

**PLANNING & DEVELOPMENT MEMORANDUM**  
**#25-2026**

**DATE:** July 13, 2026

**TO:** Honorable Mayor Meredith Leighty and City Council Members

**THROUGH:** Heather Geyer, City Manager *hmg*  
Jason Loveland, Deputy City Manager *2*

**FROM:** Rebecca Smith, Director of Planning & Development *Rus*  
Collette Cook, Planner I

**SUBJECT:** CR-86 – Alexan Northglenn Easement Vacation Request

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**PURPOSE**

To consider CR-86, a resolution vacating a utility easement illustrated on the subdivision plat for the Alexan Northglenn Major Site Plan at 505 W. Community Center Drive.

**BACKGROUND**

The applicant has an approved major site plan for the Alexan Northglenn development, a 353-unit multi-family complex which includes townhomes and apartments at 505 W. Community Center Drive. During the final American Land Title Association (ALTA) review, it was determined that a previously dedicated utility easement is no longer required. The applicant is requesting vacation of the public service, utility, storm sewer, sanitary sewer, and water line easement dedicated as part of Adams County Clerk and Recorder Reception Number C0315115 recorded on Sept. 5, 1997. The easement is no longer necessary based on the approved development plans for Alexan Northglenn. Pursuant to Section 11-6-6(d)(3)(D)(ii) of the Unified Development Ordinance (UDO), the vacation of City-held easements must be approved by City Council.

Staff has reviewed the easement and determined that it is not necessary to accommodate the existing development, and the vacation of the easement will have no adverse impact on the City, utility providers, or residents and guests of Alexan Northglenn.

If CR-86 is approved, the resolution will be recorded with the Adams County Clerk and Recorder, thereby formally vacating the easement.

**BUDGET/TIME IMPLICATIONS**

There are no financial or time impacts to the City.

**STAFF RECOMMENDATION**

Staff recommends approval of CR-86.

**STAFF REFERENCE**

If Council members have any questions, please contact Becky Smith, Director of Planning & Development, at bsmith@northglenn.org or 303.450.8741.

CR-86 – Alexan Northglenn Easement Vacation Request

SPONSORED BY: MAYOR LEIGHTY

COUNCIL MEMBER'S RESOLUTION

RESOLUTION NO.

No. CR-86  
Series of 2026

\_\_\_\_\_  
Series of 2026

A RESOLUTION VACATING A UTILITY EASEMENT HELD BY THE CITY OF NORTHGLENN FOR THE ALEXAN NORTHGLENN MULTI-FAMILY LIVING DEVELOPMENT AT 505 W. COMMUNITY CENTER DRIVE

WHEREAS, the City of Northglenn (the "City") holds a utility easement (the "Easement") granted by Opus Northwest, LLC and B&B Home Builders, Inc.;

WHEREAS, the Easement was dedicated as part of the Alliance Data Subdivision A Replat of Blocks 2 & 3, Huron Heights - Second Filing recorded with the Adams County Clerk and Recorder on September 5, 1997, with Reception No. C0315115;

WHEREAS, all easements required for the Alexan Northglenn Major Site Plan have been accepted by the City and the previously dedicated Easement is no longer necessary; and

WHEREAS, the City of Northglenn Unified Development Ordinance requires City Council approval for the vacation of an easement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. The City Council finds that the Easement described in Exhibit A, attached hereto, is no longer necessary for public use and therefore vacates the Easement.

Section 2. The City Council directs the City Clerk to forthwith record a certified copy of this Resolution with the Adams County Clerk and Recorder.

