



# N. Golden Eagle Parkway Right-of-Way Vacation

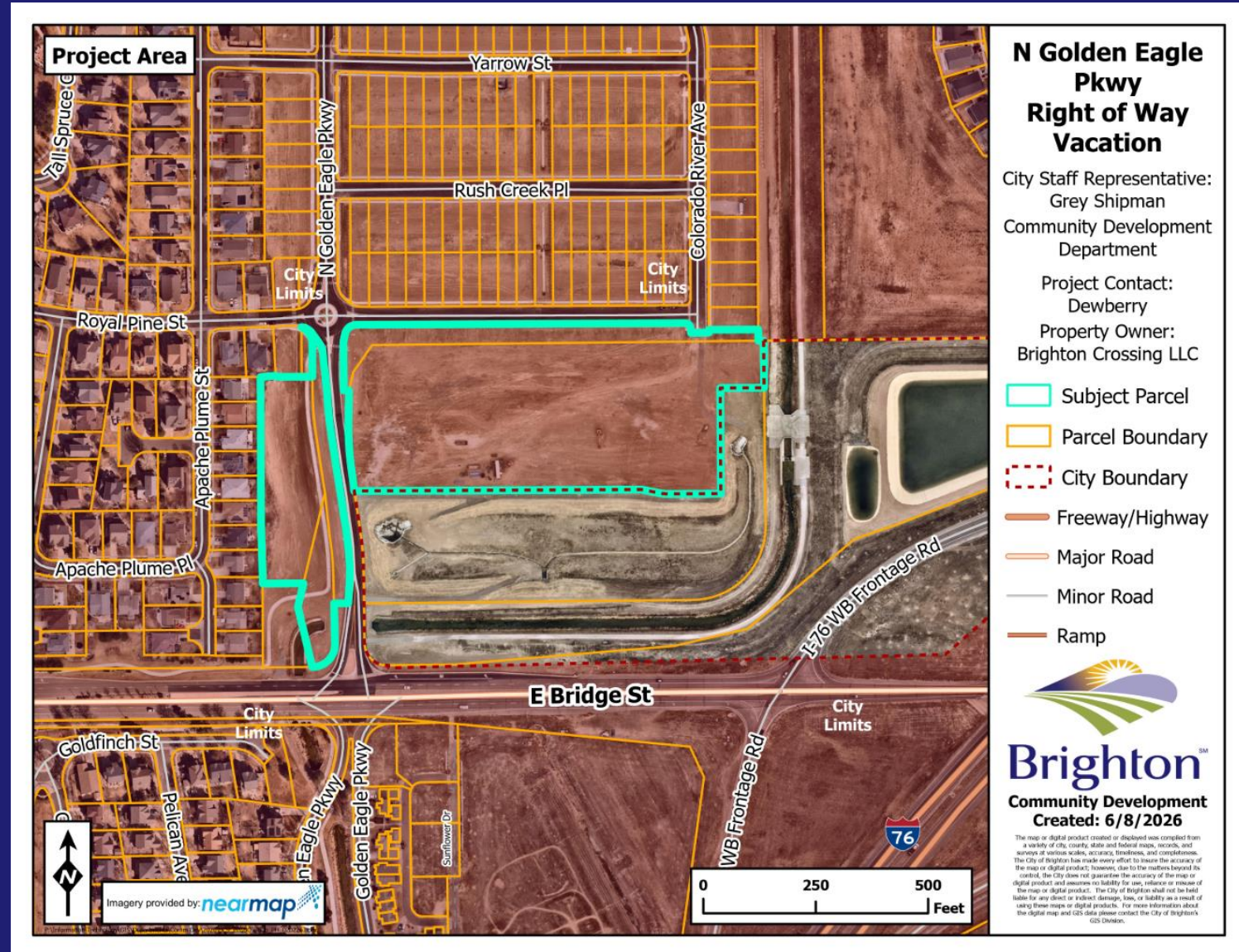
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CITY COUNCIL – July 7, 2026

City Staff Representative: Grey Shipman, Associate Planner

# Subject Property

The property is generally located to the north of E. Bridge Street, south of Royal Pine Street, east of Apache Plume Street and west of the Speer Canal.



