



DENVER
THE MILE HIGH CITY

JD. RE


Department of Public Works

Right-of-Way Services

201 W. Colfax Avenue, Dept. 507

Denver, CO 80202

MEMORANDUM

TO: Caroline Martin, City Attorney's Office
FROM:  Matthew R. Bryner, P.E., Senior Engineering Manager
Right-of-Way Services
DATE: April 9, 2018
SUBJECT: STAPLETON FILING NO. 54

PROJECT NO: 2017-PROJMSTR-0000355

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

Two Prints of the above referenced subdivision plat is submitted by the owners: Forest City Stapleton II, LLC; Stapleton Land, LLC; Forest City Stapleton Land, LLC. and Park Creek Metropolitan District. Stapleton Filing No. 54 plats 32 Blocks, 647 Lots and 104 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, and AX 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 239.147 acres.

Attachment

Cc: Matthew R. Bryner, ROW Services
Ralph Pettit, ROW Services
Bradley Beck, City Attorney's Office
Angela Casias, Manager's Office
Christopher Herndon District 8, Councilperson
Amanda Schoultz, Council Aide
Shelby Wieman, Council Aide
Paul Rogalla, Public Works ROW Services
Jon Spirk, Public Works ROW Services
Tony Lopez, Public Works ROW Services
Robert Koehler, Asset Management

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Angela Casias at angela.casias@DenverGov.org by 12:00pm on **Monday**. Contact the her with questions

Date of Request: April 9, 2018

Please mark one: Bill Request or Resolution Request

1. Type of Request:

- Contract/Grant Agreement Intergovernmental Agreement (IGA) Rezoning/Text Amendment
- Dedication/Vacation Appropriation/Supplemental DRMC Change
- Other: Subdivision Plat

2. Title: (Start with *approves, amends, dedicates*, etc., include name of company or contractor and indicate the type of request: grant acceptance, contract execution, contract amendment, municipal code change, supplemental request, etc.)

The purpose of this Resolution Request is to accept and approve Stapleton Filing No. 54, a Subdivision Plat located north of 56th Ave. and between Chester Way. and Havana St.

3. Requesting Agency:

4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution	Contact person to present item at Mayor-Council and Council
Name: Jon Spirk	Name: Angela Casias
Email: Jon.Spirk@denvergov.org	Email: Angela.Casias@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:

Stapleton Filing No. 54 has 32 Blocks, 649 Lots and 104 Tracts.

6. City Attorney assigned to this request (if applicable): Brad Beck

7. City Council District: District 8

8. **For all contracts, fill out and submit accompanying Key Contract Terms worksheet**

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

Key Contract Terms

Type of Contract: (e.g. Professional Services > \$500K; IGA/Grant Agreement, Sale or Lease of Real Property):

Vendor/Contractor Name:

Contract control number:

Location:

Is this a new contract? Yes No Is this an Amendment? Yes No If yes, how many? _____

Contract Term/Duration (for amended contracts, include existing term dates and amended dates):

Contract Amount (indicate existing amount, amended amount and new contract total):

<i>Current Contract Amount</i> (A)	<i>Additional Funds</i> (B)	<i>Total Contract Amount</i> (A+B)

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>

Scope of work:

Was this contractor selected by competitive process? If not, why not?

Has this contractor provided these services to the City before? Yes No

Source of funds:

Is this contract subject to: W/MBE DBE SBE XO101 ACDBE N/A

WBE/MBE/DBE commitments (construction, design, Airport concession contracts):

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

Who are the subcontractors to this contract?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____



EXECUTIVE SUMMARY

DENVER
THE MILE HIGH CITY

Project Title: Stapleton Filing No. 54

Description of Proposed Project: Resolution approving the Subdivision Plat of Stapleton Filing No. 54.

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. 54.

DESCRIPTION

A part 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 South Quarter Corner of said Section 10; thence North $85^{\circ}37'50''$ West a distance of 888.69 feet to the southeast corner of Stapleton Filing No. 49 as recorded at Reception Number 2016106705 in the Clerk and Recorder's Office of said City and County of Denver, also being a point on the southerly line of Parcel TK-9A (LA-9A) described at Reception Number 2010075685 in said Clerk and Recorder's Office and the **POINT OF BEGINNING**;

thence along the easterly line of said Stapleton Filing No. 49 the following twenty two (22) courses:

1. along the arc of a curve to the right having a radius of 34.00 feet, a central angle of $11^{\circ}13'38''$, an arc length of 6.66 feet and whose chord bears North $05^{\circ}52'14''$ West a distance of 6.65 feet;
2. North $00^{\circ}15'25''$ West a distance of 142.52 feet to a point of curve;
3. along the arc of a curve to the right having a radius of 479.00 feet, a central angle of $5^{\circ}15'25''$, an arc length of 43.95 feet and whose chord bears North $02^{\circ}22'18''$ East a distance of 43.93 feet;
4. North $05^{\circ}00'00''$ East a distance of 348.72 feet to a point of curve;
5. along the arc of a curve to the right 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 North $17^{\circ}06'47''$ East a distance of 319.38 feet;
6. North $29^{\circ}13'34''$ East a distance of 87.85 feet;
7. South $60^{\circ}46'26''$ East a distance of 22.00 feet;
8. North $29^{\circ}13'34''$ East a distance of 38.00 feet;
9. North $60^{\circ}46'26''$ West a distance of 27.03 feet to a point of non-tangent curve;
10. along the arc of a curve to the left 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 North $12^{\circ}48'46''$ East a distance of 1175.88 feet;
11. North $44^{\circ}44'35''$ East a distance of 12.37 feet;
12. North $89^{\circ}44'35''$ East a distance of 17.88 feet;
13. North $04^{\circ}02'14''$ West a distance of 38.08 feet;
14. South $89^{\circ}44'35''$ West a distance of 20.77 feet;
15. North $45^{\circ}15'25''$ West a distance of 9.75 feet to a point of non-tangent curve;
16. along the arc of a curve to the left 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 North $15^{\circ}02'36''$ West a distance of 754.37 feet;
17. North $19^{\circ}11'40''$ East a distance of 3.18 feet;
18. North $64^{\circ}11'40''$ East a distance of 21.62 feet;

19. North 25°48'20" West a distance of 32.00 feet;
20. South 64°11'40" West a distance of 21.62 feet;
21. North 70°48'20" West a distance of 1.75 feet to a point of non-tangent curve;
22. along the arc of a curve to the left having a radius of 2117.00 feet, a central angle of 0°02'52", an arc length of 1.76 feet and whose chord bears North 26°17'45" West a distance of 1.76 feet;

thence North 64°11'40" East a distance of 88.49 feet to a point of curve;
 thence along the arc of a curve to the left having a radius of 481.00 feet, a central angle of 24°30'52", an arc length of 205.80 feet and whose chord bears North 51°56'14" East a distance of 204.23 feet to a point of reverse curve;
 thence along the arc of a curve to the right having a radius of 1019.00 feet, a central angle of 17°13'48", an arc length of 306.44 feet and whose chord bears North 48°17'42" East a distance of 305.28 feet;
 thence North 16°43'37" East a distance of 0.84 feet to a point of non-tangent curve;
 thence along the arc of a curve to the left having a radius of 2879.00 feet, a central angle of 0°28'16", an arc length of 23.67 feet and whose chord bears North 29°33'13" West a distance of 23.67 feet;
 thence North 58°04'30" East a distance of 42.03 feet to a point of non-tangent curve;
 thence along the arc of a curve to the right having a radius of 2921.00 feet, a central angle of 0°12'57", an arc length of 11.01 feet and whose chord bears South 29°42'43" East a distance of 11.01 feet;
 thence North 58°04'30" East a distance of 173.95 feet to a point of curve;
 thence along the arc of a curve to the right having a radius of 1832.00 feet, a central angle of 17°15'07", an arc length of 551.62 feet and whose chord bears North 66°42'04" East a distance of 549.54 feet;
 thence North 10°05'03" West a distance of 11.04 feet to a point of non-tangent curve;
 thence along the arc of a curve to the right having a radius of 1843.00 feet, a central angle of 1°18'32", an arc length of 42.10 feet and whose chord bears North 76°00'32" East a distance of 42.10 feet;
 thence South 10°05'03" East a distance of 9.01 feet to a point of non-tangent curve;
 thence along the arc of a curve to the right having a radius of 1834.00 feet, a central angle of 10°12'57", an arc length of 327.00 feet and whose chord bears North 81°45'19" East a distance of 326.57 feet;
 thence North 00°33'08" West a distance of 9.01 feet to a point of non-tangent curve;
 thence along the arc of a curve to the right having a radius of 1843.00 feet, a central angle of 1°51'58", an arc length of 60.03 feet and whose chord bears North 87°48'32" East a distance of 60.02 feet;
 thence South 00°33'08" East a distance of 9.00 feet to a point of non-tangent curve;

thence along the arc of a curve to the right having a radius of 1834.00 feet, a central angle of 8°08'36", an arc length of 260.67 feet and whose chord bears South 87°11'23" East a distance of 260.45 feet;

thence South 83°07'05" East a distance of 43.37 feet;

thence North 00°33'08" West a distance of 9.08 feet;

thence South 83°07'05" East a distance of 42.36 feet;

