

85090

CITY OF WHEAT RIDGE

RIGHT OF WAY PLAN OF PROPOSED
NON FEDERAL AID PROJECT NO. M 1546(I)

JEFFERSON COUNTY

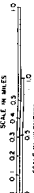
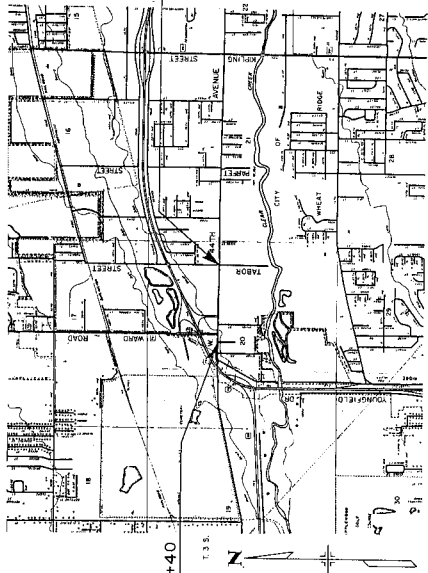
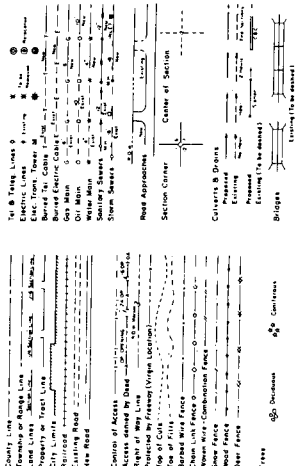
RIGHT OF WAY

SCALE OF ORIGINAL DRAWINGS

SURVEY MAPS 1" = 40'
DETAIL SHEETS 1" = 40'
OWNERSHIP MAPS 1" = 400'

ROW LENGTH OF PROJECT = 2160'

CONVENTIONAL SIGNS



BEGIN R.O.W. W. 44TH AVE. STA. 24+40
Begin Project No. M 1546(I)

END R.O.W. W. 44TH AVE. STA. 46+00
End Project No. M 1546(I)

SHEET NO.	TITLE
1	TITLE SHEET
2-20	TABULATION OF PROPERTIES
3-8	PLAN SHEETS
9-10	OWNERSHIP MAPS

FINAL VOUCHER PLANS
E. M. Jannollen
SIGNATURE

DISTRICT NO. 6
CITY OF WHEAT RIDGE
COUNTY OF BOULDER
DATE SEP 11 1988

CITY OF WHEAT RIDGE	
APPROVED	DATE
CITY OF WHEAT RIDGE	
DATE	DATE
DAVID PHILLIPS REISTER-HALEY, INC.	

R.O.W. TABULATION OF PROPERTIES IN Jefferson COUNTY S.H. NO. RIGHT OF WAY West 44th Avenue									
FEDERAL ROAD REGION NO. VIII COLORADO		DIVISION PROJECT NO. M 1546 (1)		SHEET NO. 2					
PARCEL NO.	OWNER	ADDRESS	LOCATION Section 20 T. 35. R. 69 W. 6th P.M.	AREA IN SQ. FT.		PARCEL NO.	REMARKS	REVISIONS	
				PARCEL ACQUIRED	TO BE REMAINDER LEFT RIGHT				
BC-1	Michael D. Crotty	12420 W. 44th Ave. Wheat Ridge, CO 80033	NW 1/4	3,000	3,000	20,620	BC-1 For Roadway Facilities		
BC-2	Robert W. Christensen and Jan M.	11457 W. 75th Ave. Arvada, CO 80005	NW 1/4	1,500	1,500	20,300	2 For Roadway Facilities		
BC-3	William J. Simons and Rose E.	12400 W. 44th Ave. Wheat Ridge, CO 80033	NW 1/4	1,500	1,500	20,300	3 For Roadway Facilities		
BC-9	Patrick Natch, Jr. and Walter Burkay	12190 W. 44th Ave. Wheat Ridge, CO 80033	NW 1/4	2,625	2,625	23,625	BC-9 For Roadway Facilities		
BC-10	Union Oil Co. of California and A California Corporation	P.O. Box 7600 Los Angeles, CA 90051	Lot 13 Nicholas Gardens Subdivision	4,125	4,125	583,850	10 For Roadway Facilities		
BC-11	Ambassador Seventy Development Corp.	5404 S W Scholls Ferry Rd. Portland, OR 97205	Parcel in Tract No. 1, Pearl of the Valley Subdivision	1,300	1,300	119,860	BC-11 For Roadway Facilities		
13	AM Development Corp.	1395 Valentia Street	W 1/2 Lot 9 and W 1/2	6,025	6,025	208,500	8 For Roadway Facilities		
"	A Colorado Partnership	Denver, CO 80231	10 Lees Subdivision						

