

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2014

COUNCIL BILL NO. CB14-0380
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 Hampden Heights Park.

Whereas, the following real property, known as Hampden Heights Park, 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”):

10 Parcels of land located in Section 34, Township 4 South, Range 67 West of the 6TH Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Parcel 1

Tract A,
Hampden Heights – Fifth Filing,

Parcel 2

Tract B,
Hampden Heights – Fifth Filing,

except that part of Tract B described as follows:

Beginning at the Southeast corner of Lot 1, Block 50, Hampden Heights – Fifth Filing; Thence Northeasterly on a curve to the left convex to the Southeast and having a radius of 15 feet with a central angle of 45°, a distance of 11.78 feet to a point of compound curve; Thence on a curve to the right with a radius of 50 feet and a central angle of 288°02’, a distance of 251.36 feet to a point of compound curve; Thence Northwesterly on a curve to the left convex to the Northeast and having a radius of 15 feet with a central angle of 45°, a distance of 11.78 feet to the Northeast corner of Lot 1, Block 49, Hampden Heights – Fifth Filing; Thence Northerly on the Northerly extension of the East line of said Block 49, a distance of 50 feet to the Southeast corner of Lot 1, Block 50, Hampden Heights – Fifth Filing, the Point of Beginning.

Parcel 3

Tract C,
Hampden Heights – Fifth Filing,

except that part of Tract C described as follows:

Commencing at the Southeast corner of Tract C; Thence N90°00’00”W, along the South line of said Tract C, a distance of 312.77 feet; Thence N00°00’00”E, a distance of 20.00 feet to the Point of Beginning; Thence N00°00’00”E, a distance of 250.00 feet; Thence N90°00’00”E, a distance of

1 356.35 feet to a point 20.00 feet distant from the Northeast line of said Tract C as measured by
2 right angles; Thence S28°39'15"E, on a line parallel with and 20 feet distant from said Northeast
3 line of Tract C, a distance of 70.44 feet to a point on a curve on the West right-of-way line of So.
4 Dayton St.; Thence Southerly, along said West right-of-way line on a curve to the left the radius
5 point of which bears S51°23'15"E, a distance of 355.00 feet, having a central angle of 33°13'19", a
6 radius of 355.00 feet and an arc length of 205.84 feet; Thence N90°00'00"W, departing said right-
7 of-way line, a distance of 314.09 feet to the Point of Beginning.

8
9 Parcel 4

10
11 Tract D,
12 Hampden Heights – Fifth Filing,

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14 Parcel 5

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16 Tract E,
17 Hampden Heights – Fifth Filing,

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19 Parcel 6

20
21 An un-numbered Tract lying North of S. Clinton Ct., Hampden Heights – Second Filing, more
22 particularly described as follows:

23
24 Commencing at the Northwest corner of Lot 15, Block 17, of said Hampden Heights – Second
25 Filing; Thence N90°00'00"E, along the North line of said Lot 15, a distance of 147.61 feet to the
26 Northwest corner of said Tract, said corner also being the Point of Beginning; Thence
27 N90°00'00"E, along the North line of said Tract, a distance of 87.41 feet to the Northeast corner of
28 said Tract; Thence S28°39'04"W, along the East line of said Tract, a distance of 46.16 feet to a
29 point on the right-of-way line of S. Clinton Ct.; Thence Westerly, along said right-of-way line along
30 the arc of a curve to the left the radius point of which bears S28°39'04"W, a distance of 45.00 feet,
31 having a central angle of 57°17'48", a radius of 45.00 feet and an arc length of 45.00 feet; Thence
32 N28°38'44"W, departing said right-of-way line and along the West line of said Tract, a distance of
33 46.16 feet to the Point of Beginning.

