

STATE DEPARTMENT OF HIGHWAYS

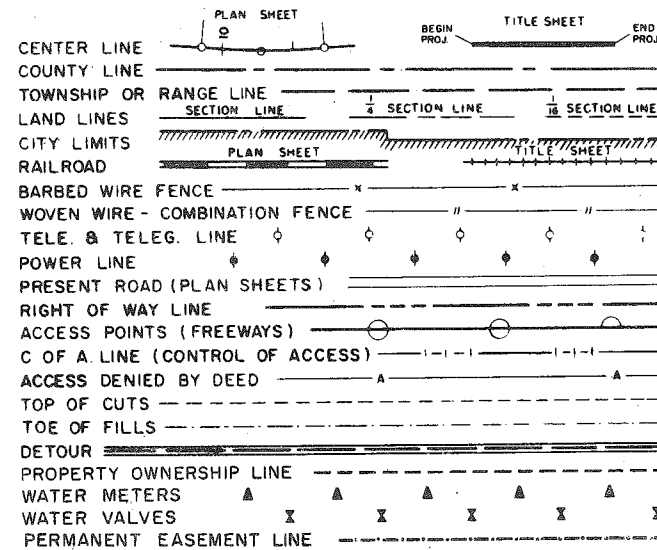
DIVISION OF HIGHWAYS-STATE OF COLORADO

FEDERAL ROAD REGION NO.	DIVISION	PROJECT NO.	SHEET NO.
9	COLORADO	U 044-1(3) Section 2	1

RIGHT OF WAY

KIPLING STREET
Interstate 70-W 32nd Ave.

CONVENTIONAL SIGNS



RIGHT OF WAY PLAN OF PROPOSED FEDERAL AID PROJECT NO. U 044-1(3) Section 2 STATE HIGHWAY NO. 391 JEFFERSON COUNTY RIGHT OF WAY

