

ORDINANCE O-2024-

A BILL FOR AN ORDINANCE CONDITIONALLY APPROVING THE VACATION OF TWO LPC EASEMENTS, TWO UTILITY EASEMENTS, TWO SANITARY SEWER AND WATER EASEMENTS, AND TWO DRAINAGE EASEMENTS LOCATED WITHIN THE BOUNDARY OF LOTS 5 & 6 OF IRWIN THOMAS FIRST FILING FINAL PLAT, GENERALLY LOCATED AT 200 BOUNTIFUL AVENUE, WEST OF HARVEST MOON DRIVE AND SOUTH OF EAST KEN PRATT BOULEVARD AND COSTCO

---

WHEREAS the City of Longmont has received a petition and application to vacate eight 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 Irwin Thomas First Filing Replat C 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.

Section 3

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

Section 4

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

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

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

\_\_\_\_\_  
MAYOR

ATTEST:

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

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.

APPROVED AS TO FORM:

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

\_\_\_\_\_  
DATE

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13

\_\_\_\_\_  
PROOFREAD

\_\_\_\_\_  
DATE

APPROVED AS TO FORM AND SUBSTANCE:

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

\_\_\_\_\_  
DATE

CA File: 24-003104

**EXHIBIT A  
EASEMENT VACATION**

**EASEMENT 1 – LPC ELECTRIC EASEMENT**

A PARCEL OF LAND LOCATED IN LOT 5 OF IRWIN THOMAS FIRST FILING LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARING:** BEARINGS ARE BASED ON WESTERLY LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 11 WHICH BEARS S00°23'38"W A DISTANCE OF 2618.53 FEET BEING MONUMENTED ON THE NORTH BY A #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED LS 34993 AND ON THE SOUTH BY A #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED LS 20685 IN A RANGE BOX.

**COMMENCING** AT THE CENTER-WEST 1/16TH CORNER SECTION 11;

THENCE S00°23'38"W A DISTANCE OF 1108.03 FEET;

THENCE S89°36'22"E A DISTANCE OF 565.87 FEET TO THE **POINT OF BEGINNING**;

THENCE S00°22'25"W A DISTANCE OF 681.95 FEET;

THENCE S89°39'38"E A DISTANCE OF 5.00 FEET;

THENCE N00°22'25"E A DISTANCE OF 681.98 FEET;

THENCE S89°56'49"W A DISTANCE OF 5.00 FEET TO THE **POINT OF BEGINNING**; SAID

PARCEL CONTAINS 0.07 ACRES (3,410 SQUARE FEET) MORE OR LESS.

1 **EASEMENT 2 – SANITARY SEWER AND WATER**

2  
3 A PARCEL OF LAND LOCATED IN LOT 5 OF IRWIN THOMAS FIRST FILING LOCATED IN  
4 THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 69 WEST  
5 OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONGMONT, COUNTY OF BOULDER,  
6 STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
7

8 **BASIS OF BEARING:** BEARINGS ARE BASED ON WESTERLY LINE OF THE EAST HALF  
9 OF THE SOUTHWEST QUARTER OF SECTION 11 WHICH BEARS S00°23'38"W A  
10 DISTANCE OF 2618.53 FEET BEING MONUMENTED ON THE NORTH BY A #6 REBAR  
11 WITH A 3.25" ALUMINUM CAP STAMPED LS 34993 AND ON THE SOUTH BY A #6 REBAR  
12 WITH A 3.25" ALUMINUM CAP STAMPED LS 20685 IN A RANGE BOX.

13 **COMMENCING** AT THE CENTER-WEST 1/16TH CORNER SECTION 11;

14 THENCE S00°23'38"W A DISTANCE OF 1765.02 FEET;  
15 THENCE S89°36'22"E A DISTANCE OF 519.74 FEET TO THE **POINT OF BEGINNING**;

16  
17 THENCE S00°21'18"W A DISTANCE OF 35.00 FEET;  
18 THENCE S89°39'38"E A DISTANCE OF 40.01 FEET;  
19 THENCE N00°20'46"E A DISTANCE OF 35.00 FEET;  
20 THENCE N89°39'38"W A DISTANCE OF 40.00 FEET TO THE **POINT OF BEGINNING**; SAID

21 PARCEL CONTAINS 0.03 ACRES (1,400 SQUARE FEET) MORE OR LESS.

1 **EASEMENT 3 – UTILITY EASEMENT**

2  
3 A PARCEL OF LAND LOCATED IN LOT 5 OF IRWIN THOMAS FIRST FILING LOCATED IN  
4 THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 69 WEST  
5 OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONGMONT, COUNTY OF BOULDER,  
6 STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
7

