

ORDINANCE NO. \_\_\_\_\_

INTRODUCED BY: Green

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE RIGHT-OF-WAY VACATION FOR AN APPROXIMATELY 0.012 ACRE PORTION OF RIGHT-OF-WAY GENERALLY LOCATED NORTH OF WEST BROMLEY LANE, SOUTH OF WEST JESSUP STREET, WITHIN SOUTH MAIN STREET RIGHT-OF-WAY, MORE PARTICULARLY LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

WHEREAS, City of Brighton (the "Owner") is the owner of certain real property consisting of approximately 0.012-acres, generally located north of West Bromley Lane, South of West Jessup Street, within South Main Street right-of-way described in EXHIBIT A, attached hereto (the "Property"); and

WHEREAS, Brighton Urban Renewal Authority (the "Applicant,") has requested approval of the S. Main Redevelopment Right-of-Way Vacation, attached hereto as EXHIBIT B and incorporated herein (the "Application"); and

WHEREAS, City staff used the criteria outlined for a vacation of rights-of-way in the *Land Use & Development Code* for its review and procedures related to the Application; and

WHEREAS, City Council hereby finds and determines that there is no public purpose for the Property; the Property is not necessary to meet the intent or standards of the *Land Use & Development Code*; the vacation does not adversely impact adjacent landowners or remove any necessary access to property; and the vacation has not been found to contradict the Colorado statues, the Colorado Constitution or the Brighton City Charter.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, AS FOLLOWS:

Section 1. The Application is hereby approved.

Section 2. The Property is hereby vacated and title to such vacated lands is hereby vested in its abutting landowners pursuant to C.R.S. § 43-2-303.

Section 3. As provided in City Charter Section 5.9(A), this Ordinance either as presented or as amended, shall be published in full as it was adopted prior to taking final action. This Ordinance shall be in full force and effect five days after its final publication, as provided in City Charter Section 5.8, except as set forth herein.

INTRODUCED, PASSED ON FIRST READING, AND ORDERED PUBLISHED THIS 19<sup>th</sup> DAY OF NOVEMBER 2024.

PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED BY TITLE ONLY THIS 17<sup>th</sup> DAY OF DECEMBER 2024.

CITY OF BRIGHTON, COLORADO

---

GREGORY MILLS, Mayor

ATTEST:

---

NATALIE HOEL, City Clerk

Published in the *Brighton Standard Blade*

First Publication: December 5, 2024

Final Publication: January 2, 2025

APPROVED AS TO FORM:

---

YASMINA GIBBONS, Deputy City Attorney

EXHIBIT A  
LEGAL DESCRIPTION

A PORTION OF SOUTH MAIN STREET IN THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, BEING A PUBLIC RIGHT-OF-WAY WITH A WIDTH THAT VARIES, PER THE QUIT CLAIM DEED RECORDED SEPTEMBER 9, 2021, AT RECEPTION NO. 2021000107255 IN THE OFFICE OF THE CLERK AND RECORDER FOR SAID COUNTY, LYING WITHIN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN SAID CITY, COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF PARCEL "C" AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED MARCH 19, 2015, AT RECEPTION NO. 2015000019457 IN SAID OFFICE OF THE CLERK AND RECORDER;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL "C", NORTH 25°14'17" EAST, A DISTANCE OF 32.55 FEET TO THE WESTERLY RIGHT-OF-WAY OF SAID SOUTH MAIN STREET AND THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 25°14'17" EAST, A DISTANCE OF 39.24 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 388.22 FEET, WHOSE RADIAL POINT BEARS NORTH 79°45'24" EAST;

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 08°42'53", AN ARC LENGTH OF 59.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 34.56 FEET, WHOSE RADIAL POINT BEARS SOUTH 70°07'04" WEST;

THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 50°54'50", AN ARC LENGTH OF 30.71 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 35.00 FEET, WHOSE RADIAL POINT BEARS SOUTH 12°28'58" WEST;

THENCE WESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 17°14'39", AN ARC LENGTH OF 10.53 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL "C" AND THE **POINT OF BEGINNING**.