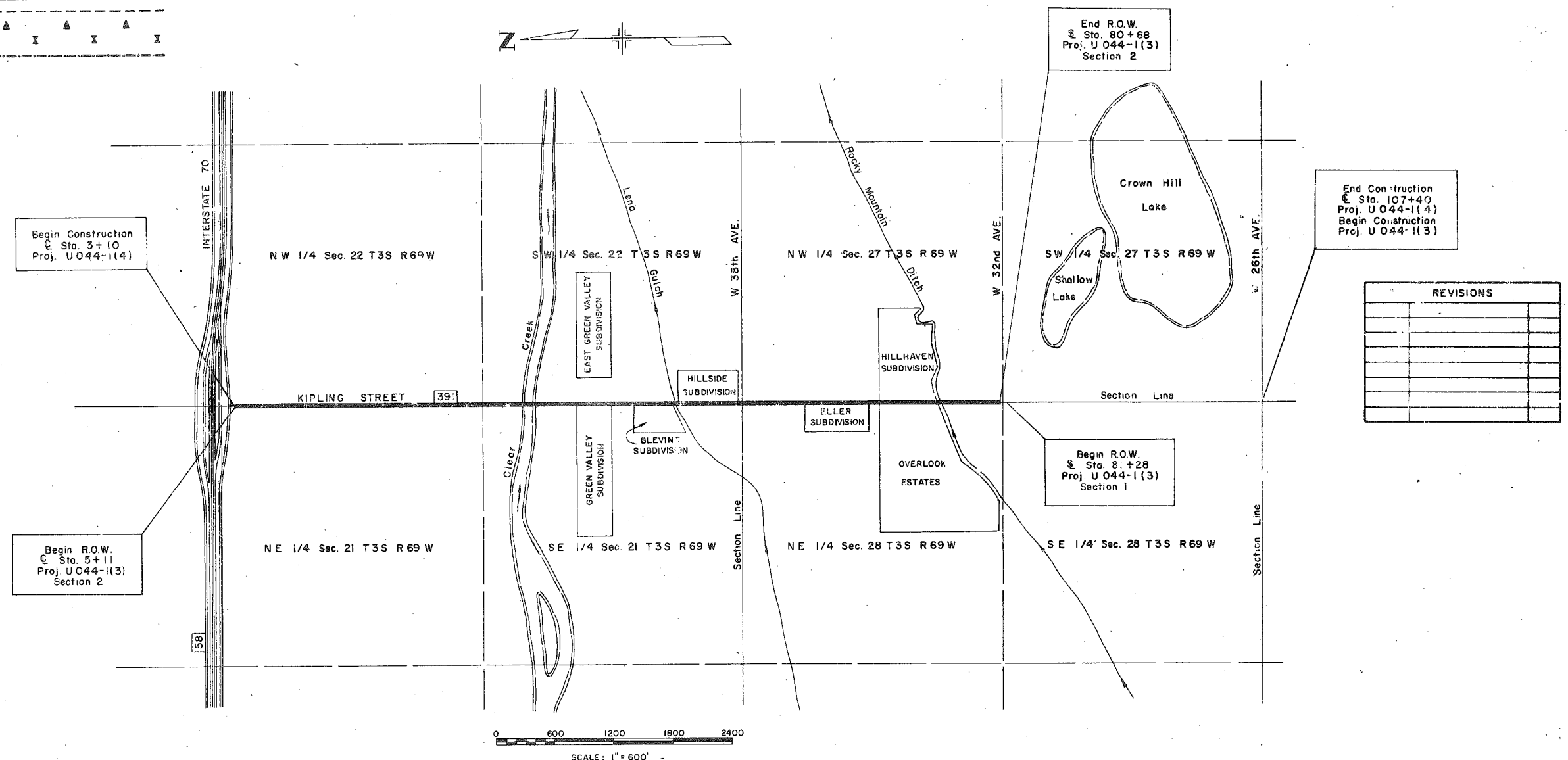
INFORMATION OBTAINED FROM AVAILABLE COUNTY RECORDS

SCALE OF ORIGINAL DRAWING
ON PLAN, 1" = 50'
LENGTH OF PROJECT = 1.43 MILES (R.O.W.)

INDEX OF SHEETS

SHEET NO.	TITLE SHEET
2-4	TABULATION OF PROPERTIES
5-10	PLAN SHEETS SHOWING R.O.W. REQUIRED

NOTE: THIS PROJECT CALCULATED AND
CHECKED BY THE DISTRICT.
ALL BEARINGS ARE CALCULATED.



R.O.W. TABULATION OF PROPERTIES IN

JEFFERSON COUNTY S.H. No. 391 PROJ. U 044-1(3) Section 2

FILED	DISTRICT	FILE NO	DISTRICT	FILE NO
210000	7	U 044-1(3)	7	12-21
COLORADO	U 044-1(3) Section 2	3		10

RIGHT OF WAY

KIPLING STREET
Interstate 70 - W 32nd Ave

PARCEL NO.	OWNER	HOME ADDRESS	LOCATION T 3 S R 69 W 6th PM.	AREA IN		SQ. FT. ±	PURCHASE DATA					REMARKS	NO.
				PARCEL	TO BE ACQUIRED		REMAINDER	LAND	IMPROVEMENTS	DAMAGE	TOTAL		
REVISIONS													
123A	Darco, Inc. Parcel Address:	C/o George Owens, P.O. Box 26134, Denver, Colo. 4363 Kipling St., Wheat Ridge, Colo.	NE 1/4 Sec 21	835	835	Rt. 16,617							3-17-69 Rev parcel 139 8-12-69 Revised Parcels 132 & 139 V.R.
124	Frances Hawkins	4363 Kipling St., Wheat Ridge, Colo.	NE 1/4 Sec 21	1,500	1,500	Rt. 19,400							
125	Holt Chew Motor Co., Inc., a Colorado corporation Parcel Address:	800 Washington St., Denver, Colo. 10140 W 44th Ave., Wheat Ridge, Colo.	NE 1/4 Sec 21	3,510	3,510	Rt. 145,252							
126	Hance C. Bohm and Ello M. Bohm	4301 Kipling St., Wheat Ridge, Colo.	SE 1/4 Sec 21	2,430	2,430	Rt. 37,503							
E127	David H. Grill and Pearl Grill	485 So. Jersey St., Denver, Colo.	SE 1/4 Sec 21	40	40							Permanent Easement	
127	David H. Grill and Pearl Grill Parcel Address:	485 So. Jersey St., Denver, Colo. 4295 Kipling St., Wheat Ridge, Colo.	SE 1/4 Sec 21	2,745	2,745	Rt. 21,320							
128	Dora Mae Walker	4220 Kipling St., Wheat Ridge, Colo.	SW 1/4 Sec 22	2,300	2,300	Lt. 35,052							
E128	Dora Mae Walker	4220 Kipling St., Wheat Ridge, Colo.	SW 1/4 Sec 22	760	760	Lt. 35,052						Permanent Easement	
129	Jefferson Avenue United Methodist Church		SW 1/4 Sec 22	4,471	4,471								
E129	Jefferson Avenue United Methodist Church		SW 1/4 Sec 22	7,897	7,897							Permanent Easement	
130	Minnie B. Van Hooser	4152 Kipling St., Wheat Ridge, Colo.	SW 1/4 Sec 22	11,312	11,312	Lt. 433,410							
E131	Board of Water Commissioners	144 W. Colfax Ave., Denver, Colo.	SW 1/4 Sec 22	450	450							Permanent Easement	
132 Rev.	Frank P. Spratten, Jr. Parcel Address:	3200 Brighton Blvd., Denver, Colo. 4101 Kipling St., Wheat Ridge, Colo.	SE 1/4 Sec 21	5,815	5,815	Rt. 389,621							
E132 Rev.	Frank P. Spratten, Jr. Parcel Address:	3200 Brighton Blvd., Denver, Colo. 4101 Kipling St., Wheat Ridge, Colo.	SE 1/4 Sec 21	10,960	10,960	Rt. 389,621						Permanent Easement	
133	Henry E. Zarlengo, Helene C. Zarlengo, Holt Chew and Elaine Chew Parcel Address:	37 Skyline Drive, Lakewood, Colo. 4055 Kipling St., Wheat Ridge, Colo.	SE 1/4 Sec 21	3,860	3,860	Rt. 543,979							
134	Helene C. Zarlengo Parcel Address:	37 Skyline Drive, Lakewood, Colo. 4055 Kipling St., Wheat Ridge, Colo.	Lot 1 Green Valley Subdivision	2,035	2,035	Rt. 18,758							
135	Egil T. Jensen and Elvie H. Jensen	7800 Alkire St., Arvada, Colo.	Lot 24 Green Valley Subdivision	2,052	2,052	Rt. 32,900							
136	Robert Hartman Parcel Address:	3080 Wadsworth Blvd., Denver, Colo. 4075 Kipling St., Wheat Ridge, Colo.	SE 1/4 Sec 21	1,383	1,383	Rt. 40,309							
136A	Deleted												
137	The Jefferson County School District No. R-1, a quasi-Municipal Corporation	C/o Mr. Paulsen 1580 Yarrow St., Lakewood, Colo.	SW 1/4 Sec 22	10,748	10,748	Lt. 927,492							
138	Gail H. Gilbert Parcel Address:	3950 Kipling St., Wheat Ridge, Colo.	SW 1/4 Sec 22	2,340	2,340	Lt. 16,029							
139	Lillie Johnson Parcel Address:	3870 Kipling St., Wheat Ridge, Colo.	Lots 8 and 9 Hillside Subdivision	3,008	3,008	Lt. 98,167							
140	Skelly Oil Company Parcel Address:	C/o Mr. Taylor 3460 Fox St., Denver, Colo.	Lot 1 Hillside Subdivision	2,550	2,550	Lt. 52,218							
141	Society Mobil Oil Company, Inc. Parcel Address:	9979 W. 38th Ave., Wheat Ridge, Colo. Security Life Bldg., Denver, Colo.	NW 1/4 Sec 27	1,500	1,500	Lt. 21,000							
142	Martha A. Denning	3790 Kipling St., Wheat Ridge, Colo.	SE 1/4 Sec 21	9,498	9,498	Rt. 156,475							

