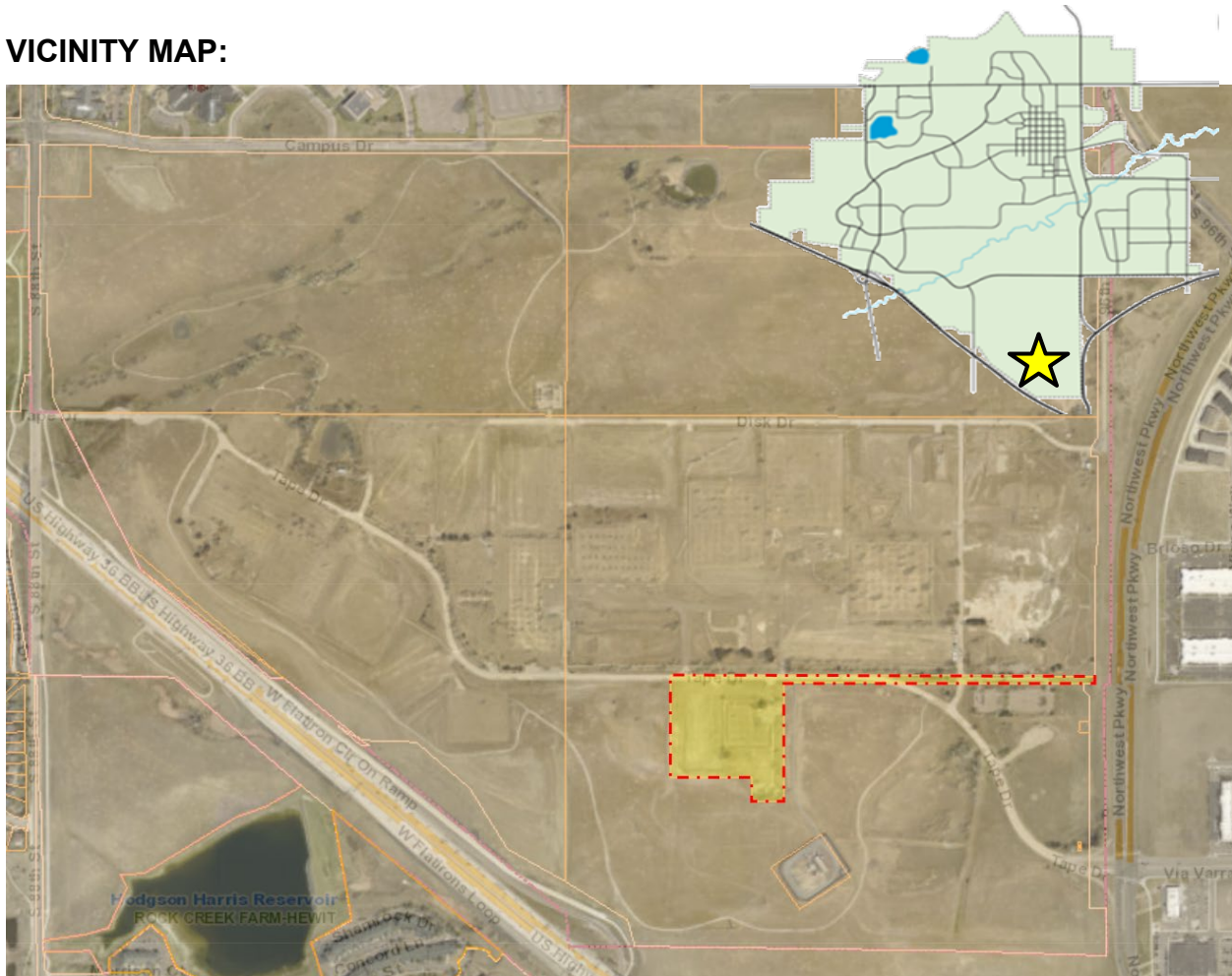


SUBJECT: **ORDINANCE 1885, SERIES 2024 – AN ORDINANCE VACATING
AN ACCESS EASEMENT LOCATED WITHIN OUTLOT A OF THE
STORAGETEK BUILDING SIX SUBDIVISION – 2ND READING
(ADVERTISED *DAILY CAMERA* 10/20/24)**

