

Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	City and County of Denver	Representative Name	Scott Gilmore, Courtney Levingston
Address	201 W. Colfax Ave.	Address	201 W Colfax Ave
City, State, Zip	Denver, CO 80202	City, State, Zip	Denver, CO 80202
Telephone	720/913-0665	Telephone	720-913-0623
Email	scott.gilmore@denvergov.org	Email	courtney.levingston@live.com
<p>*If More Than One Property Owner: All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.</p>		<p>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</p>	
Please attach Proof of Ownership acceptable to the Manager for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed or deed of trust, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):	10200 E Smith Rd., 9507 E 35th Ave.		
Assessor's Parcel Numbers:	163267184, 163267214		
Area in Acres or Square Feet:	4,492,976 sq ft, 1,983,314sq ft		
Current Zone District(s):	OSB		
PROPOSAL			
Proposed Zone District:	OSA		
Does the proposal comply with the minimum area requirements specified in DZC Sec. 12.4.10.3:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	

REVIEW CRITERIA

<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7</p>	<input checked="" type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan. Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.
	<input checked="" type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.
	<input checked="" type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.

<p>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8</p>	<p>Justifying Circumstances - One of the following circumstances exists:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The existing zoning of the land was the result of an error. <input type="checkbox"/> The existing zoning of the land was based on a mistake of fact. <input type="checkbox"/> The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage. <input checked="" type="checkbox"/> The land or its surroundings has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area. <input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (Overlay Zone Districts), of this Code. <p>Please provide an attachment describing the justifying circumstance.</p>
	<input checked="" type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District. Please provide an attachment describing how the above criterion is met.

REQUIRED ATTACHMENTS

Please ensure the following required attachments are submitted with this application:

- Legal Description (required to be attached in Microsoft Word document format)
- Proof of Ownership Document(s)
- Review Criteria

ADDITIONAL ATTACHMENTS

Please identify any additional attachments provided with this application:

- Written Authorization to Represent Property Owner(s)

Please list any additional attachments:

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION/PETITION

We, the undersigned represent that we are the owners of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement (must sign in the exact same manner as title to the property is held)	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved	Property owner representative written authorization? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	NO
Scott Gilmore	201 W. Colfax Ave Denver, CO 80202	100%	<i>Scott Gilmore</i>	7/25/14		N/A



DENVER
THE MILE HIGH CITY

Denver Parks and Recreation

Manager's Office

201 W. Colfax Ave. Dept. 601

Denver, CO 80202

p: 720.913.0741

f: 720.913.0784

www.denvergov.org/parksandrec

July 27, 2016

To Whom It May Concern:

The subject properties were transferred from Stapleton Development Corporation to the City and County of Denver in late 2015.

It is requested that the subject properties be rezoned from OSB to OSA. The OSB district is intended to protect and promote **open space and parks not otherwise owned, operated or leased by the City**, and generally intended for active or passive recreation use. The OSA district is intended to protect and preserve **open space and public parks owned, operated or leased by the City and managed by the City's Department of Parks and Recreation ("DPR")**.

As the property has been transferred from private to public, this rezoning request is simply needed to reflect current ownership and for consistency with the code. There are no proposed changes in use associated with this application.

Sincerely,

Courtney Livingston
Senior City Planner, Park Planning, Design and Construction
Denver Parks and Recreation



General Review Criteria 1: Consistency with Adopted Plans

Background

The subject properties are located at 102000 E Smith Road on the corner of N. Havana Street and E. Smith Road located in the Stapleton neighborhood.

Comprehensive Plan, 2000

The goals of Comprehensive Plan 2000 include preservation and enhancement of Denver's natural environment and using the best of Denver's architectural and landscape legacies to guide the future. The Parks and Recreation Game Plan and Blueprint Denver are detailed plans to supplement the Comprehensive Plan.

Blueprint Denver, 2002

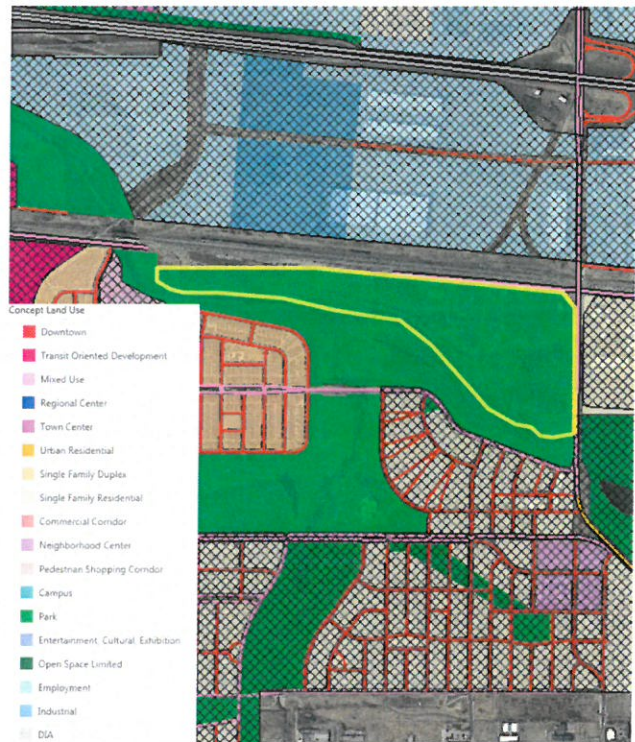
According to the plan, the land use concept is indicated as both a park and an Area of Stability. Neighboring future street classifications include Mixed Use Arterial for the surrounding area on N. Havana Street and E. Smith Road.

