

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2014

COUNCIL BILL NO. CB13-0910  
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 Stapleton Central Park.**

**Whereas**, the following real property, known as Stapleton Central 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”):

A parcel of land located in the Northwest Quarter of Section 33, T3S, R68W, of the 6<sup>TH</sup> P.M., City and County of Denver, State of Colorado, more particularly described as follows:

A part of the west half of Section 27 and a part of the east half of Section 28, Township 3 South, Range 67 West of the 6<sup>TH</sup> Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the West quarter corner of said Section 27; Thence N78°10’35”W, a distance of 1611.52 feet to the Southwest corner of Tract L (Future R.O.W. for 33<sup>rd</sup> Ave.), Stapleton Filing No. 18, as recorded at Reception Number 2006167967 on October 19, 2006 in the Clerk and Recorder’s Office of said City and County of Denver and the Point of Beginning; Thence N90°00’00”E, along the Southerly line of said Tract L, a distance of 2154.50 feet to the Southwest corner of Tract H, (Future R.O.W. for 33<sup>rd</sup> Ave.), Stapleton Filing No. 19, as recorded at Reception Number 2007132339 on August 23, 2007 in said Clerk and Recorder’s Office; Thence N90°00’00”E, along the Southerly line of said Tract H and along the Southerly line of Tract H extended Easterly, a distance of 1338.59 feet to the Westerly line of Parcel WC-001 as recorded at Reception Number 2003100639 in said Clerk and Recorder’s Office; Thence S12°52’40”W, along said Westerly line of Parcel WC-001, a distance of 992.46 feet to the Northerly line of Tract A (Future R.O.W. for Martin Luther King Jr. Blvd.) of Stapleton Filing No. 9 as recorded at Reception Number 2003259880 on December 16, 2003 in said Clerk and Recorder’s Office; Thence along said Northerly line of Tract A the following two (2) courses:

1. S12°52’40”W, a distance of 18.98 feet;
2. S90°00’00”W, a distance of 2769.74 feet to the most Easterly corner of Tract P (Future R.O.W. for Martin Luther King Jr. Blvd.) of said Stapleton Filing No. 18 and a point of curvature;

Thence along the Easterly line of said Tract P the following six (6) courses:

1. Along the arc of a curve to the right, having a radius of 390.00 feet, a central angle of 11°55’23”, an arc length of 81.16 feet and whose chord bears N84°02’18”W, a distance of 81.01 feet;
2. N78°04’37”W, a distance of 146.48 feet to a point of curvature;

3. Along the arc of a curve to the left, having a radius of 410.00 feet, a central angle of  $1^{\circ}40'21''$ , an arc length of 11.97 feet and whose chord bears  $N78^{\circ}54'47''W$ , a distance of 11.97 feet to a point of compound curvature;
4. Along the arc of a curve to the left, having a radius of 985.00 feet, a central angle of  $10^{\circ}15'02''$ , an arc length of 176.22 feet and whose chord bears  $N84^{\circ}52'29''W$ , a distance of 175.99 feet;
5.  $S90^{\circ}00'00''W$ , a distance of 14.62 feet to a point of curvature;
6. Along the arc of a curve to the right, having a radius of 28.00 feet, a central angle of  $82^{\circ}42'37''$ , an arc length of 40.42 feet and whose chord bears  $N48^{\circ}38'41''W$ , a distance of 37.00 feet to the Southeast corner of Tract BL (Future R.O.W. for Central Park Blvd.), said Stapleton Filing No. 18;

Thence along the Easterly line of said Tract BL the following four (4) courses:

1. Along the arc of a curve to the right, having a radius of 28.00 feet, a central angle of  $6^{\circ}20'10''$ , an arc length of 3.10 feet and whose chord bears  $N4^{\circ}07'17''W$ , a distance of 3.09 feet to a point of reverse curvature;
2. Along the arc of a curve to the left, having a radius of 981.50 feet, a central angle of  $12^{\circ}08'38''$ , an arc length of 208.03 feet and whose chord bears  $N7^{\circ}01'31''W$ , a distance of 207.64 feet to a point of reverse curvature;
3. Along the arc of a curve to the right, having a radius of 730.00 feet, a central angle of  $13^{\circ}05'50''$ , an arc length of 166.87 feet and whose chord bears  $N6^{\circ}32'55''W$ , a distance of 166.51 feet;
4.  $N0^{\circ}00'00''E$ , a distance of 530.27 feet to the Point of Beginning.

Containing 3,305,303 square feet or 75.879 acres, more or less.

Basis of Bearings: Bearings are based on the South line of the Southwest Quarter of Section 27, Township 3 South, Range 67 West of the 6<sup>th</sup> Principal Meridian, State of Colorado, bearing  $N89^{\circ}36'19''E$ , based on NAD 83/92 State Plane Central Zone coordinates, and as marked by witness corners 225.00 feet East and 65.00 feet South with 3-1/4" aluminum cap stamped, "URS CORP PLSS 20683" at the Southwest corner and by a 3-1/4" aluminum cap stamped "URS CORP PLS 31928" in a monument box at the South Quarter corner.

As legally described in Special Warranty Deed (Stapleton Central Park) to the City and County of Denver dated April 28, 2009, and recorded May 5, 2009, at reception number 2009054952 of the Denver Clerk and Recorder's Office.

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

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

**Section 1.** That the Park Property, known as Stapleton Central Park, 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 the Use

1 Restrictions set forth in the Property Deed dated December 23, 2003, and recorded December 31,  
2 2003, at reception number 2003270011 of the Denver Clerk and Recorder's Office.

3 COMMITTEE APPROVAL DATE: December 10, 2013

4 MAYOR-COUNCIL DATE: December 17, 2013

5 PASSED BY THE COUNCIL: \_\_\_\_\_, 2014

6 \_\_\_\_\_ - PRESIDENT

7 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_, 2014

8 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
9 EX-OFFICIO CLERK OF THE  
10 CITY AND COUNTY OF DENVER

11 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_, 2014; \_\_\_\_\_, 2014

12 PREPARED BY: Patrick A. Wheeler - Assistant City Attorney – DATE: January 2, 2014

13 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
14 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
15 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
16 §3.2.6 of the Charter.

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18 D. Scott Martinez, Denver City Attorney

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20 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_, 2014