8 **BASIS OF BEARING:** BEARINGS ARE BASED ON WESTERLY LINE OF THE EAST HALF  
9 OF THE SOUTHWEST QUARTER OF SECTION 11 WHICH BEARS S00°23'38"W A  
10 DISTANCE OF 2618.53 FEET BEING MONUMENTED ON THE NORTH BY A #6 REBAR  
11 WITH A 3.25" ALUMINUM CAP STAMPED LS 34993 AND ON THE SOUTH BY A #6 REBAR  
12 WITH A 3.25" ALUMINUM CAP STAMPED LS 20685 IN A RANGE BOX.

13 **COMMENCING** AT THE CENTER-WEST 1/16TH CORNER SECTION 11;

14 THENCE S00°23'38"W A DISTANCE OF 1118.10 FEET;  
15 THENCE S89°36'22"E A DISTANCE OF 555.88 FEET TO THE **POINT OF BEGINNING**;

16  
17 THENCE S00°22'25"W A DISTANCE OF 661.88 FEET;  
18 THENCE S89°39'38"E A DISTANCE OF 10.00 FEET;  
19 THENCE N00°22'25"E A DISTANCE OF 661.95 FEET;  
20 THENCE S89°56'49"W A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING**;

21 SAID PARCEL CONTAINS 0.15 ACRES (6,619 SQUARE FEET) MORE OR LESS.

**EASEMENT 4 – DRAINAGE EASEMENT 1**

A PARCEL OF LAND LOCATED IN LOT 6 OF IRWIN THOMAS FIRST FILING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARING:** BEARINGS ARE BASED ON WESTERLY LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 11 WHICH BEARS S00°23'38"W A DISTANCE OF 2618.53 FEET BEING MONUMENTED ON THE NORTH BY A #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED LS 34993 AND ON THE SOUTH BY A #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED LS 20685 IN A RANGE BOX.

**COMMENCING** AT THE CENTER-WEST 1/16TH CORNER SECTION 11;

THENCE S00°23'38"W A DISTANCE OF 1138.00 FEET;  
THENCE S89°36'22"E A DISTANCE OF 990.24 FEET TO THE **POINT OF BEGINNING**;

THENCE S00°00'00"E A DISTANCE OF 20.00 FEET;  
THENCE N90°00'00"E A DISTANCE OF 33.87 FEET;  
THENCE N00°03'11"W A DISTANCE OF 20.00 FEET;  
THENCE N90°00'00"W A DISTANCE OF 33.85 FEET TO

THE **POINT OF BEGINNING**; SAID PARCEL CONTAINS

0.02 ACRES (677 SQUARE FEET) MORE OR LESS.

1 **EASEMENT 5 – DRAINAGE EASEMENT 2**

2  
3 A PARCEL OF LAND LOCATED IN LOT 6 OF IRWIN THOMAS FIRST FILING  
4 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH,  
5 RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONGMONT,  
6 COUNTY OF BOULDER, STATE OF COLORADO AND BEING MORE PARTICULARLY  
7 DESCRIBED AS FOLLOWS:

8  
9 **BASIS OF BEARING:** BEARINGS ARE BASED ON WESTERLY LINE OF THE EAST  
10 HALF OF THE SOUTHWEST QUARTER OF SECTION 11 WHICH BEARS S00°23'38"W  
11 A DISTANCE OF 2618.53 FEET BEING MONUMENTED ON THE NORTH BY A #6  
12 REBAR WITH A 3.25" ALUMINUM CAP STAMPED LS 34993 AND ON THE SOUTH BY  
13 A #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED LS 20685 IN A RANGE BOX.

14 **COMMENCING** AT THE CENTER-WEST 1/16TH CORNER SECTION 11;

15 THENCE S00°23'38"W A DISTANCE OF 1411.85 FEET;  
16 THENCE S89°36'22"E A DISTANCE OF 991.74 FEET TO THE **POINT OF BEGINNING**;

17  
18 THENCE S00°03'11"E A DISTANCE OF 20.00 FEET;  
19 THENCE N89°56'49"E A DISTANCE OF 34.48 FEET;  
20 THENCE N00°03'11"W A DISTANCE OF 20.00 FEET;  
21 THENCE S89°56'49"W A DISTANCE OF 34.48 FEET TO THE

22 **POINT OF BEGINNING**; SAID PARCEL CONTAINS 0.02 ACRES

23 (690 SQUARE FEET) MORE OR LESS.