Mixed-Use Streets emphasize a variety of travel choices such as pedestrian, bicycle and transit use. Mixed-use streets are located in high-intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Mixed-parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. On-street parking, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street.

Arterial Streets are designed to provide a high degree of mobility and generally serve longer vehicle trips to, from, and within urban areas. Denver's arterial system interconnects major urban elements such as the central business district, employment centers, large urban and suburban commercial centers and residential neighborhoods. Movement of people and goods, also known as "mobility," rather than access, is the primary function of an arterial street. Arterial streets serve a city-wide function and are, therefore, designated using a broader city-wide perspective.

Stapleton Development Plan, 1995

The neighborhood of Stapleton envisions that the Stapleton site will be a network of urban villages, employment centers and **significant open spaces**, all linked by a commitment to the protection of natural resources and the development of human resources.



The Development Plan created for Stapleton is a direct response to the project's community context and the adopted principles. Stapleton will be a unique mixed-use community capable of supporting more than 30,000 jobs and 25,000 residents. **More than one third of the property will be managed for parks, recreation and open space purposes.** Developed portions of the site will provide an integrated mix of employment, housing, recreation and access to public transportation. Stapleton's reuse will support the health of surrounding neighborhoods, and provide strong ties to the adjacent Rocky Mountain Arsenal National Wildlife Refuge and the Lowry education campus.

The Stapleton open space system includes more than 1,600 acres of parks, trails, recreation facilities and natural areas. The principle trail corridors are along Sand Creek, Westerly Creek and the newly created open space corridor connecting Sand Creek with the Rocky Mountain Arsenal National Wildlife Area. The system includes a championship golf course above I-70 and a nine-hole learning course along Westerly Creek. A major ballfield and outdoor recreation complex is located between Sand Creek and I-70 west of Yosemite Parkway. **An urban agriculture center and equestrian facility are accommodated on the north side of Sand Creek just west of Havana Street.** A major urban park is provided at the confluence of Sand and Westerly Creeks, as well as a number of smaller scale parks and public spaces. Parkways and landscaped drainage ways connect neighborhoods to each other and to the major components of the open space system. Significant areas of prairie and riparian corridor restoration, particularly in the northern half of the site, will dramatically increase the wildlife habitat provided by the site. A 365-acre Prairie Park in the far northern portion of the site, primarily above 56th Avenue, will be the centerpiece of these restoration efforts.

Stapleton Parks, Recreation and Open Space strives to utilize portions of the Stapleton site to dramatically alter the identity of the site, create value and add significant new park, recreation and open space resources to the City and County's system. Explore new open space types, designs and management systems and their relationship to urban development.

PRINCIPLE 4: Use natural features and the **pre-existing environment as a basis for the design of the park system.**

PRINCIPLE 5: In addition to the prairie park, natural areas, and stream corridors, the open space system **should also provide at least one new major urban park.**

PRINCIPLE 7: Ensure that the open space system and its development and management structure are all **designed to be supportable over time.**

The natural systems and land form of the Stapleton site will be heavily influenced by the process of reclamation and the establishment of a series of highly related systems. Critical systems and features include regional storm drainage, wildlife habitat corridors, **active and passive recreation areas**, transportation, recycling and regrading of runway areas, and soil and groundwater remediation. **A comprehensive open space system** can accommodate a wide variety of uses and serve multiple functions.

PRINCIPLE 3: Program the Stapleton open space system to serve multiple needs, including: storm drainage, water treatment, wildlife habitats, **active and passive recreation** and the creation of superior sites for institutional uses.

General Review Criteria 2: Uniformity of District Regulations

Section 9.3.2.1: Purpose

A. Open Space Public Parks District (OS-A)

The OS-A district is intended to protect and preserve public parks owned, operated or leased by the City and managed by the City's Department of Parks and Recreation ("DPR") for park purposes.

B. Open Space Recreation District (OS-B)

The OS-B district is intended to protect and promote open space and parks not otherwise owned, operated or leased by the City, and generally intended for active or passive recreation use. The district allows more building coverage and a variety of active recreational facilities than in the OS-C district.

C. Open Space Conservation District (OS-C)

To allow for conservation of open space and natural areas, regardless of ownership, which are not intended for development. Limited passive recreation is allowed, and only limited structures incidental to and supportive of the conservation purpose of the Zone District, such as visitor's/educational center, are allowed.

Section 9.3.3: Primary Building Form Standards

9.3.3.1. Open Space Public Parks District (OS-A)

A. In the OS-A Zone District, the City Council shall have final approval authority over the form of certain building according to D.R.M.C., Chapter 39 (Parks). For all other buildings or structures, the Manager of Parks and Recreation shall determine all applicable building form standards.

