

BY AUTHORITY

1
2 ORDINANCE NO. 24-1495
3 SERIES OF 2024

COUNCIL BILL NO. CB24-1495
COMMITTEE OF REFERENCE:
Finance & Governance

A BILL

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

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

HAWK
LAND DESCRIPTION

10 BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN RECEPTION NO.
11 2008012381, RECORDED ON 01/30/2008, IN THE CITY AND COUNTY OF DENVER'S CLERK
12 AND RECORDER'S OFFICE, ALSO LOCATED IN THE NORTHWEST QUARTER OF THE
13 NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST, 6TH
14 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO. SAID
15 PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

16 COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF
17 SECTION 32, THENCE N01°54'20"E, A DISTANCE OF 1,789.20 FEET TO A FOUND NO. 5
18 REBAR WITH 1.25" ORANGE PLASTIC CAP MARKED "PLS 16119" AT THE MOST
19 SOUTHERLY SOUTHWEST CORNER OF SAID PARCEL OF LAND DESCRIBED IN
20 RECEPTION NO. 2008012381, ALSO BEING THE SOUTHEAST CORNER OF THAT CERTAIN
21 RIGHT-OF-WAY DEDICATION DESCRIBED AS PARCEL 2 IN ORDINANCE 632, SERIES 2015,
22 RECEPTION NO. 2015133659, 9/23/2015, CITY AND COUNTY OF DENVER'S CLERK AND
23 RECORDER'S OFFICE, ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF W
24 AMHERST AVE (2024), ALSO THE POINT OF BEGINNING;

25 THENCE, N44°47'12"W, DEPARTING SAID MOST SOUTHERLY SOUTHWEST CORNER OF
26 THAT PARCEL OF LAND DESCRIBED IN RECEPTION NO. 2008012381, SAID SOUTHEAST
27 CORNER OF THAT CERTAIN RIGHT OF WAY DEDICATION, AND SAID NORTHERLY RIGHT
28 OF WAY LINE OF W AMHERST AVE (2024), ALONG THE SOUTHWESTERLY LINE OF SAID
29 PARCEL OF LAND DESCRIBED IN RECEPTION NO. 2008012381, AND ALONG THE
30 NORTHEASTERLY LINE OF SAID RIGHT OF WAY DEDICATION, A DISTANCE OF 9.87 FEET
31 TO THE MOST WESTERLY SOUTHWEST CORNER OF SAID PARCEL OF LAND DESCRIBED
32 IN RECEPTION NO. 2008012381, ALSO A POINT ON THE NORTHWEST CORNER OF SAID
33 CERTAIN RIGHT OF WAY DEDICATION, ALSO A POINT ON THE EASTERLY RIGHT OF WAY
34 LINE OF S FEDERAL BLVD (2024);

35 THENCE, N00°24'02"E, ALONG THE WEST LINE OF SAID PARCEL OF LAND DESCRIBED IN
36 RECEPTION NO. 2008012381, AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF S
37 FEDERAL BLVD, A DISTANCE OF 11.33 FEET;

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2 THENCE THROUGH SAID PARCEL OF LAND DESCRIBED IN RECEPTION NO. 2008012381,
3 THE FOLLOWING THREE (3) COURSES:

- 4
5 1. S32°12'11"E, A DISTANCE OF 3.45 FEET
6 2. S00°48'16"W, A DISTANCE OF 4.94 FEET
7 3. S31°03'44"E, A DISTANCE OF 12.22 FEET TO A POINT ON SAID SOUTH LINE OF THAT
8 PARCEL OF LAND DESCRIBED IN RECEPTION NO. 2008012381, ALSO A POINT ON SAID
9 NORTHERLY RIGHT OF WAY LINE OF W AMHERST AVE (2024);

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11 THENCE, N89°58'26"W, ALONG SAID SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED
12 IN RECEPTION NO. 2008012381, AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF W
13 AMHERST AVE (2024), A DISTANCE OF 1.20 FEET TO SAID POINT OF BEGINNING.

14
15 CONTAINING 40 SQUARE FEET OR 0.001 ACRE, MORE OR LESS.

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18 **Section 2.** That the Council finds and determines that property interests in these properties
19 are needed and required for the following public uses and public purposes: for the construction of
20 "HAWK".

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

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