CONTAINS 526 SQUARE FEET OR 0.012 ACRES, MORE OR LESS.

AS SHOWN ON THE EXHIBIT ATTACHED HERETO, MADE A PART HEREOF.

EXHIBIT B  
RIGHT-OF-WAY VACATION MAP

[Plan begins on next page]



## SOUTH MAIN STREET VACATION MAP

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 4 - MONUMENT NOTES, HATCHING & PARCEL LEGENDS, AND LINE & CURVE TABLES

**MONUMENT NOTES**

- 1 CORNER ROAD ADJACENT CORNER W 2ND ST
- 2 CORNER 1ST NORTHERN CORNER W 2ND ST
- 3 CORNER 2ND NORTHERN CORNER W 1ST ST
- 4 CORNER 2ND SOUTHERN CORNER W 1ST ST
- 5 CORNER 1ST SOUTHERN CORNER W 2ND ST
- 6 CORNER 2ND SOUTHERN CORNER W 2ND ST
- 7 CORNER 3RD SOUTHERN CORNER W 2ND ST
- 8 CORNER 4TH SOUTHERN CORNER W 2ND ST
- 9 CORNER 5TH SOUTHERN CORNER W 2ND ST
- 10 CORNER 6TH SOUTHERN CORNER W 2ND ST
- 11 CORNER 7TH SOUTHERN CORNER W 2ND ST
- 12 CORNER 8TH SOUTHERN CORNER W 2ND ST
- 13 CORNER 9TH SOUTHERN CORNER W 2ND ST
- 14 CORNER 10TH SOUTHERN CORNER W 2ND ST
- 15 CORNER 11TH SOUTHERN CORNER W 2ND ST
- 16 CORNER 12TH SOUTHERN CORNER W 2ND ST
- 17 CORNER 13TH SOUTHERN CORNER W 2ND ST
- 18 CORNER 14TH SOUTHERN CORNER W 2ND ST
- 19 CORNER 15TH SOUTHERN CORNER W 2ND ST
- 20 CORNER 16TH SOUTHERN CORNER W 2ND ST
- 21 CORNER 17TH SOUTHERN CORNER W 2ND ST
- 22 CORNER 18TH SOUTHERN CORNER W 2ND ST
- 23 CORNER 19TH SOUTHERN CORNER W 2ND ST
- 24 CORNER 20TH SOUTHERN CORNER W 2ND ST
- 25 CORNER 21ST SOUTHERN CORNER W 2ND ST
- 26 CORNER 22ND SOUTHERN CORNER W 2ND ST
- 27 CORNER 23RD SOUTHERN CORNER W 2ND ST
- 28 CORNER 24TH SOUTHERN CORNER W 2ND ST
- 29 CORNER 25TH SOUTHERN CORNER W 2ND ST
- 30 CORNER 26TH SOUTHERN CORNER W 2ND ST
- 31 CORNER 27TH SOUTHERN CORNER W 2ND ST
- 32 CORNER 28TH SOUTHERN CORNER W 2ND ST
- 33 CORNER 29TH SOUTHERN CORNER W 2ND ST
- 34 CORNER 30TH SOUTHERN CORNER W 2ND ST