R.O.W. TABULATION OF PROPERTIES IN										COUNTY		S.H. NO.		FEDERAL ROAD REGION NO. VIII COLORADO		DIVISION M 1546 (1)		PROJECT NO.		SHEET NO.	
																RIGHT OF WAY		West 44th Avenue			
PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQ. FT.			PARCEL NO.	REMARKS	REVISIONS												
				TO BE ACQUIRED	REMAINDER LEFT	REMAINDER RIGHT															
BC-14	Rose M. Guttler	6313 Urban Street Arvada, CO 80004	T. 3S. R 69 W. 6th P.M. Parcel in Lots 9 and 10 Lee's Subdivision	2,625	38,955		BC-14	For Roadway Facilities													
BC-15	Emogene Gregory	11801 W 44th Avenue Wheat Ridge, CO 80033	Parcel in Lot 10, Lee's Subdivision	5,245	37,915		BC-15	For Roadway Facilities													
UE-1	Michael D. Crotty	12420 W 44th Avenue Wheat Ridge, CO 80033	NW 1/4	600	--	--	UE-1	For Utility Works Construction and Maintenance													
TE-1	Michael D. Crotty	12420 W 44th Avenue Wheat Ridge, CO 80033	NW 1/4	200	--	--	TE-1	For Roadway Facilities													
UE-2	Robert W. Christensen and Jan M.	11457 W 75th Avenue Arvada, CO 80005	NW 1/4	300	--	--	UE-2	For Utility Works Construction and Maintenance													
TE-2	Robert W. Christensen and Jan M.	11457 W 75th Avenue Arvada, CO 80005	NW 1/4	165	--	--	TE-2	For Roadway Construction													
UE-3	William J. Simons and Rose F.	12400 W 44th Avenue Wheat Ridge, CO 80033	NW 1/4	400	--	--	UE-3	For Utility Works Construction and Maintenance													
UE-4	David J. Sigrist	12390 W 44th Avenue Wheat Ridge, CO 80033	NW 1/4	600	--	--	UE-4	For Utility Works Construction and Maintenance													

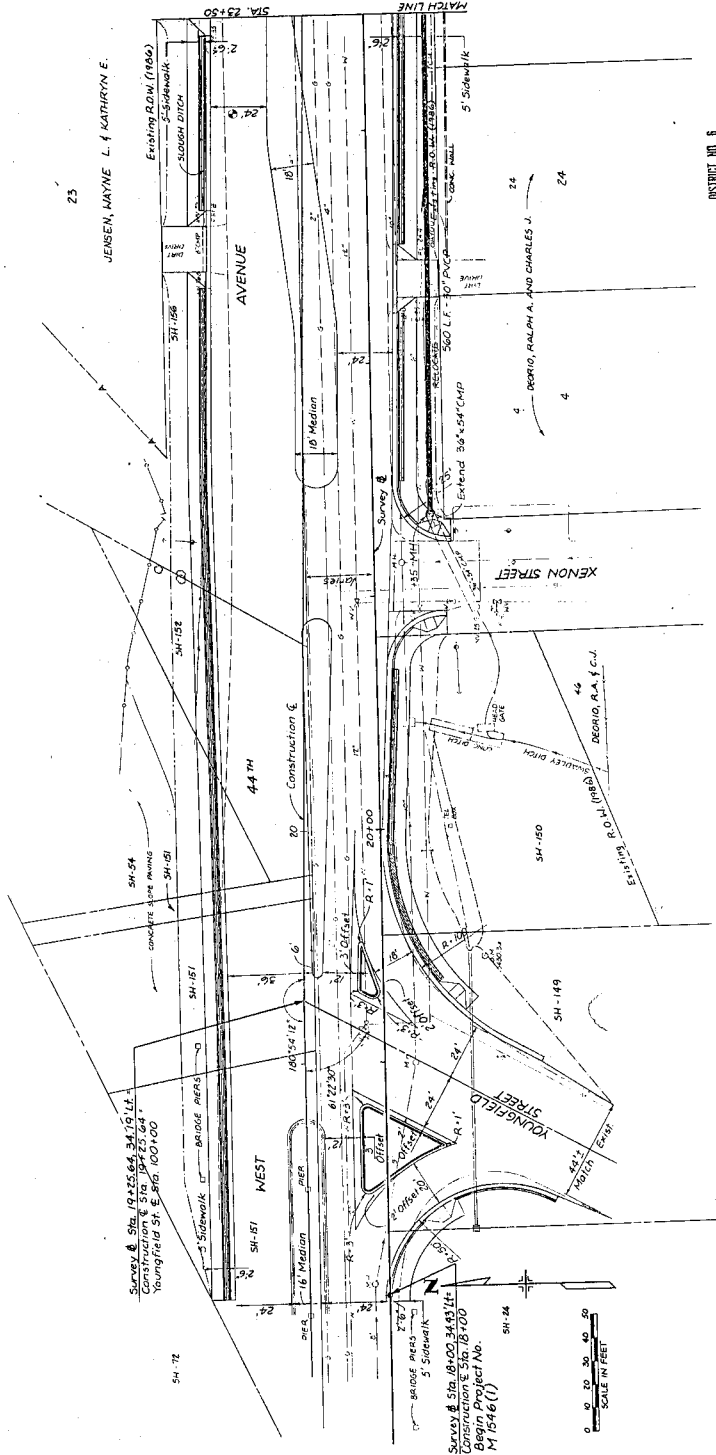
R.O.W. TABULATION OF PROPERTIES IN										FEDERAL ROAD REGION NO. VIII		DIVISION	PROJECT NO.		SHEET NO.	
Jefferson COUNTY										S.H. NO.		RIGHT OF WAY		West 44th Avenue		28
PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQ. FT.		PARCEL ACQUIRED	REMAINDER		PARCEL NO.	REMARKS	REVISIONS					
				TO BE	LEFT		RIGHT									
PE-4	David J. Sigmist	12390 W 44th Avenue Wheat Ridge, CO 80033	NW 1/4 T. 35, R. 69 W. 6th P.M.	50	--	--	--	PE-4	For Const. and Maint. of a Traffic Detector							
PE-5	Vickers Petroleum Corp.	P.O. Box 500 Denver, CO 80033	NW 1/4	72	--	--	--	PE-5	For Roadway Construction							
TE-5	Vickers Petroleum Corp.	P.O. Box 500 Denver, CO 80033	NW 1/4	114	--	--	--	TE-5	For Roadway Construction							
TE-6	Eugene W. Frisk and Anna D.	13424 W 58th Avenue Arvada, CO 80005	Parcel in Lot 16, Nicholas Gardens Subd.	315	--	--	--	TE-6	For Roadway Construction							
TE-7	Alvira S. Becerra and Yvonne M.	12280 W 44th Avenue Wheat Ridge, CO 80033	Lot 2, Jensen Subdivision	780	--	--	--	TE-7	For Roadway Construction							
PE-8	Gary Cleveland and Karen T.	12200 W 44th Avenue Wheat Ridge, CO 80033	Lot 1, Jensen Subdivision	50	--	--	--	PE-8	For Construction and Maintenance of a Traffic Detector							
TE-8	Gary Cleveland and Karen T.	12200 W 44th Avenue Wheat Ridge, CO 80033	Lot 1, Jensen Subdivision	1,400	--	--	--	TE-8	For Roadway Construction							
TE-10	Union Oil Co. of California and A California Corporation	P.O. Box 7600 Los Angeles, CA 90051	Lot 13, Nicholas Gardens Subdivision	479	--	--	--	TE-10	For Roadway Construction							

