




**PLANNING & DEVELOPMENT MEMORANDUM**  
**#20-2024**

**DATE:** June 10, 2024

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

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

**FROM:** Brook Svoboda, Director of Planning & Development   
Rebecca Smith, Planning Manager

**SUBJECT:** CR-96 – Murphy Express Easement Vacation Request

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**PURPOSE**

To consider CR-96, a resolution approving the vacation of public easements illustrated on the Minor Subdivision Plat for the proposed Murphy Express site at 11870 Washington St.

**BACKGROUND**

The applicant has submitted a Minor Subdivision Plat to facilitate the development of a Murphy Express gas station and convenience store at 11870 Washington St. The plat can be reviewed and approved administratively as it meets the requirements of the Unified Development Ordinance (UDO) for a Minor Subdivision Plat outlined in Section 11-6-6(a). However, the Minor Plat shows that the applicant is requesting to vacate public service, utility, and drainage easements that will no longer be necessary based on the development plans. Pursuant to Section 11-6-6(d)(3)(D)(ii) of the UDO, the vacation of City-granted easements must be approved by City Council.

Staff has reviewed the easements above and has determined that all the easements are not necessary to accommodate the new development.

**NEXT STEPS**

Should City Council approve the proposed vacation request, the Minor Subdivision Plat will be recorded on the property, thereby vacating Northglenn's interest in the easements shown vacated.

**BUDGET/TIME IMPLICATIONS**

There are no financial or time impacts to the City.

**STAFF RECOMMENDATION**

Staff recommends approval of CR-96.

**STAFF REFERENCE**

If Council Members have any questions, please contact Brook Svoboda, Director of Planning & Development, at [bsvoboda@northglenn.org](mailto:bsvoboda@northglenn.org) or 303.450.8937.

CR-96 – Murphy Express Easement Vacation Request

SPONSORED BY: MAYOR LEIGHTY

COUNCIL MEMBER'S RESOLUTION

RESOLUTION NO.

No. CR-96  
Series of 2024

\_\_\_\_\_  
Series of 2024

A RESOLUTION VACATING PUBLIC EASEMENTS FOR THE MURPHY EXPRESS DEVELOPMENT PROJECT AT 11870 WASHINGTON STREET

WHEREAS, the applicant, Murphy Oil USA, Inc., has submitted a Minor Subdivision Plat to facilitate the development of a Murphy Express gas station and convenience store at 11870 Washington Street, and has requested the City of Northglenn to vacate public service, utility, and drainage easements that will no longer be necessary based on the development plans;

WHEREAS, the City Council has held a public hearing on June 10, 2024, in accordance with Section 11-6-6 of the Northglenn Municipal Code, to consider the easement vacation request and receive public input;

WHEREAS, the City does not foresee that there will be a need for the public easements, and City Council finds that the vacation of the easements as depicted on the Murphy Express Minor Subdivision Plat are appropriate.

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

Section 1. The City Council hereby finds that the public easements as depicted in the Murphy Express Minor Subdivision Plat, attached hereto as **Exhibit A**, are no longer necessary for the public use and therefore vacates the easements.

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

DATED, at Northglenn, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
MEREDITH LEIGHTY  
Mayor

ATTEST:

APPROVED AS TO FORM:

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

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

MURPHY EXPRESS SUBDIVISION
REPLAT OF A PORTION OF LOT 2 OF REPLAT OF A
PORTION OF LOTS 1 & 2, AND LOTS 3, 4, & 5, BLOCK 51,
NORTH GLENN -TWENTY-SECOND FILING

LEGAL DESCRIPTION:

NORTHGLENN LLC, BEING THE OWNER(S) OF THE REAL PROPERTY OF 0.976 ACRES DESCRIBED AS FOLLOWS:
LOT 1, BLOCK 1
A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING A PORTION OF LOT 2, REPLAT OF A PORTION OF LOTS 1 & 2, AND LOTS 3-5, BLOCK 51, NORTH GLENN TWENTY SECOND FILING FILED AT RECEPTION NO. C0707708, ALL BEING FILED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE WEST LINE OF SAID SECTION 2, ASSUMED TO BEARS N01°03'41"W A DISTANCE OF 2584.29 FEET FROM A 3.25" ALUMINUM CAP STAMPED "L.S. #13155" FOUND AT THE WEST QUARTER CORNER OF SAID SECTION 2 TO A 3.25" ALUMINUM CAP STAMPED "L.S. #11434" FOUND AT THE NORTHWEST CORNER OF SAID SECTION 2;