R. O. W. TABULATION OF PROPERTIES IN

JEFFERSON COUNTY S.H.No.391 PROJ. U044-1(3) Section 2

FEDERAL ROAD DIVISION NO.	DISTRICT	PARCEL NO.	SHEET NO.	TOTAL SHEETS
8	COLORADO	U 044-1(3) Section 2	4	10

RIGHT OF WAY

KIPLING STREET
Interstate 70 - W. 32nd Ave

PARCEL NO.	OWNER	HOME ADDRESS	LOCATION T 3 S , R 69 W 6th PM.	AREA IN		SQ. FT. ±	PURCHASE DATA					REMARKS	NO.
				PARCEL	TO BE ACQUIRED		LAND	IMPROVEMENTS	DAMAGE	TOTAL	DATE		
143	The American Oil Company	4150 E Mexico Ave., Denver, Colo.	SE 1/4 Sec. 21	2,625	2,625	Rt. 24,500							
	Parcel Address:	3805 Kipling St., Wheat Ridge, Colo.											
144	Earl Kimmel and Gerry C. Kimmel	4530 W 32nd Ave., Denver, Colo.	NE 1/4 Sec. 28	1,000	1,000	Rt. 11,500							
	Parcel Address:	3797 Kipling St., Wheat Ridge, Colo.											
145	A.C. Toney and Mary C. Toney	4445 Teller St., Wheat Ridge, Colo.	NE 1/4 Sec. 28	1,000	1,000	Rt. 11,500							
	Parcel Address:	3785 Kipling St., Wheat Ridge, Colo.											
146	Arthur W. Rashap and Hans C. Mautner	135 Hicks St., Brooklyn, New York	NE 1/4 Sec. 28	6,541	6,541	Rt. 124,397							
	Parcel Address:	10024 W. 38th Ave., Wheat Ridge, Colo.											
147	Harold D., Robert L., and Charles A. Einarson		NW 1/4 Sec. 27	12,602	12,602	Lt. 355,648							
	Parcel Address:	9998 W. 38th Ave., Wheat Ridge, Colo.											
148	Jack G. Polich and Helen E. Polich	9990 W. 35th Ave., Wheat Ridge, Colo.	Lot 2 Hillhaven Subdivision	1,914	1,914	Lt. 12,045							
149	Harold T. Ohlson and Joan K. Ohlson		Lot 16 Hillhaven Subdivision	1,883	1,883	Lt. 10,667							
	Parcel Address:	3400 Kipling St., Wheat Ridge, Colo.											
150	Carol D. De Young and Mildred L. Yingling	3390 Kipling St., Wheat Ridge, Colo.	Lot 17 Hillhaven Subdivision	1,526	1,526	Lt. 12,423							
151	Ernest H. Johnson and Hildegard K. Johnson	3370 Kipling St., Wheat Ridge, Colo.	Lot 18 Hillhaven Subdivision	1,182	1,182	Lt. 7,803							
152	Deleted												
153	Hugh Pfost and Jennie E. Pfost	1725 Peoria St., Aurora, Colo.	NW 1/4 Sec. 27	1,886	1,886	Lt. 30,169							
154	Leslie Grey and Sarah E. Grey	1050 Holly St., Denver, Colo.	Lot 1 Eller Subdivision	1,500	1,500	Rt. 26,500							
	Parcel Address:	3705 Kipling St., Wheat Ridge, Colo.											
155	Peter M. Mirabella, Patricia A. Mirabella, Michele Mirabella, and Rosalia Mirabella	3685 Kline St., Wheat Ridge, Colo.	Lot 2 Eller Subdivision	2,317	2,317	Rt. 40,770							
	Parcel Address:	3701 Kipling St., Wheat Ridge, Colo.											
155A	Michele Mirabella, and Rosalia Mirabella		Lot 3 Eller Subdivision	2,100	2,100	Rt. 39,900							
156	Jane E. Porter and James H. Brown		Lot 4 Eller Subdivision	2,100	2,100	Rt. 37,100							
	Parcel Address:	3655 Kipling St., Wheat Ridge, Colo.											
157	Harley E. Babb and Michael D. Babb		Lot 5 Eller Subdivision	1,520	1,520	Rt. 13,374							
	Parcel Address:	3601 Kipling St., Wheat Ridge, Colo.											
158	Clarence R. Jacobson and Laura R. Jacobson	10150 W. 35th Ave., Wheat Ridge, Colo.	Lots 34 and 46 Overlook Estates	5,690	5,690	Rt. 34,505							
159 Rev.	Alfred R. Toepfer and Barbara E. Toepfer	1261 Cortez Drive, Apt. 1, Sunnyvale, Calif.	SE 1/4 NE 1/4 Sec. 28	3,330	3,330	Rt. 74,537							
	Parcel Address:	3351 Kipling St., Wheat Ridge, Colo.											
160	Tom H. Howard, Nora K. Howard, and Jack Edward Howard	6701 W. Alameda Ave., Lakewood, Colo.	NE 1/4 Sec. 28	456	456	Rt. 11,821							
	Parcel Address:	10001 W. 32nd Ave., Wheat Ridge, Colo.											
161	Gerald Allan Benson and Patricia A. Benson, J.T.		NW 1/4 Sec. 27	2,500	2,500	Lt. 22,500							
	Parcel Address:	3300 Kipling St., Wheat Ridge, Colo.											
162	Ralph P. Gieser and Bonnie R. Gieser	3280 Kipling St., Wheat Ridge, Colo.	NW 1/4 Sec. 27	3,125	3,125	Lt. 21,875							
163	T.H. Howard, Nora K. Howard and Jack E. Howard	c/o Howard Electric Company 6701 W. Alameda Ave., Lakewood, Colo.	NW 1/4 Sec. 27	5,411	5,411	Lt. 19,589							
164	T.H. Howard, Nora K. Howard, and Jack E. Howard	c/o Howard Electric Company 6701 W. Alameda Ave., Lakewood, Colo.	NE 1/4 Sec. 28	6,844	6,844	Rt. 288,755							
165	T.H. Howard and Nora K. Howard	6701 W. Alameda Ave., Lakewood, Colo.	NE 1/4 Sec. 28	4,050	4,050	Rt. 97,338							
	Parcel Address:	10001 W. 32nd Ave., Wheat Ridge, Colo.											

