

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2021

COUNCIL BILL NO. CB20-1450
COMMITTEE OF REFERENCE:

Land Use, Transportation and Infrastructure

A BILL

For an ordinance designating certain property as “park” under section 2.4.5 of the City Charter unnamed Stanford & Balsam Park.

WHEREAS, the following real property 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 consisting of Tract A, Quincy Shores / Southwest Autopark Subdivision, a portion of those certain parcels of land described in Reception No. R-89-0099373, Reception No. 9700098568 and Reception No. R-89-0065652 located in the NE1/4 of Section 10 and the NW 1/4 of Section 11, all in Township 5 South, Range 69 West of the 6TH Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Beginning at the Northeast corner of Lot 15, Block 8, Park West Filing No. 3 as recorded in Book 28 at Page 27 in the Clerk and Recorder’s Office of the City and County of Denver, said point being a common corner with Parcel 4 of said Reception No. 9700098568; Thence along the boundary of said Parcel 4 of Reception No. 9700098568 the following six (6) courses:

- 1) Thence N89°51’22”E, a distance of 1012.53 feet;
- 2) Thence N0°23’05”E, a distance of 2.28 feet;
- 3) Thence N89°48’09”E, a distance of 10.95 feet;
- 4) Thence N0°05’28”W, a distance of 355.78 feet;
- 5) Thence N89°54’32”E, a distance of 150.00 feet;
- 6) Thence S0°05’34”E, a distance of 492.37 feet to a point on the North line of said Tract A, Quincy Shores / Southwest Autopark Subdivision as recorded in Book 50 at Page 117 in the Clerk and Recorder’s Office of the City and County of Denver;

Thence along the boundary of said Tract A the following six (6) courses:

- 1)) Thence N88°56’28”E, a distance of 722.58 feet to a point on the West right-of-way line of S. Balsam Way;
- 2) Thence Southwesterly, along said right-of-way line, along the arc of a curve to the right, the radius point of which bears N38°20’02”W, a distance of 360.00 feet, having a central angle of 8°58’36”, radius of 360.00 feet, an arc length of 56.40 feet to a point of tangent;
- 3) Thence S60°38’34”W, continuing along said right-of-way, a distance of 104.46 feet;
- 4) Thence N88°46’03”W, departing said right-of-way, a distance of 553.25 feet;
- 5) Thence S0°05’33”E, a distance of 5.00 feet;
- 6) Thence S87°02’46”W, a distance of 480.52 feet to a point on the boundary of said Reception No. R-89-0099373;

Thence along the boundary of said Reception No. R-89-0099373 the following five (5) courses:

- 1) Thence $S0^{\circ}05'33''E$, a distance of 72.60 feet;
- 2) Thence $S81^{\circ}34'10''W$, a distance of 256.67 feet;
- 3) Thence $N83^{\circ}08'38''W$, a distance of 216.76 feet;
- 4) Thence $S85^{\circ}54'13''W$, a distance of 226.69 feet;
- 5) Thence $N0^{\circ}11'27''E$, a distance of 184.26 feet to a point on the boundary of said Reception No. R-89-0065652, also being a point on a curve;

- Thence along the boundary of said Reception No. R-89-0065652 the following three (3) courses:
- 1) Thence Southeasterly, along the arc of a curve to the right, the radius point of which bears $S0^{\circ}11'27''W$, a distance of 15.00 feet, having a central angle of $52^{\circ}01'12''$, a radius of 15.00 feet, an arc length of 13.62 feet to a point of reverse curve;
 - 2) Thence along the arc of a reverse curve to the left, having a central angle of $284^{\circ}02'24''$, a radius of 50.00 feet, an arc length of 247.86 feet to a point of reverse curve;
 - 3) Thence along the arc of a reverse curve to the right, having a central angle of $52^{\circ}01'12''$, a radius of 15.00 feet, an arc length of 13.62 feet to a point on the boundary of said Parcel 4 of Reception No. 9700098568;

Thence $N0^{\circ}11'27''E$, along the boundary of said Parcel 4, a distance of 102.53 feet to the Point of Beginning.

WHEREAS, the Parks and Recreation Advisory Board and the Executive Director of Parks and Recreation have no objection to the Park Property being formally designated as a "park" under section 2.4.5 of the City Charter.

BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:

Section 1. That the Park Property, legally described above, is hereby designated as a "park" under section 2.4.5 of the City Charter, and shall henceforth be regarded as being a designated park in the City and County of Denver, such designation being subject to any existing utilities lawfully located in the Park Property as of the date of this park designation.

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