B. Design and development standards governing structures in the OS-A Zone District, including but not limited to landscaping, parking, and signage, shall be determined by either the City Council according to their authority in D.R.M.C., Chapter 39 (Parks) or by the Manager of Parks and Recreation.

General Review Criteria 3: Public Health, Safety, and General Welfare

Rezoning this property to OS-A would serve to implement the land use and improved park space recommendations in adopted plans that document goals to improve public health, safety and welfare.

Additional Justifying Circumstances:

The land or its surroundings has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area.

The property has changed ownership from private to public and as such it is in the public interest to recognize the changed character of the area.

The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the state purpose and intent of the proposed Zone District.

Open Space Context

The Open Space Context consists of all forms of public and private parks and open spaces. The context accommodates sites ranging from very active to completely passive, and from those embedded in a neighborhood to sites that are large enough to stand alone. Active sites may include high use areas such as ball fields, while passive areas focus on resource protection, trails, walking and biking.

OS-A is consistent with the description of the open space context as these properties are now owned by the City

A. Open Space Public Parks District (OS-A)

The OS-A district is intended to protect and preserve public parks owned, operated or leased by the City and managed by the City's Department of Parks and Recreation ("DPR") for park purposes.

OS-A is consistent with the purpose of the district as these properties are now owned by the City.



11/06/2015 04:27 PM
City & County of Denver
Electronically Recorded

R \$46.00

WD

D \$0.00

After Recording, Return to:
Lisa Lumley
Division of Real Estate
City and County of Denver
201 W. Colfax Avenue Dept. 1010
Denver, CO 80202

SPECIAL WARRANTY DEED

Stapleton Sand Creek Parcels III & IV - Trunk Open Space

THIS DEED ("Deed") is made this 10th day of November, 2015 by the STAPLETON DEVELOPMENT CORPORATION, a Colorado nonprofit corporation, whose address is 7350 E. 29th Avenue, Suite 200, Denver, CO 80238 ("Grantor") to CITY AND COUNTY OF DENVER, a municipal corporation of the State of Colorado ("Grantee") whose address is 1437 Bannock Street, Denver, Colorado 80202

No Doc Fee Required: Both parties are Tax Exempt

WITNESSETH, the Grantor, for and in consideration of less than Five Hundred Dollars (500.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does hereby grant, bargain, sell, convey and confirm, unto the Grantee and its successors and assigns forever, the real property, together with all improvements thereon owned by Grantor, if any, situate, lying and being in the City and County of Denver, State of Colorado, more particularly described as follows (the "Property"):

Stapleton Sand Creek Parcels III & IV - Trunk Open Space

One parcel of land identified herein as Sand Creek Parcels III & IV, being more particularly described on Exhibit A (consisting of 3 pages) as attached hereto and incorporated herein by this reference.

RESERVING, HOWEVER, unto Grantor, its successors and assigns any and all minerals, oil, gas and other hydrocarbon substances on and under the Property, to the extent owned by Grantor.

TOGETHER WITH all rights, privileges and easements appurtenant to the Property, if any, including without limitation, any and all development rights, air rights, appurtenant to the Property.

TO HAVE AND TO HOLD the said Property above bargained and described with the appurtenances, unto the Grantee, and its successors and assigns forever. The Grantor, for itself and its successors and assigns, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above bargained Property in the quiet and peaceable possession of the Grantee, and its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor, except as to those Permitted Exceptions set forth on Exhibit "B" (consisting of 2 pages), as attached hereto and incorporated by this reference.

H0415702

HTC

EXHIBIT A**PROPERTY LEGAL DESCRIPTION**

(Attached to and made a part of Special Warranty Deed - Stapleton Sand Creek Parcels III & IV – Trunk Open Space — between Stapleton Development Corporation “Grantor” and City of County of Denver “Grantee” dated November 6, 2015).

[SEE THE FOLLOWING 3 PAGES]

Exhibit A**LEGAL DESCRIPTION**

A PARCEL OF LAND SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 21, THE SOUTHWEST ONE-QUARTER OF SECTION 22, THE NORTH ONE-HALF OF SECTION 27 AND THE NORTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

