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ORDINANCE O-2025-

A BILL FOR AN ORDINANCE APPROVING THE VACATION OF AN UTILITY
EASEMENT ON PARCELS A, B, AND C OF A TRACT OF LAND NORTH OF SUNSET
DIAGONAL BUSINESS PARK AND WEST OF FLETCHER MINOR SUBDIVISION PLAT,
GENERALLY LOCATED SOUTHEAST OF THE INTERSECTION OF NELSON ROAD
AND FAIRGROUNDS ROAD

WHEREAS the City of Longmont has received a petition and application to vacate an
utility easement described in the attached Exhibit A.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF LONGMONT, COLORADO,
HEREBY ORDAINS:

Section 1

Vacation of the access easement described in Exhibit A satisfies the review criteria of
sections 15.02.055 and 15.02.060.H.2 of the Longmont Municipal Code.

Section 2

The City Council approves the vacation of the access easement described in Exhibit A,
subject to satisfaction of the following requirements within one year of the date of passage of this
ordinance:

- A. Satisfaction of the submittal requirements of the Longmont Land Development
Code.
- B. Removal and relocation of any CenturyLink or City of Longmont facilities that
may be found within the easement to be vacated.

1 After the City of Longmont Planning and Development Services Director certifies
2 satisfaction of the foregoing requirement, the City Manager or designee shall record this ordinance
3 with the County Clerk and Recorder.

4 Section 3

5 The effective date of this vacation shall be the date this ordinance is recorded with the
6 County Clerk and Recorder.

7 Section 4

8 To the extent only that they conflict with this ordinance, the Council repeals any conflicting
9 ordinances or parts of ordinances.

10 Introduced this _____ day of _____, 2025.

11 Passed and adopted this _____ day of _____, 2025.

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17 ATTEST:

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21 CITY CLERK

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24 NOTICE: THE COUNCIL WILL HOLD A PUBLIC HEARING ON THIS ORDINANCE AT
25 7:00 P.M. ON THE _____ DAY OF _____, 2025, AT THE
26 LONGMONT CITY COUNCIL MEETING.

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29 APPROVED AS TO FORM:

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33 ASSISTANT CITY ATTORNEY

DATE

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PROOFREAD

DATE

APPROVED AS TO FORM AND SUBSTANCE:

ORIGINATING DEPARTMENT

DATE

CA File: 25-003401

EXHIBIT A
PARCEL DESCRIPTION-UTILITY EASEMENT VACATION

A parcel of land, being that Easement as described in the document as recorded April 16, 1984 as Reception No. 615271 of the Records of the Boulder County Clerk and Recorder (BCCR), situate in the Southwest Quarter (SW1/4) of Section Nine (9), Township Two North (T.2N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), City of Longmont, County of Boulder, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of the parcel as described in said Reception No. 615271 and assuming the North line of the Northwest Quarter of the Southwest Quarter of said Section 9 as bearing North 89°57'00" West, as deeded, a distance of 1304.18 feet and with all other bearings contained herein relative thereto;
THENCE South 89°57'00" East, along the North line of said parcel a distance of 193.14 feet to the Northwest corner of said easement and to the POINT OF BEGINNING;

Thence along the North, East, South and West lines of said Easement the following four courses:
THENCE South 89°57'00" East a distance of 3.00 feet;
THENCE South 00°03'00" East a distance of 500.00 feet;
THENCE North 89°57'00" West a distance of 3.00 feet;
THENCE North 00°03'00" West a distance of 500.00 feet to the POINT OF BEGINNING.

Said described parcel of land contains 1,500 Square Feet, more or less (±).

SURVEYORS STATEMENT

I, Steven Parks, a Colorado Licensed Professional Land Surveyor do hereby state that this Parcel Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.



Steven Parks - on behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

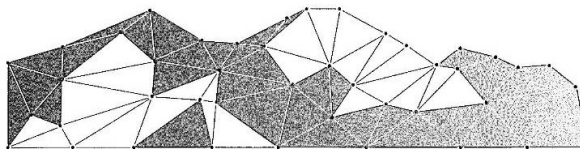


MAJESTIC SURVEYING
1111 Diamond Valley Drive, Suite 104
Windsor, Colorado 80550

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A circular seal with a rope-like border. The text "COLORADO LICENSED" is at the top, "STEVEN P. ANDERSON" is in the center, "38348" is below the name, and "9-30-2029" is at the bottom. The words "PROFESSIONAL LAND SURVEYOR" are written along the right side of the inner circle.



PROJECT NO: 2021487 CLIENT: RR
DATE: 9-30-2024 SCALE: 1"=100'