




**DENVER**  
THE MILE HIGH CITY



**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:** November 27, 2017  
**SUBJECT:** STAPLETON FILING NO. 53

**PROJECT NO:** 2016-PROJMSTR-0000695

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

Two Prints of the above referenced subdivision plat is submitted by the owners: Park Creek Metropolitan District and the City and County of Denver. Stapleton Filing No. 53 plats 2 Blocks, 23 Lots and 3 Tracts. Tract A is for future right-of-way and associated infrastructure therein and shall be owned and maintained by the Park Creek Metropolitan District until such right-of-way is conveyed and accepted by the City and County of Denver.

The platted area is 7.809 acres.

Attachment

Cc:

Matthew R. Bryner, ROW Services  
Ralph Pettit, ROW Services  
Brent Eisen, 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 Angela Casias  
at [angela.casias@DenverGov.org](mailto:angela.casias@DenverGov.org) by **12:00 pm 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: November 27, 2017

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, contract amendment, municipal code change, supplemental request, etc.**)

Request for a Resolution to accept and approve Stapleton Filing No. 53, which is a Subdivision Plat.

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

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

- **Name:** Jon Spirk
- **Phone:** 720-865-2666
- **Email:** Jon.Spirk@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:** Angela Casias
- **Phone:** 720-913-8529
- **Email:** angela.casias@denvergov.org

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

The purpose of this resolution is to accept and approve Stapleton Filing No. 53, a subdivision located between 26th Ave. and Martin Luther King, Jr. Blvd. at Havana Way.

**\*\*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 – please do not leave blank.)

- a. **Contract Control Number:** N/A
- b. **Contract Term:** N/A
- c. **Location:** between 26th Ave. and Martin Luther King, Jr. Blvd. at Havana Way
- d. **Affected Council District:** District 8
- e. **Benefits:** Allows for future residential development.
- f. **Contract Amount (indicate amended amount and new contract total):** N/A

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: \_\_\_\_\_



# EXECUTIVE SUMMARY

**DENVER**  
THE MILE HIGH CITY

**Project Title: Stapleton Filing No. 53**

**Description of Proposed Project: Resolution approving the Subdivision Plat of Stapleton Filing No. 53.**

**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. 53.**

A part of the Southeast Quarter of Section 26, 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 26;  
thence South 89°39'23" West, along the southerly line of said Southeast Quarter of Section 26, a distance of 903.50 feet to a southerly corner of Parcel A-1 described at Reception Number 2016130303 in the Clerk and Recorder's Office of said City and County of Denver and the **POINT OF BEGINNING**;

thence South 89°39'23" West, along said southerly line of the Southeast Quarter of Section 26, a distance of 1064.87 feet to the easterly right-of-way line of Havana Way as described in Ordinance 127, Series of 1954 and recorded in Book 7504 at Page 176 in said Clerk and Recorder's Office;

thence along said easterly right-of-way line of Havana Way as described in Ordinance 127, Series of 1954 and recorded in Book 7504 at Page 176 the following two (2) courses:

- 1.) North 00°17'27" West a distance of 445.95 feet to a point of curve;
- 2.) along the arc of a curve to the left having a radius of 724.10 feet, a central angle of 4°11'07", an arc length of 52.89 feet and whose chord bears North 2°23'01" West a distance of 52.88 feet to a southerly corner of said Parcel A-1 described at Reception Number 2016130303 and a point of non-tangent curve;

thence along the southerly line of said Parcel A-1 described at Reception Number 2016130303 the following eight (8) courses:

- 1.) along the arc of a curve to the right having a radius of 293.00 feet, a central angle of 19°04'48", an arc length of 97.57 feet and whose chord bears North 23°32'30" East a distance of 97.12 feet;
- 2.) North 33°04'54" East a distance of 52.57 feet;
- 3.) South 56°55'06" East a distance of 789.47 feet;
- 4.) South 33°04'54" West a distance of 23.00 feet;
- 5.) South 56°55'06" East a distance of 76.00 feet;
- 6.) North 33°04'54" East a distance of 23.00 feet;
- 7.) South 56°55'06" East a distance of 80.45 feet to a point of curve;
- 8.) along the arc of a curve to the left having a radius of 1224.00 feet, a central angle of 11°03'53", an arc length of 236.37 feet and whose chord bears South 62°27'02" East a distance of 236.01 feet to the **POINT OF BEGINNING**.

Containing 340,178 square feet or 7.809 acres, more or less.

**BASIS OF BEARING:** Bearings are based on the southerly line of the Southeast Quarter of Section 26, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, bearing North 89°39'23" East based on NAD 83/92 Colorado Central Zone State Plane Coordinates. The South Quarter corner of said Section 26 is a found 3-1/4" aluminum cap in a monument box Stamped: URS CORP PLS 20683. The Southeast corner of said Section 26 is a found 3" brass cap in a monument box Stamped: City of Aurora 16419.