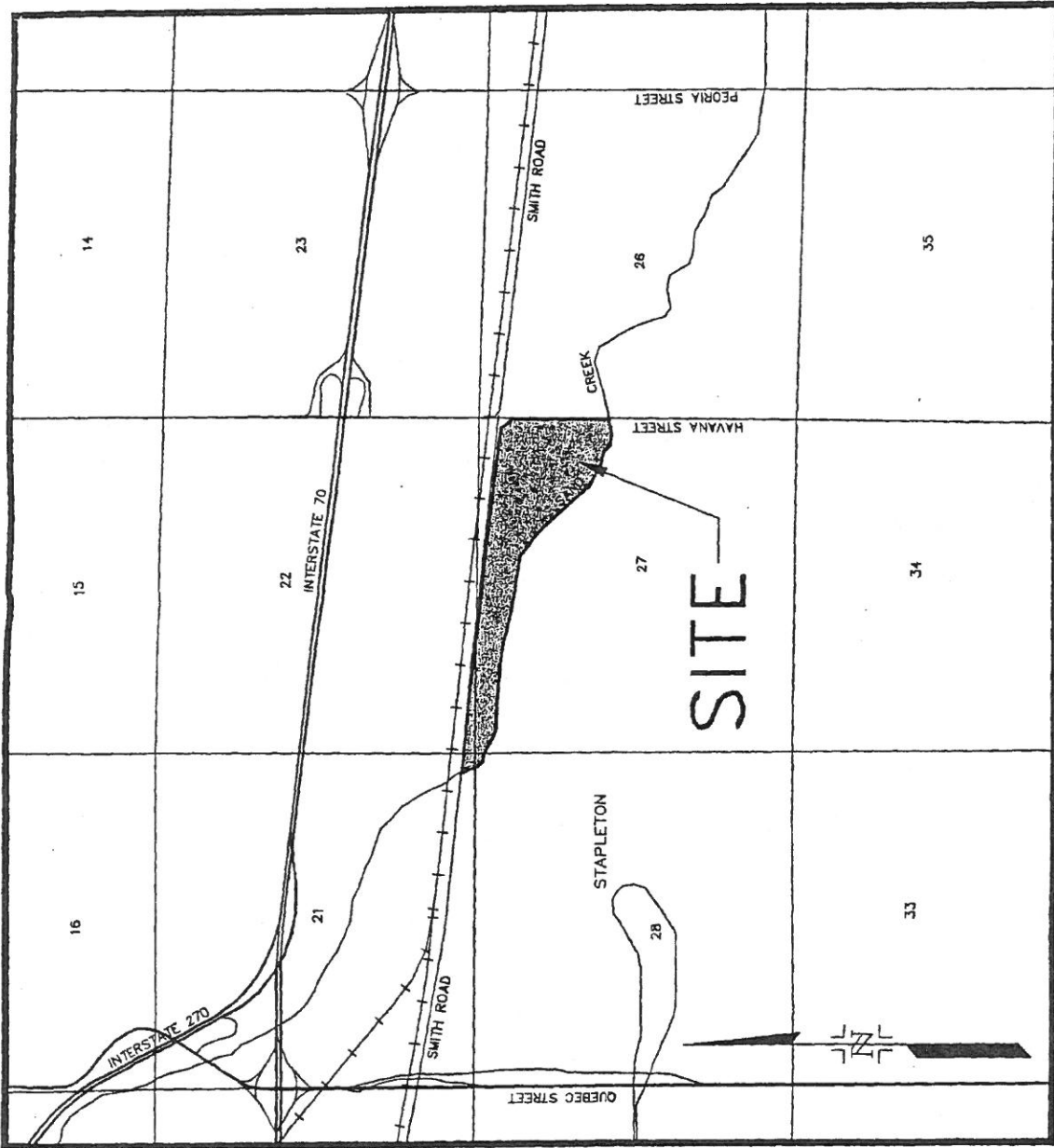
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 27; THENCE N00°28'34"W, ALONG THE EAST LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 27, A DISTANCE OF 574.52 FEET; THENCE S89°31'26"W, A DISTANCE OF 50.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF HAVANA STREET AS ACQUIRED ON FEBRUARY 19, 1942 IN BOOK 276 AT PAGE 560, COUNTY OF ADAMS RECORDS, SAID POINT OF BEING ON THE CENTERLINE OF SAND CREEK, BEING THE POINT OF BEGINNING;

1. THENCE ALONG THE CENTERLINE OF SAND CREEK THE FOLLOWING SIXTEEN (16) COURSES:

- 1a. THENCE S79°53'32"W, A DISTANCE OF 263.42 FEET;
- 1b. THENCE N82°42'51"W, A DISTANCE OF 162.12 FEET;
- 1c. THENCE N48°11'03"W, A DISTANCE OF 147.63 FEET;
- 1d. THENCE N80°12'16"W, A DISTANCE OF 208.73 FEET;
- 1e. THENCE N60°46'17"W, A DISTANCE OF 394.25 FEET;
- 1f. THENCE N42°46'20"W, A DISTANCE OF 1082.12 FEET;
- 1g. THENCE N52°59'22"W, A DISTANCE OF 495.16 FEET;
- 1h. THENCE N81°44'53"W, A DISTANCE OF 846.46 FEET;
- 1i. THENCE N77°48'48"W, A DISTANCE OF 667.28 FEET;
- 1j. THENCE N85°28'38"W, A DISTANCE OF 782.17 FEET;
- 1k. THENCE N89°16'41"W, A DISTANCE OF 445.06 FEET;
- 1l. THENCE N75°51'49"W, A DISTANCE OF 179.88 FEET;
- 1m. THENCE N59°50'14"W, A DISTANCE OF 245.86 FEET;
- 1n. THENCE N77°26'47"W, A DISTANCE OF 170.51 FEET;

- 1o. THENCE N44°24'10"W, A DISTANCE OF 109.51 FEET;
- 1p. THENCE N22°25'55"W A DISTANCE OF 269.59 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SMITH ROAD AS ESTABLISHED BY PERPETUAL EASEMENT RECORDED ON SEPTEMBER 16, 1954 IN BOOK 7538 AT PAGE 476, CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE;
2. THENCE S84°51'15"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 5515.88 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID HAVANA STREET;
3. THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES:
 - 3a. THENCE S39°27'35"E, A DISTANCE OF 237.64 FEET;
 - 3b. THENCE S00°28'34"E, A DISTANCE OF 1576.64 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 4,492,976 SQUARE FEET OR 103.1445 ACRES, MORE OR LESS.



