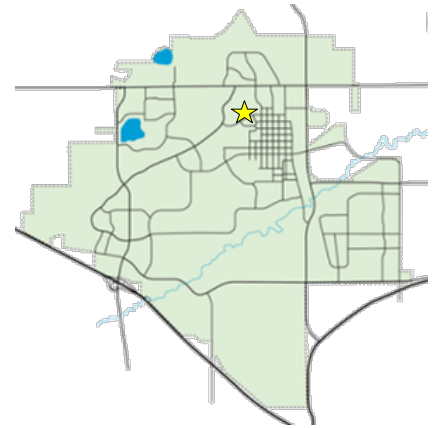
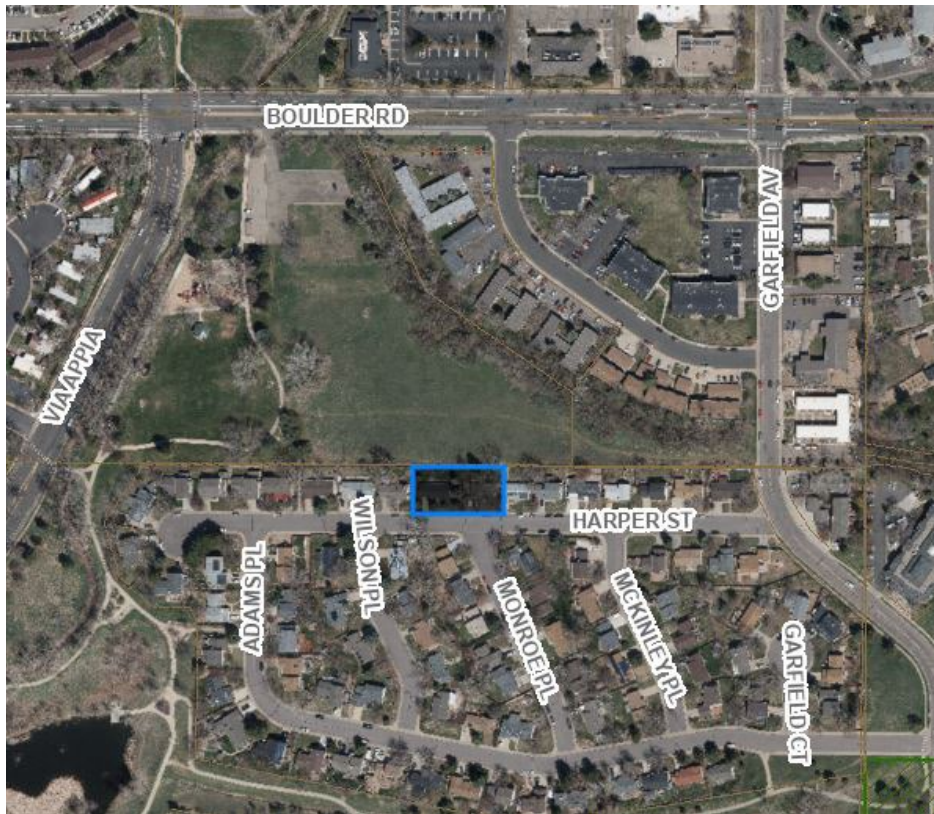


SUBJECT: **ORDINANCE NO. 1881, SERIES 2024 – AN ORDINANCE
APPROVING THE VACATION OF EXISTING DRAINAGE
EASEMENT LOCATED ON LOTS 8 AND 9 OF THE AMENDED
PLAT OF PARKWOOD FILING NO. 2 – 1ST READING – SET
PUBLIC HEARING 8/20/24**

DATE: **AUGUST 6, 2024**

PRESENTED BY: **AMELIA BRACKETT, SENIOR PLANNER**

VICINITY MAP:



SUMMARY:

Attached for consideration on first reading, and to set the public hearing for August 20, 2024, is a draft ordinance to vacate a utility easement across Lots 8 and 9 of the Amended Plat of Parkwood Filing No. 2. New easements will be dedicated by the First Replat of the Amended Plat of Parkwood Filing No. 2, which will be reviewed as a Minor Subdivision by City Council concurrent with the second reading of this Easement Vacation on August 20.

REQUEST:

The applicants, Joel Hayes, Susan Johnson, Debora Langer, and Thomas Langer,

request approval of a Minor Subdivision and Easement Vacation to adjust the lot line and associated easements between 187 and 171 Harper Street.

A full staff report on the application will be provided to City Council ahead of the August 20, 2024 hearing, which will include an analysis of the concurrent application for a Minor Subdivision that accompanies this Easement Vacation. Of the two concurrent applications, only the Easement Vacation requires an ordinance, hence the first reading as standalone item on August 6 from the Minor Subdivision.