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 2, SAID POINT BEARS S05°25'10"E A DISTANCE OF 657.49 FEET FROM SAID NORTHWEST CORNER;

THENCE N86°05'22"E A DISTANCE OF 255.55 FEET; THENCE S00°46'38"E A DISTANCE OF 181.68 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE S88°56'21"W ALONG SAID SOUTH LINE A DISTANCE OF 126.63 FEET; THENCE N00°18'43"E A DISTANCE OF 3.51 FEET; THENCE N86°00'39"W A DISTANCE OF 9.49 FEET; THENCE N85°08'52"W A DISTANCE OF 58.59 FEET TO THE SOUTHWEST LINE OF SAID LOT 2; THENCE ALONG SAID SOUTHWEST LINE THE FOLLOWING THREE (3) COURSES: 1.) THENCE N67°03'24"W A DISTANCE OF 48.22 FEET; 2.) THENCE N01°03'39"W A DISTANCE OF 20.00 FEET; 3.) THENCE S88°56'21"W A DISTANCE OF 16.00 FEET TO THE WEST LINE OF SAID LOT 2; THENCE N01°03'39"W ALONG SAID WEST LINE A DISTANCE OF 118.97 FEET TO THE POINT OF BEGINNING; WHENCE SAID WEST QUARTER CORNER BEARS S00°25'21"W A DISTANCE OF 1929.35 FEET.

SAID PARCEL CONTAINS 42,510 SQUARE FEET OR 0.976 ACRES, MORE OR LESS.

NORTHGLENN LLC, BEING THE OWNER(S) OF THE REAL PROPERTY OF 5.561 ACRES DESCRIBED AS FOLLOWS:
LOT 2, BLOCK 1

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING A PORTION OF LOT 2, REPLAT OF A PORTION OF LOTS 1 & 2, AND LOTS 3-5, BLOCK 51, NORTH GLENN TWENTY SECOND FILING FILED AT RECEPTION NO. C0707708, ALL BEING FILED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE WEST LINE OF SAID SECTION 2, ASSUMED TO BEARS N01°03'41"W A DISTANCE OF 2584.29 FEET FROM A 3.25" ALUMINUM CAP STAMPED "L.S. #13155" FOUND AT THE WEST QUARTER CORNER OF SAID SECTION 2 TO A 3.25" ALUMINUM CAP STAMPED "L.S. #11434" FOUND AT THE NORTHWEST CORNER OF SAID SECTION 2;

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 2, SAID POINT BEARS S05°25'10"E A DISTANCE OF 657.49 FEET FROM SAID NORTHWEST CORNER;

THENCE N01°03'39"W ALONG SAID WEST LINE OF LOT 2 A DISTANCE OF 292.53 FEET TO THE NORTHWESTERLY SIDE OF SAID LOT 2; THENCE ALONG SAID NORTHWESTERLY SIDE THE FOLLOWING EIGHT (8) COURSES: 1.) THENCE N88°55'43"E A DISTANCE OF 55.98 FEET; 2.) THENCE N01°04'17"W A DISTANCE OF 30.99 FEET; 3.) THENCE N88°55'43"E A DISTANCE OF 86.50 FEET; 4.) THENCE S01°04'17"E A DISTANCE OF 18.00 FEET; 5.) THENCE N88°55'43"E A DISTANCE OF 67.49 FEET; 6.) THENCE N01°03'39"W A DISTANCE OF 140.72 FEET; 7.) THENCE N89°54'21"E A DISTANCE OF 85.01 FEET; 8.) THENCE N01°03'39"W A DISTANCE OF 129.87 FEET TO A NORTH LINE OF SAID LOT 2; THENCE N89°54'45"E ALONG SAID NORTH LINE A DISTANCE OF 208.04 FEET AN EAST LINE OF SAID LOT 2; THENCE S01°03'39"E ALONG SAID EAST LINE A DISTANCE OF 630.15 FEET TO A SOUTH LINE OF SAID LOT 2; THENCE S88°56'21"W ALONG SAID SOUTH LINE A DISTANCE OF 183.00 FEET TO AN EAST LINE OF SAID LOT 2; THENCE S01°03'39"E ALONG SAID EAST LINE A DISTANCE OF 110.00 FEET TO A SOUTH LINE OF SAID LOT 2; THENCE S88°56'21"W ALONG SAID SOUTH LINE A DISTANCE OF 65.67 FEET; THENCE N00°46'38"W A DISTANCE OF 181.68 FEET; THENCE S86°05'22"W A DISTANCE OF 255.55 FEET TO THE POINT OF BEGINNING; WHENCE SAID WEST QUARTER CORNER BEARS S00°25'21"W A DISTANCE OF 1929.35 FEET.

