



**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:** July 12, 2016

**SUBJECT:** STAPLETON FILING NO. 49

**PROJECT NO:** 2015-0377

Please schedule the following item for Mayor Council on the next available date. The Attorney who will prepare the Resolution is Brent Eisen.

One Print of the above referenced subdivision plat is submitted by the owners: City and County of Denver; Park Creek Metropolitan District and Forest City Stapleton II, LLC; Stapleton Land, L.L.C.; Forest City Stapleton Land, Inc.; Stapleton Filing No. 49 plats 41 Blocks, 824 Lots and 123 Tracts. Tracts A, B, C, D, E, F, G, H, J, K, L, M, N, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AJ, AK, AL, AM, AN, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BJ, BK, BL, BM and V-A 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 158.228 acres.

Attachment  
Cc:

R. J. Duncanson, ROW Services  
R. Pettit, ROW Services  
J. Decker, ROW Services  
A. Casias, Manager's Office

Councilperson Christopher Herndon District 8



**ORDINANCE/RESOLUTION REQUEST**

Please email requests to Angela Casias  
at [angela.casias@DenverGov.org](mailto:angela.casias@DenverGov.org) by 12:00 pm 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: July 12, 2016

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, contract amendment, municipal code change, supplemental request, etc.)

Request for a Resolution to accept and approve Stapleton Filing No. 49, which is a Subdivision Plat.

3. Requesting Agency: Public Works, Right-of-Way 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: Angela Casias
- Phone: 720-913-8529
- Email: angela.casias@denvergov.org

6. General description/background of proposed ordinance including contract scope of work if applicable:

The purpose of this resolution is to accept and approve Stapleton Filing No. 49, a subdivision located between 56th Ave. and 64th Ave. and between Central Park Blvd. (aka Yosemite St.) and Dallas St.

**\*\*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 – please do not leave blank.)

- a. Contract Control Number: N/A
- b. Contract Term: N/A
- c. Location: between 56th Ave. and 64th Ave. and between Central Park Blvd. and Dallas St.
- d. Affected Council District: District 8
- e. Benefits: Allows for future residential and commercial development, parks and Open Space.
- f. Contract Amount (indicate amended amount and new contract total): N/A

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

No.

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_



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## EXECUTIVE SUMMARY

**Project Title: Stapleton Filing No. 49**

**Description of Proposed Project: Resolution approving the Subdivision Plat of Stapleton Filing No. 49.**

**Explanation of why the public right-of-way must be utilized to accomplish the proposed project: N/A**

**Has a Temp MEP been issued, and if so, what work is underway: N/A**

**What is the known duration of an MEP: N/A**

**Will land be dedicated to the City if the vacation goes through: N/A**

**Will an easement be placed over a vacated area, and if so explain: N/A**

**Will an easement relinquishment be submitted at a later date: N/A**

**Additional information: The owners of this property will Plat as a part of a development project called Stapleton Filing No. 49.**

## DESCRIPTION

A part of the Northwest Quarter and a part of the Southwest Quarter of Section 10, 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 Northwest Corner of said Section 10;  
thence South  $45^{\circ}23'00''$  East a distance of 70.55 feet to a point that is 50.00 feet southerly of the northerly line of said Northwest Quarter of Section 10 and 50.00 feet easterly of the westerly line of said Northwest Quarter of Section 10;  
thence South  $00^{\circ}15'13''$  East, parallel with and 50.00 feet easterly of said westerly line of the Northwest Quarter of Section 10, a distance of 2058.06 feet to the **POINT OF BEGINNING**;

thence North  $60^{\circ}01'05''$  East a distance of 84.63 feet to a point of curve;  
thence along the arc of a curve to the left having a radius of 283.00 feet, a central angle of  $40^{\circ}11'41''$ , an arc length of 198.53 feet and whose chord bears North  $39^{\circ}55'15''$  East a distance of 194.49 feet;

thence North  $19^{\circ}49'24''$  East a distance of 62.92 feet to a point of curve;  
thence along the arc of a curve to the right having a radius of 692.00 feet, a central angle of  $106^{\circ}45'53''$ , an arc length of 1289.47 feet and whose chord bears North  $73^{\circ}12'21''$  East a distance of 1110.85 feet to a point of compound curve;