34
35 Parcel 7

36
37 An un-numbered Tract lying North of S. Dallas Ct., Hampden Heights – Second Filing, more
38 particularly described as follows:

39
40 Commencing at the Northwest corner of Lot 8, Block 16, of said Hampden Heights – Second
41 Filing, Thence N90°00'00"E, along the North line of said Lot 8, a distance of 106.30 feet to the
42 Northwest corner of said Tract, said corner also being the Point of Beginning; Thence
43 N90°00'00"E, along the North line of said Tract, a distance of 87.41 feet to the Northeast corner of
44 said Tract; Thence S28°39'04"W, along the East line of said Tract, a distance of 46.16 feet to a
45 point on the right-of-way line of S. Dallas Ct.; Thence Westerly, along said right-of-way line along
46 the arc of a curve to the left the radius point of which bears S28°39'04"W, a distance of 45.00 feet,
47 having a central angle of 57°17'48", a radius of 45.00 feet and an arc length of 45.00 feet; Thence
48 N28°38'44"W, departing said right-of-way line and along the West line of said Tract, a distance of
49 46.16 feet to the Point of Beginning.

1 Parcel 8

2
3 An un-numbered Tract lying in Hampden Heights – Second Filing, more particularly described as
4 follows:

5
6 Beginning at the most Southerly corner of Lot 1, Block 4 in said Hampden Heights – Second Filing
7 from which the Southwest corner of said Section 34 bears S49°17'19"W, a distance of 911.41 feet;
8 Thence along the boundary lines of Blocks 4, 6, 7, 8 and 11 and also the right-of-way lines of E.
9 Floyd PL., E. Floyd Ave., E. Eastman Pl., and E. Eastman Ave., the following seventeen courses:

- 10 1) Thence N54°04'52"E, a distance of 249.60 feet;
- 11 2) Thence N5°37'33"E, a distance of 15.13 feet to a point on a curve;
- 12 3) Thence along the arc of a curve to the left the radius point of which bears N5°37'33"E, a
13 distance of 45.00 feet, having a central angle of 89°59'37", a radius of 45.00 feet and an arc length
14 of 70.69 feet;
- 15 4) Thence S84°22'27"E, a distance of 22.85 feet;
- 16 5) Thence N54°04'52"E, a distance of 199.87 feet;
- 17 6) Thence N5°37'33"E, a distance of 15.13 feet to a point on a curve;
- 18 7) Thence along the arc of a curve to the left the radius point of which bears N5°37'33"E, a
19 distance of 45.00 feet, having a central angle of 89°59'37", a radius of 45.00 feet and an arc length
20 of 70.69 feet;
- 21 8) Thence S84°22'27"E, a distance of 22.85 feet;
- 22 9) Thence N54°04'52"E, a distance of 199.87 feet;
- 23 10) Thence N5°37'33"E, a distance of 15.13 feet to a point on a curve;
- 24 11) Thence along the arc of a curve to the left the radius point of which bears N5°37'33"E, a
25 distance of 45.00 feet, having a central angle of 89°59'37", a radius of 45.00 feet and an arc length
26 of 70.69 feet;
- 27 12) Thence S84°22'27"E, a distance of 22.85 feet;
- 28 13) Thence N54°04'52"E, a distance of 195.58 feet;
- 29 14) Thence N7°16'16"W, a distance of 40.47 feet to a point on a curve;
- 30 15) Thence along the arc of a curve to the left the radius point of which bears N7°16'16"W, a
31 distance of 45.00 feet, having a central angle of 57°17'52", a radius of 45.00 feet and an arc length
32 of 45.00 feet;
- 33 16) Thence S64°34'00"E, a distance of 40.46 feet;
- 34 17) Thence N54°04'52"E, a distance of 108.83 feet to the most Easterly corner of
35 Lot 20, Block 11 in said Hampden Heights – Second Filing;
36 Thence S35°55'08"E, a distance of 100.00 feet to the most Easterly corner of said un-numbered
37 Tract; Thence S54°04'52"W, a distance of 155.86 feet to the most Northerly corner of Lot 1, Block
38 17 in said Hampden Heights – Second Filing;
39 Thence along the boundary lines of Blocks 17, 2 and 1 and also the right-of-way lines of S.
40 Chester Ct., and S. Boston Ct., the following nine courses:
- 41 1) Thence S54°04'52"W, a distance of 110.00 feet;
- 42 2) Thence S9°04'52"W, a distance of 18.64 feet to a point on a curve;
- 43 3) Thence along the arc of a curve to the left the radius point of which bears S9°04'52"W, a
44 distance of 45.00 feet, having a central angle of 89°59'37", a radius of 45.00 feet and an arc length
45 of 70.69 feet;
- 46 4) Thence N80°55'08"W, a distance of 18.64 feet;
- 47 5) Thence S54°04'52"W, a distance of 262.00 feet;
- 48 6) Thence S9°04'52"W, a distance of 18.64 feet to a point on a curve;
- 49 7) Thence along the arc of a curve to the left the radius point of which bears S9°04'52"W, a
50 distance of 45.00 feet, having a central angle of 89°59'37", a radius of 45.00 feet and an arc length
51 of 70.69 feet;