REVISIONS

4-15-69	Add parcel 155 - Change parcel	
	160 to 165 - Name change on	
	parcels 147 & 162 - Area change	
	Parcel 160	D.J.H.
8-6-69	Rev. Par. 158	M.G.
10-5-70	Name Change Parcel 161	D.J.H.

FEDERAL ROAD REGION NO.	DISTRICT	PROJ. NO.	SHEET NO.	TOTAL SHEETS
9	COLORADO	UO44-1(3) Section 2	5	10

RIGHT OF WAY KIPLING STREET
Interstate 70 - W 32nd Ave

Parcel No.	T No.	Description
101	1	Brick Building
101	2	Pump Islands
102	3	Shed
102	4	Garage
102	5	House
102	6	Rose Garden
103	7	Well House

Parcel No.	T No.	Description
104	8	House
106	9	Frame House
106	10	Stucco House
106	11	Covered Patio
107	12	Frame House
109	13	House
110	14	House

REVISIONS		
4-16-69	Revise parcel 105	DJH
4-22-69	Revise parcels 106, 107, 108	
12-2-69	Added Parcel 107-A	WR

- Parcel No. Owner
- (101) Davis Brothers Florists
 - (102) Joyce E. Fulmer Carlson
 - (103) Jack W. Bird and Rosabelle G. Bird
 - (104) Mary P. Fawver
 - (105) Carl B. Almquist
 - (106) Mary G. Weynand
 - (107) Calvin L. Bacon
 - (108) Calvin L. Bacon
 - (109) William A. McGaughey and Kathryn E. McGaughey
 - (110) Rosa A. Gorsage Hartz

