



MEMORANDUM

TO: Esther Vargas, City Attorney's Office
FROM: Rob J. Duncanson P.E., Engineering Manager II
Right-of-Way Services
DATE: October 31, 2012
SUBJECT: STAPLETON CENTRAL PARK BLVD. FILING NO. 2

PROJECT NO: 2009-0137

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

Two Prints of the above referenced subdivision plat are submitted by the owners:
The City and County of Denver;
Forest City Stapleton II, LLC; Stapleton Land, L.L.C.; Forest City Stapleton Land, Inc.; and
Park Creek Metropolitan District. Stapleton Central Park Blvd. Filing No. 2 plats 2 Tracts.
Tracts A and B 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 13.214 acres.

Attachment
Cc:

R. J. Duncanson, ROW Services
P. Kent, ROW Services
J. Decker, ROW Services
N. Kuhn, Manager's Office

Councilperson Christopher Herndon District 11

ORDINANCE/RESOLUTION REQUEST

Please email requests to Nancy Kuhn at
nancy.kuhn@denvergov.org by **NOON on Monday**.

All fields must be completed.

Incomplete request forms will be returned to sender which may cause a delay in processing.

Date of Request: October 31, 2012

Please mark one: ☐ Bill Request or ☒ Resolution Request

1. Has your agency submitted this request in the last 12 months?

☐ Yes ☒ No

If yes, please explain:

2. **Title:** *(Include a concise, one sentence description – please include name of company or contractor and contract control number – that clearly indicates the type of request: grant acceptance, contract execution, amendment, municipal code change, supplemental request, etc.)*

Request for a Resolution to accept and approve Stapleton Central Park Blvd. Filing No. 2, which is a Subdivision Plat.

3. **Requesting Agency:** Public Works, Right-of-Way Services, Survey

4. **Contact Person:** *(With actual knowledge of proposed ordinance/resolution.)*

- **Name:** Tony I. Lopez
- **Phone:** 720-865-3124
- **Email:** TonyI.lopez@denvergov.org

5. **Contact Person:** *(With actual knowledge of proposed ordinance/resolution who will present the item at Mayor-Council and who will be available for first and second reading, if necessary.)*

- **Name:** Nancy Kuhn
- **Phone:** 720-865-8712
- **Email:** Nancy.Kuhn@DenverGov.org

6. **General description of proposed ordinance including contract scope of work if applicable:**

The purpose of this resolution is to accept and approve Stapleton Central Park Blvd. Filing No. 2, a subdivision located at Central Park Blvd. between 36th Ave. and 40th Ave.

****Please complete the following fields:** *(Incomplete fields may result in a delay in processing. If a field is not applicable, please enter N/A for that field.)*

- a. **Contract Control Number:** N/A
- b. **Duration:** Perpetual
- c. **Location:** Central Park Blvd. between 36th Ave. and 40th Ave
- d. **Affected Council District:** District 11
- e. **Benefits:** Allows for the second portion of Interchange being used to be Platted for Future R.O.W.
- f. **Costs:** None

7. **Is there any controversy surrounding this ordinance?** *(Groups or individuals who may have concerns about it?)* Please explain.

No

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: _____

Date Entered: _____

STAPLETON CENTRAL PARK BLVD. FILING NO. 2

A part of the Southeast Quarter of Section 21 and a part of the Southwest Quarter of Section 22, 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 southeast corner of said Section 21;
thence North 19°34'51" West a distance of 649.23 feet to the most easterly southwest corner of Parcel 5 - South described at Reception Number 2010125042 in the Clerk and Recorder's Office of said City and County of Denver and the northerly right-of-way line of the Union Pacific Railroad, as shown on the Roydale to Denver Map, C.E. Drawing 80430 and the **POINT OF BEGINNING**;

thence North 84°51'15" West, along said northerly right-of-way line of the Union Pacific Railroad, a distance of 497.11 feet to the southwest corner of Parcel 14 - South described at Reception Number 2010125044 in said Clerk and Recorder's Office;

thence along the northwesterly lines of said Parcel 14 - South described at Reception Number 2010125044, Parcel 13 - South described at said Reception Number 2010125044, said Parcel 5 - South described at Reception Number 2010125042, Parcel 4 - South described at 2010034632 and Parcel 3 - South described at said Reception Number 2010125042 (all recorded in said Clerk and Recorder's Office) the following three (3) courses:

1. North 55°04'34" East a distance of 957.38 feet;
2. North 67°45'37" East a distance of 202.55 feet to a point of non-tangent curve;
3. along the arc of said non-tangent curve to the left having a radius of 676.00 feet, a central angle of 37°26'22", an arc length of 441.73 feet and whose chord bears North 19°21'36" East a distance of 433.91 feet to the southwest corner of Tract B (Future R.O.W. for Central Park Blvd.), Stapleton Central Park Blvd. Filing No. 1, recorded at Reception Number 2012082116 in said Clerk and Recorder's Office;

thence South 84°52'01" East, along the southerly line of said Tract B (Future R.O.W. for Central Park Blvd.), a distance of 172.42 feet to the northeast corner of said Parcel 3 - South described at Reception Number 2010125042 and a point of non-tangent curve;

thence along the southeasterly lines of said Parcel 3 - South described at Reception Number 2010125042, said Parcel 4 - South described at Reception Number 2010034632 and said Parcel 5 - South described at Reception Number 2010125042 the following three (3) courses:

1. along the arc of said non-tangent curve to the right having a radius of 848.00 feet, a central angle of 30°24'41", an arc length of 450.10 feet and whose chord bears South 16°45'31" West a distance of 444.83 feet;
2. South 31°57'51" West a distance of 361.91 feet;
3. South 55°04'34" West a distance of 576.95 feet to the **POINT OF BEGINNING**.

Containing 385,568 square feet or 8.851 acres, more or less.

Together with:

A part of Tract BR and a part of Lot 1, Block 1, Stapleton Filing No. 18, recorded at Reception Number 2006167967 in the Clerk and Recorder's Office of the City and
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County of Denver, together with a part of the Southeast Quarter of Section 21 and a part of the Northeast Quarter of Section 28, 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 southeast corner of said Section 21;
thence North 72°07'58" West a distance of 861.45 feet to the southerly right-of-way line of the Union Pacific Railroad, as shown on the Roydale to Denver Map, C.E. Drawing 80430 and the **POINT OF BEGINNING**;
thence South 55°04'34" West a distance of 534.26 feet;
thence South 70°58'15" West a distance of 98.02 feet to a point of non-tangent curve on the westerly line of said Stapleton Filing No. 18;

thence along said westerly line of Stapleton Filing No. 18 the following two (2) courses:

1. along the arc of said non-tangent curve to the left having a radius of 687.00 feet, a central angle of 44°42'35", an arc length of 536.09 feet and whose chord bears South 22°21'18" West, a distance of 522.59 feet;
2. South 00°00'00" East a distance of 86.47 feet;

thence South 11°18'36" East a distance of 35.35 feet to the northerly line of Tract C (36th Ave. dedicated by Resolution No. 13 Series of 2011) said Stapleton Filing No. 18;

thence along said northerly line of Tract C (36th Ave. dedicated by Resolution No. 13 Series of 2011) the following three (3) courses:

1. North 90°00'00" West a distance of 6.93 feet;
2. North 00°00'00" West a distance of 11.00 feet;
3. North 90°00'00" West a distance of 141.00 feet;

thence North 00°00'00" East a distance of 130.15 feet to a point of curve;
thence along the arc of said curve to the right having a radius of 700.00 feet, a central angle of 37°04'13", an arc length of 452.90 feet, and whose chord bears North 18°32'07" East a distance of 445.04 feet to the southeast corner of a parcel of land described at Reception Number 2010086392 in said Clerk and Recorder's Office;

thence along the easterly lines of said parcel of land described at Reception Number 2010086392 the following three (3) courses;

1. along the arc of a curve to the right having a radius of 700.00 feet, a central angle of 08°15'11", an arc length of 100.83 feet and whose chord bears North 41°11'48" East a distance of 100.74 feet;
2. North 45°19'24" East a distance of 308.01 feet;
3. North 39°46'57" East a distance of 153.43 feet to said southerly right-of-way line of the Union Pacific Railroad;

thence South 84°51'15" East, along said southerly right-of-way line a distance of 346.84 feet to the **POINT OF BEGINNING**.

Containing 190,022 square feet or 4.362 acres more or less.

Resulting in a total area of 575,590 square feet or 13.214 acres, more or less.

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