DATE: **NOVEMBER 1, 2024**

PRESENTED BY: **ROB ZUCCARO, COMMUNITY DEVELOPMENT DIRECTOR**

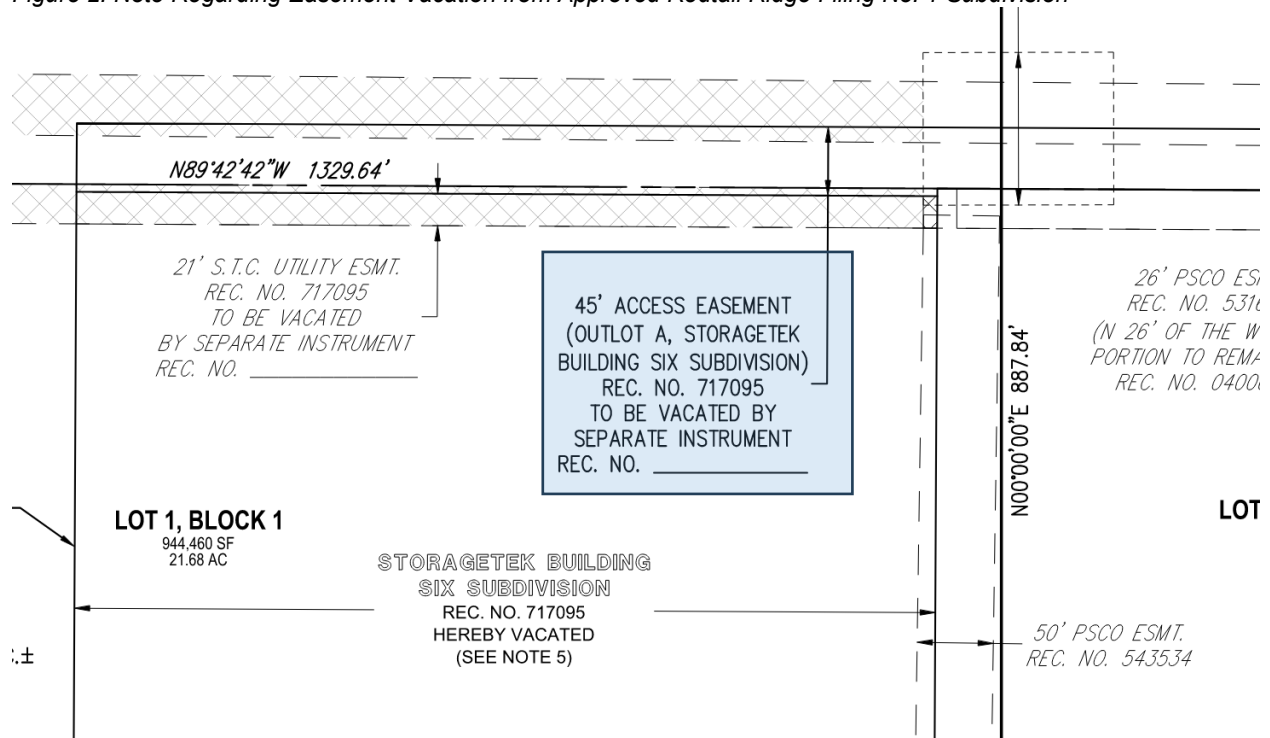
VICINITY MAP:



SUMMARY:

The applicants request approval of a ordinance vacating a City Access Easement granted within Outlot A of the Storagetek Building Six Subdivision. Vacation of the easement was contemplated by the Redtail Ridge Filing No. 1 Subdivision, recently approved by City Council by Resolution 38, Series 2024. This ordinance vacating the Access Easement is a clean-up item related to that plat approval.

Figure 2. Note Regarding Easement Vacation from Approved Redtail Ridge Filing No. 1 Subdivision



FISCAL IMPACT:

There is no anticipated fiscal impact as a result of this ordinance.

