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CITY OF LITTLETON, COLORADO

ORDINANCE NO. 06

Series, 2026

**AN ORDINANCE OF THE CITY OF LITTLETON,
COLORADO, VACATING PUBLIC RIGHT-OF-WAY AT
5400 S. DELAWARE STREET FOR THE THOMPSON
THRIFT MULTI-FAMILY PROJECT**

WHEREAS, Pursuant to Colorado Revised Statutes (“C.R.S”) Section 43-2-303(1)(a), the City Council of the City of Littleton (“City Council”) may vacate any roadway or part thereof within city limits, subject to the provisions of the City’s charter and municipal code; and

WHEREAS, Littleton City Code, Title 10, Unified Land Use Code, Section 10-9-7.6 *Vacation of Streets and Easements*, provides that the City Council of the City of Littleton, Colorado may vacate a right of-way upon a finding that the right-of-way being considered for vacation meets certain stated criteria; and

WHEREAS, Thompson Thrift, the Applicant, applied for vacation of a portion of the right-of-way along S. Bannock Street, more fully and legally described on Exhibit “A,” which is attached hereto and fully incorporated by this reference.

WHEREAS, City Council conducted a public hearing on April 21, 2026, to consider the Applicant’s request to vacate a portion of S. Bannock Street, as stated in Exhibit A.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LITTLETON, COLORADO, THAT:

Section 1: Following the hearing, and based on the evidence presented at the hearing, City Council finds, in fact:

1. The application submitted by Thompson Thrift was complete through the city’s review process; and
2. Proper notice for the public hearing was provided in accordance with Section 10-9-3.5 and Table 10-9-3.9.1 of the Unified Land Use Code; and
3. Notification has been provided to the impacted public and private utilities that may have an interest in the area to be vacated, as required by Section 10-9-7.6(C)(1); and

- 45 4. The proposed vacation of a portion of the public street no longer serves a public
46 purpose and the vacation is in the public interest, based on the consideration of
47 the criteria listed in Section 10-9-7.6(C)(3); and
48
49 5. The proposed vacation i) shall not foreclose reasonably foreseeable future
50 bicycle/pedestrian use; ii) shall not foreclose non-motorized access to adjacent
51 land uses or transit stops; iii) is necessary for the development of the adjacent
52 site; and iv) there is no reasonably foreseeable need for any type of
53 transportation corridor for the proposed vacation of a portion of right-of-way
54 along S. Bannock Avenue.
55

56
57 **Section 2:** Severability. If any part, section, subsection, sentence, clause or
58 phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the
59 validity of the remaining sections of this ordinance. The City Council hereby declares that it would
60 have passed this ordinance, including each part, section, subsection, sentence, clause or phrase
61 hereof, irrespective of the fact that one or more parts, sections, subsections, sentences, clauses or
62 phrases may be declared invalid.
63

64 **Section 3:** Repealer. All ordinances or resolutions, or parts thereof, in conflict
65 with this ordinance are hereby repealed, provided that this repealer shall not repeal the repealer
66 clauses of such ordinance nor revive any ordinance thereby.
67

68
69 INTRODUCED AS A BILL at a regularly scheduled meeting of the City Council
70 of the City of Littleton on the 7th day of April, 2026, passed on first reading by a vote of 7
71 FOR and 0 AGAINST; and ordered published by posting at Littleton Center, Bemis Library,
72 the Municipal Courthouse and on the City of Littleton Website.

73 PUBLIC HEARING on the Ordinance to take place on the 21st day of April, 2026,
74 in the Council Chamber, Littleton Center, 2255 West Berry Avenue, Littleton, Colorado, at the
75 hour of 6:30 p.m., or as soon thereafter as it may be heard.

76 PASSED on second and final reading, following public hearing, by a vote of ____
77 FOR and ____ AGAINST on the 21st day of April, 2026 and ordered published by posting at
78 Littleton Center, Bemis Library, the Municipal Courthouse and on the City of Littleton Website.

79 ATTEST:

80 _____
81 Colleen L. Norton
82 CITY CLERK

Kyle Schlachter
MAYOR

83
84 APPROVED AS TO FORM:

85 _____
86
87 Reid Betzing
88 CITY ATTORNEY



EXHIBIT A

PARCEL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN DEED DATED JUNE 29, 1962, RECORDED IN BOOK 1385, PAGE 525, IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE EASTERN MOST NORTH LINE OF POWERS PLACE SUBDIVISION, RECORDED AT RECEPTION NO. E4066669, IN SAID RECORDS, ASSUMING TO BEAR NORTH 89°57'45" EAST, A DISTANCE OF 459.75 FEET, AS MONUMENTED ON THE EAST END BY A NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED, "PLS 38281" AND ON THE WEST END BY A NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED, "PLS 37933".

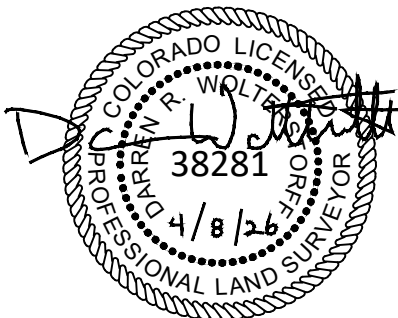
COMMENCING AT THE WEST END OF SAID EASTERN MOST NORTH LINE OF SAID SUBDIVISION; THENCE COINCIDENT WITH THE NORTH LINE OF SAID SUBDIVISION, NORTH 89°57'45" EAST, A DISTANCE OF 434.75 FEET TO THE WEST LINE OF SAID DEED, ALSO BEING THE **POINT OF BEGINNING**; THENCE COINCIDENT WITH SAID WEST LINE AND THE NORTH OF SAID DEED THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 00°02'15" WEST, A DISTANCE OF 870.43 FEET;
- 2) NORTH 89°57'45" EAST, A DISTANCE OF 19.00 FEET;

THENCE SOUTH 00°02'15" EAST, A DISTANCE OF 870.43 FEET TO THE NORTH LINE OF SAID SUBDIVISION;
THENCE COINCIDENT WITH LAST SAID NORTH LINE, SOUTH 89°57'45" WEST, A DISTANCE OF 19.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 16,538 SQUARE FEET OR 0.3797 ACRES.