[illegible]

7.3 S. R. 69 W.
SECTION 20

LOCAL AREA SECTION NO.	DIVISION	PROJECT NO.	SHEET NO.	TOTAL SHEETS
388	COLORADO	M 1546 (1)	3	10
REVISIONS				

RIGHT OF WAY
WEST 44th AVE.



DISTRICT NO. 6
PRELIMINARY PLANS
SUBJECT TO CHANGES
DATE SEP 17 1966

T. 3 S., R. 69 W.
SECTION 20

PARCEL
(1E) (1S) (2E) (2S) (3E) (3S) (4E) (4S) (5E) (5S) (6E) (6S) (7E) (7S) (8E) (8S) (9E) (9S) (10E) (10S)

OWNER
MICHAEL D. CROTTY
ROBERT W. AND JAN M. CHRISTENSEN
WILLIAM J. AND ROSE E. SIMONS
DAVID J. SIGRIST
VICKERS PETROLEUM CORP.
A Kansas Corporation
FRISK, EUGENE W. AND LURA D.

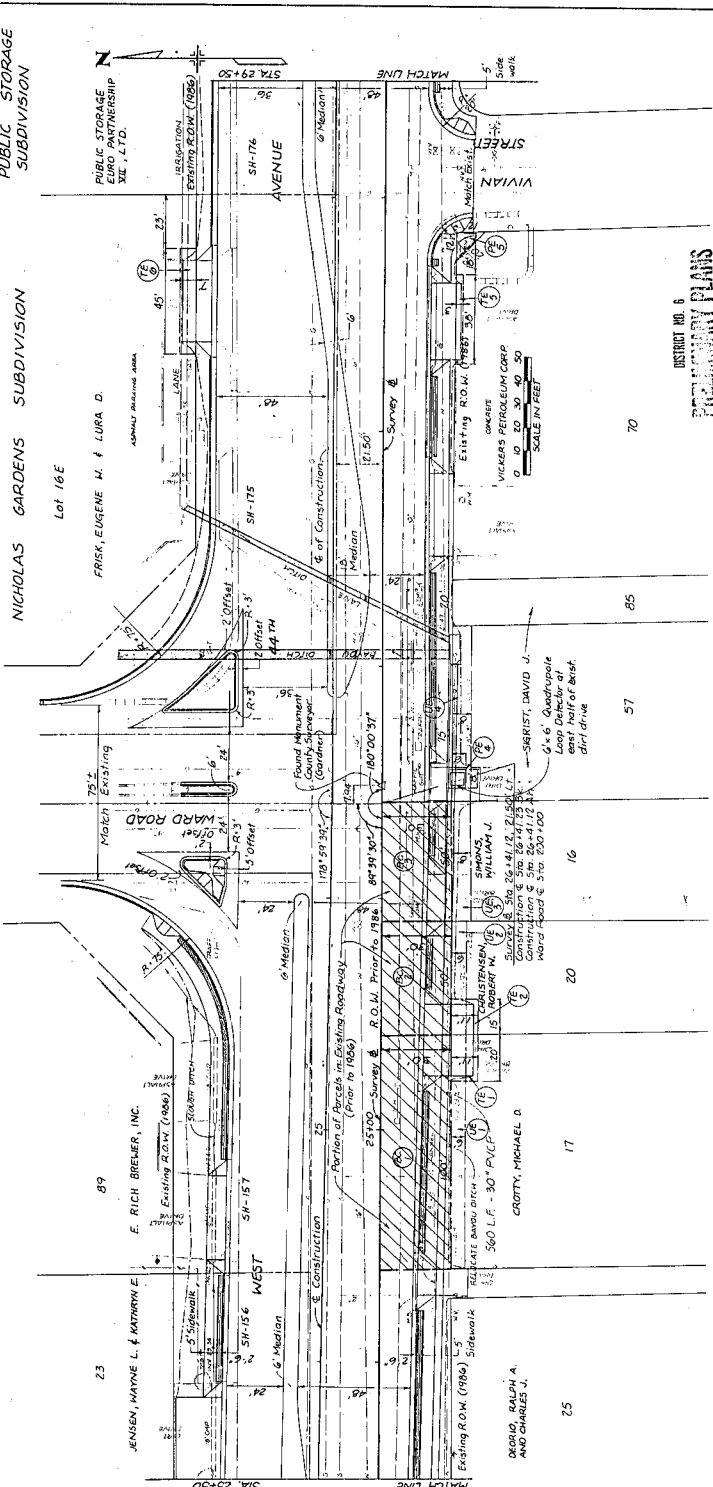
Note: DC - Boundary Certification

