



ORDINANCE NO. 2046

AN ORDINANCE VACATING THE FINAL PLAT  
FOR INTERPARK FILING NO. 1 REPLAT A

WHEREAS, Broomfield 112<sup>th</sup> & Main Partners, Ltd., a Colorado limited partnership, subdivided a parcel of property (the "Property") located at the corner of Main Street and West 112th Avenue in the City and County of Broomfield. The subdivision was to include a combination of mixed use commercial and residential uses;

WHEREAS, said subdivision of the Property was approved by final plat as Interpark Filing No. 1 as recorded on July 21, 2005, at Reception No. 2005009706 in the official records of the City and County of Broomfield, State of Colorado;

WHEREAS, on April 28, 2015, the City and County of Broomfield approved the final plat for Interpark Filing No. 1 Replat A, a replat of Lot 2 of Block 1 and Tract A of Interpark Filing No. 1 located in the City and County of Broomfield, State of Colorado. Interpark Filing No. 1 Replat A was never signed or recorded;

WHEREAS, the intended purpose of Interpark Filing No. 1 Replat A was to comply with the developer's public land dedication requirement for the proposed subdivision;

WHEREAS, no portion of the lands dedicated to the City and County of Broomfield pursuant to Interpark Filing No. 1 Replat A has been used for public purposes;

WHEREAS, RSF E60th LLC, a Delaware limited liability company, succeeded to the interests of Broomfield 112<sup>th</sup> & Main Partners, Ltd. in the Property;

WHEREAS, RSF E60th LLC is in negotiations with and desires to sell its remaining interests to the Property to a new developer;

WHEREAS, all of the real property located within Interpark Filing No. 1 Replat A is owned by either the City and County of Broomfield or RSF E60th LLC;

WHEREAS, the new developer's intended use for the Property includes a mix of commercial and light industrial uses. Residential use would no longer be a component of the subdivision;

WHEREAS, said new developer is actively working with City staff on a proposed new development plan for the Property;

WHEREAS, the proposed new development for the Property requires that the property be divided in a manner that is significantly different from that which is included in the existing plat for Interpark Filing No. 1 Replat A. The proposed new development can not occur with the existing plat;

WHEREAS, Section 16-24-020 of the Broomfield Municipal Code authorizes the vacation of a plat by Ordinance when said plat includes the dedication of any streets, easements, rights-of-way, or other interests in real property;

WHEREAS, RSF E60th LLC has requested the vacation of the existing Interpark Filing No. 1 Replat A final plat;

WHEREAS, the City Council of the City and County of Broomfield finds and determines that the public interest will be served by the vacation of the plat as specified herein;



NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO:

Section 1. Pursuant to section 16-24-020 of the Broomfield Municipal Code, the City Council of the City and County of Broomfield hereby vacates in its entirety the attached plat called "Interpark Filing No. 1 Replat A Final Plat " as described herein:

LOT 2, BLOCK 1 AND TRACT A OF INTERPARK FILING NO. 1 AS RECORDED AT RECEPTION NO. 2005009706 BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

Said vacation to include any streets, easements, rights-of-way, or other interests in real property which are sited within or otherwise located within the above described property. All portions of the plat which are not described herein shall remain as originally recorded with the City and County of Broomfield at Reception No. 2005009706 dated July 21, 2005.

Section 2. This ordinance shall be effective seven days after publication following final passage.

Section 3. This ordinance shall be recorded with the Clerk and Recorder for the City and County of Broomfield.

INTRODUCED AND APPROVED after first reading on April 25, 2017, and ordered published in full.

INTRODUCED A SECOND TIME and approved on May 23, 2017, and further ordered published.



ATTEST:

Jennifer H. Robison  
City and County Clerk, Deputy

THE CITY AND COUNTY OF BROOMFIELD,  
COLORADO

[Signature]  
Mayor

APPROVED AS TO FORM:

[Signature]  
City and County Attorney

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