

## ORDINANCE O-2024-

A BILL FOR AN ORDINANCE CONDITIONALLY APPROVING THE VACATION OF  
ONE ACCESS AND UTILITY EASEMENT AND ONE GENERAL UTILITY EASEMENT  
LOCATED WITHIN THE BOUNDARIES OF WESTVIEW ACRES SUBDIVISION,  
GENERALLY LOCATED AT 8791 NORTH 87<sup>th</sup> STREET, WEST OF AIRPORT ROAD AND  
SOUTH OF GLENNEYRE DRIVE

WHEREAS the City of Longmont has received, a petition and application to vacate two (2) easements 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 Exhibit A, subject to satisfaction of the following requirements within one year of the date of passage of this ordinance:

1. The approval and recording of the Westview Acres Final Plat.
2. 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 requirements, the City Manager or designee shall record this ordinance with the County Clerk and Recorder.

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28
- 29
- 30
- 31
- 32
- 33

## Section 4

Introduced this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

ATTEST:

NOTICE: THE COUNCIL WILL HOLD A PUBLIC HEARING ON THIS ORDINANCE AT 7:00 P.M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, AT THE LONGMONT CITY COUNCIL MEETING.

DATE \_\_\_\_\_

DATE \_\_\_\_\_

1 APPROVED AS TO FORM AND SUBSTANCE:

2

3

4

5 \_\_\_\_\_  
ORIGINATING DEPARTMENT

\_\_\_\_\_  
DATE

6

7

CA File: 24-003099

**EXHIBIT A  
EASEMENT VACATION**

**LEGAL DESCRIPTIONS**

**EASEMENT 1 - 40' Access and Utility Easement**

A 40-foot Access & Utility Easement dedicated to the County of Boulder by the Westview Acres Subdivision, a subdivision plat recorded in the offices of the Boulder County Clerk and Recorder at Reception No. 398752, being a part of Lots 1 and 2 thereof and situated in the Southeast 1/4 of Section 18, Township 2 North, Range 69 West of the 6<sup>th</sup> Principal Meridian, County of Boulder, State of Colorado, more particularly described as follows:

**Beginning** at Southwest Corner of Lot 1, Westview Acres Subdivision;  
Thence S88°27'23"W along the South Line of Lot 2 of said Westview Acres Subdivision, a distance of 20.01 feet;  
Thence N00°00'20"W a distance of 81.07 feet; Thence N89°59'40"E a distance of 40.00 feet;  
Thence S00°00'20"E a distance of 80.00 feet to the point on the South Line of said Lot 1; Thence S88°27'23"W along said South Line, a distance of 20.01 feet to the **Point of Beginning**.

Easement Contains (3,221 Square Feet) 0.07396

Acres, more or less. All lineal distances are

represented in U.S. Survey Feet.

Bearings are based on the West Line of Lot 1 having a record bearing of N00°00'20"W As referenced on the plat of Westview Acres Subdivision and bounded by a 2" aluminum cap set flush in asphalt, stamped "RONALD ADAMS, PLS 13446" found at the Southwest Corner of said Lot 1 and a 1-1/2" aluminum cap with illegible markings, 0.2' below grade found at the Northwest Corner of said Lot 1, with all bearings contained herein being relative thereto.

**AND**

**EASEMENT 2 – 20' General Utility**

A 20-foot General Utility Easement dedicated to the County of Boulder by the Westview Acres Subdivision, a subdivision plat recorded in the offices of the Boulder County Clerk and Recorder at Reception No. 00398752, being a part of Lots 1 and 2 thereof and situated in the Southeast 1/4 of Section 18, Township 2 North, Range 69 West of the 6<sup>th</sup> Principal Meridian, County of Boulder, State of Colorado, more particularly described as follows:

**Beginning** at Southwest Corner of Lot 1, Westview Acres Subdivision;  
Thence S88°27'23"W along the South Line of Lot 2 of said Westview Acres Subdivision, a distance of 314.91 feet to the Southwest Corner of said Lot 2;  
Thence N00°00'20"W along the West Line of said Lot 2, a distance of 20.01 feet; Thence N88°27'23"E a distance of 614.82 feet;  
Thence S00°00'20"E a distance of 20.01 feet to the point on the South Line of said Lot 1;  
Thence S88°27'23"W along said South Line, a distance of 299.91 feet to the **Point of**

- 1     **Beginning.** Easement Contains (12,296 Square Feet) 0.28229 Acres, more or less.
- 2     All lineal distances are represented in U.S. Survey Feet.
- 3
- 4     Bearings are based on the West Line of Lot 1 having a record bearing of N00°00'20"W As referenced on the plat
- 5     of Westview Acres Subdivision and bounded by a 2" aluminum cap set flush in asphalt, stamped "RONALD
- 6     ADAMS, PLS 13446" found at the Southwest Corner of said Lot 1 and a 1-1/2" aluminum cap with illegible
- 7     markings, 0.2' below grade found at the Northwest Corner of said Lot 1, with all bearings contained herein being
- 8     relative thereto.