NICHOLAS GARDENS SUBDIVISION

PUBLIC STORAGE SUBDIVISION

RIGHT OF WAY
WEST 4TH AVE.

PARCEL NO.	DIVISION	PRCL. NO.	SHEET	DATE
38	10	11746 (1)	4	10
REVISIONS				



DISTRICT NO. 6
PRELIMINARY PLANS
SUBJECT TO CHANGES

DATE: SEP 11, 1988

70

85

57

16

20

17

52

T. 3 S., R. 69 W.
SECTION 20

OWNER
AGNER S. AND YVONNE M. BECERRA
GARY AND KAREN T. CLEVELAND
PATRICK J. NOTCH, JR. AND WALTER BURNKEY

PARCEL
(1)
(2)
(3)
(4)
(5)
(6)
(7)
(8)
(9)
(10)
(11)
(12)
(13)
(14)
(15)
(16)
(17)
(18)
(19)
(20)

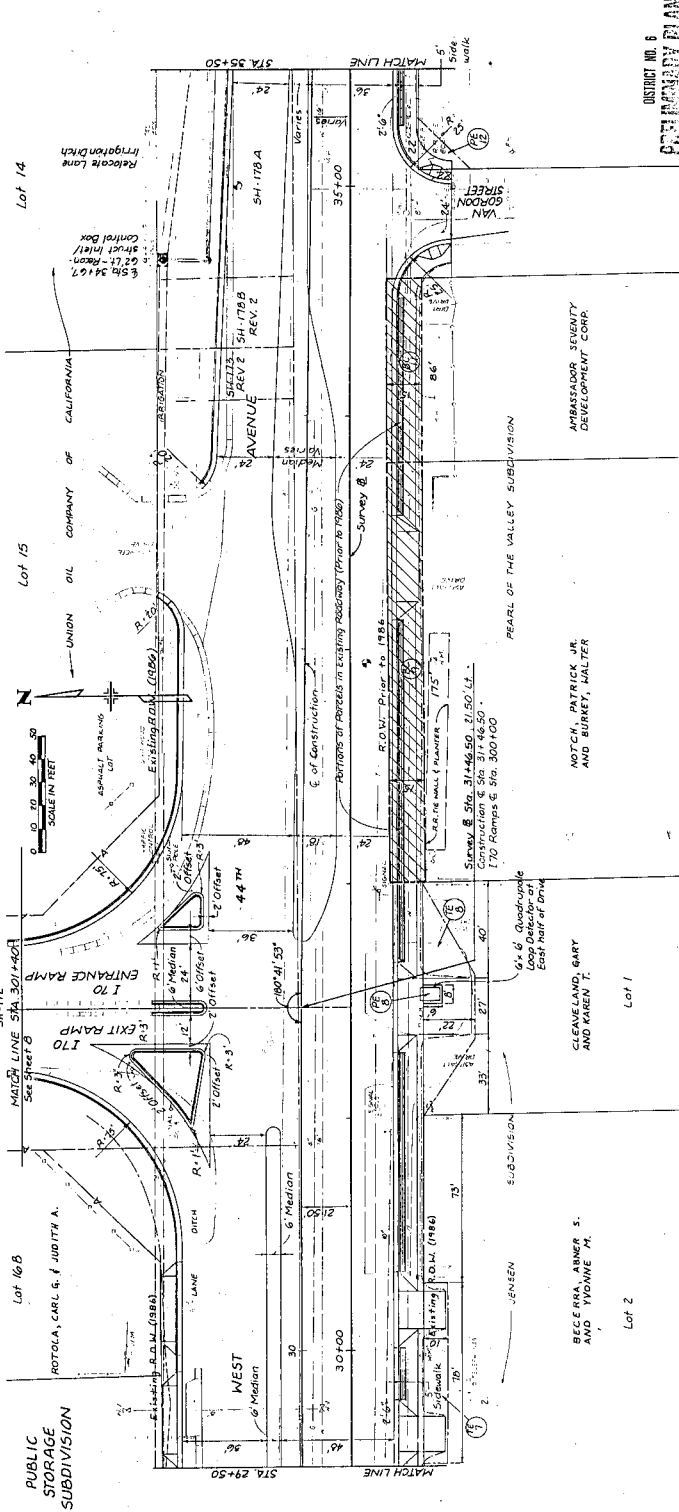
THE AMBASSADOR SEVENTY DEVELOPMENT CORP.
DIXON-SCHMIDT DEVELOPMENT COMPANY
A Colorado Corp.