SAID PARCEL CONTAINS 242,227 SQUARE FEET OR 5.561 ACRES, MORE OR LESS.

CITY APPROVAL CERTIFICATE:

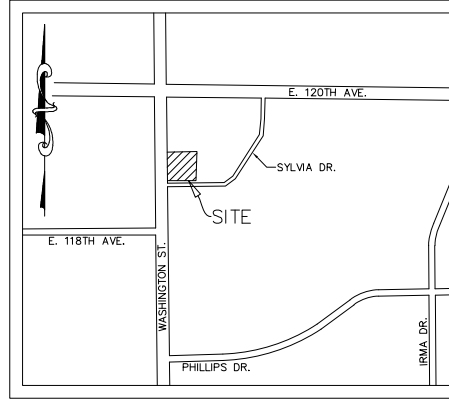
THIS IS TO HEREBY CERTIFY THAT ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THE CITY OF NORTHGLENN, COLORADO, HAS APPROVED THIS FINAL PLAT FOR THE REPLAT OF A PORTION OF LOT 2 OF REPLAT OF A PORTION OF LOTS 1 & 2, AND LOTS 3, 4, & 5, BLOCK 51, NORTH GLENN -TWENTY-SECOND FILING IN CONFORMANCE WITH THE ORDINANCES OF THE CITY OF NORTHGLENN.

BY: \_\_\_\_\_
DIRECTOR, PLANNING AND DEVELOPMENT

\_\_\_\_\_  
DIRECTOR, PUBLIC WORKS

\_\_\_\_\_  
MAYOR, CITY OF NORTHGLENN

SITUATED IN THE NW 1/4 OF SECTION 2, T.2S., R.68W., OF THE 6TH P.M. CITY OF NORTHGLENN, ADAMS COUNTY, STATE OF COLORADO SHEET 1 OF 2



VICINITY MAP N.T.S.

NOTES:

- 1.) BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE SOUTH LINE OF LOT 2, REPLAT OF A PORTION OF LOTS 1 & 2, AND LOTS 3-5, BLOCK 51, NORTH GLENN TWENTY SECOND FILING, ASSUMED TO BEAR N88°56'21"E A DISTANCE OF 236.62 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 2 TO THE SOUTHEAST CORNER OF SAID LOT 2.
2.) 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
3.) ALL DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET. ALL BEARINGS SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS.

RECORDATION CERTIFICATE:

STATE OF COLORADO )
) SS
COUNTY OF ADAMS )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED OF RECORD AT MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

RECEPTION NO. \_\_\_\_\_, FILE \_\_\_\_\_, MAP \_\_\_\_\_.

BY: \_\_\_\_\_ CLERK AND RECORDER

SURVEYOR'S CERTIFICATION:

I, CHRISTOPHER P. JULIANA, DO HEREBY CERTIFY THAT THE SURVEY OF THE BOUNDARY OF REPLAT OF A PORTION OF LOT 2 OF REPLAT OF A PORTION OF LOTS 1 & 2, AND LOTS 3, 4, & 5, BLOCK 51, NORTH GLENN -TWENTY-SECOND FILING WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY REPRESENTS SAID SURVEY. THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO IS ASSUMED TO BEAR N01°03'41"W. MONUMENTS FOUND FOR THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SAID SECTION 2 ARE SHOWN ON THE ACCOMPANYING PLAT. THIS SUBDIVISION PLAT COMPLIES WITH COLORADO REVISED STATUTE 38-51-105.

