09'58" West a distance of 185.47 feet;
2. South 11°10'20" West a distance of 75.68 feet;
3. South 00°00'00" East a distance of 2,031.31 feet;
4. South 45°07'52" East a distance of 75.08 feet;
5. South 00°00'00" East a distance of 60.67 feet to the most southerly
southeast corner of said Parcel 1 - North;

thence South 00°00'00" East a distance of 34.88 feet;
thence North 83°44'46" West a distance of 254.73 feet to the **POINT OF
BEGINNING**.

Containing 631,684 square feet or 14.502 acres, more or less.

Together with:

South Parcel:

A part of the Southwest Quarter of Section 22, 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 west quarter corner of said Section 22;
thence South $66^{\circ}06'15''$ East a distance of 455.22 feet to a point on the northerly extension of the westerly line of Parcel 1 - South described at Reception Number 2010034632 in the Clerk and Recorder's Office of said City and County of Denver and the **POINT OF BEGINNING**;

thence South $87^{\circ}16'29''$ East a distance of 239.45 feet;
thence South $00^{\circ}00'00''$ East a distance of 30.72 feet to the most northerly northeast corner of said Parcel 1 - South described at Reception Number 2010034632;

thence along the easterly lines of said Parcel 1 - South and along the easterly line of Parcel 2 - South described at said Reception Number 2010034632 the following three (3) courses:

1. South $00^{\circ}00'00''$ East a distance of 45.83 feet;
2. South $45^{\circ}00'00''$ West a distance of 95.01 feet;
3. South $00^{\circ}00'00''$ East a distance of 488.10 feet to the northwest corner of Parcel 11 - South described at said Reception Number 2010034632;

thence along the northerly lines of said Parcel 11 - South the following six (6) courses:

1. South $84^{\circ}52'01''$ East a distance of 15.85 feet to a point of curvature;
2. along the arc of a curve to the right having a radius of 208.50 feet, a central angle of $08^{\circ}06'35''$, an arc length of 29.51 feet and whose chord bears South $80^{\circ}48'44''$ East a distance of 29.49 feet to a point of reverse curvature;
3. along the arc of a reverse curve to the left having a radius of 491.50 feet, a central angle of $08^{\circ}06'35''$, an arc length of 69.57 feet, and whose chord bears South $80^{\circ}48'44''$ East a distance of 69.51 feet;
4. South $84^{\circ}52'01''$ East a distance of 85.35 feet;
5. South $77^{\circ}31'42''$ East a distance of 133.09 feet;
6. South $84^{\circ}52'01''$ East a distance of 66.63 feet to the northeast corner of said Parcel 11 - South;

thence South $84^{\circ}52'01''$ East a distance of 50.01 feet to the northwest corner of Parcel 12 - South described at said Reception Number 2010034632;

thence South $84^{\circ}52'01''$ East, along the northerly line of said Parcel 12 - South and along the easterly extension of said northerly line of Parcel 12 - South, a distance of 1464.65 feet to the northwest corner of Tract A, (Future R.O.W. for

40th Ave.), Stapleton Filing No. 7, recorded at Reception Number 2007186151 in said Clerk and Recorder's Office;

thence South $05^{\circ}08'45''$ West, along the westerly line of said Tract A, (Future R.O.W. for 40th Ave.), a distance of 110.00 feet to the southwest corner of said Tract A;

thence North $84^{\circ}52'01''$ West a distance of 352.50 feet to the southwest corner of a parcel of land described at Reception Number 2007189975 in said Clerk and Recorder's Office and the southeast corner of said Parcel 12-South;

thence North $84^{\circ}52'01''$ West, along the southerly line of said Parcel 12 - South, a distance of 1098.77 feet;

thence North $86^{\circ}31'31''$ West a distance of 449.24 feet to the southeast corner of said Parcel 2 - South;

thence North $84^{\circ}52'01''$ West, along the southerly line of said Parcel 2 - South, a distance of 172.42 feet to the southwest corner of said Parcel 2 - South and a point of non-tangent curvature;

thence along the westerly lines of said Parcel 2 - South and Parcel 1 - South and along said northerly extension of the westerly line of Parcel 1 - South the following two (2) courses:

1. along the arc of a curve to the left having a radius of 676.00 feet, a central angle of $00^{\circ}38'25''$, an arc length of 7.55 feet and whose chord bears North $00^{\circ}19'12''$ East, a distance of 7.55 feet;
2. North $00^{\circ}00'00''$ West a distance of 767.80 feet to the **POINT OF BEGINNING**.

Containing 358,994 square feet or 8.241 acres, more or less.

Resulting in a total area of 990,678 square feet or 22.743 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