

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2023

COUNCIL BILL NO. CB23-0632  
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 the Northfield Athletic Complex.**

**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 located in the West half of Section 15, Township 3 South, Range 67 West of the 6<sup>TH</sup> P.M., City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the Northwest corner of said Section 15; Thence South 85°30’51” East, a distance of 1247.43 feet to the Northwest corner of Parcel F described at Reception No. 2013099636 in the Clerk and Recorder’s office of said City and County of Denver, also being a point on the Easterly line of Stapleton Filing No. 41 recorded at Reception No. 2014008209 in said Clerk and Recorder’s Office and a point on the Southerly line of TK-10C (LA-10C) described at Reception No. 2010075685 in said Clerk and Recorder’s Office and the Point of Beginning;  
Thence North 89°29’45” East, along said Southerly line of TK-10C (LA-10C) described at Reception No. 2010075685, a distance of 462.27 feet; Thence South 0°30’15” East, along a North – South line in said Southerly line of TK-10C (LA-10C) described at Reception No. 2010075685, a distance of 32.50 feet; Thence North 89°29’45” East, along said Southerly line of TK-10C (LA-10C) described at Reception No. 2010075685, along the Southerly line of TK-10D (LA-10D) described at said Reception No. 2010075685 and along the Southerly line of TK-10E (LA-10E) described at Reception No. 2010075691 in said Clerk and Recorder’s Office, a distance of 836.22 feet; Thence South 0°41’59” East, parallel with and 72.00 feet West of the East line of said West half of Section 15, a distance of 415.00 feet to the most Northeasterly corner of that certain parcel of land described at Reception No. 2019097643 in said Clerk and Recorder’s Office; Thence along the boundary of said parcel described at Reception No. 2019097643 the following 22 (twenty two) courses:

1. Thence South 0°41’59” East, parallel with and 72.00 feet West of said East line, a distance of 614.52 feet;
2. Thence North 89°18’01” East, a distance of 13.00 feet to the Northwest corner of Tract P in Stapleton Filing No.47;
3. Thence South 0°41’59” East, a distance of 1264.00 feet to a point of curve;
4. Thence along the arc of a curve to the right having a radius of 392.00 feet, a central angle of 15°47’59”, an arc length of 108.10 feet and whose chord bears South 7°12’01” West, a distance of 107.75 feet;
5. Thence South 15°06’00” West, a distance of 346.00 feet to a point of curve;

- 1 6. Thence along the arc of a curve to the right having a radius of 24.00 feet, a central angle  
2 of  $52^{\circ}06'31''$ , an arc length of 21.83 feet and whose chord bears South  $41^{\circ}09'15''$  West,  
3 a distance of 21.08 feet to a point of non-tangent compound curve;
- 4 7. Thence along the arc of a compound curve to the right having a radius of 969.50 feet, a  
5 central angle of  $7^{\circ}38'39''$ , an arc length of 129.35 feet and whose chord bears North  
6  $69^{\circ}51'26''$  West, a distance of 129.25 feet;
- 7 8. Thence North  $66^{\circ}02'07''$  West, a distance of 283.95 feet to a point of curve;
- 8 9. Thence along the arc of a curve to the left having a radius of 2030.50 feet, a central  
9 angle of  $3^{\circ}55'33''$ , an arc length of 139.12 feet and whose chord bears North  $67^{\circ}59'53''$   
10 West, a distance of 139.10 feet to a point of non-tangent reverse curve;
- 11 10. Thence along the arc of a reverse curve to the right having a radius of 24.00 feet, a  
12 central angle of  $28^{\circ}07'27''$ , an arc length of 11.78 feet and whose chord bears North  
13  $3^{\circ}00'06''$  East, a distance of 11.66 feet;
- 14 11. Thence North  $17^{\circ}03'49''$  East, a distance of 311.26 feet to a point of curve;
- 15 12. Thence along the arc of a curve to the left having a radius of 517.00 feet, a central angle  
16 of  $20^{\circ}39'28''$ , an arc length of 186.40 feet and whose chord bears North  $6^{\circ}44'05''$  East, a  
17 distance of 185.40 feet;
- 18 13. Thence North  $3^{\circ}35'39''$  West, a distance of 252.22 feet to a point of curve;
- 19 14. Thence along the arc of a curve to the left having a radius of 367.00 feet, a central angle  
20 of  $74^{\circ}16'03''$ , an arc length of 475.71 feet and whose chord bears North  $40^{\circ}43'40''$  West,  
21 a distance of 443.10 feet;
- 22 15. Thence North  $77^{\circ}51'42''$  West, a distance of 445.26 feet to a point of curve;
- 23 16. Thence along the arc of a curve to the right having a radius of 983.00 feet, a central  
24 angle of  $11^{\circ}56'37''$ , an arc length of 204.91 feet and whose chord bears North  $71^{\circ}53'23''$   
25 West, a distance of 204.54 feet;
- 26 17. Thence North  $65^{\circ}55'05''$  West, a distance of 110.00 feet to a point of curve;
- 27 18. Thence along the arc of a curve to the left having a radius of 717.00 feet, a central angle  
28 of  $24^{\circ}04'55''$ , an arc length of 301.36 feet and whose chord bears North  $77^{\circ}57'32''$  West,  
29 a distance of 299.15 feet;
- 30 19. Thence North  $90^{\circ}00'00''$  West, a distance of 169.76 feet to a point of curve;
- 31 20. Thence along the arc of a curve to the left having a radius of 517.00 feet, a central angle  
32 of  $19^{\circ}17'35''$ , an arc length of 174.09 feet and whose chord bears South  $80^{\circ}21'13''$  West,  
33 a distance of 173.27 feet;
- 34 21. Thence South  $70^{\circ}42'25''$  West, a distance of 74.98 feet;
- 35 22. Thence North  $21^{\circ}28'40''$  West, a distance of 74.65 feet to the Southwest corner of said  
36 Parcel No.1 described at Reception No. 2015003588;