LEGEND

☉ STORM MANHOLE

MONUMENTATION

☉ FOUND PIN & CAP AS

VICINITY MAP
NOT TO SCALE

EXHIBIT B
PERMITTED EXCEPTIONS

(Attached to and made a part of Special Warranty Deed Stapleton Sand Creek Parcels III & IV – Trunk Open Space between the Stapleton Development Corporation “Grantor” and City and County of Denver “Grantee” dated November 6th, 2015)

1. Any facts, rights, interests or claims that are not shown by the Public Records but which could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Intentionally Deleted.
3. Any encroachments, encumbrances, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by Public Records.
4. Intentionally Deleted.
5. Intentionally Deleted.
6. Water rights, claims of title to water, whether or not these matters are shown by the Public Records.
7. Intentionally Deleted.
8. Any existing leases or tenancies.
9. Terms, conditions, provisions, agreements and obligations contained in the Zoning Ordinances recorded January 8, 1999 at Reception No. 9900004127 and December 17, 1999 at Reception No. 9900212775.
10. Terms, conditions, provisions, agreements and obligations contained in the Stapleton Redevelopment General Development Plan – South Area recorded March 26, 2001 at Reception No. 2001043010.
11. Intentionally Deleted.
12. Intentionally Deleted.
13. Those terms, conditions, reservations and restrictions set forth in Bill of Sale by and between the City and County of Denver, Department of Aviation and the City and County of Denver, acting by and through its Board of Water Commissioners, recorded January 20, 2000 at Reception No. 2000009941.

14. Terms, conditions, provisions, agreements and obligations contained in the Resolution Laying out and Opening a City street (Havana Street) by the City and County of Denver No. CR13-0370, Series of 2013, recorded June 20, 2013 at Reception No. 2013089829.
15. Terms, conditions, provisions, agreements and obligations contained in the City and County of Denver Ordinance No. 140, Council Bill No. 279, Series of 1994 concerning a change in zoning, recorded March 14, 1995 at Reception No. 9500028637.
16. Terms, conditions, provisions, agreements and obligations contained in the License Agreement by and among Stapleton Development Corporation and the City and County of Denver, acting by and through its Board of Water Commissioners, recorded August 15, 2011 at Reception No. 2011089849.
17. Intentionally Deleted.
18. Intentionally Deleted.
19. Terms, conditions, provisions, agreements and obligations contained in the Development Agreement recorded May 8, 2002 at Reception No. 200284111 and as Corrected June 20, 2002 at Reception No. 2002110446.
20. Terms, conditions, provisions, agreements and obligations contained in the Easement for Construction and Maintenance of Sewer Lines, by and between the City and County of Denver and Metro Wastewater Reclamation District recorded March 2, 1998 at Reception No. 9800030125.
21. Those terms, conditions, reservations and restrictions set forth in Bill of Sale by and between the City and County of Denver, Department of Aviation and the City and County of Denver, acting by and through its Board of Water Commissioners, recorded May 18, 2005 at Reception No. 2005082546.
22. Any assessment or lien of Westerly Creek Metropolitan District, as disclosed by the instrument recorded August 6, 2003 at Reception No. 2003160598.
23. Terms, conditions, provisions, agreements and obligations contained in the Easement Agreement by and among Stapleton Development Corporation and the City and County of Denver, acting by and through its Board of Water Commissioners, recorded March 7, 2003 at Reception No. 2003037250.
24. Terms, conditions, provisions, agreements and obligations contained in the Recordings of Waivers of Certain Rights and/or Reasonable Conditions recorded March 29, 1995 at Reception Nos. 9500035125, at Reception No. 9500035124 and at Reception No. 9500035123.

Parcel 1

A parcel of land located in the North Half of Section 27, Township 3 South, Range 67 West of the 6th P.M., City and County of Denver, State of Colorado, and being more particularly described as follows:

All the land lying:

Southerly of Reception Number 2002134334;

And easterly of Reception Number 2011028771;

And northerly of Reception Numbers 2002112960, 2004079027, 2004252198 and 2004176006;

And westerly of Havana Street;

All in the records of the City and County of Denver Clerk and Recorder's Office, City and County of Denver, State of Colorado.

Said parcel contains 1983313.85 square feet or 45.531 acres, more or less.

