

ORDINANCE NO. 2425  
INTRODUCED BY: Green

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE RIGHT-OF-WAY VACATION FOR AN APPROXIMATELY 0.224 ACRE PORTION OF RIGHT-OF-WAY GENERALLY LOCATED NORTH OF SUGARLOAF STREET, SOUTH OF BASELINE ROAD, EAST OF NORTH 60<sup>TH</sup> AVENUE, WEST OF THE INTERSECTION OF LOST LAKE STREET AND CORRAL STREET, SITUATED WITHIN THE RIDGELINE VISTA DEVELOPMENT, MORE PARTICULARLY LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, 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 right-of-way consisting of approximately 0.224-acres, generally located north of Sugarloaf Street, south of Baseline Road, east of North 60<sup>th</sup> Avenue, west of the intersection of Lost Lake Street and Corral Street, and as more particularly described in Exhibit A, attached hereto (the “Right-of-Way”); and

WHEREAS, Travis Frazier of Redland (the “Applicant,”) has requested approval of the Ridgeline Vista Filing No.1, 2<sup>nd</sup> Amendment Right-of-Way Vacation, attached hereto as Exhibit B and incorporated herein (the “Right-of-Way Vacation”); and

WHEREAS, City staff used the criteria for vacation of rights-of-way outlined in Section 2.13 of 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 Right-of-Way; the Right-of-Way is not necessary to meet the intent or standards of the *Land Use & Development Code*; that vacation of the Right-of-Way does not adversely impact adjacent landowners or remove any necessary access to property; and the Right-of-Way Vacation meets all requirements of the Colorado Statutes, the Colorado Constitution, and the Brighton City Charter.

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

Section 1. The Right-of-Way, as more particularly described in Exhibit A, is hereby vacated, and that title to such vacated lands is hereby vested in its abutting landowners pursuant to Colo. Rev. Stat. § 43-2-303.

Section 2. 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 6<sup>TH</sup> DAY OF JUNE 2023.

PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED BY TITLE ONLY THIS 20<sup>TH</sup> DAY OF JUNE 2023.

CITY OF BRIGHTON, COLORADO

  
\_\_\_\_\_  
GREGORY MILLS, Mayor

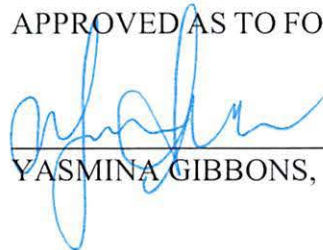
ATTEST:

  
\_\_\_\_\_  
NATALIE HOEL, City Clerk



Published in the *Brighton Standard Blade*  
First Publication: June 15, 2023  
Final Publication: June 29, 2023

APPROVED AS TO FORM:

  
\_\_\_\_\_  
YASMINA GIBBONS, Deputy City Attorney

**EXHIBIT A**  
LEGAL DESCRIPTION

A PORTION OF CORRAL STREET AS DEDICATED ON THE FINAL PLAT OF RIDGELINE VISTA FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 2021000035290, IN THE RECORDS OF THE ADAMS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID SECTION 1, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 1 BEARS SOUTH 00°46'55" EAST, A DISTANCE OF 2331.17 FEET ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE SOUTH 06°21'15" EAST, A DISTANCE OF 406.78 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID CORRAL STREET, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 17.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 89°13'05" EAST, AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES;

1. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'06", AN ARC LENGTH OF 27.49 FEET;
2. NORTH 89°13'11" EAST, A DISTANCE OF 133.54 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, SOUTH 00°46'49" EAST, A DISTANCE OF 70.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID CORRAL STREET, AND TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 6.00 FEET;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES;

1. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 9.42 FEET;
2. SOUTH 89°13'11" WEST, A DISTANCE OF 130.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET;
3. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, NORTH 00°46'55" WEST, A DISTANCE OF 96.50 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.225 ACRES, (9,788 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.

**EXHIBIT B**  
**RIGHT-OF-WAY VACATION**

[Plan begins on next page]



# RIDGELINE VISTA FILING NO. 1, AMENDMENT NO. 2 VACATION MAP

LOCATED IN THE NORTHWEST 1/4 SECTION 1, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2

**LEGAL DESCRIPTION AND DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS OF THE PROPERTY DESCRIBED AS FOLLOWS:

A PORTION OF CORRAL STREET AS DEDICATED ON THE FINAL PLAT OF RIDGELINE VISTA FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 2021000035290, IN THE RECORDS OF THE ADAMS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCEMENT** AT THE NORTHWEST CORNER OF SAID SECTION 1, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 1 BEARS SOUTH 00°46'55" EAST, A DISTANCE OF 2331.17 FEET ALL BEARINGS HEREON ARE REFERENCED THERETO.

THENCE SOUTH 06°21'15" EAST, A DISTANCE OF 426.78 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID CORRAL STREET, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 17.50 FEET, THE RADII POINT OF SAID CURVE BEARS NORTH 89°13'11" EAST, AND THE **EQUIL OF BEGINNING**:

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:  
 1. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°07'00", AN ARC LENGTH OF 27.48 FEET;  
 2. NORTH 89°13'11" EAST, A DISTANCE OF 133.54 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, SOUTH 00°46'49" EAST, A DISTANCE OF 70.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID CORRAL STREET, AND TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 6.00 FEET.

