

CITY OF WHEAT RIDGE, COLORADO
INTRODUCED BY COUNCIL MEMBER STITES
Council Bill No. 16
Ordinance No. 1695
Series 2020

**TITLE: AN ORDINANCE APPROVING THE DISPOSITION OF EXCESS
REAL PROPERTY HELD BY THE CITY ADJACENT TO RIDGE
ROAD BETWEEN TAFT AND TABOR STREETS**

WHEREAS, the City of Wheat Ridge, Colorado (“City”) owns certain real property within the City generally located at Ridge Road, between Taft Court and Tabor Street, and more particularly described on the attached **Exhibit A**; (the “Property”); and

WHEREAS, the Property was originally acquired by the Regional Transportation District (RTD) for use in connection with the Gold Line commuter rail project; and

WHEREAS, after completion of the project, RTD determined the Property was not necessary for its purposes, and intended to transfer the Property to the City, however this transfer did not take place; and

WHEREAS, on August 27, 2018, the City, believing it was in title to the Property as unneeded right-of-way, adopted Ordinance 1653, vacating the same, intending that the Property revert to the adjacent private owner to the north; however, because the City at that time did not actually own the property, the vacation ordinance was ineffective; and

WHEREAS, RTD has now conveyed the Property to the City, since under its policies it may not convey to a private entity; and

WHEREAS, because the City has no need for the Property, and the Property is needed for development of the adjacent private property to the north, the Council wishes to approve its conveyance to that owner as permitted by the Charter.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WHEAT RIDGE, COLORADO:

Section 1. Conveyance of Property Approved. Pursuant to Charter Section 16.5, the City Council hereby approves the conveyance of the real property more particularly described on **Exhibit A**, attached hereto and incorporated herein by this reference, to Hance Ranch Development, LLC, a Colorado limited liability company, for nominal consideration, and authorizes and directs the Mayor and City Clerk to execute such instruments as required to accomplish the same.

Section 2. Severability, Conflicting Ordinances Repealed. If any section, subsection or clause of this Ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses

shall not be affected thereby. All other ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.


Section 3. Recording. This Ordinance shall be filed for record with the office of the Jefferson County Clerk and Recorder.

Section 4. Effective Date. This Ordinance shall take effect fifteen (15) days after final publication, as provided by Section 5.11 of the Charter.


INTRODUCED, READ, AND ADOPTED on first reading by a vote of 7 to 0 this 27th day of July, 2020, ordered published in full in a newspaper of general circulation in the City of Wheat Ridge, and Public Hearing and consideration on final passage set for August 10, 2020 at 7:00 p.m., as a virtual meeting.

READ, ADOPTED AND ORDERED PUBLISHED on second and final reading by a vote of ___ to ___ this 10th day of August, 2020.

SIGNED by the Mayor on this 10th day of August, 2020.

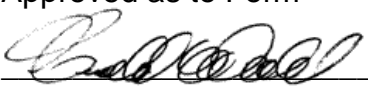


Bud Starker, Mayor

ATTEST:


Steve Kirkpatrick, City Clerk



Approved as to Form


Gerald E. Dahl, City Attorney

First Publication: July 30, 2020
Second Publication: August 13, 2020
Jeffco Transcript
Effective Date: August 28, 2020

EXHIBIT A

The Property

LEGAL DESCRIPTION

EXHIBIT A

PARCEL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE RIGHT-OF-WAY OF WEST RIDGE ROAD, BEING LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO.

BASIS OF BEARINGS: BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS MONUMENTED BY A 2" ID PIPE WITH A 3-1/4" INCH ALUMINUM CAP IN A RANGE BOX STAMPED "PLS 13212" AT THE EAST QUARTER CORNER OF SAID SECTION 17 (COWR PT NO. 12209) AND A NO. 6 REBAR WITH A 2-1/2" INCH ALUMINUM CAP IN A RANGE BOX STAMPED "PLS 27609" AT THE CENTER QUARTER CORNER OF SAID SECTION 17 (COWR PT. NO. 12109) TO BEAR SOUTH 89°11'07" WEST, A DISTANCE OF 2646.95 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID EAST QUARTER CORNER OF SECTION 17:

THENCE S 89°11'07" W ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 17 A DISTANCE OF 1058.53 FEET;

THENCE S 00°18'02" E A DISTANCE OF 789.48 FEET TO THE SOUTHWEST CORNER OF SAID HANCE'S SUBDIVISION AND THE POINT OF BEGINNING;

THENCE ALONG THE LINE COMMON OF SAID SUBDIVISION AND NORTHERLY RIGHT-OF-WAY OF WEST RIDGE ROAD THE FOLLOWING FOUR (4) COURSES:

- 1) N 89°40'56" E A DISTANCE OF 86.44 FEET;
- 2) N 84°17'24" E A DISTANCE OF 70.28 FEET;
- 3) N 84°38'08" E A DISTANCE OF 40.16 FEET;
- 4) N 79°41'52" E A DISTANCE OF 158.91 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 400.00 FEET, A DELTA ANGLE OF 4°00'44", AND AN ARC LENGTH OF 28.01 FEET, WHOSE CHORD BEARS S 09°51'42" W A DISTANCE OF 28.00 FEET;

THENCE S 83°20'19" W A DISTANCE OF 236.40 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 755.00 FEET, A DELTA ANGLE OF 5°50'12", AND AN ARC LENGTH OF 76.91 FEET, WHOSE CHORD BEARS S 86°16'13" W A DISTANCE OF 76.88 FEET TO A POINT OF TANGENCY;

THENCE S 89°16'38" W A DISTANCE OF 36.27 FEET;

THENCE N 00°18'02" W A DISTANCE OF 20.83 FEET TO THE **POINT OF BEGINNING**;

SAID DESCRIBED PARCEL CONTAINS 7,067 SQ. FT. MORE OR LESS;

ALL LINEAL DISTANCE UNITS ARE REPRESENTED IN U.S. SURVEY FEET.

SURVEYOR'S STATEMENT

I, AARON ALVIN DEMO, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS EASEMENT DESCRIPTION WAS PREPARED UNDER MY PERSONAL SUPERVISION AND CHECKING, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF, AND IN MY PROFESSIONAL OPINION, AND THAT IT IS NOT A MONUMENTED LAND SURVEY.

AARON ALVIN DEMO, PROFESSIONAL LAND SURVEYOR
COLORADO PLS NO. 38285
FOR AND ON BEHALF OF BASELINE ENGINEERING CORP.



BASELINE ENGINEERING CORP.
4007 SOUTH LINCOLN AVE, SUITE 405
LOVELAND, COLORADO 80537

EXHIBIT A

CENTER 1/4 CORNER SEC. 17, T3S, R69W
 FOUND NO. 6 REBAR WITH 2-1/2"
 ALUMINUM CAP MARKED "PLS 27609"
 WHEAT RIDGE NO. PT. 12109

POINT OF COMMENCEMENT
 EAST 1/4 CORNER SEC. 17, T3S, R69W,
 FOUND 2" PIPE WITH 3-1/4" ALUMINUM CAP
 MARKED "PLS 13212"
 WHEAT RIDGE PT. NO. 12209

1058.53'
WEST 52ND AVENUE
 (60' ROW)
BASIS OF BEARINGS
 S 89°11'07" W 2646.95'
 NORTH LINE OF THE SE 1/4 OF SEC. 17

NORTHWEST CORNER LOT 1,
 HANCE'S SUBDIVISION REPLAT NO. 1
 MODIFIED STATE PLANE
 N 713,601.47
 E 104,113.77

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 89°40'56" E	86.44'
L2	N 84°17'24" E	70.28'
L3	N 84°38'08" E	40.16'
L4	N 79°41'52" E	158.91'
L5	S 83°20'19" W	236.40'
L6	S 89°16'38" W	36.27'
L7	N 00°18'02" W	20.83'

LOT 1

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	28.01'	400.00'	4°00'44"	S 09°51'42" W	28.00'
C2	76.91'	755.00'	5°50'12"	S 86°16'13" W	76.88'

TAFT COURT
 (75' ROW)
 S 00°18'02" E 789.48'

WEST 51ST AVENUE
 (63' ROW)

HANCE'S SUBDIVISION
REPLAT NO. 1
 REC. NO. 2017076231

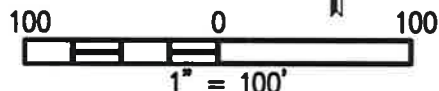
LOT 2

POINT OF BEGINNING
 SOUTHWEST CORNER LOT 2,
 HANCE'S SUBDIVISION REPLAT NO. 1
 MODIFIED STATE PLANE
 N 712,842.00
 E 104,117.75



WEST RIDGE ROAD
 (VARIES ROW)

TABOR STREET
 (ROW VARIES)



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY, IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

BASELINE
 Engineering · Planning · Surveying

HRE DEVELOPEMENT LLC

CITY OF WHEAT RIDGE

RIGHT-OF-WAY VACATION

JEFFERSON COUNTY

DESIGNED BY	DEW	INITIAL SUBMITTAL	01/12/18
		DRAWING SIZE	8.5" X 14"
		SURVEY FIRM	SURVEY DATE
		JOB NO.	CO-3206H
		DRAWING NAME	3206H-VACATION EXHIBIT.dwg
CHECKED BY	AAD	SHEET	2 OF 2