This Property Description was prepared by:

Diana E. Askew, PLS 31928

URS

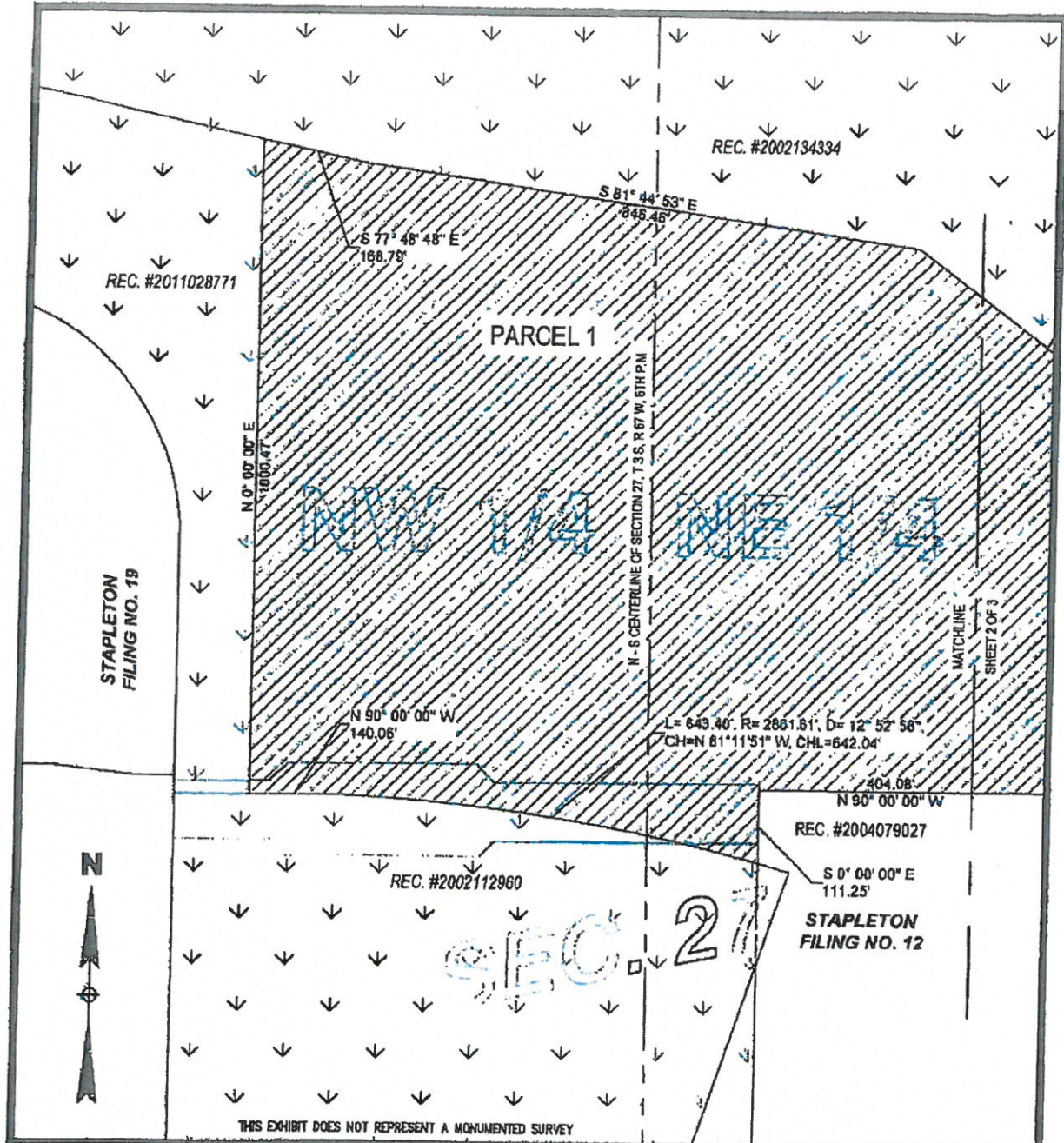
7125 Jefferson Ave, #400

Lakewood, CO 80235

Direct Phone: 720-377-9385

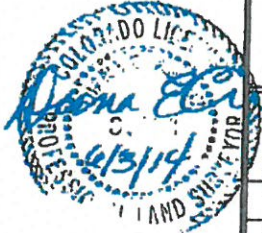
S:\Project Files\DIA\22242970 Property Transfer Support\Mapping\Survey\Property Descriptions\Property Description Sand Creek OS.docx





