

1 **BY AUTHORITY**

2 ORDINANCE NO. \_\_\_\_\_  
3 SERIES OF 2026

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

5 **A BILL**

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

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

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

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

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

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

24 **PARCEL NUMBER: RW-1**

25 **LEGAL DESCRIPTION**

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

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

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

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

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16 **PARCEL NUMBER: RW-2**

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18 **LEGAL DESCRIPTION**

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20 A PARCEL OF LAND BEING IN A PORTION OF TRACT B, WICKFORD PATIO HOMES  
21 SUBDIVISION, FILING NO. 2 AND TRACT B, WICKFORD PATIO HOMES SUBDIVISION, FILING  
22 NO. 5, LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 4 SOUTH,  
23 RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER,  
24 STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
25 COMMENCING AT THE SOUTHEAST CORNER OF THE WICKFORD PATIO HOMES  
26 SUBDIVISION, FILING NO. 5.  
27 THENCE NORTH 89°50'12" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF FLORIDA  
28 AVENUE A DISTANCE OF 432.29 FEET TO THE POINT OF BEGINNING, SAID POINT BEING  
29 ON THE NORTHERLY RIGHT-OF-WAY LINE OF FLORIDA AVENUE; THENCE ALONG SAID  
30 NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF  
31 QUEBEC WAY THE FOLLOWING (3) COURSES:  
32 1. THENCE NORTH 89°50'12" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY OF  
33 FLORIDA AVENUE, A DISTANCE OF 6.83 FEET TO A POINT OF CURVATURE TANGENT TO  
34 THE PREVIOUS COURSE.  
35 2. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE  
36 OF 54°31'30", A RADIUS OF 20.00 FEET, AND A DISTANCE OF 19.03 FEET.  
37 3. THENCE NORTH 35°16'33" WEST, TANGENT TO THE PREVIOUS CURVE, A DISTANCE OF  
38 9.34 FEET.  
39 THENCE SOUTH 85°29'19" EAST, A DISTANCE OF 7.89 FEET TO A POINT;  
40 THENCE SOUTH 35°40'15" EAST, A DISTANCE OF 5.69 FEET TO A POINT;  
41 THENCE SOUTH 49°05'40" EAST, A DISTANCE OF 4.16 FEET TO A POINT;  
42 THENCE SOUTH 60°08'19" EAST, A DISTANCE OF 16.33 FEET TO THE POINT OF BEGINNING.  
43 SAID PARCEL CONTAINS 0.003 ACRES, MORE OR LESS.  
44 BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE LINE BEARING SOUTH 19°52'34"  
45 EAST, A DISTANCE OF 504.29 FEET, BETWEEN A FOUND 5/8" REBAR ON THE EASTERLY  
46 BOUNDARY OF WICKFORD PATIO HOMES SUBDIVISION FILING NO. 2, JUST EASTERLY OF  
47 LOT 280, AND A FOUND 1½" PLASTIC CAP STAMPED LS 10379 ATOP #5 REBAR FLUSH WITH  
48 GROUND AT THE SOUTHEAST CORNER OF WICKFORD PATIO HOMES SUBDIVISION FILING  
49 NO. 5.

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51 **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.