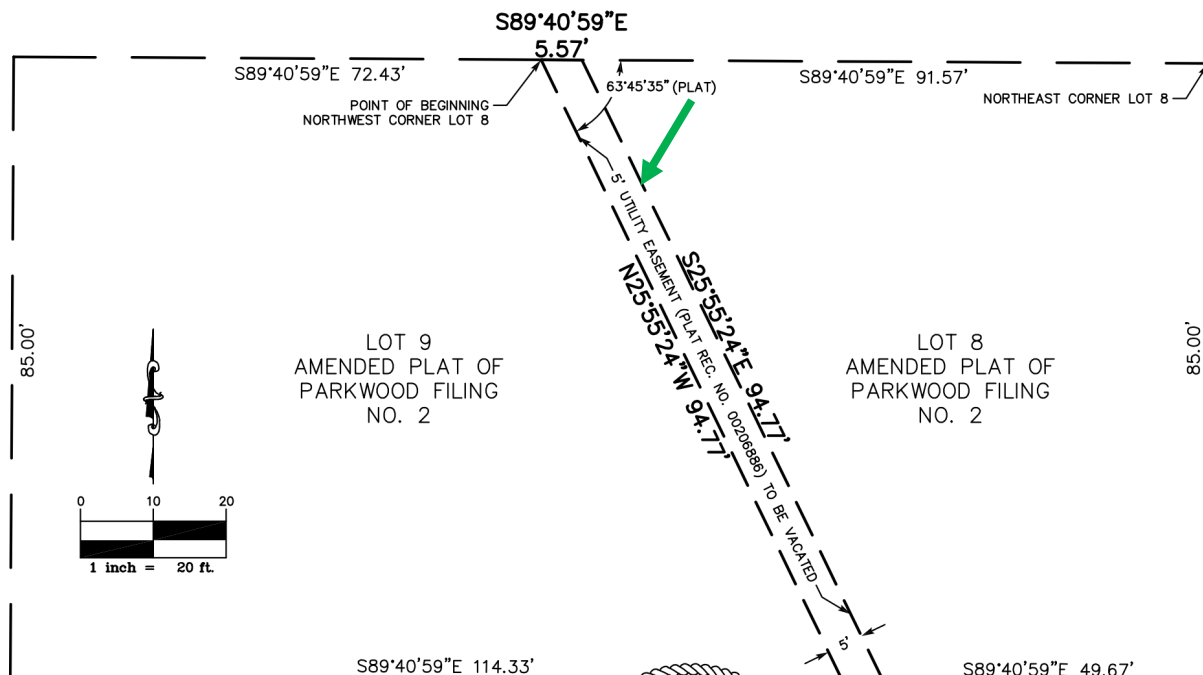


Figure 1. Exhibits showing easement to be vacated.

SUBJECT: ORDINANCE NO. 1881, SERIES 2024

DATE: AUGUST 6, 2024

PAGE 3 OF 3

ANALYSIS:

Louisville Public Works and utility providers have reviewed the proposed easement vacations and have no objections as part of the development application. New easements are proposed as part of the replat (Minor Subdivision) concurrent with the easement vacation.

FISCAL IMPACT:

There is no anticipated fiscal impact to the City resulting from the requested easement vacation.

STAFF RECOMMENDATION:

Staff recommends approval of Ordinance 1881, Series 2024 on first reading, and setting second reading and the public hearing for August 20, 2024.

ATTACHMENTS:

1. Ordinance 1881, Series 2024

**ORDINANCE NO. 1881
SERIES 2024**

**AN ORDINANCE APPROVING THE VACATION OF EXISTING DRAINAGE
EASEMENT LOCATED ON LOTS 8 AND 9 OF THE AMENDED PLAT OF PARKWOOD
FILING NO. 2**

WHEREAS, by the Amended Plat of Parkwood Filing No. 2, recorded in the Office of the Boulder County Clerk and Recorder on January 12, 1976 at Reception No. 00206886, there was a utility easement across Lots 8 and 9 ("the easement"); and

WHEREAS, a replat application has been approved by the City dedicating new easements under the name the First Replat of the Amended Plat of Parkwood Filing No. 2; and

WHEREAS, the City Council finds and determines that the easement for which vacation is requested is not and will not be needed for any public, governmental, or utility purposes; and

WHEREAS, the City Council desires to approve the application and vacate the City's interests in the easement for which vacation is requested;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:

Section 1. The City hereby approves the vacation of the easement across Lots 8 and 9 which easement herein vacated is in the location further described in Exhibit A attached hereto and incorporated herein by this reference ("the easement").

Section 2. All other ordinances or portions thereof inconsistent or in conflict with this ordinance or any portion hereof are repealed to the extent of such inconsistency or conflict.

Section 3. The Mayor and City Manager, or either of them, is authorized to execute such additional documents as may be necessary to evidence the vacation of the easement herein vacated, including but not limited to execution of quit claim deeds.