thence South 00°33'08" East a distance of 13.11 feet;

thence South 83°07'05" East a distance of 612.20 feet;

thence North 00°33'08" West a distance of 13.11 feet;

thence South 83°07'05" East a distance of 32.27 feet;

thence South 00°33'08" East a distance of 13.11 feet;

thence South 83°07'05" East a distance of 547.83 feet;

thence North 00°33'08" West a distance of 13.11 feet;

thence South 83°07'05" East a distance of 34.29 feet;

thence South 00°33'08" East a distance of 13.11 feet;

thence South 83°07'05" East a distance of 50.43 feet to a point 50.00 feet westerly of the easterly line of the Northeast Quarter of said Section 10;

thence South 00°33'08" East, parallel with and 50.00 feet westerly of said easterly line of the Northeast Quarter of Section 10, a distance of 903.32 feet to a point 50.00 feet westerly of the easterly line of the Southeast Quarter of said Section 10;

thence South 00°32'36" East, parallel with and 50.00 feet westerly of said easterly line of the Southeast Quarter of Section 10, a distance of 2554.80 feet to the southeast corner of TK-13B (LA-13B Rev) described at Reception Number 2010075685 in said Clerk and Recorder's Office;

thence along the southerly line of said TK-13B (LA-13B Rev) described at Reception Number 2010075685 the following three (3) courses:

1. South 89°29'45" West a distance of 169.61 feet;
2. South 00°30'17" East a distance of 10.38 feet;
3. South 88°51'45" West a distance of 331.16 feet to the southwest corner of TK-13B (LA-13B Rev) described at Reception Number 2010075685, also being a point on the easterly line of a parcel of land described at Reception Number 2007195495 in said Clerk and Recorder's Office.

thence along said easterly, northerly and westerly lines of a parcel of land described at Reception Number 2007195495 the following three (3) courses:

1. North 01°00'04" West a distance of 14.04 feet;
2. South 89°29'45" West a distance of 100.00 feet;
3. South 01°00'04" East a distance of 15.15 feet to the southeast corner of TK-13C (LA-13 REV. 3) described at Reception Number 2010075685 in said Clerk and Recorder's Office;

thence South 88°51'45" West a distance of 4.24 feet to the southeast corner of Stapleton Filing No. 52 recorded at Reception Number 2017085094 in said Clerk and Recorder's Office;

thence along the easterly, northerly and westerly lines of said Stapleton Filing No. 52 the following fourteen (14) courses:

1. North 31°26'24" West a distance of 11.74 feet;
2. North 00°18'44" West a distance of 485.07 feet;
3. North 02°05'10" West a distance of 64.61 feet;
4. North 78°08'17" West a distance of 65.47 feet to a point of curve;
5. along the arc of a curve to the right having a radius of 466.00 feet, a central angle of 21°55'46", an arc length of 178.36 feet and whose chord bears North 64°54'06" West a distance of 177.27 feet to a point of reverse curve;
6. along the arc of a curve to the left having a radius of 534.00 feet, a central angle of 71°22'55", an arc length of 665.28 feet and whose chord bears North 89°37'40" West a distance of 623.09 feet to a point of reverse curve;
7. along the arc of a curve to the right having a radius of 566.00 feet, a central angle of 16°33'51", an arc length of 163.63 feet and whose chord bears South 62°57'48" West a distance of 163.06 feet;
8. South 71°14'44" West a distance of 47.62 feet;
9. South 13°09'10" East a distance of 138.48 feet to a point of curve;
10. along the arc of a curve to the right having a radius of 566.00 feet, a central angle of 12°36'01", an arc length of 124.47 feet and whose chord bears South 06°51'09" East a distance of 124.22 feet;
11. South 00°33'08" East a distance of 192.04 feet;
12. South 43°25'53" East a distance of 19.10 feet;
13. South 00°33'08" East a distance of 104.31 feet;
14. South 10°14'06" West a distance of 12.73 feet to a point on the southerly line of said Parcel TK-13C (LA-13 Rev. 3) described at Reception Number 2010075685;

thence South 89°29'45" West, along said southerly line of Parcel TK-13C (LA-13 Rev. 3), a distance of 1854.12 feet to the **POINT OF BEGINNING**.

Containing 10,417,234 square feet or 239.147 acres, more or less.

BASIS OF BEARING: Bearings are based on the south line of the Southeast 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 89°29'45" East based on NAD 83/92 Colorado Central Zone State Plane Coordinates. The South Quarter Corner of said Section 10 is a found 3-1/4" aluminum Cap in a Monument Box Stamped: PLS 27936. The Southeast Corner of said Section 10 is a found 3-1/4" aluminum Cap in a Monument Box Stamped ZBS INC PLS 11434.

Preliminary

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