Note: B.C. = Boundary Clarification

RIGHT OF WAY
WEST 44th AVE.

REVISIONS	DATE	BY	REVISIONS
1	1/15/46 (1)	5	10
2			
3			
4			
5			
6			
7			
8			
9			
10			

NICHOLAS GARDENS SUBDIVISION



DISTRICT NO. 6
PRELIMINARY PLAT
SUBJECT TO CHANGES
DATE: SEP 17 1946

TRACT NO. 1
PEARL OF THE VALLEY SUBDIVISION

JENSEN SUBDIVISION

BECERRA, AGNER S.
AND YVONNE M.

CLEVELAND, GARY
AND KAREN T.

NOTCH, PATRICK JR.
AND BURNKEY, WALTER

AMBASSADOR SEVENTY
DEVELOPMENT CORP.

T 3 S. R 69 H
SECTION 20

Note:
BC = Boundary Clarification

PARCEL
(16) (10)
(12) (18)
(14) (22)

OWNER

UNION OIL COMPANY OF CALIFORNIA
A California Corp.
DIXON SCHMIDT DEVELOPMENT COMPANY
A Colorado Corp.
ANT DEVELOPMENT COMPANY
A Colorado Partnership

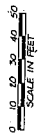
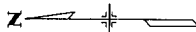
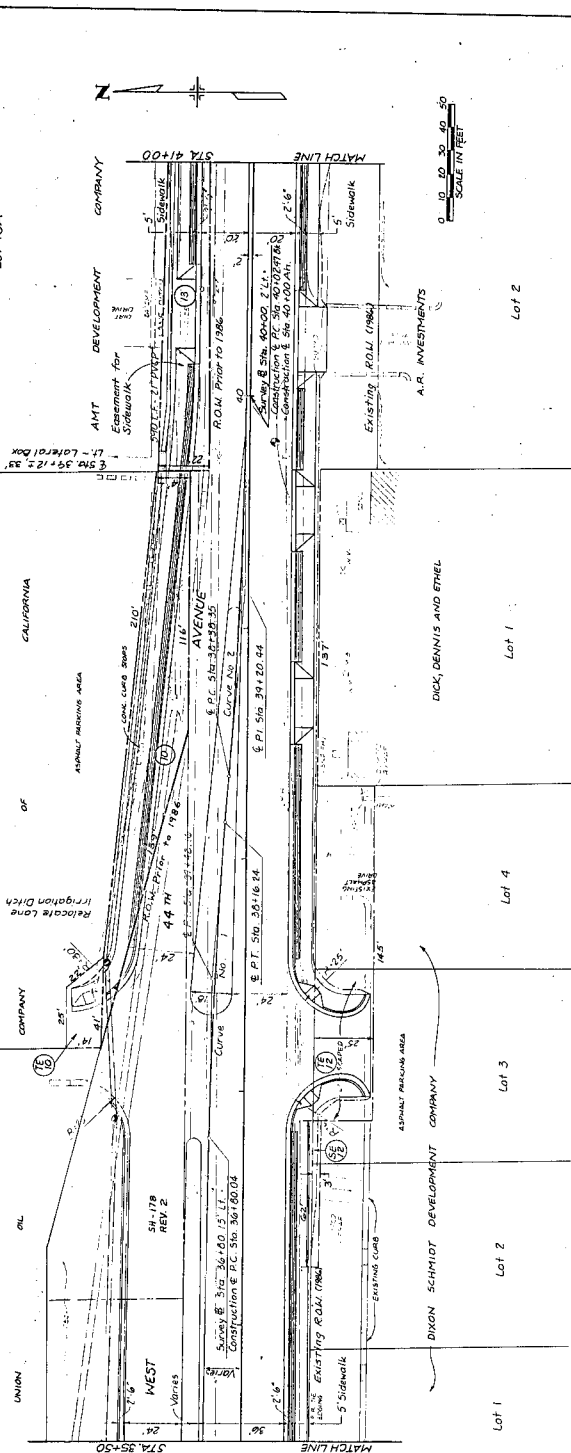
NICHOLAS GARDENS SUBDIVISION