DATED, at Northglenn, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
SHANNON LUKEMAN-HIROMASA  
Mayor Pro Tem

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
JOHANNA SMALL, MMC  
City Clerk

\_\_\_\_\_  
COREY Y. HOFFMANN  
City Attorney

## EXHIBIT A

A PARCEL OF LAND BEING AN EXISTING 10' UTILITY EASEMENT, RECORDED AT RECEPTION NUMBER C0315115 OF THE ADAMS COUNTY RECORDS, LOCATED IN A PORTION OF LOT 1, BLOCK 2 ALLIANCE DATA SUBDIVISION RECORDED AT RECEPTION NUMBER 883382 OF SAID ADAMS COUNTY RECORDS, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE WEST QUARTER CORNER OF SAID SECTION 3, AS MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP, STAMPED "PLS 26288", IN MONUMENT BOX, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 3, AS MONUMENTED BY A FOUND NO. 6 REBAR, NO CAP, IN MONUMENT BOX, BEARS S 00°24'56" E, A DISTANCE OF 2640.78 FEET FORMING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION;

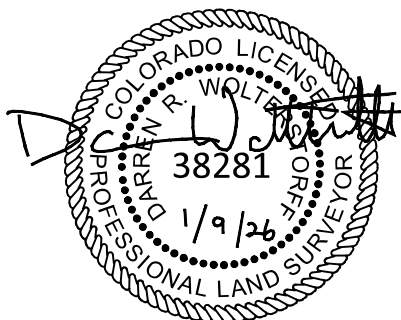
THENCE S 27°41'43" E, A DISTANCE OF 2216.00 FEET TO THE EASTERN MOST NORTHEAST CORNER OF SAID LOT 1 AND THE **POINT OF BEGINNING**;

THENCE ALONG THE PERIMETER OF SAID 10' UTILITY EASEMENT, THE FOLLOWING EIGHT (8) COURSES;

1. COINCIDENT WITH THE EAST LINE OF SAID LOT 1, S 00°12'58" W, A DISTANCE OF 184.97 FEET;
2. N 89°48'09" W, A DISTANCE OF 90.85 FEET;
3. S 00°03'57" W, A DISTANCE OF 86.28 FEET TO THE SOUTH LINE OF SAID LOT 1;
4. COINCIDENT WITH SAID SOUTH LINE, ALONG A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 01°17'25", A RADIUS OF 590.95 FEET, AN ARC LENGTH OF 13.31 FEET, A CHORD BEARING OF S 48°47'17" W, AND A CHORD DISTANCE OF 13.31 FEET;
5. N 00°03'57" E, A DISTANCE OF 105.08 FEET;
6. S 89°48'09" E, A DISTANCE OF 90.87 FEET;
7. N 00°12'58" E, A DISTANCE OF 174.95 FEET TO THE NORTHERLY LINE OF SAID LOT 1;
8. COINCIDENT WITH SAID NORTHERLY LINE, S 89°54'56" E, A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 3,665 SQUARE FEET OR 0.084 ACRE, MORE OR LESS.