**EASEMENT 6 – LPC ELECTRIC EASEMENT**

A PARCEL OF LAND LOCATED IN LOT 6 OF IRWIN THOMAS FIRST FILING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARING:** BEARINGS ARE BASED ON WESTERLY LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 11 WHICH BEARS S00°23'38"W A DISTANCE OF 2618.53 FEET BEING MONUMENTED ON THE NORTH BY A #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED LS 34993 AND ON THE SOUTH BY A #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED LS 20685 IN A RANGE BOX.

**COMMENCING** AT THE CENTER-WEST 1/16TH CORNER SECTION 11;

THENCE S00°23'38"W A DISTANCE OF 1107.99 FEET;  
THENCE S89°36'22"E A DISTANCE OF 570.87 FEET TO THE **POINT OF BEGINNING**;

THENCE S00°22'25"W A DISTANCE OF 681.98 FEET;  
THENCE S89°39'38"E A DISTANCE OF 5.00 FEET;  
THENCE N00°22'25"E A DISTANCE OF 682.02 FEET;  
THENCE S89°56'49"W A DISTANCE OF 5.00 FEET TO THE

**POINT OF BEGINNING**; SAID PARCEL CONTAINS 0.08

ACRES (3,410.00 SQUARE FEET) MORE OR LESS.

**EASEMENT 7 – SANITARY SEWER AND WATER**

A PARCEL OF LAND LOCATED IN LOT 5 OF IRWIN THOMAS FIRST FILING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARING:** BEARINGS ARE BASED ON WESTERLY LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 11 WHICH BEARS S00°23'38"W A DISTANCE OF 2618.53 FEET BEING MONUMENTED ON THE NORTH BY A #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED LS 34993 AND ON THE SOUTH BY A #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED LS 20685 IN A RANGE BOX.

**COMMENCING** AT THE CENTER-WEST 1/16TH CORNER SECTION 11;

THENCE S00°23'38"W A DISTANCE OF 1321.02 FEET;  
THENCE S89°36'22"E A DISTANCE OF 990.52 FEET TO THE **POINT OF BEGINNING**;

THENCE S00°03'11"E A DISTANCE OF 40.00 FEET;  
THENCE S90°00'00"E A DISTANCE OF 35.00 FEET;  
THENCE N00°03'11"W A DISTANCE OF 40.00 FEET;  
THENCE N90°00'00"W A DISTANCE OF 35.00 FEET

TO THE **POINT OF BEGINNING**; SAID PARCEL

CONTAINS 0.03 ACRES (1,400 SQUARE FEET)

MORE OR LESS.

1  
2 **EASEMENT 8 – UTILITY EASEMENT**  
3

4 A PARCEL OF LAND LOCATED IN LOT 6 OF IRWIN THOMAS FIRST FILING LOCATED IN  
5 THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 69 WEST  
6 OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONGMONT, COUNTY OF BOULDER,  
7 STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
8

9 **BASIS OF BEARING:** BEARINGS ARE BASED ON WESTERLY LINE OF THE EAST HALF  
10 OF THE SOUTHWEST QUARTER OF SECTION 11 WHICH BEARS S00°23'38"W A  
11 DISTANCE OF 2618.53 FEET BEING MONUMENTED ON THE NORTH BY A #6 REBAR  
12 WITH A 3.25" ALUMINUM CAP STAMPED LS 34993 AND ON THE SOUTH BY A #6 REBAR  
13 WITH A 3.25" ALUMINUM CAP STAMPED LS 20685 IN A RANGE BOX.

14 **COMMENCING** AT THE CENTER-WEST 1/16TH CORNER SECTION 11;

15 THENCE S00°23'38"W A DISTANCE OF 1117.95 FEET;  
16 THENCE S89°36'22"E A DISTANCE OF 575.88 FEET TO THE **POINT OF BEGINNING**;

17  
18 THENCE S00°22'25"W A DISTANCE OF 662.02 FEET;  
19 THENCE S89°39'38"E A DISTANCE OF 10.00 FEET;  
20 THENCE N00°22'25"E A DISTANCE OF 662.09 FEET;  
21 THENCE S89°56'49"W A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING**;

22 SAID PARCEL CONTAINS 0.15 ACRES (6,621 SQUARE FEET) MORE OR LESS.