Lot 14

Lot 13

LEES SUBDIVISION

Lot 10A



Lot 1

Lot 2

Lot 3

Lot 4

Lot 1

Lot 2

SHUMWAY SUBDIVISION

WESTLAKE PARK SUBDIVISION

DISTRICT NO. 6
PRELIMINARY PLANS
SUBJECT TO CHANGES

DATE SEP 17 1986

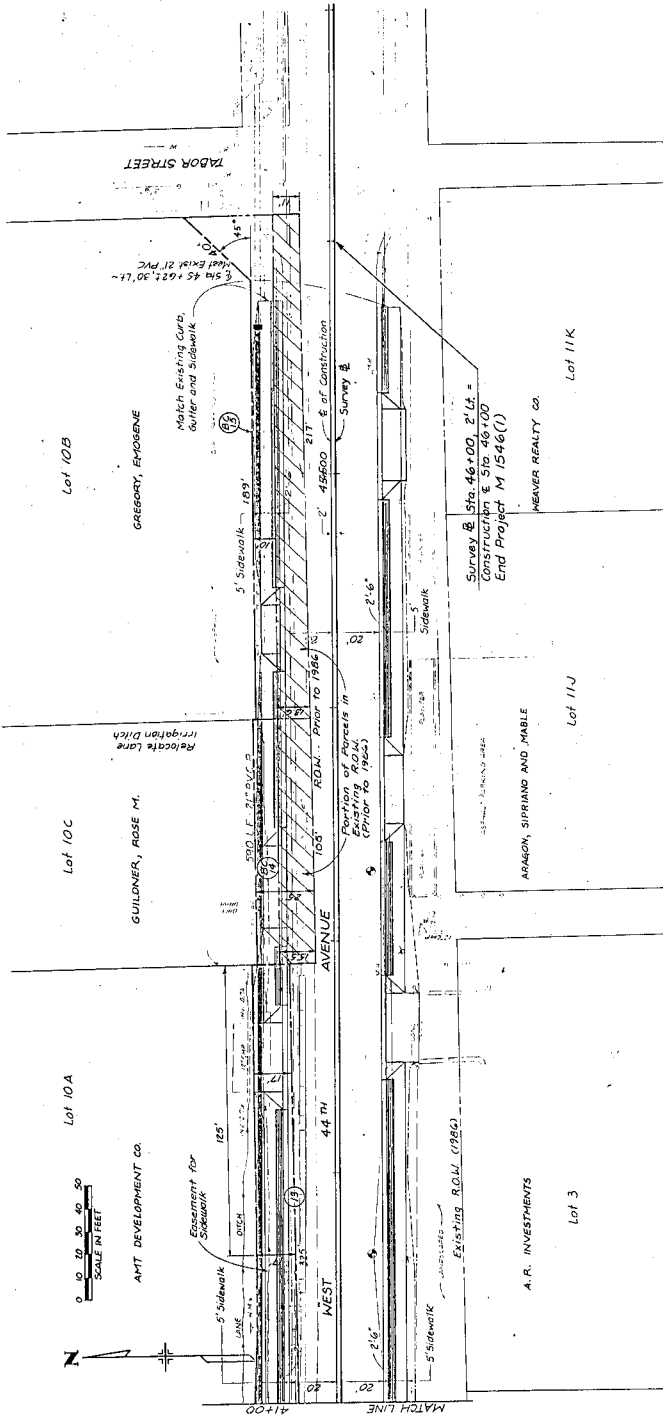
T 3 S R 49 W
SECTION 20

PARCEL	OWNER
(13)	ANT DEVELOPMENT CO
(14)	ANT DEVELOPMENT CO
(15)	ROSE M. GUILDNER
(16)	EMORENE GREGORY

RIGHT OF WAY
WEST 44th AVE.

Note: RC - Boundary Clarification

LEES SUBDIVISION



WESTLAKE PARK SUBDIVISION

LEES SUBDIVISION

DISTRICT NO. 6
PROBATIONER PLANNING
SUBJECT TO CHANGES
DATE SEP 11 1960

PROJ. NO.	SHEET NO.	SHEET TOTAL
M1546(1)	8	10
PROJ. DIVISION	PROJ. NO.	SHEET NO.
VII	COLO.	REVISED

PARCEL OWNER
 UNION OIL COMPANY OF CALIFORNIA

RIGHT OF WAY
 W. 44TH
 AVENUE

NICHOLAS
 GARDENS

PUBLIC STORAGE
 SUBDIVISION

LOT 16B
 ROTOLA, CARL G.
 & ADITH A.

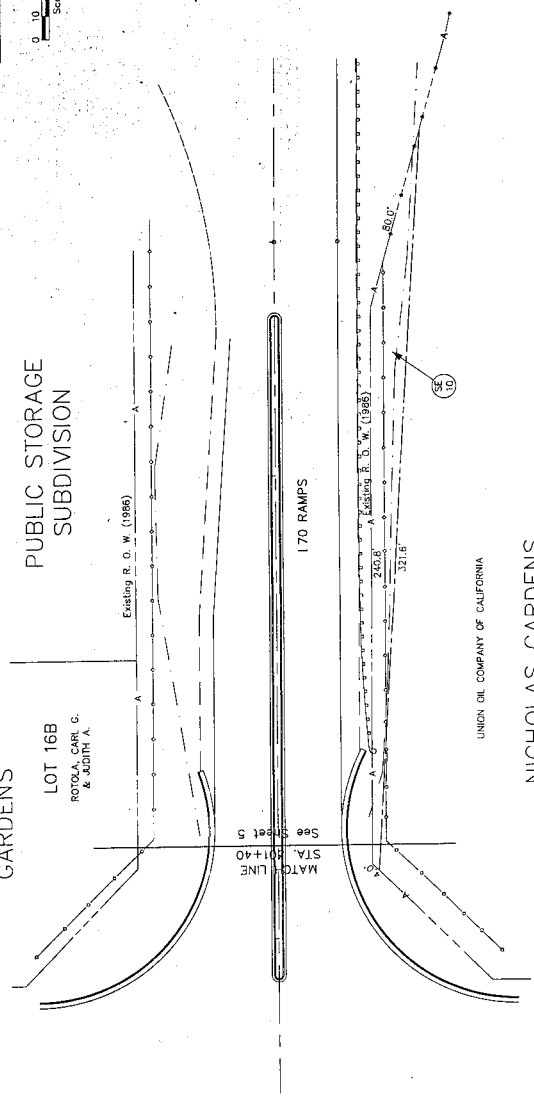
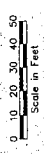
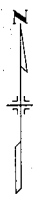
Existing R. O. W. (1986)

