

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2014

COUNCIL BILL NO. CB13-0909
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, namely Camp Rollandet Natural Area.

Whereas, the following real property, known as Camp Rollandet Natural Area, as so named in Ordinance No. 796, Series of 2006, 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 part of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 13, Township 3 South, Range 69 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

Commencing at the Northeast Corner of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 13; Thence South 00°28'01" East, a distance of 30.00 feet, along the easterly line of said Northeast Quarter of the Northeast Quarter of the Southeast Quarter; Thence South 89°39'28" West, a distance of 30.00 feet, along a line being 30 feet south of and parallel with the northerly line of said Northeast Quarter of the Northeast Quarter of the Southeast Quarter; Thence South 00°28'01" East, a distance of 17.68 feet, along a line being 30 feet west of and parallel with said easterly line to the Point of Beginning; Thence South 00°28'01" East, a distance of 612.71 feet, to a point on the southerly line of said Northeast Quarter of the Northeast Quarter of the Southeast Quarter; Thence South 89°42'14" West, a distance of 631.15 feet, along said southerly line of said Northeast Quarter of the Northeast Quarter of the Southeast Quarter to a point on the westerly line of said Northeast Quarter of the Northeast Quarter of the Southeast Quarter; Thence North 00°24'59" West, a distance of 286.42 feet, along said westerly line of said Northeast Quarter of the Northeast Quarter of the Southeast Quarter; Thence North 89°39'28" East, a distance of 130.00 feet, along the southerly line of a parcel of land described in a deed recorded at Reception No. 870197007; Thence North 44°36'21" East, a distance of 228.61 feet, along the southeasterly line of said parcel of land described at Reception No. 870197007; Thence North 00°26'46" West, a distance of 181.65 feet, along the easterly line of said parcel of land described at Reception No. 870197007; Thence North 89°39'28" East, a distance of 319.93 feet, along a line being 30 feet south of and parallel with the northerly line of said Northeast Quarter of the Northeast Quarter of the Southeast Quarter to the Northwest Corner of a parcel of land described at Reception No. 880275571; Thence South 47°32'10" East, a distance of 26.02 feet, along the southwesterly line of said parcel of land described at Reception No. 880275571 to the Point of Beginning.

Except the following parcel:

Commencing at the Southeast corner of the afore mentioned parcel; Thence South 89°42'14" West, along the South line of said parcel, a distance of 330.17 feet; Thence North 0°17'46" West, departing said South line, a distance of 43.13 feet to the Point of Beginning; Thence North 65°36'45" East, a distance of 20.60 feet; Thence North 26°37'25" West, a distance of 107.59 feet; Thence North 33°54'14" West, a distance of 17.22 feet; Thence North 45°12'46" West, a distance of 40.49 feet; Thence South 44°47'14" West, a distance of

1 6.94 feet; Thence North 45°12'46" West, a distance of 2.68 feet; Thence South 44°47'14" West, a distance of
2 14.11 feet to a point on a curve; Thence Westerly, along the arc of a curve to the left, the center of which
3 bears South 36°20'07" West, having a radius of 46.84 feet, a central angle of 67°22'42", an arc length of
4 55.08 feet; Thence South 44°47'14" West, a distance of 53.33 feet; Thence South 32°59'46" East, a distance
5 of 15.84 feet; Thence South 48°06'29" East, a distance of 42.79 feet; Thence North 83°11'21" East, a
6 distance of 49.66 feet; Thence North 89°31'29" East, a distance of 52.58 feet; Thence South 26°29'34" East,
7 a distance of 70.92 feet to the Point of Beginning.

8
9 **Whereas**, the Parks and Recreation Advisory Board and the Manager of Parks and Recreation
10 have recommended that said Park Property be formally designated as a "park" under section 2.4.5
11 of the City Charter.

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

13 **Section 1.** That the Park Property, known as Camp Rollandet Natural Area, is hereby
14 designated as a "park" under section 2.4.5 of the City Charter and shall henceforth be regarded as
15 being a designated park in the City and County of Denver, such designation being subject to: 1)
16 the Deed of Conservation Easement between the City and County of Denver and Colorado Open
17 Lands, dated October 12, 2005, and recorded October 13, 2005, at reception number 2005174027
18 of the Denver Clerk and Recorder's Office and also located at Clerk Filing No. 05-746; and 2) any
19 existing utilities lawfully located in the Park Property as of the date of this park designation.

20 COMMITTEE APPROVAL DATE: December 10, 2013

21 MAYOR-COUNCIL DATE: December 17, 2013

22 PASSED BY THE COUNCIL: _____, 2014

23 _____ - PRESIDENT

24 APPROVED: _____ - MAYOR _____, 2014

25 ATTEST: _____ - CLERK AND RECORDER,
26 EX-OFFICIO CLERK OF THE
27 CITY AND COUNTY OF DENVER

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

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

30 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
31 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
32 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
33 §3.2.6 of the Charter.

34
35 D. Scott Martinez, Denver City Attorney

36
37 BY: _____, Assistant City Attorney DATE: _____, 2014