PRELIMINARY

CHRISTOPHER P. JULIANA, P.L.S.

TITLE INSURANCE NOTE:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CHRISTOPHER P. JULIANA TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY, AND TITLE OF RECORDS CHRISTOPHER P. JULIANA RELIED UPON TITLE PREPARED BY TITLE COMMITMENT NO. N0041592-010-T02-DK2 DATED JANUARY 23, 2023 AS PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY TO DELINEATE THE AFORESAID INFORMATION.

MORTGAGE INTEREST HOLDER(S) CONSENT TO DEDICATION:

MORTGAGEE CONSENT TO DEDICATION: THE UNDERSIGNED HOLDERS OF MORTGAGE INTERESTS AND LIENS AGAINST THE PROPERTY OFFERED FOR DEDICATION AND TRANSFER TO THE PUBLIC AND CITY OF NORTHGLENN CONSENTS AND APPROVES OF SUCH DEDICATION AND TRANSFER AND SUBORDINATES AND RELEASES ITS INTERESTS TO SUCH DEDICATED AND TRANSFERRED PROPERTY. IN WITNESS WHEREOF, WE DO HERETO SET OUR HANDS AND SEALS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

OWNERSHIP AND DEDICATION:

THE UNDERSIGNED CERTIFIES TO AND FOR THE BENEFIT OF THE CITY OF NORTHGLENN, COLORADO, THAT AS OF THE DATE SET FORTH BELOW, WE NORTHGLENN LLC BEING THE OWNER(S) OF THE LAND DESCRIBED ABOVE, HAVE GOOD RIGHT AND FULL POWER TO CONVEY, ENCUMBER AND SUBDIVIDE SAME, AND THAT THE PROPERTY IS FREE AND CLEAR OF ALL LIENS, ENCUMBRANCES, EASEMENTS AND RIGHTS-OF-WAY EXCEPT THE EASEMENTS AND RIGHTS-OF-WAY DEPICTED ON THIS PLAT. IN THE EVENT OF A DEFECT IN SAID TITLE WHICH BREACHES THE WARRANTIES IN THIS CERTIFICATE, THE UNDERSIGNED, JOINTLY AND SEVERALLY, AGREE(S) TO REMEDY SUCH DEFECT UPON DEMAND BY THE CITY OF NORTHGLENN, WHICH REMEDY SHALL NOT BE DEEMED EXCLUSIVE.

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNERS, MORTGAGEES OR LIEN HOLDERS OF THE LAND DESCRIBED ABOVE, HAVE CAUSED THE LAND TO BE LAID OUT AND PLATTED UNDER THE NAME OF REPLAT OF A PORTION OF LOT 2 OF REPLAT OF A PORTION OF LOTS 1 & 2, AND LOTS 3, 4, & 5, BLOCK 51, NORTH GLENN -TWENTY-SECOND FILING AND DO HEREBY DEDICATE AND GRANT TO THE PUBLIC FOREVER AND IN FEE SIMPLE THE ROADS AND OTHER PUBLIC WAYS AND LANDS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF NORTHGLENN, AND APPROPRIATE UTILITY COMPANIES AND EMERGENCY ASSISTANCE ENTITIES, THE EASEMENTS AS SHOWN HEREON FOR THE PURPOSES STATED IN COMPLIANCE WITH THE CITY OF NORTHGLENN SUBDIVISION REGULATIONS AND THE LANDOWNERS SHALL BEAR ALL EXPENSE INVOLVED IN PLANNING, DESIGN, AND CONSTRUCTION OF ALL PUBLIC IMPROVEMENTS EXCEPT TO THE EXTENT EXPRESSLY STATED IN ANY CITY-APPROVED AND RECORDED SUBDIVISION IMPROVEMENT AGREEMENT. DEDICATION SHALL BE FINAL UPON ADOPTION BY THE CITY COUNCIL ACCEPTING THE PROPERTY DEDICATED BY THIS PLAT. EXCEPT AS OTHERWISE STATED ON THIS PLAT, THERE SHALL BE NO LIMITATION OR RESTRICTION UPON THE PURPOSE OR PUBLIC USE OF PROPERTY DEDICATED BY THIS PLAT. IN WITNESS WHEREOF, WE DO HERETO SET OUR HANDS AND SEALS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NORTHGLENN LLC, BY JAY H. BROWN, MANAGER

(IF BY CORPORATION, PRESIDENT SIGNS, SECRETARY ATTESTS AND CORPORATE SEAL IS AFFIXED)

STATE OF \_\_\_\_\_ )
) SS.