1 8) Thence N80°55'08"W, a distance of 18.64 feet;
2 9) Thence S54°04'52"W, a distance of 116.40 feet to the most Westerly corner of Lot 5, Block 1 in
3 said Hampden Heights – Second Filing;
4 Thence S54°04'52"W, a distance of 464.90 feet to a point on the East right-of-way line of S. Akron
5 St.; Thence Northwesterly, along the arc of a curve to the left the radius point of which bears
6 S54°04'52"W, a distance of 279.52 feet, having a central angle of 20°57'39", a radius of 279.52
7 feet and an arc length of 102.14 feet to the Point of Beginning.

8
9 Parcel 9

10
11 Un-numbered Tracts lying in Hampden Heights – Third Filing and Hampden Heights – Fourth
12 Filing, more particularly described as follows:

13
14 Beginning at the most Southwesterly corner of Lot 15, Block 33 in said Hampden Heights – Fourth
15 Filing from which the Southwest corner of said Section 34 bears S52°35'58"W, a distance of
16 2944.86 feet; Thence along the boundary lines of Blocks 33, 35, 36, 38, 39, 40 and 41 and also the
17 right-of-way lines of S. Dayton Ct., S. Emporia Ct., S. Elmira Ct., S. Florence Ct., S. Fulton Ct., and
18 S. Galena Ct. in said Hampden Heights – Fourth Filing the following twenty five courses:

- 19 1) Thence N54°04'52"E, a distance of 117.81 feet;
- 20 2) Thence N9°04'52"E, a distance of 18.64 feet to a point on a curve;
- 21 3) Thence along the arc of a curve to the left the radius point of which bears N9°04'52"E, a
22 distance of 45.00 feet, having a central angle of 89°59'37", a radius of 45.00 feet and an arc length
23 of 70.69 feet;
- 24 4) Thence S80°55'08"E, a distance of 18.64 feet;
- 25 5) Thence N54°04'52"E, a distance of 223.17 feet;
- 26 6) Thence N7°16'16"W, a distance of 53.41 feet to a point on a curve;
- 27 7) Thence along the arc of a curve to the left the radius point of which bears N7°16'16"W, a
28 distance of 45.00 feet, having a central angle of 57°17'52", a radius of 45.00 feet and an arc length
29 of 45.00 feet;
- 30 8) Thence S64°34'00"E, a distance of 53.41 feet;
- 31 9) Thence N54°04'52"E, a distance of 205.69 feet;
- 32 10) Thence N9°04'52"E, a distance of 18.64 feet to a point on a curve;
- 33 11) Thence along the arc of a curve to the left the radius point of which bears N9°04'52"E, a
34 distance of 45.00 feet, having a central angle of 89°59'37", a radius of 45.00 feet and an arc length
35 of 70.69 feet;
- 36 12) Thence S80°55'08"E, a distance of 18.64 feet;
- 37 13) Thence N54°04'52"E, a distance of 225.37 feet;
- 38 14) Thence N7°16'16"W, a distance of 45.95 feet to a point on a curve;
- 39 15) Thence along the arc of a curve to the left the radius point of which bears N7°16'16"W, a
40 distance of 45.00 feet, having a central angle of 57°17'52", a radius of 45.00 feet and an arc length
41 of 45.00 feet;
- 42 16) Thence S64°34'00"E, a distance of 45.95 feet;
- 43 17) Thence N54°04'52"E, a distance of 210.65 feet;
- 44 18) Thence N9°04'52"E, a distance of 18.64 feet to a point on a curve;
- 45 19) Thence along the arc of a curve to the left the radius point of which bears N9°04'52"E, a
46 distance of 45.00 feet, having a central angle of 89°59'37", a radius of 45.00 feet and an arc length
47 of 70.69 feet;
- 48 20) Thence S80°55'08"E, a distance of 18.64 feet;
- 49 21) Thence N54°04'52"E, a distance of 229.18 feet;
- 50 22) Thence N7°16'16"W, a distance of 32.92 feet to a point on a curve;