SW 1/4 Sec. 15 T3S R69W

NW 1/4 Sec. 22 T3S R69W

SE 1/4 Sec. 16 T3S R69W

NE 1/4 Sec. 21 T3S R69W

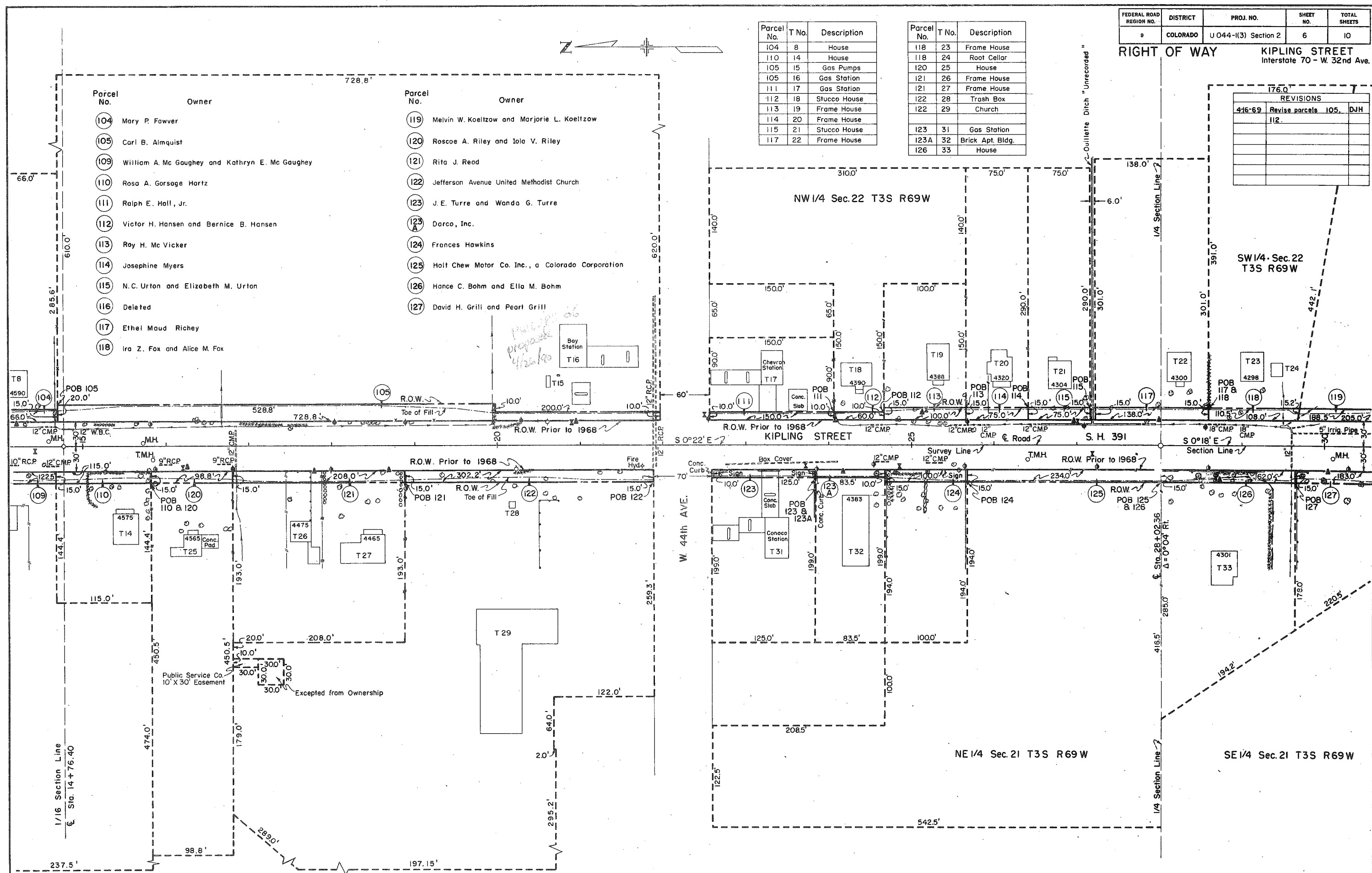
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Parcel No.	T No.	Description
104	8	House
110	14	House
105	15	Gas Pumps
105	16	Gas Station
111	17	Gas Station
112	18	Stucco House
113	19	Frame House
114	20	Frame House
115	21	Stucco House
117	22	Frame House

Parcel No.	T No.	Description
118	23	Frame House
118	24	Root Cellar
120	25	House
121	26	Frame House
121	27	Frame House
122	28	Trash Box
122	29	Church
123	31	Gas Station
123A	32	Brick Apt. Bldg.
126	33	House