COUNTY OF \_\_\_\_\_ )
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_, BY \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

LIST OF CONTACTS

OWNER
MURPHY OIL USA, INC
200 PEACH STREET
EL DORADO, AR 71730
CONTACT: GRANT DENNIS

LANDSCAPE ARCHITECT
GALLOWAY & COMPANY, INC.
5500 GREENWOOD PLAZA BLVD.,
SUITE 200 GREENWOOD VILLAGE,
COLORADO 80111
TEL: (303) 770-8884

ARCHITECT
GREENBERG FARROW
3 EXECUTIVE DRIVE, SUITE 150
SOMERSET NJ, 08873
TEL: (732) 742-2126
ATTN: MUGDHA CHAWATHE

ENGINEER
GALLOWAY & COMPANY, INC.
5500 GREENWOOD PLAZA BLVD., SUITE 200
GREENWOOD VILLAGE, COLORADO 80111
TEL: (303) 770-8884
CONTACT: JOE PARK P.E.
EMAIL: JOEPARK@GALLOWAYUS.COM

DEVELOPER/APPLICANT
MURPHY OIL USA, INC
200 PEACH STREET
EL DORADO, AR 71730
CONTACT: GRANT DENNIS

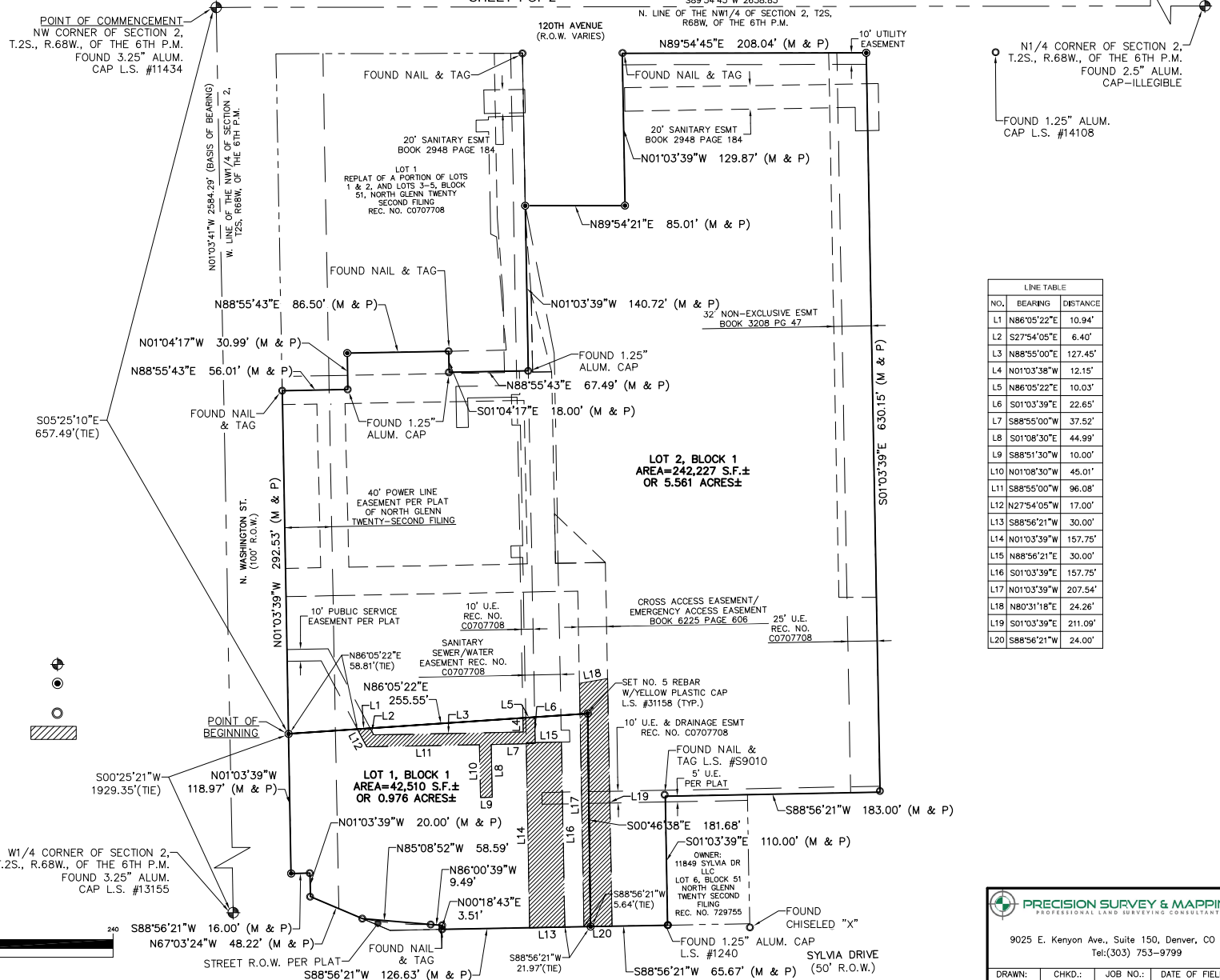
SURVEYOR
PRECISION SURVEY & MAPPING
9025 E. KENYON AVE., SUITE 150
DENVER, CO 80237
TEL: (303) 753-9799
CONTACT: CHRISTOPHER P. JULIANA P.L.S.