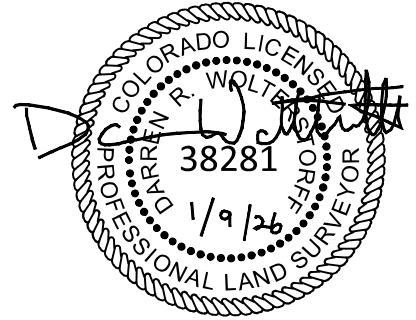
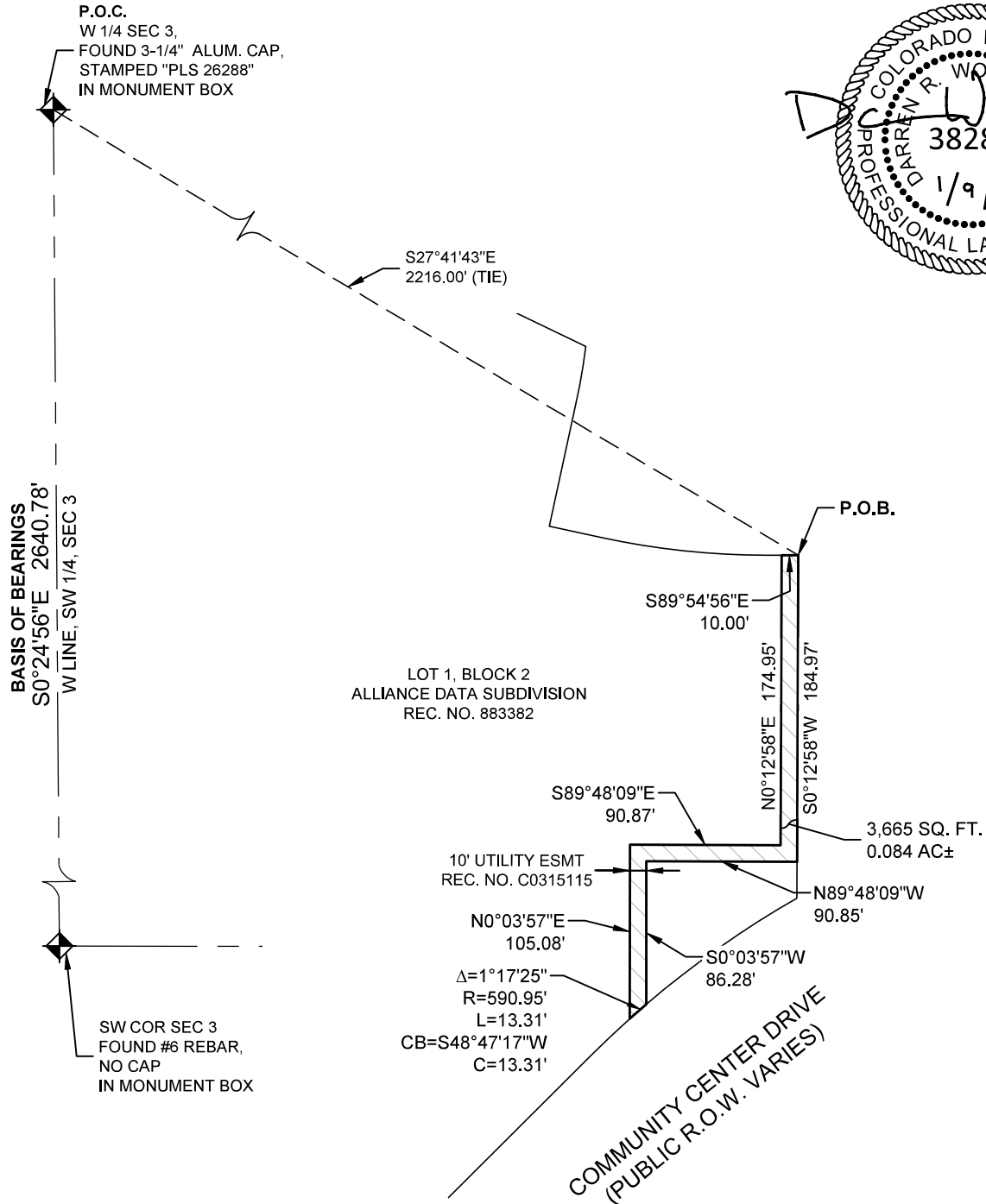
I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



DARREN R. WOLTERSTORFF, PLS 38281  
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

# EXHIBIT A

LOCATED WITHIN THE SOUTHWEST QUARTER OF  
SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.  
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

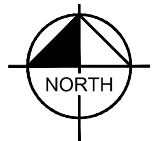
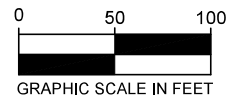


P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING

## NOTES:

1. 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.

2. THIS DOCUMENT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT THE ATTACHED PARCEL DESCRIPTION ONLY.



# Kimley»Horn

6200 SOUTH SYRACUSE WAY, SUITE 300  
GREENWOOD VILLAGE, COLORADO 80111

Tel. No. (303) 228-2300  
www.kimley-horn.com

| Scale     | Drawn by | Checked by | Date       | Project No. | Sheet No. |
|-----------|----------|------------|------------|-------------|-----------|
| 1" = 100' | DRW      | DRW        | 01/09/2026 | 096253025   | 2 OF 2    |