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.

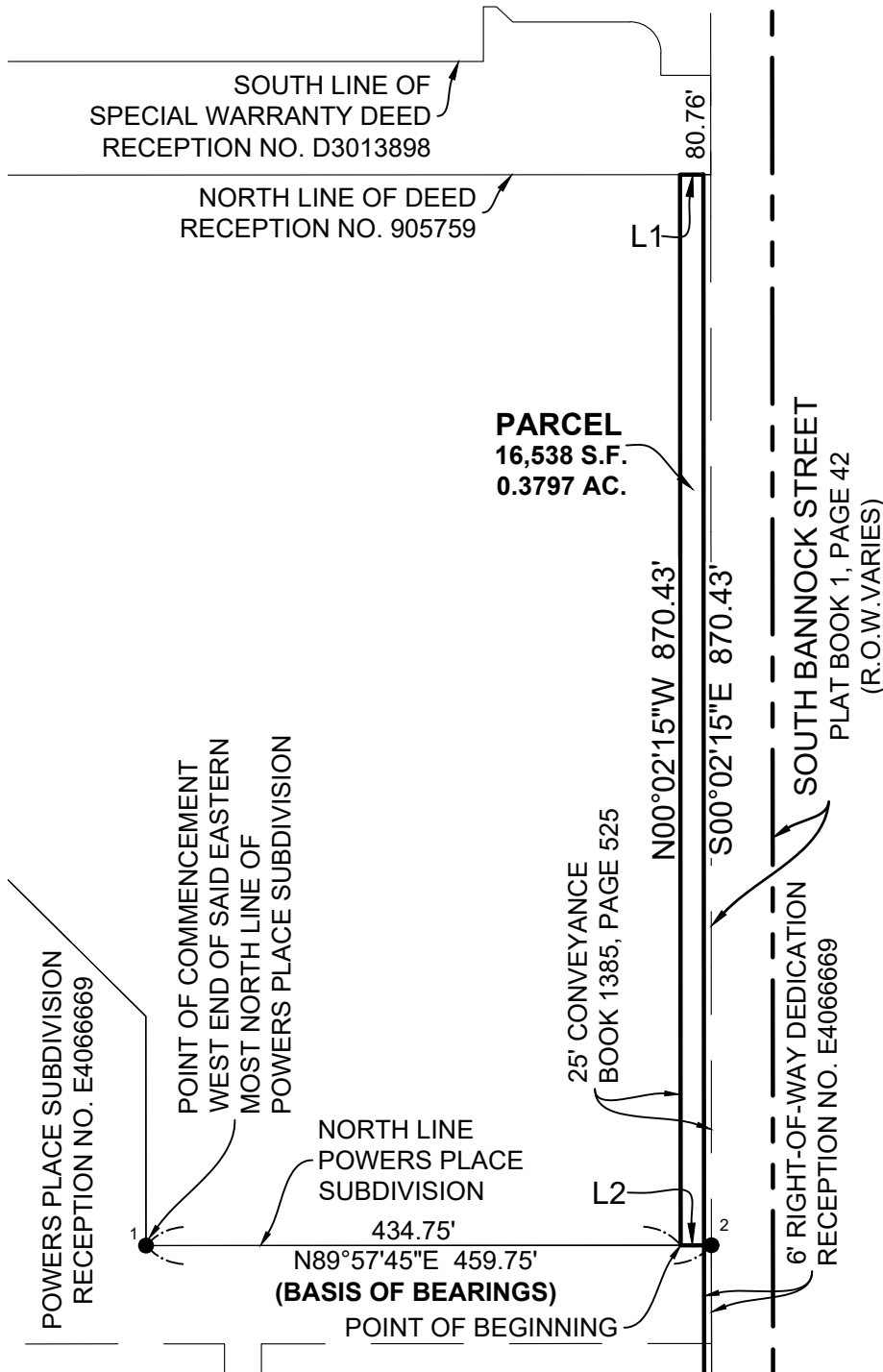


DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

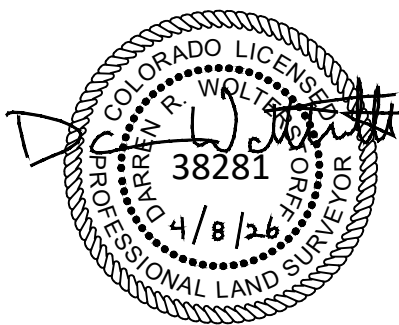
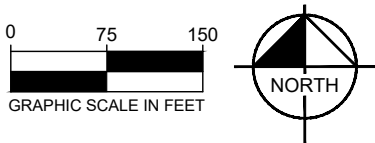
EXHIBIT A

A PORTION OF BANNOCK STREET (BOOK 1385, PAGE 525)
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 15,
 TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
 CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°57'45"E	19.00'
L2	S89°57'45"W	19.00'



PARCEL
 16,538 S.F.
 0.3797 AC.



- 1. RECOVERED NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED, "PLS 37933"
- 2. RECOVERED NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED, "PLS 38281"

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, #300 GREENWOOD VILLAGE, CO 80111 Tel. No. (303) 228-2300
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	JAF	DRW	2026-0408	096302021	2 OF 2