PRECISION SURVEY & MAPPING
PROFESSIONAL LAND SURVEYING CONSULTANTS
9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799
DRAWN: A.S. CHKD.: R.M. JOB NO.: R13651-2 DATE OF FIELD WORK: JULY 28, 2023

# MURPHY EXPRESS SUBDIVISION REPLAT OF A PORTION OF LOT 2 OF REPLAT OF A PORTION OF LOTS 1 & 2, AND LOTS 3, 4, & 5, BLOCK 51, NORTH GLENN - TWENTY-SECOND FILING

SITUATED IN THE NW 1/4 OF SECTION 2, T.2S., R.68W., OF THE 6TH P.M.  
CITY OF NORTHGLENN, ADAMS COUNTY, STATE OF COLORADO

SHEET 1 OF 2



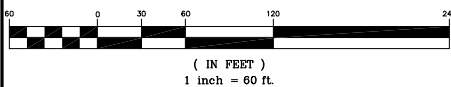
LINE TABLE		
NO.	BEARING	DISTANCE
L1	N86°05'22"E	10.94'
L2	S27°54'05"E	6.40'
L3	N88°55'00"E	127.45'
L4	N01°03'38"W	12.15'
L5	N86°05'22"E	10.03'
L6	S01°03'39"E	22.65'
L7	S88°55'00"W	37.52'
L8	S01°08'30"E	44.99'
L9	S88°51'30"W	10.00'
L10	N01°08'30"W	45.01'
L11	S88°55'00"W	96.08'
L12	N27°54'05"W	17.00'
L13	S88°56'21"W	30.00'
L14	N01°03'39"W	157.75'
L15	N88°56'21"E	30.00'
L16	S01°03'39"E	157.75'
L17	N01°03'39"W	207.54'
L18	N80°31'18"E	24.26'
L19	S01°03'39"E	211.09'
L20	S88°56'21"W	24.00'

**LEGEND:**

- SECTION CORNER AS DESCRIBED
- MONUMENT SET AS DESCRIBED
- STAMPED LS #31158
- MONUMENT FOUND AS DESCRIBED
- EASEMENT TO BE VACATED



GRAPHIC SCALE



**PRECISION SURVEY & MAPPING**  
PROFESSIONAL LAND SURVEYING CONSULTANTS

9025 E. Kenyon Ave., Suite 150, Denver, CO 80237  
Tel: (303) 753-9799

DRAWN:	CHKD.:	JOB NO.:	DATE OF FIELD WORK:
AS.	R.M.	R13651-2	JULY 28, 2023