# Background and Purpose

## Background

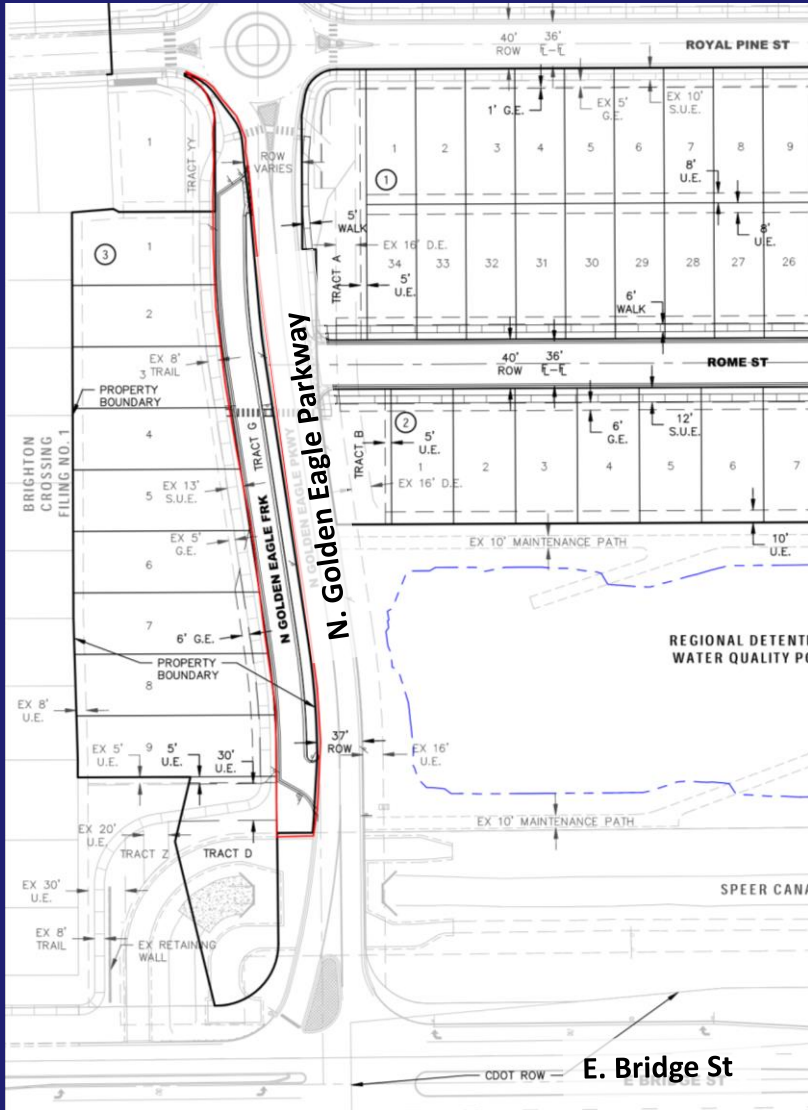
- In 2003, Bromley Park Metropolitan District No.1 granted a 70 ft wide parcel of right-of-way to the City.
- The full 70 ft of right-of-way was not necessary for the construction of N. Golden Eagle Parkway.

## Purpose

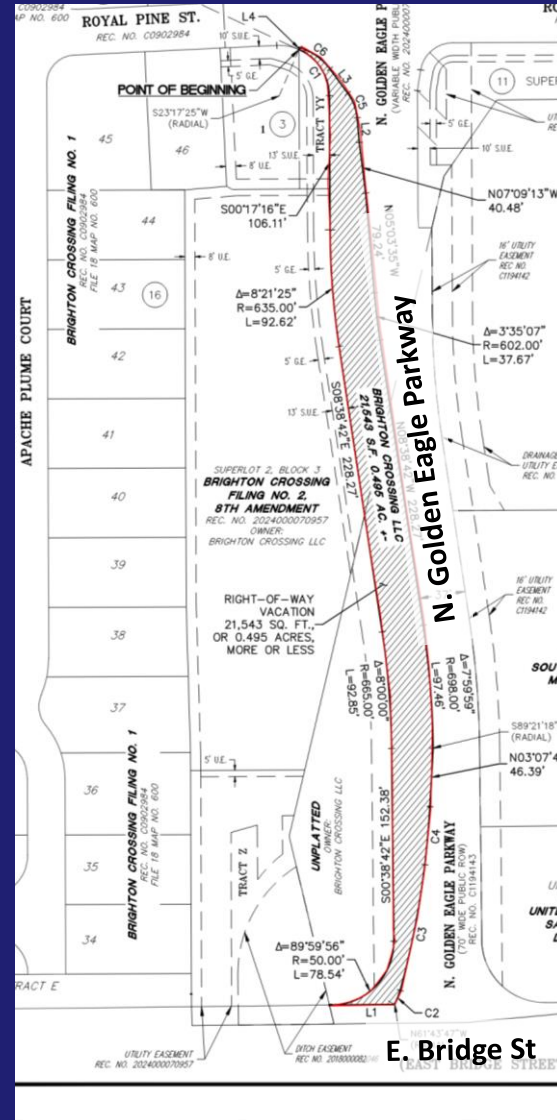
- The proposed right-of-way vacation would convey approximately 0.495 acres of excess public right-of-way to private ownership.
- The Colorado Revised Statute § 43-2-303 and the *Land Use & Development Code* (the “LUDC”) allows City Council to vacate rights-of-ways by ordinance.

# Right-of-Way Vacation

## Brighton Crossing Fil. 9 Subdivision Plan



## Right-of-Way Vacation Map



# Staff Analysis - Land Use & Development Code

In making its decision, the City Council shall use the following criteria (Section 2.13 B):

1. There is no public purpose for the right-of-way or easement, considering the Comprehensive Plan, the Transportation Master Plan, or other plans or policies under those plans.
2. The right-of-way or easement is not necessary to meet any of the purposes, intent, design objectives or standards of this code.
3. Vacating the right-of-way or easement will not leave properties without necessary access or provisions of other public utilities and services, or alternatively private easements, to reserve necessary access or provisions of public utilities and services are maintained.
4. There are no adverse impacts on property in the vicinity potentially served by the right-of-way or easement.
5. The vacation meets all other requirements of the Colorado Statutes, the Colorado Constitution, and the Brighton City Charter.

# Public Notice and Recommendation

## Public Notice

- On June 17th
  - ✓ Although not required, notice was published on the City's Website.

## City Staff Recommendation

- ✓ Staff finds the right-of-way vacation to be in general compliance with the requirements as outlined in the *Land Use & Development Code*.
- ✓ The Development Review Committee has reviewed the right-of-way vacation.
- ✓ Staff recommends approval of the right-of-way vacation application.

# Options for City Council

- ❑ Approve the right-of-way vacation ordinance as drafted;
- ❑ Approve the right-of-way vacation with changes to the drafted ordinance; or
- ❑ Deny the right-of-way vacation ordinance.