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ORDINANCE O-2025-

A BILL FOR AN ORDINANCE CONDITIONALLY APPROVING THE VACATION OF A  
LPC AND WATER EASEMENT AND A UTILITY EASEMENT GENERALLY LOCATED  
WEST OF SUNSET STREET AND NORTH OF DONOVAN DRIVE, ALONG THE  
SOUTHERN BOUNDARY OF LOTS 1 & 2 BACON’S SUBDIVISION REPLAT B

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WHEREAS the City of Longmont has received a petition and application to vacate a seven-  
foot wide LPC and water easement and a five-foot wide 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 easements 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 easements described in the attached Exhibit  
A, subject to satisfaction of the following requirement within one year of the date of passage of  
this ordinance:

- A. Satisfaction of the submittal requirements of the Longmont Land Development  
Code.

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

1    Section 3

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

4    Section 4

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

7           Introduced this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

8           Passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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15   ATTEST:

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MAYOR

\_\_\_\_\_  
CITY CLERK

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

APPROVED AS TO FORM:

\_\_\_\_\_  
ASSISTANT CITY ATTORNEY

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PROOFREAD

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DATE

1 APPROVED AS TO FORM AND SUBSTANCE:  
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ORIGINATING DEPARTMENT

DATE

CA File: 25-003400

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EXHIBIT A

**LPC/Water Easement Vacation**

**Legal Description**

A 7 FOOT LPC & WATER EASEMENT AS SHOWN ON THE PLAT OF BACON’S SUBDIVISION, REPLAT B AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY AT RECEPTION NO. 03951055, RECORDED MARCH 16, 2022, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6<sup>TH</sup> P.M., CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF LOTS 1 & 2, BACON’S SUBDIVISION, REPLAT B, TO BEAR NORTH 89°46’21” WEST, A DISTANCE OF 127.86 FEET BETWEEN FOUND #5 REBARS WITH 1 1/2” ALUMINUM CAPS STAMPED “FLATIRONS SURV 19588”, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT2, THENCE ALONG SAID SOUTH LINE, NORTH 89°46’21” WEST, A DISTANCE OF 127.89 FEET TO THE SOUTHWEST CORNER OF LOT 1;

THENCE ALONG THE WEST LINE OF SAID LOT, NORTH 01°15’34” EAST, A DISTANCE OF 7.00 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 89°46’21” EAST, A DISTANCE OF 127.87 FEET TO THE EAST LINE OF LOT 2;

THENCE ALONG SAID EAST LINE, SOUTH 01°03’37” WEST, A DISTANCE OF 7.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 895 SQUARE FEET OR 0.02 ACRES MORE OR LESS.

**Utility Easement Vacation**

**Legal Description**

A 5 FOOT UTILITY EASEMENT AS SHOWN ON THE PLAT OF BACON’S SUBDIVISION, REPLAT B AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY AT RECEPTION

1 NO. 03951055, RECORDED MARCH 16, 2022, LOCATED IN THE SOUTHWEST QUARTER  
2 OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6<sup>TH</sup> P.M., CITY OF  
3 LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE  
4 PARTICULARLY DESCRIBED AS FOLLOWS:

5

6 CONSIDERING THE SOUTH LINE OF LOTS 1 & 2, BACON'S SUBDIVISION, REPLAT B,  
7 TO BEAR NORTH 89°46'21" WEST, A DISTANCE OF 127.89 FEET BETWEEN FOUND #5  
8 REBARS WITH 1 1/2" ALUMINUM CAPS STAMPED "FLATIRONS SURV 19588", WITH  
9 ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

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11 COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2, THENCE ALONG THE  
12 EAST LINE OF SAID LOT 2, NORTH 01°03'37" EAST, A DISTANCE OF 7.00 FEET TO THE  
13 POINT OF BEGINNING; THENCE NORTH 89°46'21" WEST, A DISTANCE OF 127.87 FEET  
14 TO THE WEST LINE OF SAID LOT 1;

15 THENCE ALONG SAID WEST LINE, NORTH 01°15'34" EAST, A DISTANCE OF 5.00  
16 FEET;

17 THENCE DEPARTING SAID WEST LINE, SOUTH 89°46'21" EAST, A DISTANCE OF  
18 127.85 FEET TO THE EAST LINE OF LOT2,

19 THENCE ALONG SAID EAST LINE, SOUTH 01°03'37" WEST, A DISTANCE OF 5.00 FEET,  
20 MORE OR LESS, TO THE POINT OF BEGINNING.

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22 SAID PARCEL CONTAINING 639 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.