1 23) Thence along the arc of a curve to the left the radius point of which bears $N7^{\circ}16'16''W$, a
2 distance of 45.00 feet, having a central angle of $57^{\circ}17'52''$, a radius of 45.00 feet and an arc length
3 of 45.00 feet;

4 24) Thence $S64^{\circ}34'00''E$, a distance of 32.92 feet;

5 25) Thence $N54^{\circ}04'52''E$, a distance of 217.35 feet to the most easterly corner of Lot 4, Block 41 in
6 said Hampden Heights – Fourth Filing, said corner also being on the West right-of-way line of S.
7 Geneva St.;

8 Thence $S28^{\circ}39'15''E$, along said West right-of-way line, a distance of 100.81 feet to the Northeast
9 corner of Lot 8, Block 22 in said Hampden Heights – Third Filing; Thence along the boundary lines
10 of Blocks 22, 23, 24, 25, 26, 27 and 28 and also the right-of-way lines of S. Galena Ct., S. Fulton
11 Ct., S. Florence Ct., S. Elmira Ct., S. Emporia Ct., and S. Dayton Ct. in said Hampden Heights –
12 Third Filing the following twenty five courses:

13 1) Thence $S54^{\circ}04'52''W$, a distance of 237.96 feet;

14 2) Thence $S9^{\circ}04'52''W$, a distance of 18.64 feet to a point on a curve;

15 3) Thence along the arc of a curve to the left the radius point of which bears $S9^{\circ}04'52''W$, a
16 distance of 45.00 feet, having a central angle of $89^{\circ}59'37''$, a radius of 45.00 feet and an arc length
17 of 70.69 feet;

18 4) Thence $N80^{\circ}55'08''W$, a distance of 18.64 feet;

19 5) Thence $S54^{\circ}04'52''W$, a distance of 215.52 feet;

20 6) Thence $S7^{\circ}16'16''E$, a distance of 53.43 feet to a point on a curve;

21 7) Thence along the arc of a curve to the left the radius point of which bears $S7^{\circ}16'16''E$, a
22 distance of 45.00 feet, having a central angle of $57^{\circ}17'52''$, a radius of 45.00 feet and an arc length
23 of 45.00 feet;

24 8) Thence $N64^{\circ}34'00''W$, a distance of 53.43 feet;

25 9) Thence $S54^{\circ}04'52''W$, a distance of 219.64 feet;

26 10) Thence $S7^{\circ}16'16''E$, a distance of 32.81 feet to a point on a curve;

27 11) Thence along the arc of a curve to the left the radius point of which bears $S7^{\circ}16'16''E$, a
28 distance of 45.00 feet, having a central angle of $57^{\circ}17'52''$, a radius of 45.00 feet and an arc length
29 of 45.00 feet;

30 12) Thence $N64^{\circ}34'00''W$, a distance of 32.81 feet;

31 13) Thence $S54^{\circ}04'52''W$, a distance of 205.79 feet;

32 14) Thence $S3^{\circ}20'53''W$, a distance of 49.77 feet to a point on a curve;

33 15) Thence along the arc of a curve to the left the radius point of which bears $S3^{\circ}20'53''W$, a
34 distance of 45.00 feet, having a central angle of $57^{\circ}17'52''$, a radius of 45.00 feet and an arc length
35 of 45.00 feet;

36 16) Thence $N53^{\circ}56'52''W$, a distance of 32.16 feet;

37 17) Thence $S54^{\circ}04'52''W$, a distance of 218.56 feet;

38 18) Thence $S3^{\circ}20'53''W$, a distance of 49.77 feet to a point on a curve;