See
 STA. 101+40
 MATO LINE

170 RAMP

UNION OIL COMPANY OF CALIFORNIA

NICHOLAS GARDENS
 LOT 15



DISTRICT NO. 6
PRELIMINARY PLANS
 SUBJECT TO CHANGES
 DATE: SEP 17 1986

T.3.S., N. 69 W.
SECTION 20

PARCEL OWNER
 ① MICHAEL D. CROTTY
 ② ROBERT W. AND JAN M. CHRISTENSEN
 ③ WILLIAM J. AND ROSE E. SIMONS

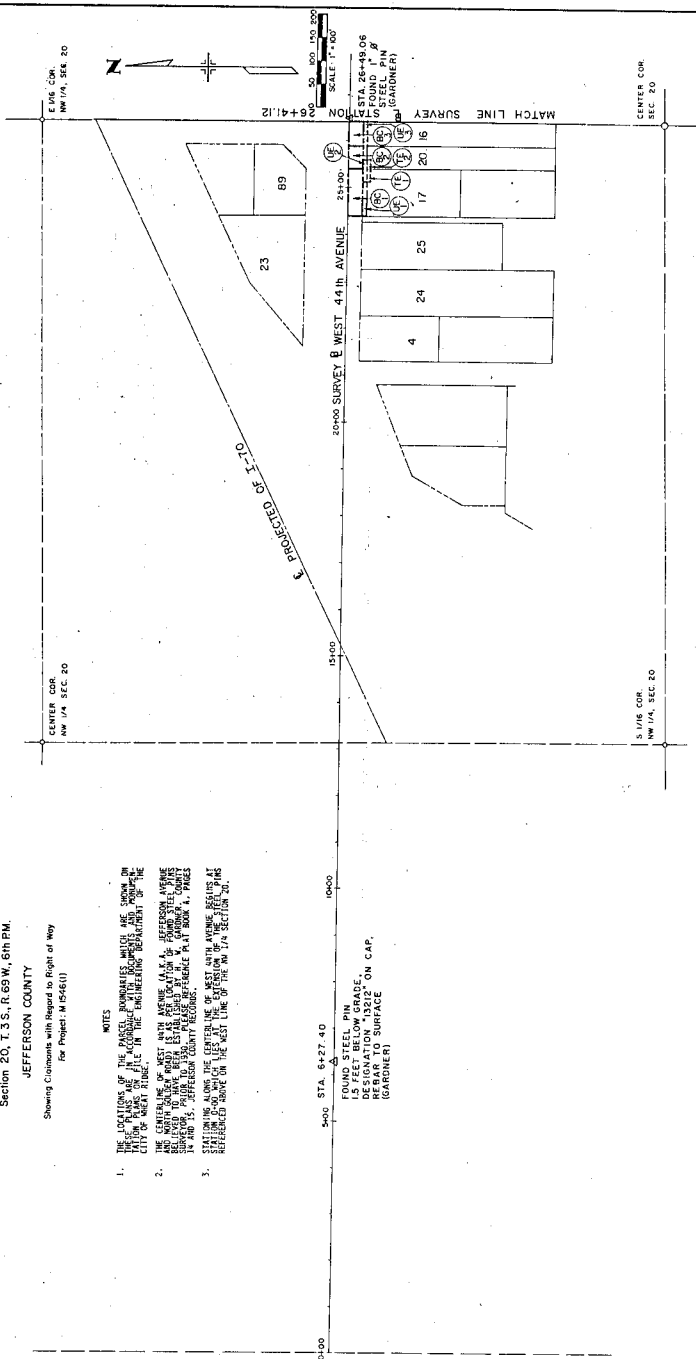
OWNERSHIP MAP
 PART OF
 Section 20, T.3.S., R.69 W., 6th PM.
 JEFFERSON COUNTY
 Showing Claimants with Right to Right of Way
 for Project M15601

NOTES

1. THE LOCATIONS OF THE PARCELS, BOUNDARIES, EASEMENTS AND EASEMENTS ARE SHOWN IN ACCORDANCE WITH THE ENGINEERING DEPARTMENT OF THE CITY OF WEST MINNEAPOLIS.
2. THE CENTERLINE OF WEST 44th AVENUE (A.K.A. JEFFERSON AVENUE) IS SHOWN IN ACCORDANCE WITH THE ENGINEERING DEPARTMENT OF THE CITY OF WEST MINNEAPOLIS. THE CENTERLINE OF WEST 44th AVENUE IS SHOWN IN ACCORDANCE WITH THE ENGINEERING DEPARTMENT OF THE CITY OF WEST MINNEAPOLIS.
3. STATIONING ALONG THE CENTERLINE OF WEST 44th AVENUE BEGINS AT THE INTERSECTION OF THE CENTERLINE OF WEST 44th AVENUE AND THE CENTERLINE OF THE WEST LINE OF THE NW 1/4 SECTION 20.

