

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2026

COUNCIL BILL NO. CB 25-2106
COMMITTEE OF REFERENCE:
Finance and Business

A BILL

For an ordinance to correct Ordinance No. 1768, Series of 2025, approving a proposed Land Acquisition between the City and County of Denver, The Florida Avenue, and Quebec Way Mini Roundabout Project, designating certain properties as being required for public use and granting the authority to acquire through negotiated purchase or condemnation all or any portion of any property interest as needed for installment.

WHEREAS, Ordinance No. 1768, Series of 2025, approving a proposed Land Acquisition, was enacted with the incorrect language in Section 1 and missing Sections 2 – 8.

WHEREAS, the language reflected in Section 1 of this Ordinance shall replace the language in Section 1 of Ordinance No. 1768, Series of 2025.

WHEREAS, the language reflected in Sections 2 – 8 of this Ordinance shall be added to Ordinance No. 1768, Series of 2025.

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

Section 1. That the Council hereby designates the following properties situated in the City and County of Denver and State of Colorado as being needed for public uses and purposes by the City and County of Denver, a municipal corporation of the State of Colorado:

PARCEL NUMBER: RW-1

LEGAL DESCRIPTION

A PARCEL OF LAND BEING IN A PORTION OF TRACT C, INDIAN CREEK FILING NO. 5, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERLY CORNER OF TRACT C, OF THE INDIAN CREEK, FILING NO. 5, A RESUBDIVISION OF A PORTION OF BLOCKS 1 AND 2 OF INDIAN CREEK, FILING NO. 3. THENCE SOUTH 89°50'12" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF FLORIDA AVENUE A DISTANCE OF 12.02 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FLORIDA AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF QUEBEC WAY THE FOLLOWING (3) COURSES:

1. THENCE SOUTH 89°50'12" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY OF FLORIDA AVENUE, A DISTANCE OF 27.17 FEET TO A POINT OF CURVATURE TANGENT TO THE PREVIOUS COURSE.

2. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 54°31'30", A RADIUS OF 20.00 FEET, AND A DISTANCE OF 19.03 FEET.
 3. THENCE SOUTH 35°18'42" EAST, TANGENT TO THE PREVIOUS CURVE, A DISTANCE OF 24.75 FEET.
 THENCE NORTH 63°33'21" WEST, A DISTANCE OF 64.49 FEET TO THE POINT OF BEGINNING.
 SAID PARCEL CONTAINS 0.012 ACRES, MORE OR LESS.
 BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF FLORIDA AVENUE, WITH A BEARING OF SOUTH 89°50'12" EAST, AND A DISTANCE OF 220.21 FEET BETWEEN A FOUND #5 REBAR AT THE NORTHWEST CORNER OF LOT 16, BLOCK 1, INDIAN CREEK FILING NO. 5, AND A FOUND 1½" RED PLASTIC CAP ATOP #5 REBAR STAMPED "MERRICK LSI 13165" AT THE WESTERLY CORNER OF TRACT 'C', INDIAN CREEK FILING NO. 5. THIS BEARING IS CONSISTENT WITH THE RECORD BEARING OF THE EAST-WEST 1/16 LINE OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN.

PARCEL NUMBER: RW-2

LEGAL DESCRIPTION

A PARCEL OF LAND BEING IN A PORTION OF TRACT B, WICKFORD PATIO HOMES SUBDIVISION, FILING NO. 2 AND TRACT B, WICKFORD PATIO HOMES SUBDIVISION, FILING NO. 5, LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF THE WICKFORD PATIO HOMES SUBDIVISION, FILING NO. 5.
 THENCE NORTH 89°50'12" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF FLORIDA AVENUE A DISTANCE OF 432.29 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF FLORIDA AVENUE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF QUEBEC WAY THE FOLLOWING (3) COURSES:
 1. THENCE NORTH 89°50'12" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY OF FLORIDA AVENUE, A DISTANCE OF 6.83 FEET TO A POINT OF CURVATURE TANGENT TO THE PREVIOUS COURSE.
 2. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 54°31'30", A RADIUS OF 20.00 FEET, AND A DISTANCE OF 19.03 FEET.
 3. THENCE NORTH 35°16'33" WEST, TANGENT TO THE PREVIOUS CURVE, A DISTANCE OF 9.34 FEET.
 THENCE SOUTH 85°29'19" EAST, A DISTANCE OF 7.89 FEET TO A POINT;
 THENCE SOUTH 35°40'15" EAST, A DISTANCE OF 5.69 FEET TO A POINT;
 THENCE SOUTH 49°05'40" EAST, A DISTANCE OF 4.16 FEET TO A POINT;
 THENCE SOUTH 60°08'19" EAST, A DISTANCE OF 16.33 FEET TO THE POINT OF BEGINNING.
 SAID PARCEL CONTAINS 0.003 ACRES, MORE OR LESS.
 BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE LINE BEARING SOUTH 19°52'34" EAST, A DISTANCE OF 504.29 FEET, BETWEEN A FOUND 5/8" REBAR ON THE EASTERLY BOUNDARY OF WICKFORD PATIO HOMES SUBDIVISION FILING NO. 2, JUST EASTERLY OF LOT 280, AND A FOUND 1½" PLASTIC CAP STAMPED LS 10379 ATOP #5 REBAR FLUSH WITH GROUND AT THE SOUTHEAST CORNER OF WICKFORD PATIO HOMES SUBDIVISION FILING NO. 5.