**MONUMENT NOTES (continued)**

- 1 CORNER 31ST SOUTHERN CORNER W 2ND ST
- 2 CORNER 32ND SOUTHERN CORNER W 2ND ST
- 3 CORNER 33RD SOUTHERN CORNER W 2ND ST
- 4 CORNER 34TH SOUTHERN CORNER W 2ND ST
- 5 CORNER 35TH SOUTHERN CORNER W 2ND ST
- 6 CORNER 36TH SOUTHERN CORNER W 2ND ST
- 7 CORNER 37TH SOUTHERN CORNER W 2ND ST
- 8 CORNER 38TH SOUTHERN CORNER W 2ND ST
- 9 CORNER 39TH SOUTHERN CORNER W 2ND ST
- 10 CORNER 40TH SOUTHERN CORNER W 2ND ST
- 11 CORNER 41ST SOUTHERN CORNER W 2ND ST
- 12 CORNER 42ND SOUTHERN CORNER W 2ND ST
- 13 CORNER 43RD SOUTHERN CORNER W 2ND ST
- 14 CORNER 44TH SOUTHERN CORNER W 2ND ST
- 15 CORNER 45TH SOUTHERN CORNER W 2ND ST
- 16 CORNER 46TH SOUTHERN CORNER W 2ND ST
- 17 CORNER 47TH SOUTHERN CORNER W 2ND ST
- 18 CORNER 48TH SOUTHERN CORNER W 2ND ST
- 19 CORNER 49TH SOUTHERN CORNER W 2ND ST
- 20 CORNER 50TH SOUTHERN CORNER W 2ND ST
- 21 CORNER 51ST SOUTHERN CORNER W 2ND ST
- 22 CORNER 52ND SOUTHERN CORNER W 2ND ST
- 23 CORNER 53RD SOUTHERN CORNER W 2ND ST
- 24 CORNER 54TH SOUTHERN CORNER W 2ND ST
- 25 CORNER 55TH SOUTHERN CORNER W 2ND ST
- 26 CORNER 56TH SOUTHERN CORNER W 2ND ST
- 27 CORNER 57TH SOUTHERN CORNER W 2ND ST
- 28 CORNER 58TH SOUTHERN CORNER W 2ND ST
- 29 CORNER 59TH SOUTHERN CORNER W 2ND ST
- 30 CORNER 60TH SOUTHERN CORNER W 2ND ST

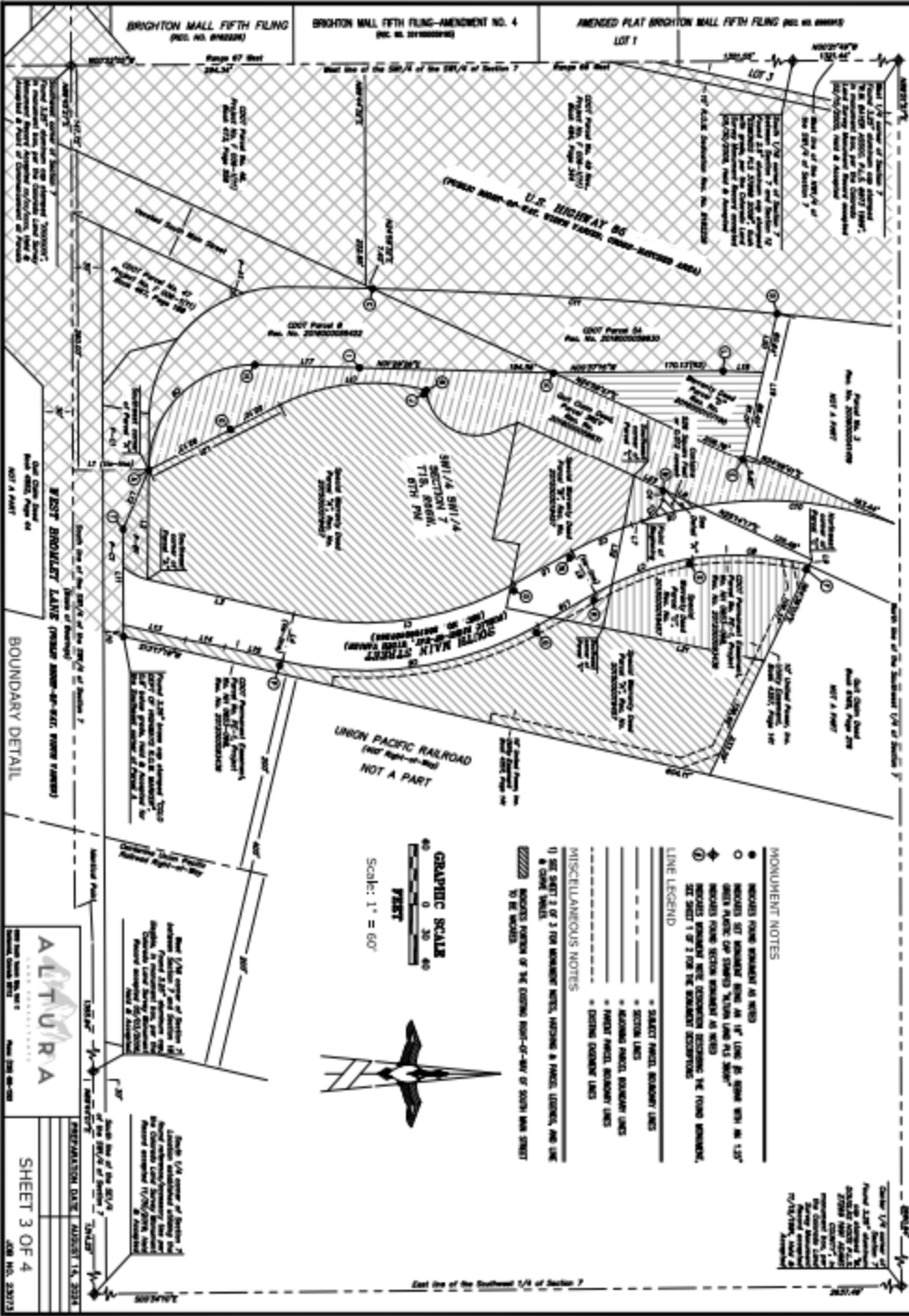
PARCEL OF LAND	SQUARE FEET	ADDRESS	OWNED BY/MAINTAINED BY
PANORAMA "C" 202002001403	14,321	4,37N	PANORAMA OWNERS OF 202002001403
PORTION OF SOUTH MAIN STREET 6,262	528	4,01Z	PANORAMA OWNERS OF 202002001403
PORTION OF SOUTH MAIN STREET 6,262	56,877	4,3,29N	202002001403