37  
38 Thence along the boundary of said Parcel No. 1 described at Reception No. 2015003588  
39 the following 8 (eight) courses:

- 40
- 41 1. Thence North  $21^{\circ}28'40''$  West, a distance of 250.72 feet, to the Southwest corner of Lot  
42 1, Block 1 Stapleton Filing No. 41 and a point of non-tangent curve;
- 43 2. Thence along the arc of a curve to the left having a radius of 1422.00 feet, a central  
44 angle of  $12^{\circ}21'31''$ , an arc length of 306.72 feet and whose chord bears North  $63^{\circ}35'08''$   
45 East, a distance of 306.13 feet to a point of reverse curve;
- 46 3. Thence along the arc of a reverse curve to the right having a radius of 439.51 feet, a  
47 central angle of  $50^{\circ}12'26''$ , an arc length of 385.13 feet and whose chord bears North  
48  $82^{\circ}26'51''$  East, a distance of 372.93 feet;
- 49 4. Thence South  $71^{\circ}40'20''$  East, a distance of 143.00 feet to a point of non-tangent curve;

- 1 5. Thence along the arc of a curve to the left having a radius of 111.50 feet, a central angle  
2 of 82°33'17", an arc length of 160.65 feet and whose chord bears North 65°45'37" East,  
3 a distance of 147.11 feet to a point of compound curve;
- 4 6. Thence along the arc of a compound curve to the left having a radius of 1395.27 feet, a  
5 central angle of 24°39'27", an arc length of 600.46 feet and whose chord bears North  
6 11°22'55" East, a distance of 595.84 feet;
- 7 7. Thence North 0°41'03" East, a distance of 53.68 feet;
- 8 8. Thence North 0°00'54" East, a distance of 126.41 feet to the Point of Beginning.

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

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

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

18  
19 COMMITTEE APPROVAL DATE: May 23, 2023

20 MAYOR-COUNCIL DATE: May 30, 2023 by Consent

21 PASSED BY THE COUNCIL: \_\_\_\_\_

22 \_\_\_\_\_ - PRESIDENT

23 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

24 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
25 EX-OFFICIO CLERK OF THE  
26 CITY AND COUNTY OF DENVER

27 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_; \_\_\_\_\_

28 PREPARED BY: Jason D. Moore, Assistant City Attorney DATE: June 1, 2023

29 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the  
30 City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
31 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §  
32 3.2.6 of the Charter.

33  
34 Kerry B. Tipper, Denver City Attorney

35  
36 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_