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

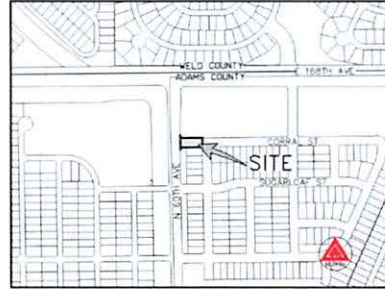
1. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°07'00", AN ARC LENGTH OF 9.42 FEET;  
 2. SOUTH 89°13'11" WEST, A DISTANCE OF 130.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET;  
 3. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°07'00", AN ARC LENGTH OF 23.59 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, NORTH 00°46'55" WEST, A DISTANCE OF 96.50 FEET TO THE **POINT OF BEGINNING**

CONTAINING AN AREA OF 0.224 ACRES, (9,788 SQUARE FEET), MORE OR LESS.

**GENERAL NOTES:**

- THE PURPOSE OF THIS MAP IS TO SHOW THE VACATION AND SPLIT OF THE LANDS TO THE ADJOINING PROPERTY OWNERSHIP PER C.R.S. 43-2-302(C).
- THIS SURVEY RELIES ON FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. ABC70701691.1 EFFECTIVE DATE OF 3/9/2022 3:00 P.M. NO TITLE SEARCH WAS MADE BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, EASEMENTS, OR OTHER MATTERS OF RECORD.
- BASE OF BEARING THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN THE NORTHWEST CORNER OF SAID SECTION 1 MONUMENTED BY A 30" WITNESS CORNER BEING A NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED "30" WITNESS CORNER LS 18475" AND AT THE SOUTH END FIRST QUARTER CORNER OF SAID SECTION 1 BY A NO. 8 REBAR WITH A 2 1/2" ALUMINUM CAP STAMPED "LS 38148" IN A RANGE BOX AND ASSUMED TO BEAR SOUTH 00°46'55" EAST, A DISTANCE OF 2331.17 FEET.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.3712 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- THE OWNER OF ANY PROPERTY OR TRACTS SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING SIDEWALKS AND LANDSCAPING WITHIN THE ADJACENT RIGHT-OF-WAY, INCLUDING SNOW REMOVAL ON SIDEWALKS, IRRIGATION OF LANDSCAPING, AND MAINTENANCE OF TREES. MAINTENANCE OF LANDSCAPED MEDIANS AND STREET TREES NOT DIRECTLY ADJACENT TO PRIVATE PROPERTY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR METRO DISTRICT.
- THIS IS NOT A MONUMENTED SURVEY.



**VICINITY MAP**  
SCALE: 1"=500'

SUBDIVISION DATA TABLE		
DESCRIPTION	NUMBER	ACRES
TRACTS	3	0.224 ACRES
<b>TOTAL</b>		<b>0.224 ACRES</b>

TRACT SUMMARY TABLE				
TRACT	AREA (SQ FT)	AREA (AC ±)	USE	OWNED BY / MAINTAINED BY
TRACT A	1,344	0.031	LANDSCAPING	R/MD
TRACT B	4,899	0.112	LANDSCAPING	DR-BLUE SKY LLC C/O CORONADO WEST LLC
TRACT C	3,545	0.081	LANDSCAPING	MERTAGE HOMES OF COLORADO INC
<b>TOTAL</b>	<b>9,788</b>	<b>0.224</b>	R/MD = RIDGELINE VISTA METROPOLITAN DISTRICT	

**SHEET INDEX**

SHEET 1 COVER SHEET  
SHEET 2 OVERALL LAYOUT

**SURVEYOR**

Aztec Consultants, Inc.  
300 East Mineral Avenue, Suite 1  
Littleton, Colorado 80122

**DEVELOPERS**

DR-Blue Sky c/o Coronado West  
9555 S Priest Dr  
Tempe, Arizona 85285  
Mertage Homes of Colorado Inc  
8500 E Montrose Dr 330, 300  
Scottsdale AZ 85260-3965

**DESIGNER**

Redmond  
1500 West Canal Court  
LITTLETON, COLORADO 80120

**SPECIAL DISTRICTS**

Ridgeline Vista Metropolitan District  
C/O CRS of Colorado  
Greenwood Village CO 80111-2707

**CERTIFICATE OF SURVEY**

I, SHAUN D. LEE, A DULY LICENSED PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN HEREON, OR SUCH SURVEY WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

SHAUN D. LEE  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR; P.L.S. 38188  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVE., SUITE 1  
LITTLETON, CO. 80122  
(303) 713-1968