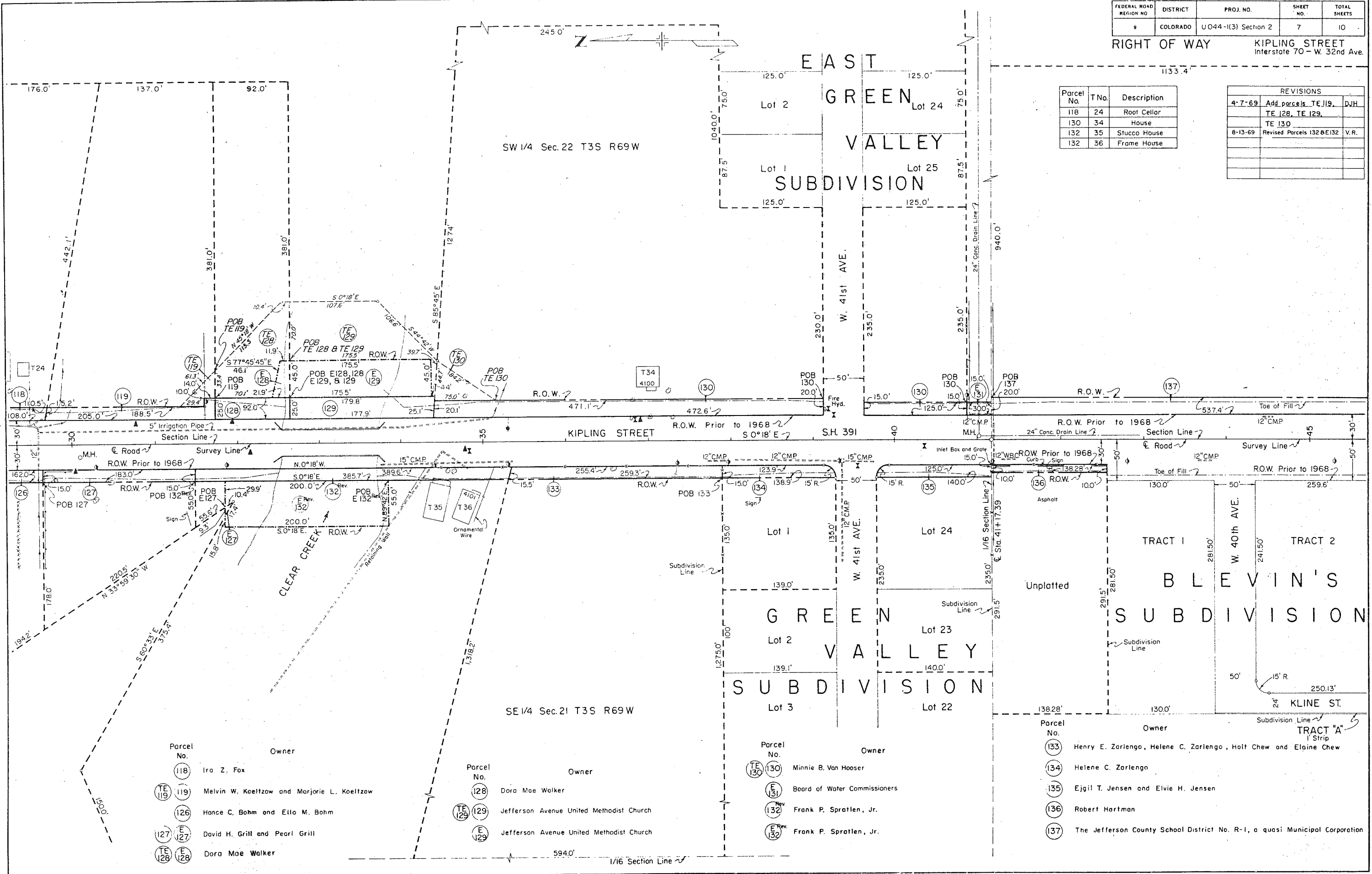
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FEDERAL ROAD REGION NO.	DISTRICT	PROJ. NO.	SHEET NO.	TOTAL SHEETS
9	COLORADO	UO44-1(3) Section 2	7	10

RIGHT OF WAY
KIPLING STREET
Interstate 70 - W. 32nd Ave.

Parcel No.	TNo.	Description
118	24	Root Cellar
130	34	House
132	35	Stucco House
132	36	Frame House

REVISIONS		
4-7-69	Add parcels TE 119, TE 128, TE 129	DJH
	TE 130	
8-13-69	Revised Parcels 132 & 132	V.R.