**INTRODUCED, READ, PASSED ON FIRST READING, AND ORDERED
PUBLISHED this 6th day of August, 2024.**

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, Interim City Clerk

APPROVED AS TO FORM:

Kelly, P.C.
City Attorney

**PASSED AND ADOPTED ON SECOND AND FINAL READING, this ____ day
of _____, 2024.**

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, Interim City Clerk

EXHIBIT "A"

SHEET 1 OF 2

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12 AND THE SOUTHWEST
QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 69 WEST
OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

VACATION OF A FIVE FOOT (5') WIDE EASEMENT FOR DRAINAGE PURPOSES UPON, OVER AND
ACROSS LOTS 2 AND 3, BLOCK 1, AS SHOWN ON THE PLAT OF A REPLAT OF THE ENCLAVE
AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY AT REC. NO. 00898171, DATED
JANUARY 14, 1988 BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12 AND THE
SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M.,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, LYING TWO AND ONE HALF
FEET (2.5') ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

THE COMMON LINE OF LOTS 2 & 3, AS DESCRIBED ON SAID PLAT.

SAID SIDELINES BEING SHORTENED AND LENGTHENED SO AS TO PREVENT GAPS OR OVERLAPS
WITH THE PERIMETER BOUNDARY LINES OF SAID LOTS.

THE TOTAL AREA OF VACATED EASEMENT CONTAINS 1,057 SQUARE FEET, MORE OR LESS.

BY:BBECKETT FILE:80548-EASEMENT VACATE.DWG DATE:3/28/2024 8:50 AM

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF
COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS,
INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING
MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY
RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY
KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH
APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR
WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION
AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND
ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR
SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 24-80548
DRAWN BY: W. BECKETT
DATE: MARCH 28, 2024

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS
NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD
INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

James Z.
Gowan

Digitally signed by James
Z. Gowan
DN: cn=James Z. Gowan,
o=Flatirons, Inc., ou,
email=zgowan@flatironsin
c.com, c=US
Date: 2024.03.28 10:18:11
-06'00'



Flatirons, Inc.
Land Surveying Services



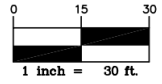
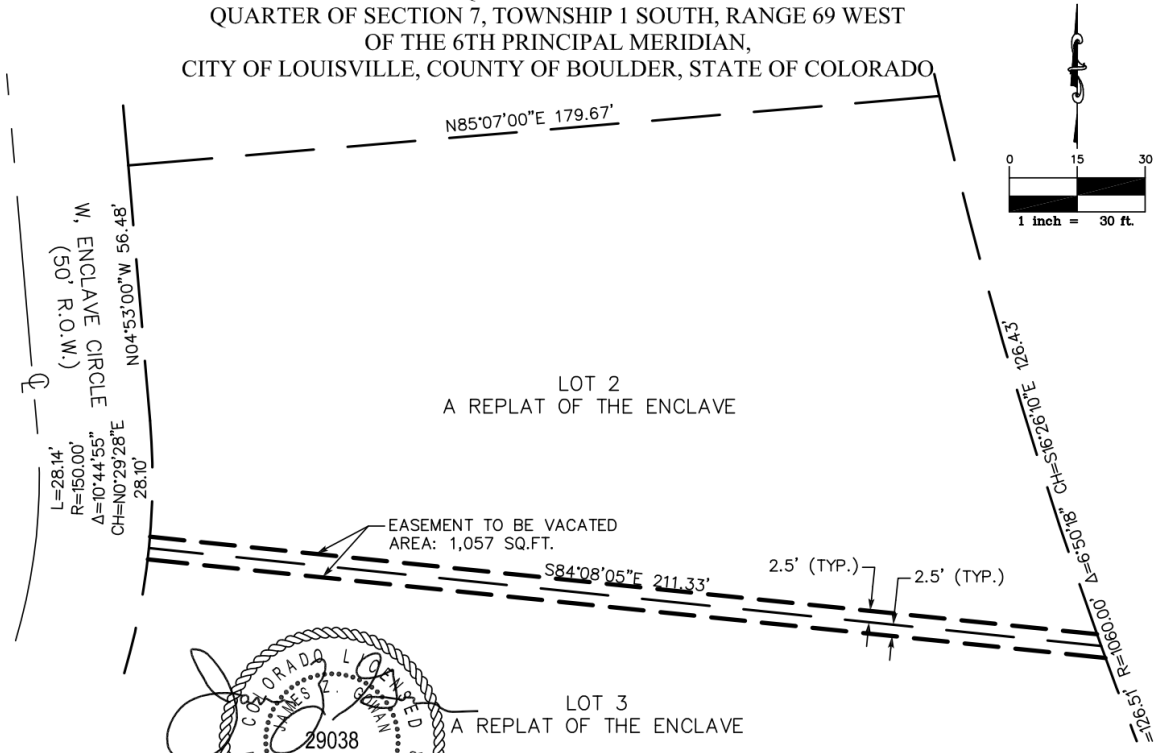
3825 IRIS AVE,
SUITE 395
BOULDER, CO 80301
(303) 443-7001

www.FlatironsInc.com

EXHIBIT "A"

SHEET 2 OF 2

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12 AND THE SOUTHWEST
QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 69 WEST
OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



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LOT 3
A REPLAT OF THE ENCLAVE

Flatirons, Inc.
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3825 IRIS AVE,
SUITE 395
BOULDER, CO 80301
(303) 443-7001
www.FlatironsInc.com

BY:BBECKETT FILE:80548-EASEMENT VACATE.DWG DATE:3/28/2024 10:08 AM