**NOTICE:** ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

**NOTICE:** PER THE STATE OF COLORADO BOARD OF LICENSES FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

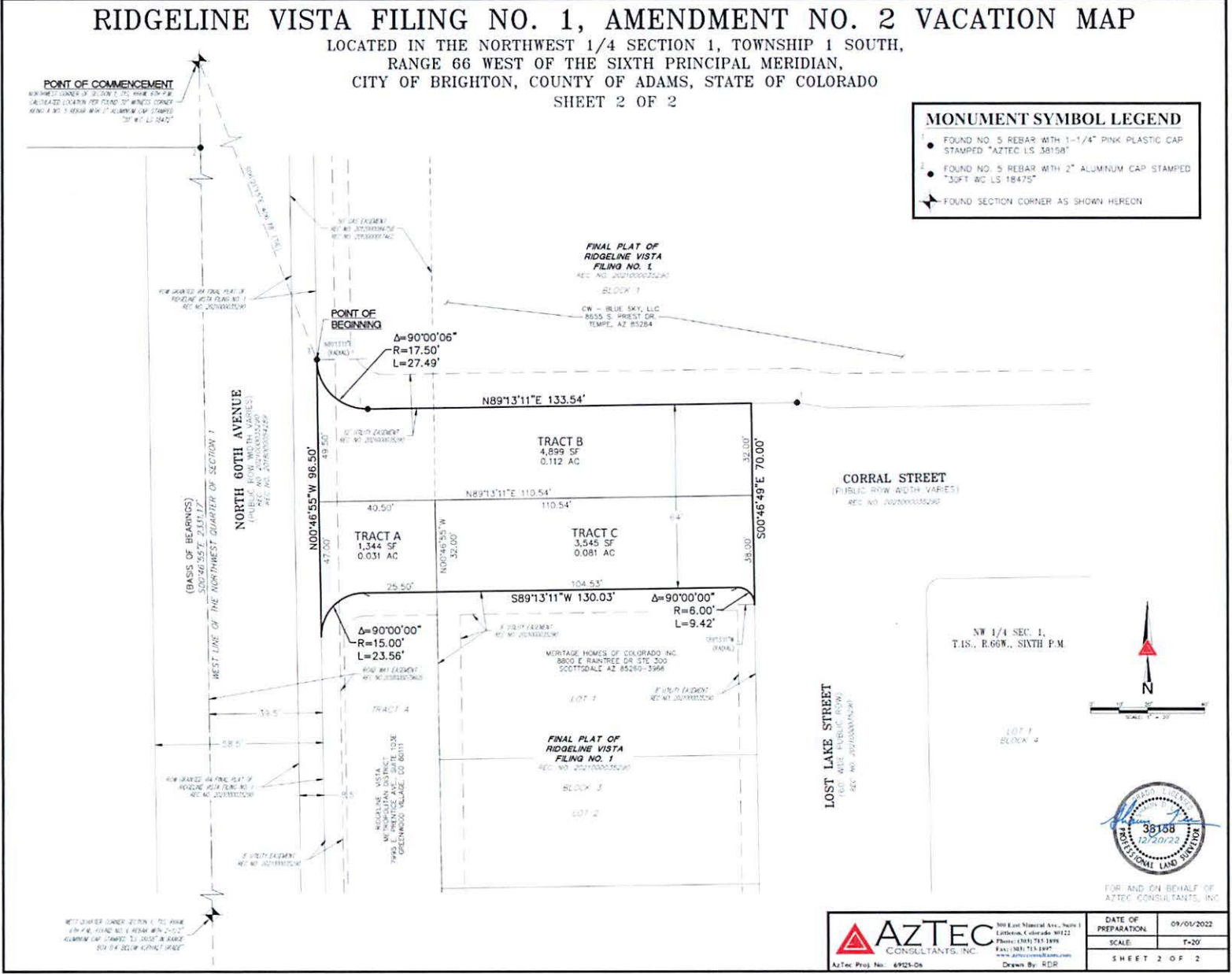
<p><b>Aztec</b> CONSULTANTS, INC. Aztec Proj No: 49221-04</p>	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1968 Fax: (303) 713-1967 www.aztecconsultants.com	DATE OF PREPARATION: 09/01/2022 SCALE: NA SHEET 1 OF 2
	Drawn By: RDR	

# RIDGELINE VISTA FILING NO. 1, AMENDMENT NO. 2 VACATION MAP

LOCATED IN THE NORTHWEST 1/4 SECTION 1, TOWNSHIP 1 SOUTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 2

**POINT OF COMMENCEMENT**  
NORTHWEST CORNER OF SECTION 1, T1S, R66W, 6TH PM  
CALCULATED LOCATION PER PLANS BY MERRILL COMPANY  
RECORDED AS NO. 3 REBAR WITH 2" ALUMINUM CAP STAMPED  
"07" "01" "LS 18475"

- MONUMENT SYMBOL LEGEND**
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38158"
  - FOUND NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED "30FT WC LS 18475"
  - ★ FOUND SECTION CORNER AS SHOWN HEREON



<p>AZTEC CONSULTANTS, INC. 100 East Mineral Ave., Suite 1 Littleton, Colorado 80120 Phone: (303) 743-1898 Fax: (303) 743-1897 www.aztecconsultants.com</p>	DATE OF PREPARATION:	09/01/2022
	SCALE:	T=20
	SHEET 2 OF 2	

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

PROFESSIONAL LAND SURVEYOR  
38158  
12/20/22

Drawn By: RDR