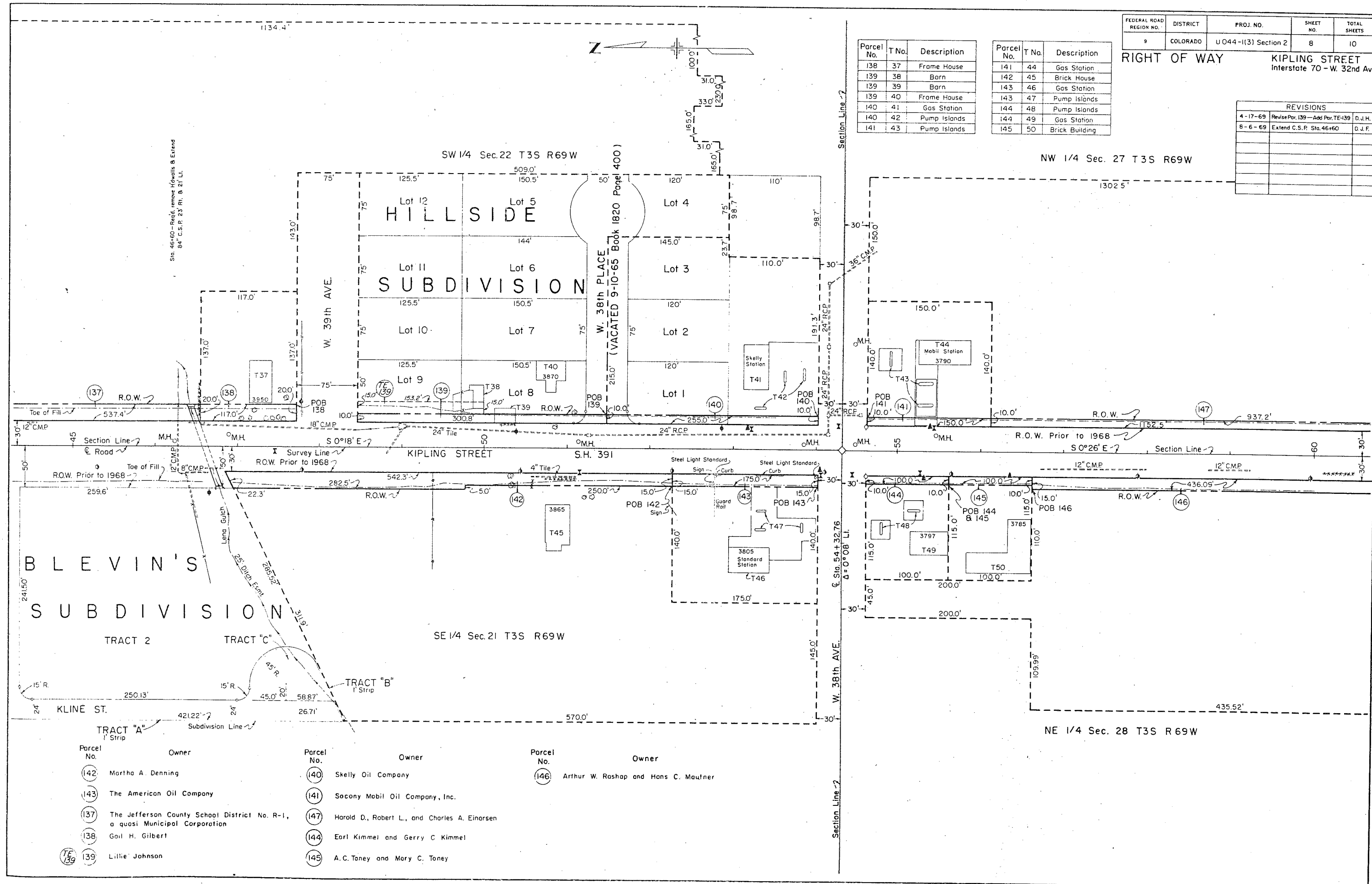


Parcel No.	Owner
118	Ira Z. Fox
TE 119	Melvin W. Koeltzow and Marjorie L. Koeltzow
126	Hance C. Bohm and Ella M. Bohm
TE 127	David H. Grill and Pearl Grill
TE 128	Dora Mae Walker

Parcel No.	Owner
TE 128	Dora Mae Walker
TE 129	Jefferson Avenue United Methodist Church
E 129	Jefferson Avenue United Methodist Church

Parcel No.	Owner
TE 130	Minnie B. Van Hooser
E 131	Board of Water Commissioners
132	Frank P. Spratlen, Jr.
E 132	Frank P. Spratlen, Jr.

Parcel No.	Owner
133	Henry E. Zarlengo, Helene C. Zarlengo, Holt Chew and Elaine Chew
134	Helene C. Zarlengo
135	Ejgil T. Jensen and Elvie H. Jensen
136	Robert Hartman
137	The Jefferson County School District No. R-1, a quasi Municipal Corporation



FEDERAL ROAD REGION NO.	DISTRICT	PROJ. NO.	SHEET NO.	TOTAL SHEETS
9	COLORADO	UO44-1(3) Section 2	8	10

RIGHT OF WAY
KIPLING STREET
Interstate 70 - W. 32nd Ave.

Parcel No.	T No.	Description	Parcel No.	T No.	Description
138	37	Frame House	141	44	Gas Station
139	38	Barn	142	45	Brick House
139	39	Barn	143	46	Gas Station
139	40	Frame House	143	47	Pump Islands
140	41	Gas Station	144	48	Pump Islands
140	42	Pump Islands	144	49	Gas Station
141	43	Pump Islands	145	50	Brick Building

REVISIONS		
4-17-69	Revise Par. 139 - Add Par. TE-139	D. J. H.
8-6-69	Extend C.S.P. Sta. 46+60	D. J. F.

NW 1/4 Sec. 27 T3S R69W

NE 1/4 Sec. 28 T3S R69W

Parcel No.	Owner	Parcel No.	Owner	Parcel No.	Owner
142	Martha A. Denning	140	Skelly Oil Company	146	Arthur W. Roshap and Hans C. Mautner
143	The American Oil Company	141	Socony Mobil Oil Company, Inc.		
137	The Jefferson County School District No. R-1, a quasi Municipal Corporation	147	Harold D. Robert L., and Charles A. Einarsen		
138	Gail H. Gilbert	144	Earl Kimmel and Gerry C. Kimmel		
139	Lillie Johnson	145	A.C. Toney and Mary C. Toney		