CURVE NUMBER	RADIUS	DELTA	LENGTH	CH BEARING	CHORD
1	350.00'	42.483°	228.80'	N67°52'59"W	224.54'
2	350.00'	42.483°	228.80'	N67°52'59"W	224.54'
3	350.00'	42.483°	228.80'	N67°52'59"W	224.54'
4	350.00'	42.483°	228.80'	N67°52'59"W	224.54'
5	350.00'	42.483°	228.80'	N67°52'59"W	224.54'
6	350.00'	42.483°	228.80'	N67°52'59"W	224.54'
7	350.00'	42.483°	228.80'	N67°52'59"W	224.54'
8	350.00'	42.483°	228.80'	N67°52'59"W	224.54'
9	350.00'	42.483°	228.80'	N67°52'59"W	224.54'
10	350.00'	42.483°	228.80'	N67°52'59"W	224.54'
11	350.00'	42.483°	228.80'	N67°52'59"W	224.54'
12	350.00'	42.483°	228.80'	N67°52'59"W	224.54'
13	350.00'	42.483°	228.80'	N67°52'59"W	224.54'
14	350.00'	42.483°	228.80'	N67°52'59"W	224.54'
15	350.00'	42.483°	228.80'	N67°52'59"W	224.54'
16	350.00'	42.483°	228.80'	N67°52'59"W	224.54'
17	350.00'	42.483°	228.80'	N67°52'59"W	224.54'
18	350.00'	42.483°	228.80'	N67°52'59"W	224.54'
19	350.00'	42.483°	228.80'	N67°52'59"W	224.54'
20	350.00'	42.483°	228.80'	N67°52'59"W	224.54'
21	350.00'	42.483°	228.80'	N67°52'59"W	224.54'
22	350.00'	42.483°	228.80'	N67°52'59"W	224.54'
23	350.00'	42.483°	228.80'	N67°52'59"W	224.54'
24	350.00'	42.483°	228.80'	N67°52'59"W	224.54'
25	350.00'	42.483°	228.80'	N67°52'59"W	224.54'
26	350.00'	42.483°	228.80'	N67°52'59"W	224.54'
27	350.00'	42.483°	228.80'	N67°52'59"W	224.54'
28	350.00'	42.483°	228.80'	N67°52'59"W	224.54'
29	350.00'	42.483°	228.80'	N67°52'59"W	224.54'
30	350.00'	42.483°	228.80'	N67°52'59"W	224.54'