39 19) Thence along the arc of a curve to the left the radius point of which bears $S3^{\circ}20'53''W$, a
40 distance of 45.00 feet, having a central angle of $57^{\circ}17'52''$, a radius of 45.00 feet and an arc length
41 of 45.00 feet;

42 20) Thence $N53^{\circ}56'52''W$, a distance of 32.16 feet;

43 21) Thence $S54^{\circ}04'52''W$, a distance of 218.56 feet;

44 22) Thence $S3^{\circ}20'53''W$, a distance of 49.77 feet to a point on a curve;

45 23) Thence along the arc of a curve to the left the radius point of which bears $S3^{\circ}20'53''W$, a
46 distance of 45.00 feet, having a central angle of $57^{\circ}17'52''$, a radius of 45.00 feet and an arc length
47 of 45.00 feet;

48 24) Thence $N53^{\circ}56'52''W$, a distance of 32.16 feet;

49 25) Thence $S54^{\circ}04'52''W$, a distance of 117.98 feet to the Northwest corner of Lot 5, Block 28 in
50 said Hampden Heights – Third Filing;

51 Thence $N28^{\circ}39'15''W$, a distance of 50.41 feet;

1 Thence S54°04'52"W, a distance of 23.15 feet;
2 Thence N23°59'45"W, a distance of 51.10 feet to the Point of Beginning.

3
4 Parcel 10

5
6 Un-numbered Tracts lying in Hampden Heights – Third Filing and Hampden Heights – Fourth
7 Filing, more particularly described as follows:

8
9 Beginning at the most Southwesterly corner of Lot 19, Block 29 of said Hampden Heights – Fourth
10 Filing from which the Southwest corner of said Section 34 bears S53°12'08"W, a distance of
11 4964.50 feet; Thence N54°04'52"E, along the Southerly line of said Lot 19, a distance of 131.05
12 feet to the most easterly corner of said Lot 19, said corner also being on the Easterly line of said
13 Hampden Heights – Fourth Filing; Thence S28°39'15"E, along said Easterly lines of said Hampden
14 Heights – Fourth Filing and Hampden Heights – Third Filing, a distance of 100.81 feet to the
15 Northeast corner of Lot 21, Block 21 in said Hampden Heights – Third Filing; Thence
16 S54°04'52"W, along the Northerly line of said Lot 21, a distance of 131.05 feet to the Northwest
17 corner of said Lot 21, said corner also being on the East right-of-way line of S. Geneva St.; Thence
18 N28°39'15"W, along said East right-of-way line, a distance of 100.81 feet to the Point of Beginning.

19
20 Bearings are based on the South line of the Southwest quarter of Section 34, T4S, R67W of the 6th
21 P.M. being N90°00'00"E, monumented by a 3 ¼" alloy cap in a range box marked "CDOH PLS No.
22 14157 1989" at each terminus point.

23
24 **Whereas**, the Parks and Recreation Advisory Board and the Manager of Parks and Recreation
25 have recommended that said Park Property be formally designated as a "park" under section 2.4.5
26 of the City Charter.

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

28 **Section 1.** That the Park Property, known as Hampden Heights Park, is hereby designated as a
29 "park" under section 2.4.5 of the City Charter and shall henceforth be regarded as being a
30 designated park in the City and County of Denver, the designation being subject to an existing
31 Colorado Interstate Gas Company Easement and any existing utilities lawfully located in the Park
32 Property as of the date of this park designation.

1 COMMITTEE APPROVAL: April 29, 2014

2 MAYOR-COUNCIL DATE: May 6, 2014

3 PASSED BY COUNCIL _____ 2014

4 _____ - PRESIDENT

5 APPROVED: _____ - MAYOR _____ 2014

6 ATTEST: _____ - CLERK AND RECORDER,
7 EX-OFFICIO CLERK OF THE
8 CITY AND COUNTY OF DENVER

9 NOTICE PUBLISHED IN THE DAILY JOURNAL _____ 2014; _____ 2014

10 PREPARED BY: Patrick A. Wheeler, Assistant City Attorney – DATE: May 8, 2014

11 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
12 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §
14 3.2.6 of the Charter.

15

16 D. Scott Martinez, Denver City Attorney

17

18 BY: _____, Assistant City Attorney DATE: _____, 2014