thence along the arc of a curve to the right having a radius of 2117.00 feet, a central angle of  $27^{\circ}08'23''$ , an arc length of 1002.78 feet and whose chord bears South  $39^{\circ}50'31''$  East a distance of 993.43 feet;

thence South  $70^{\circ}48'20''$  East a distance of 1.75 feet;

thence North  $64^{\circ}11'40''$  East a distance of 21.62 feet;

thence South  $25^{\circ}48'20''$  East a distance of 32.00 feet;

thence South  $64^{\circ}11'40''$  West a distance of 21.62 feet;

thence South  $19^{\circ}11'40''$  West a distance of 3.18 feet to a point of non-tangent curve;

thence along the arc of a curve to the right having a radius of 2116.00 feet, a central angle of  $20^{\circ}32'10''$ , an arc length of 758.42 feet and whose chord bears South  $15^{\circ}02'36''$  East a distance of 754.37 feet;

thence South  $45^{\circ}15'25''$  East a distance of 9.75 feet;

thence North  $89^{\circ}44'35''$  East a distance of 20.77 feet;

thence South  $04^{\circ}02'14''$  East a distance of 38.08 feet;

thence South  $89^{\circ}44'35''$  West a distance of 17.88 feet;

thence South  $44^{\circ}44'35''$  West a distance of 12.37 feet to a point of non-tangent curve;

thence along the arc of a curve to the right having a radius of 2116.00 feet, a central angle of  $32^{\circ}15'52''$ , an arc length of 1191.56 feet and whose chord bears South  $12^{\circ}48'46''$  West a distance of 1175.88 feet;

thence South  $60^{\circ}46'26''$  East a distance of 27.03 feet;

thence South  $29^{\circ}13'34''$  West a distance of 38.00 feet;

thence North  $60^{\circ}46'26''$  West a distance of 22.00 feet;

thence South  $29^{\circ}13'34''$  West a distance of 87.85 feet to a point of curve;

thence along the arc of a curve to the left having a radius of 761.00 feet, a central angle of  $24^{\circ}13'34''$ , an arc length of 321.77 feet and whose chord bears South  $17^{\circ}06'47''$  West a distance of 319.38 feet;

thence South  $05^{\circ}00'00''$  West a distance of 348.72 feet to a point of curve;

thence along the arc of a curve to the left having a radius of 479.00 feet, a central angle of 5°15'25", an arc length of 43.95 feet and whose chord bears South 02°22'18" West a distance of 43.93 feet;

thence South 00°15'25" East a distance of 142.52 feet to a point of curve;

thence along the arc of a curve to the left having a radius of 34.00 feet, a central angle of 11°13'38", an arc length of 6.66 feet and whose chord bears South 05°52'14" East a distance of 6.65 feet to the southerly line of TK-9A (LA-9A) described at Reception Number 2010075685 in the Clerk and Recorder's Office of said City and County of Denver;

thence South 89°29'45" West, along said southerly line of TK-9A (LA-9A) described at Reception Number 2010075685, a distance of 1676.89 feet to the southwest corner of said TK-9A (LA-9A) described at Reception Number 2010075685, said southwest corner also being a point 50.00 feet easterly of the westerly line of said Southwest Quarter of Section 10;

thence North 00°15'25" West, parallel with and 50.00 feet easterly of said westerly line of the Southwest Quarter of Section 10, a distance of 2578.58 feet to a point 50.00 feet easterly of said westerly line of the Northwest Quarter of Section 10;

thence North 00°15'13" West, parallel with and 50.00 feet easterly of said westerly line of the Northwest Quarter of Section 10, a distance of 546.44 feet to the **POINT OF BEGINNING**.

Containing 6,892,426 square feet or 158.228 acres, more or less.

**BASIS OF BEARING:** Bearings are based on the west line of the Southwest Quarter of Section 10, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, bearing North 00°15'25" West based on NAD 83/92 Colorado Central Zone State Plane Coordinates. The Southwest Corner of said Section 10 is a Found 3-1/4" Aluminum Cap in Monument Box Stamped PLS 27936. The West Quarter Corner of said Section 10 is a Found 3-1/4" Aluminum Cap in Monument Box Stamped: ZBS INC PLS 11434.

### Preliminary

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A. David Johnson, P.L.S. 20683  
For and on behalf of AECOM  
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Denver, CO 80237  
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