

Public Hearing n Ordinance No. 1510, Series 2025 will be held on November 6, 2025 at 6:30pm. The aforesaid Ordinance was posted on the City's website October 17, 2025 prior to the City Council meeting, passed on first reading October 16, 2025 ordered published, as required by Section 7.6 of the Charter of the City of Woodland Park.

CITY OF WOODLAND PARK, COLORADO ORDINANCE NO. 1510, SERIES 2025

AN ORDINANCE VACATING THAT PORTION OF SOUTH FAIRVIEW STREET RIGHT-OF-WAY LYING BETWEEN CHESTER AVENUE AND FOSTER AVENUE, EAST OF BLOCK 15 AND WEST OF BLOCK 16, FOSTER'S ADDITION TO MANITOU PARK, CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO.

WHEREAS, the City Council, after public hearing with notice as required by law, finds that it is in the best interest of the citizens of the City of Woodland Park to grant the requested vacation; and

WHEREAS, no land adjoining the public right-of-way requested to be vacated would be left, by reason of this vacation, without an established public road or public access easement connecting said land with another established public road.

NOW, THEREFORE, THE CITY OF WOODLAND PARK, COLORADO, ORDAINS:

That the Ordinance entitled "AN ORDINANCE VACATING THAT PORTION OF SOUTH FAIRVIEW STREET BETWEEN CHESTER AVENUE AND FOSTER AVENUE, EAST OF BLOCK 15 AND WEST OF BLOCK 16, FOSTER'S ADDITION TO MANITOU PARK, CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO," be and is hereby adopted as follows:

Section 1. The portion of the South Fairview Street right-of-way lying south of Chester Avenue and north of Foster Avenue, more particularly shown in Exhibit A and described by the attached legal description, is hereby vacated.

Section 2. The applicant seeking the vacation of the right-of-way shall pay to the City Treasurer the amount necessary to reimburse the City of Woodland Park for its actual cost of publishing, posting, recording, and any other cost directly associated with this Ordinance.

Section 3. Title to the lands included within the right-of-way vacated by this Ordinance shall vest as provided in C.R.S. §43-2-302, subject to the same encumbrances, liens, limitations, restrictions, and estates as the land to which it accrues.

Section 4. This Ordinance shall be in full force and effect from and after its publication as required by law.

PASSED BY CITY COUNCIL ON SECOND AND FINAL READING FOLLOWING
PUBLIC HEARING THIS _____ DAY OF _____, 2025.

Kellie Case, Mayor

ATTEST: _____
Suzanne Leclercq, City Clerk

ORDINANCE 1510, SERIES 2025 – EXHIBIT A

LEGAL DESCRIPTION – ROADWAY VACATION:

A THIRTY FOOT (30') WIDE ROADWAY VACATION BEING A PORTION OF FAIRVIEW STREET, AS DEPICTED ON THE PLAT OF FOSTER'S ADDITION TO MANITOU PARK, AS RECORDED IN PLAT BOOK C AT PAGE 35 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND LOCATED IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 24, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 2, OF FOSTER-FAIRVIEW SUBDIVISION, AS RECORDED IN PLAT BOOK J AT PAGE 65, UNDER RECEPTION NO. 0344556 OF THE RECORDS OF THE TELLER COUNTY CLERK AND RECORDER, AS MONUMENTED BY A 5/8" REBAR (NO CAP), FROM WHICH THE SOUTHEAST CORNER OF LOT 2, FOSTER'S ADDITION FILING NO. 4, AS RECORDED UNDER RECEPTION NO. 747523 OF SAID TELLER COUNTY RECORDS, AS MONUMENTED BY A REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560" BEARS N02°36'48"W, A DISTANCE OF 314.95 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE S02°36'48"E ALONG THE EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 143.88 FEET (144.70 FEET OF RECORD) TO THE SOUTHEAST CORNER THEREOF, SAID POINT ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF FOSTER AVENUE, AS DEPICTED ON SAID PLAT OF FOSTER'S ADDITION TO MANITOU PARK;

THENCE N88°01'48"E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF SAID ROADWAY VACATION;

THENCE N02°36'48"W, A DISTANCE OF 211.74 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF WOODLAND AVENUE AS DEDICATED IN THAT RESOLUTION AS DESCRIBED IN DRAWER 3 AT CARDS 517-522 UNDER RECEPTION NO'S. 206529-206534 AND MORE PARTICULARLY DESCRIBED IN DRAWER 5 AT CARD 1639 UNDER RECEPTION NO. 212441, ALL OF SAID TELLER COUNTY RECORDS;

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF A 901.81 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 04°15'37", AN ARC LENGTH OF 67.06 FEET (THE LONG CHORD OF WHICH BEARS S20°49'37"E, A LONG CHORD DISTANCE OF 67.04 FEET) TO A POINT OF TANGENCY;

THENCE S22°57'26"E CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 26.02 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID FAIRVIEW STREET, SAID POINT ALSO BEING A POINT ON THE WESTERLY LINE OF BLOCK 16, OF SAID FOSTER'S ADDITION TO MANITOU PARK;

THENCE S02°36'48"E ALONG THAT LINE COMMON TO SAID EASTERLY RIGHT-OF-WAY LINE AND SAID BLOCK 16, A DISTANCE OF 123.99 FEET TO THE SOUTHERLY COMMON CORNER THEREOF, SAID POINT ALSO BEING A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE;

THENCE S88°01'48"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING

SAID ROADWAY VACATION CONTAINS 4,976 SQUARE FEET (0.11 ACRES) OF LAND, MORE OR LESS.