LINE NUMBER	BEARING	LENGTH
1	N80°13'31"W	79.00'
2	N80°13'31"W	139.00'
3	N112°42'03"E	150.00'
4	S70°21'00"W	44.00'
5	N62°19'02"W	86.10'
6	N62°19'02"W	44.00'
7	N44°19'02"W	8.44'
8	N62°19'02"W	8.44'
9	S62°49'19"W	62.48'
10	S62°49'19"W	62.48'
11	N112°42'03"E	44.00'
12	N67°52'59"W	62.48'
13	N67°52'59"W	62.48'
14	N67°52'59"W	62.48'
15	N112°42'03"E	62.48'
16	N67°52'59"W	62.48'
17	N67°52'59"W	62.48'
18	N112°42'03"E	62.48'
19	N67°52'59"W	62.48'
20	N67°52'59"W	62.48'
21	N112°42'03"E	62.48'
22	N67°52'59"W	62.48'
23	N67°52'59"W	62.48'
24	N112°42'03"E	62.48'
25	N67°52'59"W	62.48'
26	N67°52'59"W	62.48'
27	N112°42'03"E	62.48'
28	N67°52'59"W	62.48'
29	N67°52'59"W	62.48'
30	N112°42'03"E	62.48'

PERMISSION DATE: AUGUST 15, 2014  
SHEET 2 OF 4  
JOB NO. 23912

**SOUTH MAIN STREET VACATION MAP**  
 A PORTION OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO  
 SHEET 3 OF 4 - BOUNDARY DETAIL



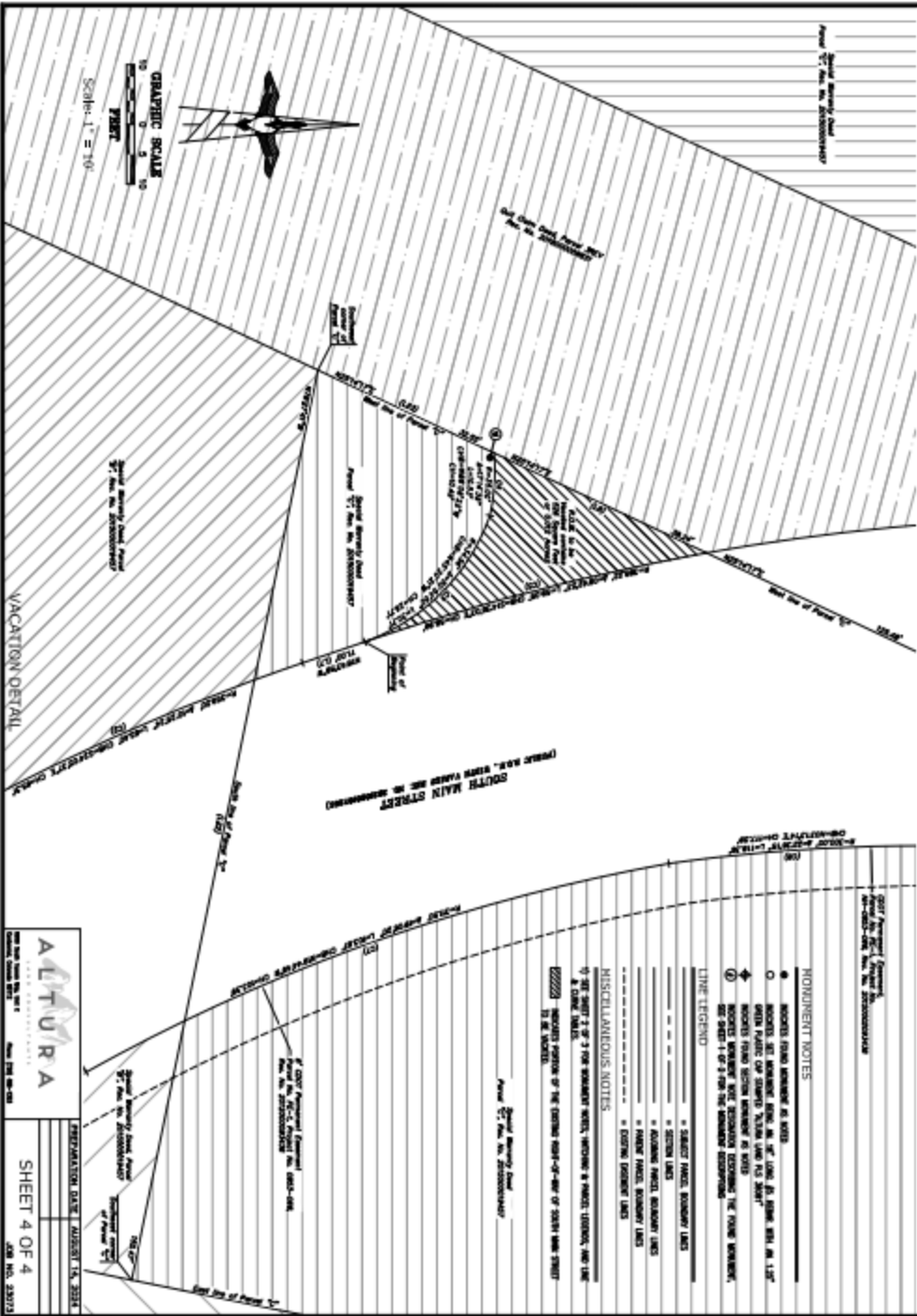
- NONUMENT NOTES**
- MONUMENTS FROM SURVEY AS NOTED
  - MONUMENTS SET BY SURVEYOR FROM AN "L" LINE TO CORNER WITH AN "L" LINE PLACED FOR STAKED "VACATION LINE PLAT SHOW"
  - ⊕ MONUMENTS FROM SECTION SURVEY AS NOTED
  - ⊙ MONUMENTS FROM SECTION SURVEY AS NOTED
  - ⊙ MONUMENTS FROM SECTION SURVEY AS NOTED
- LINE LEGEND**
- SELECTED PARCEL BOUNDARY LINES
  - SECTION LINES
  - BOUNDARY PARCEL BOUNDARY LINES
  - PARCEL BOUNDARY LINES
  - EXISTING EASEMENT LINES
- MISCELLANEOUS NOTES**
- 1) SEE PART 2 OF 3 FOR MONUMENT NOTES, INCLUDING A FINISH CORNER, AND LINE & CORNER VALUES
  - 2) MONUMENTS NUMBER OF THE EXISTING BOUNDARY OF SECTION WAS CHECKED TO BE WORKABLE