Section 2. That the Council finds and determines that property interests in these properties

1 are needed and required for the following public uses and public purposes: an installation of a mini-
2 roundabout at the Florida Avenue/Quebec Way intersection to optimize mobility for all modes of
3 transportation. The project will also accommodate safe connectivity by moving cyclists up to the
4 sidewalk through the roundabout.

5 **Section 3.** That Council authorizes the Mayor, including his duly authorized representatives,
6 in accordance with applicable federal, state, and City laws and rules and regulations adopted
7 pursuant thereto, to acquire the needed property interests, including, but not limited to, fee title,
8 permanent easements, temporary easements, fixtures, licenses, permits, improvements (including
9 without limitation, general outdoor advertising devices, buildings, and access points) and any other
10 rights, interests, and appurtenances thereto. Such authority includes the taking of all actions
11 necessary to do so without further action by City Council, including but not limited to: conducting
12 negotiations, executing all related agreements, making all necessary payments, taking any and all
13 actions required by law before instituting condemnation proceedings, allowing the temporary use of
14 City-owned land and conveying all or a portion of any City-owned land, including remnants, by
15 quitclaim deed, permanent or temporary easements, leases, licenses and permits.

16 **Section 4.** That if the interested parties do not agree upon the compensation to be paid for
17 the needed property interests, the owner or owners of the property are incapable of consenting, the
18 name or residence of any owner is unknown, or any of the owners are non-residents of the State,
19 then the City Attorney of the City and County of Denver, upon the Mayor's direction, is authorized
20 and empowered to exercise the City and County of Denver's eminent domain powers by instituting
21 and, as necessary, prosecuting to conclusion proceedings under Article 1, Title 38, Colorado
22 Revised Statutes, to acquire needed property interests upon, through, over, under and along the
23 above-described property as necessary for the purposes set forth in Section 2 above.

24 **Section 5.** That the Council finds and determines that the County of Denver's Department of
25 Transportation and Infrastructure or federal and state agencies may find the need to alter the nature
26 of the property interests or the legal descriptions of the properties referred to in this Ordinance and
27 may continue to do so in order to meet the needs of the Project. Council authorizes the Mayor,
28 including his duly authorized representatives, in accordance with applicable federal, state, and City
29 laws and rules and regulations adopted pursuant thereto, to acquire the property as the property
30 interests and legal descriptions are altered in accordance with the means authorized in this
31 Ordinance.

32 **Section 6.** That the Council hereby finds and determines that to improve the safety and
33 operation of pedestrians, bicycles, and vehicles in the vicinity of the Project, it may be necessary to
34 rebuild, modify, remove, or relocate existing access points located in the vicinity of the Project.

1 **Section 7.** That the Council authorizes the City to use the power of eminent domain to act as
2 the local authority to repurpose existing City right-of-way with improvements to prioritize the
3 movement of people for safety and economic benefits.

4 **Section 8.** That the City Council hereby finds and determines that a mini-roundabout at the
5 intersection of Florida Avenue and Quebec Way is necessary for the health, safety, and welfare of
6 the public.

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8 COMMITTEE APPROVAL DATE: December 23, 2025 by Consent

9 MAYOR-COUNCIL DATE: December 30, 2025 by Consent

10 PASSED BY THE COUNCIL: _____

11 _____ - PRESIDENT

12 APPROVED: _____ - MAYOR _____

13 ATTEST: _____ - CLERK AND RECORDER,
14 EX-OFFICIO CLERK OF THE
15 CITY AND COUNTY OF DENVER

16 NOTICE PUBLISHED IN THE DENVER POST: _____ ; _____

17 PREPARED BY: Bradley A. Beck, Assistant City Attorney DATE: December 31, 2025

18 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the
19 City Attorney. We find no irregularity as to form and have no legal objection to the proposed
20 ordinance. The proposed ordinance is submitted to the City Council for approval pursuant to § 3.2.6
21 of the Charter.

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23 Miko Ando Brown, Denver City Attorney

24 BY:  _____, Assistant City Attorney DATE: 12/30/2025 | 8:57 PM MST
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