PREPARED BY:

ERIC SIMONSON, COLORADO P.L.S. NO. 38560
FOR AND ON BEHALF OF RAMPART SURVEYS, LLC
P.O. BOX 5101
WOODLAND PARK, COLORADO 80866
719-687-0920



EXHIBIT

PROPOSED VACATION OF RIGHT-OF-WAY PORTION OF FAIRVIEW STREET WOODLAND PARK, CO

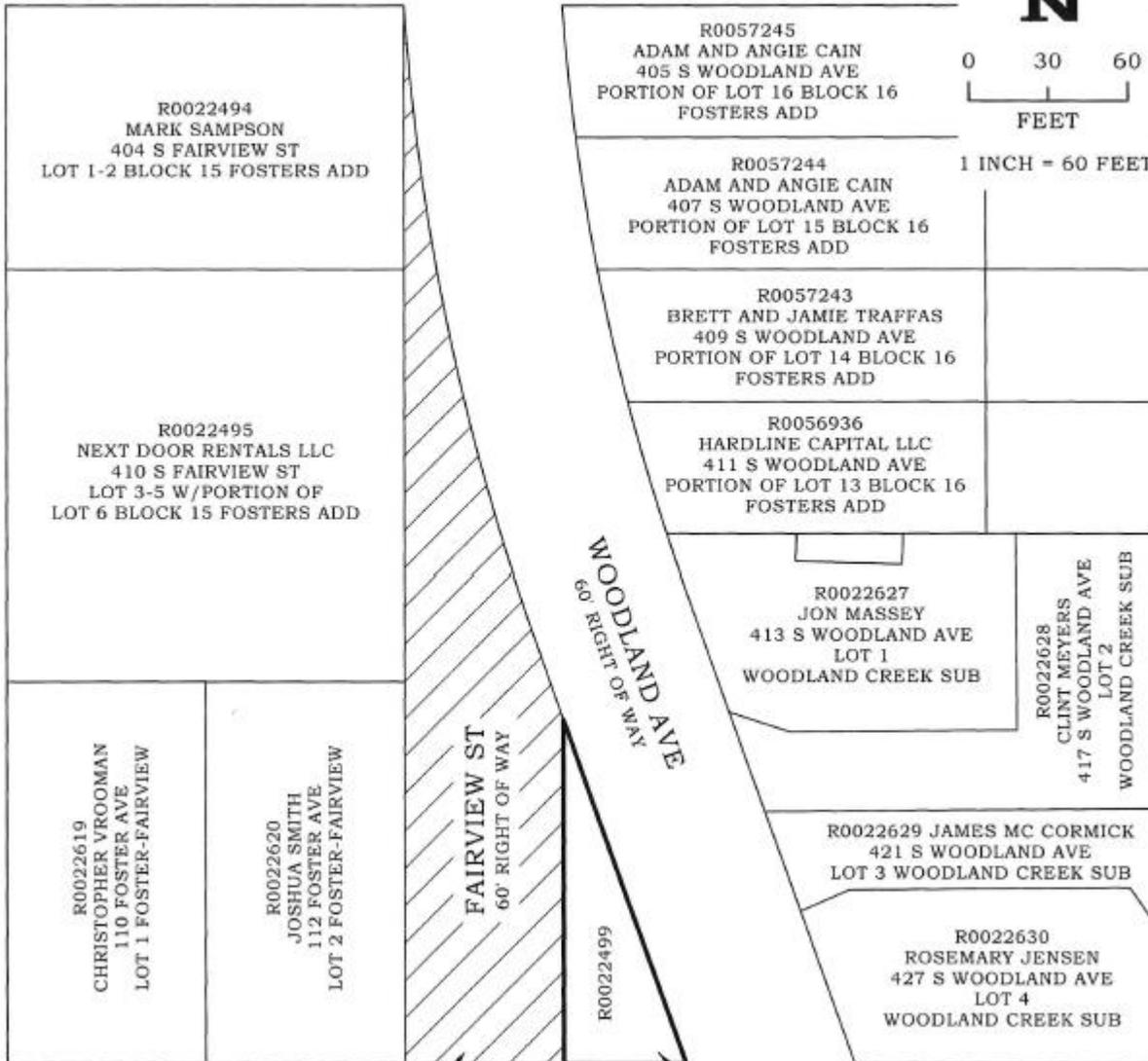
PREPARED DECEMBER 20, 2024

CHESTER AVE
60' RIGHT OF WAY



0 30 60
FEET

1 INCH = 60 FEET



AREA OF
PROPOSED VACATION
OF RIGHT-OF-WAY
FAIRVIEW STREET

FOSTER AVE
60' RIGHT OF WAY

APPLICANT FOR R.O.W. VACATION
ANDRE BREWINGTON
R0022499 TBD ADDRESS
PORTION OF LOTS 9-12, BLK 16 FOSTERS ADD

PREPARED BY