**ALTURA**

SHEET 3 OF 4  
 JOB NO. 230273

**SOUTH MAIN STREET VACATION MAP**  
 A PORTION OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO  
 SHEET 4 OF 4 - VACATION DETAIL



- MONUMENT NOTES**
- MONUMENT FOUND MONUMENT AS NOTED
  - MONUMENT SET MONUMENT FOUND IN 1/2" LAYER BY SURVEY MARK IN 1/2"
  - ◊ MONUMENT SET MONUMENT FOUND IN 1/2" LAYER BY SURVEY MARK IN 1/2"
  - ⊕ MONUMENT FOUND SETTING MONUMENT AS NOTED
  - ④ MONUMENT FOUND SETTING MONUMENT AS NOTED

- LINE LEGEND**
- - - - - SURVEY EASEMENT BOUNDARY LINES
  - - - - - SECTION LINES
  - - - - - EASEMENT BOUNDARY LINES
  - - - - - EASEMENT BOUNDARY LINES
  - - - - - EASEMENT BOUNDARY LINES
  - - - - - EASEMENT BOUNDARY LINES

**MISCELLANEOUS NOTES**

- 1) SEE SHEET 3 OF 4 FOR MONUMENT NOTES, MONUMENT BOUNDARY LINES, AND LINE & CURVE TABLE.
- 2) MONUMENT POSITION OF THE CENTER POINT-OF-ARC OF CURVE WAS DETERMINED BY THE MONUMENT.

**ALTURA**  
 PROFESSIONAL DESIGN CONSULTANTS, L.L.C.  
 SHEET 4 OF 4  
 JOB NO. 230713