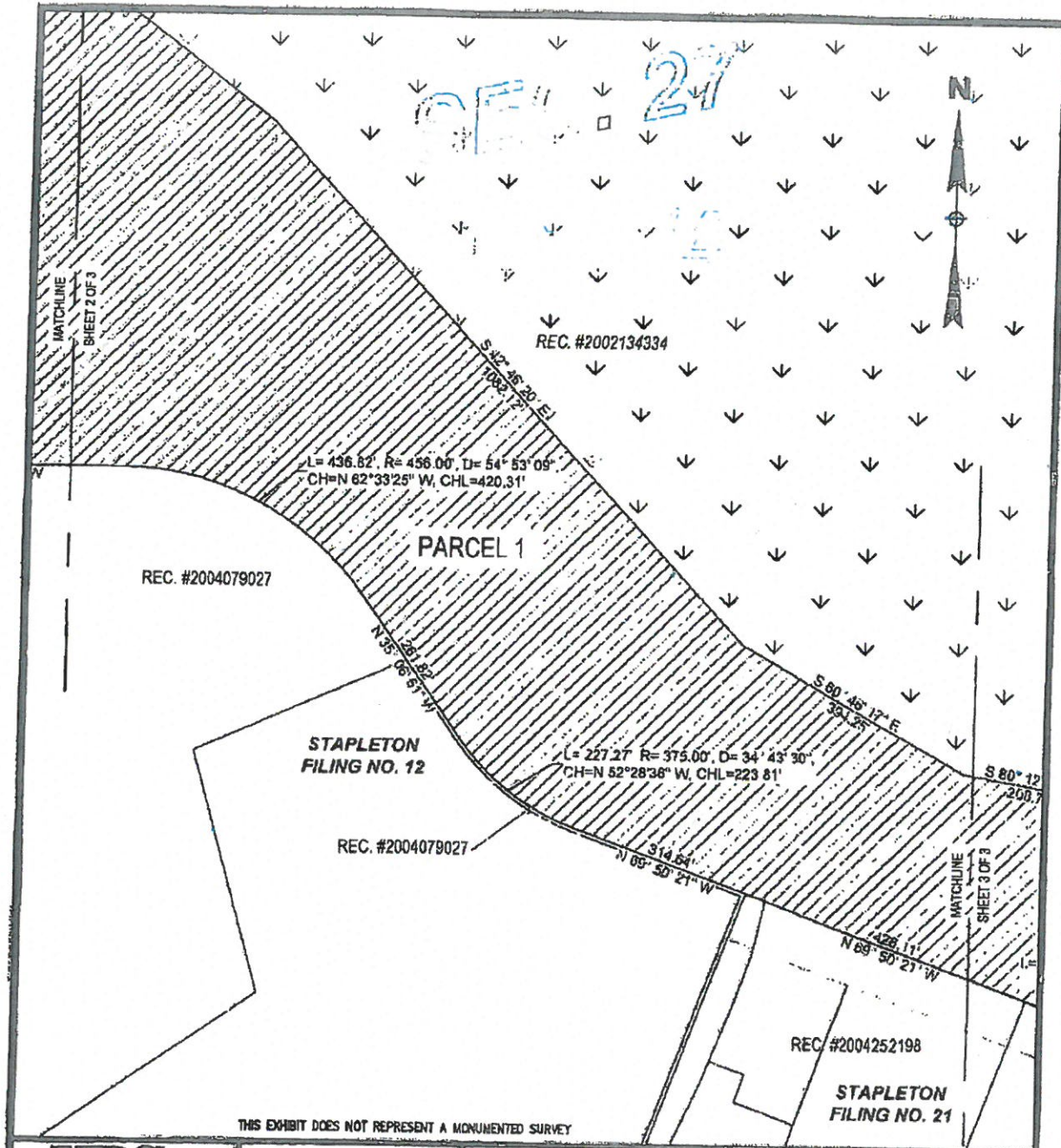
URS
1725 W Jefferson Ave., Ste. 400
Lakewood, CO 80235
303.949.4928

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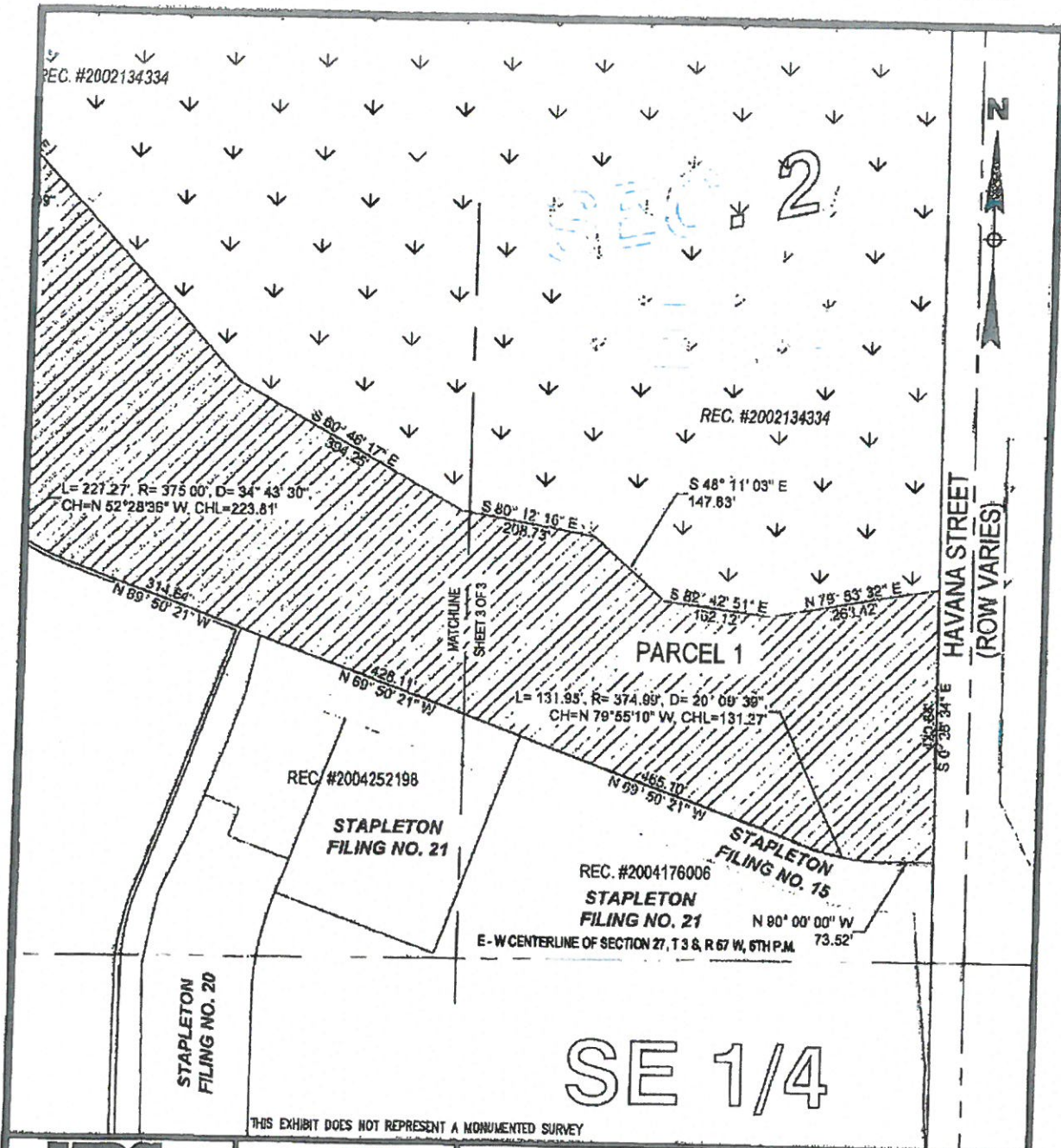
STAPLETON REDEVELOPMENT