FEDERAL ROAD REGION NO.	DISTRICT	PROJ. NO.	SHEET NO.	TOTAL SHEETS
6	COLORADO	U 044-1(3) Section 2	9	10

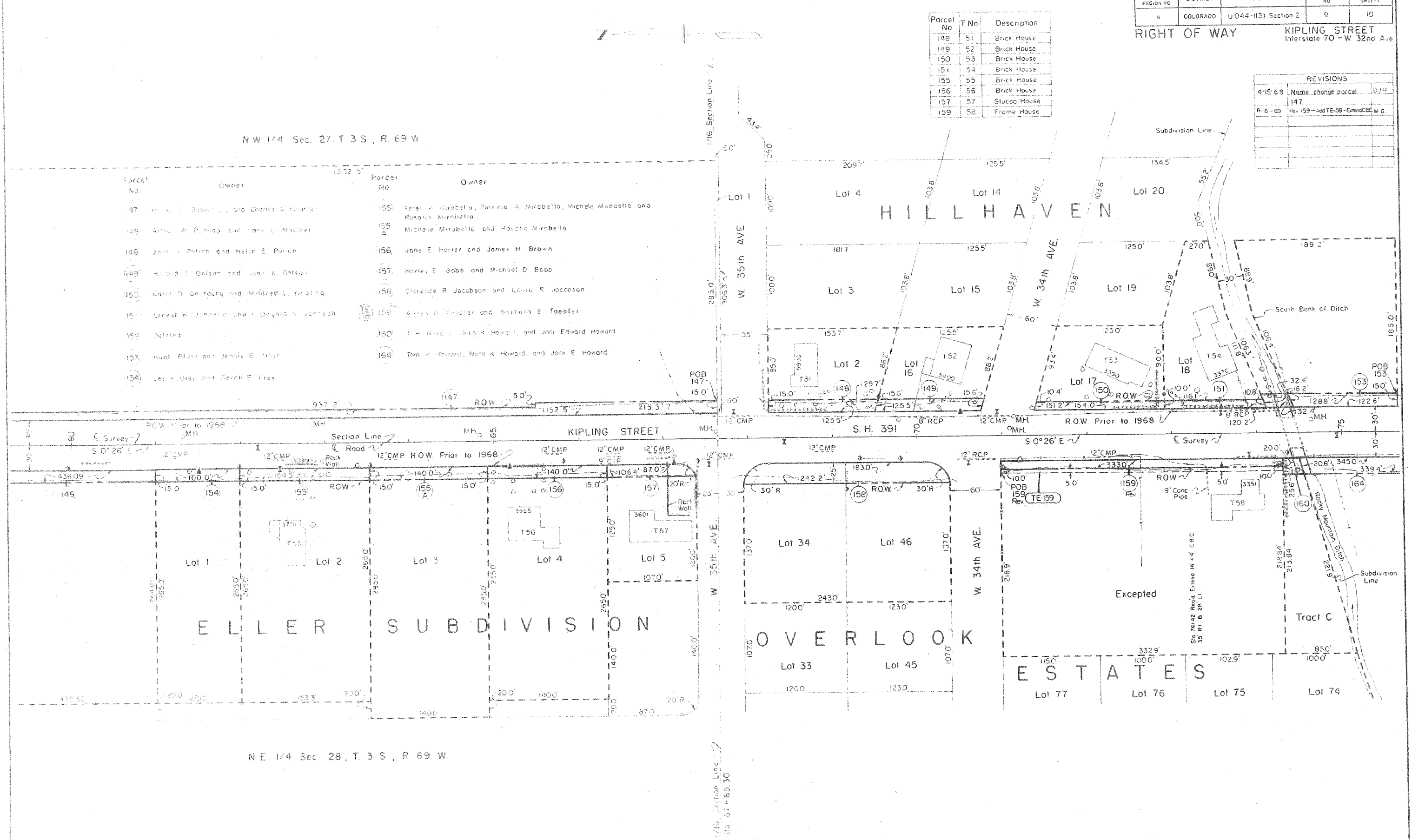
RIGHT OF WAY KIPLING STREET
Interstate 70 - W 32nd Ave

Parcel No.	T No.	Description
148	51	Brick House
149	52	Brick House
150	53	Brick House
151	54	Brick House
155	55	Brick House
156	56	Brick House
157	57	Stucco House
159	58	Frame House

REVISIONS		
4-15-69	Name change parcel 147	D.J.H.
6-6-69	Rev 159 - add TE 159 - Extend CBC M.G.	

NW 1/4 Sec. 27, T. 3 S., R. 69 W

Parcel No.	Owner	Parcel No.	Owner
147	Harold J. Babin, Jr. and Charles A. Babin	155	Peter A. Mirabella, Patricia A. Mirabella, Michele Mirabella and Rosanna Mirabella
148	John W. Polich and Helen E. Polich	155 A	Michele Mirabella and Rosanna Mirabella
149	Harold J. Babin and John P. Babin	156	John E. Porter and James H. Brown
150	Carol D. DeYoung and Mildred L. Young	157	Harley E. Bobb and Michael D. Bobb
151	Ernest H. Johnson and Margaret A. Johnson	158	Clarence R. Jacobson and Laura R. Jacobson
152	Deceased	159	Anna D. Teicher and Barbara E. Teicher
153	Hugh Elliott and Jennie E. Elliott	160	T. H. Howard, Ruth R. Howard, and Jack Edward Howard
154	Les E. Gray and Sarah E. Gray	164	Tom E. Howard, Nora K. Howard, and Jack E. Howard



NE 1/4 Sec. 28, T. 3 S., R. 69 W

KIPPLING STREET
 Interstate 70 - W. 32nd Ave

Parcel No.	T No.	Description
161	59	Frame House
162	60	Frame House
163	61	Frame House

REVISIONS			
4-15-69	Add parcel 165	165	D.
	Change parcel 160 to 165		
	Name change parcel 162		
10-5-70	Name Change Parcel 161		D.