PARCEL NO.	OWNER	AREA (SQ. FT.)	REMARKS
1	MICHAEL D. CROTTY	1,000	
2	ROBERT W. AND JAN M. CHRISTENSEN	1,000	
3	WILLIAM J. AND ROSE E. SIMONS	1,000	
4		1,000	
5		1,000	
6		1,000	
7		1,000	
8		1,000	
9		1,000	
10		1,000	
11		1,000	
12		1,000	
13		1,000	
14		1,000	
15		1,000	
16		1,000	
17		1,000	
18		1,000	
19		1,000	
20		1,000	

RIGHT OF WAY
 WEST 44th AVE.



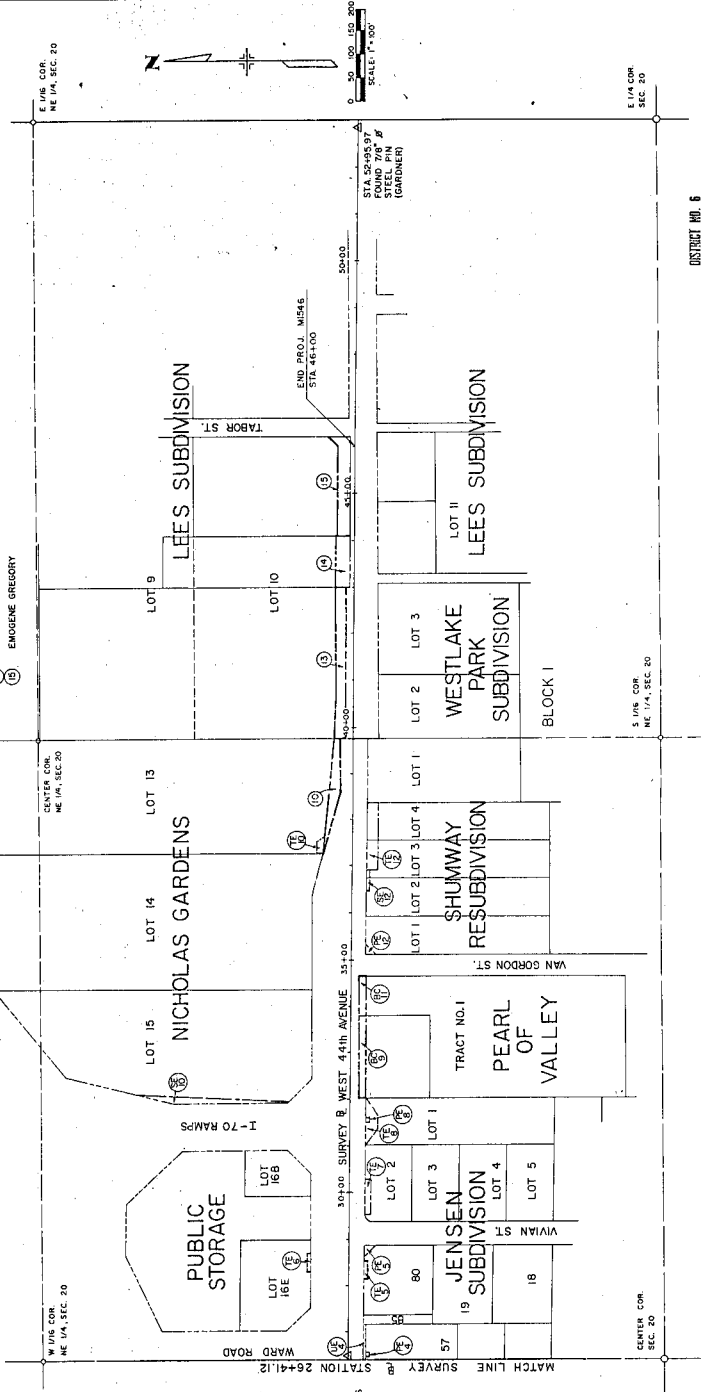
DISTRICT NO. 8
 PRELIMINARY PLANS
 SUBJECT TO CHANGES
 DATE: 02/17/00

T.3 S., R. 69 W.
SECTION 20

PARCEL	OWNER
1	DAVID J. BURDET
2	VIGORS PETROLEUM CORP., A KANSAS CORP.
3	FISH, GORDON, W. AND LURA O.
4	ARMER S. AND YVONNE M. BEERRA
5	GARY AND MARY T. CLEVERLAND
6	PATRICK J. NOTO JR. AND WILDER SURVEY
7	UNION OIL COMPANY OF CALIFORNIA, A CALIFORNIA CORP.
8	THE AMBASSADOR SEVENTY DEVELOPMENT CORP.
9	UNION-SEVENTY DEVELOPMENT CO., A COLORADO CORP.
10	UNION-SEVENTY DEVELOPMENT CO., A COLORADO PARTNERSHIP
11	ROSE M. GILDER
12	EMERSON GREGORY
13	
14	
15	

RIGHT OF WAY
WEST 44th AVE.

FILED NAME	DIVISION	PROJ. NO.	SHEET
300	COLORADO	M 154-6(1)	10
			REVISED



DISTRICT NO. 6
PROFESSIONAL PLANNING
SUBJECT TO CHANGES
DATE 2011.06.06