EXHIBIT TO ACCOMPANY PROPERTY DESCRIPTION SHEET 1 OF 3				COLORADO
CITY & COUNTY OF DENVER	DATE DRAWN 06/03/14	SCALE 1" = 200'	PROJ. NO. 22232870	DWG. NO. 2970-1800-001
DRAWN BY DEA	PREPARED BY DEA	CHECKED BY GG	REY	A



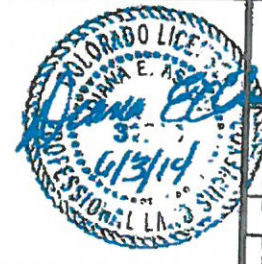
THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY

<p>URS 7125 W Jefferson Ave., Ste 400 Lakewood, CO 80235 303-949-0223</p>		<p align="center">STAPLETON REDEVELOPMENT</p>									
<p><small>This document is the exclusive property of URS and/or client. It has not been published and is confidential in consideration of the client thereof. This document is not to be copied, reproduced, modified, stated or otherwise published, displayed or in any way used for the purposes other than that for which it is specifically published without the written permission of URS and/or client, or to use the same in any way detrimental to URS and/or client.</small></p>	<p align="center">EXHIBIT TO ACCOMPANY PROPERTY DESCRIPTION SHEET 2 OF 3</p> <p>CITY & COUNTY OF DENVER</p> <table border="1"> <tr> <td>DATE DRAWN 06/03/14</td> <td>SCALE 1" = 200'</td> <td>PROJ. NO. 22232970</td> <td>DWS NO. 22232970</td> </tr> <tr> <td>DRAWN BY DEA</td> <td>PREPARED BY DEA</td> <td>CHECKED BY DC</td> <td></td> </tr> </table> <p align="right">COLORADO REV</p> <p align="right">2970-1800-001 A</p>			DATE DRAWN 06/03/14	SCALE 1" = 200'	PROJ. NO. 22232970	DWS NO. 22232970	DRAWN BY DEA	PREPARED BY DEA	CHECKED BY DC	
DATE DRAWN 06/03/14	SCALE 1" = 200'	PROJ. NO. 22232970	DWS NO. 22232970								
DRAWN BY DEA	PREPARED BY DEA	CHECKED BY DC									



URS
 7125 W Jefferson Ave., Ste 410
 Lakewood, CO 80235
 303-967-0223

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STAPLETON REDEVELOPMENT

EXHIBIT TO ACCOMPANY PROPERTY DESCRIPTION SHEET 3 OF 3

CITY & COUNTY OF DENVER		SCALE	PROJ. NO.	DWG. NO.	COLORADO
DATE DRAWN	08/03/14	1" = 200'	22232870		REV
DRAWN BY	DEA	PREPARED BY	DEA	CHECKED BY	GG
				2970-1800-001	A



MEMORADUM

TO: Lauri Dannemiller
Executive Director, Denver Parks and Recreation

DATE: December 24, 2014

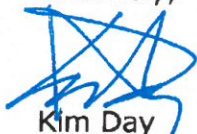
RE: North Westerly Creek Trunk Open Space Book Transfer

I have received your Memorandum dated October 29, 2014, requesting a book transfer/journal voucher of certain DIA-managed property at Stapleton. The property, called "North Westerly Creek Trunk Open Space," is located at the confluence of Sand Creek and Westerly Creek. The property will be developed as a regional park.

DIA and Parks staff have prepared all the necessary paperwork for the transfer, including the attached legal description. Both SDC and Forest City have waived their contractual rights to acquire the property.

I approve the transfer, and have instructed staff to complete the journal voucher.

Sincerely,



Kim Day
Chief Executive Officer
Denver International Airport