STAFF RECOMMENDATION:

Staff recommends approval of Ordinance 1885, Series 2024 on first reading and setting the public hearing for November 4, 2024.

ATTACHMENTS:

1. Ordinance 1885, Series 2024
2. Application
3. Storagetek Building Six Subdivision
4. Redtail Ridge Filing No. 1 Subdivision

STRATEGIC PLAN IMPACT:

☐	 Financial Stewardship & Asset Management	☐	 Reliable Core Services
☒	 Vibrant Economic Climate	☐	 Quality Programs & Amenities
☐	 Engaged Community	☐	 Healthy Workforce
☐	 Supportive Technology	☐	 Collaborative Regional Partner

**ORDINANCE NO. 1885
SERIES 2024**

**AN ORDINANCE VACATING AN ACCESS EASEMENT LOCATED WITHIN OUTLOT A
OF THE STORAGETEK BUILDING SIX SUBDIVISION**

WHEREAS, by the Storagetek Building Six Subdivision, recorded in the Office of the Boulder County Clerk and Recorder on October 3, 1985 at Reception No. 717095, an Access Easement was granted to the City of Louisville within Outlot A of the Subdivision; and

WHEREAS, the Redtail Ridge Filing No. 1 Subdivision, approved by City Council Resolution No. 38, Series 2024, replats and supersedes the Storagetek Building Six Subdivision; and

WHEREAS, the Access Easement is no longer needed for the future development of the property as shown in the Redtail Ridge Filing No. 1 Subdivision; and

WHEREAS, an application has been received requesting the City Council to vacate the Access Easement; and

WHEREAS, the City Council desires to approve the application and vacate the City's interests in the Access Easement.

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

Section 1. The City hereby vacates the Access Easement across Outlot A of the Storagetek Building Six Subdivision, shown in Exhibit A attached hereto and incorporated herein by this reference.

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 15TH DAY OF OCTOBER, 2024.**

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, Interim City Clerk

APPROVED AS TO FORM:

Kelly PC
City Attorney

**PASSED AND ADOPTED ON SECOND AND FINAL READING, THIS 5TH DAY
OF NOVEMBER, 2024.**

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, Interim City Clerk

Exhibit A

DESCRIPTION

SITUATED IN THE NORTHEAST 1/4 OF SECTION 29 AND THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

A PARCEL OF LAND BEING A PORTION OF OUTLOT A, STORAGETEK BUILDING SIX SUBDIVISION RECORDED AT RECEPTION NO. 717095 OF THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER, SITUATED IN THE NORTHEAST QUARTER OF SECTION 29 AND SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID OUTLOT A;
THENCE SOUTH 89°42'42" EAST ALONG THE NORTH LINE OF SAID OUTLOT A, A DISTANCE OF 2,083.24 FEET TO THE NORTHWEST CORNER OF PARCEL TK-71-1 DESCRIBED BY THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2309730;
THENCE SOUTH 00°02'35" EAST ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 40.00 FEET TO THE SOUTH LINE OF SAID OUTLOT A;
THENCE ALONG THE PERIMETER OF SAID OUTLOT A THE FOLLOWING FOUR (4) COURSES:

1. NORTH 89°42'42" WEST, A DISTANCE OF 1,518.48 FEET;
2. SOUTH 00°17'18" WEST, A DISTANCE OF 5.00 FEET;
3. NORTH 89°42'42" WEST, A DISTANCE OF 565.00 FEET;
4. NORTH 00°17'18" EAST, A DISTANCE OF 45.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 86,159 SQUARE FEET OR 1.98 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 89°42'42" WEST, BEING MONUMENTED AT SOUTHEAST CORNER OF SAID SECTION 20 BY A #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED "MERRICK & CO 2009 PLS 33200", AND AT THE SOUTH QUARTER CORNER OF SAID SECTION 20 BY A #6 REBAR WITH A 3.25" BRASS CAP STAMPED "1998 PLS 16401".

PREPARED BY: AARON MURPHY
PLS 38162

ON BEHALF OF: HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203
303.623.6300



Plotted: FRI 09/20/24 3:51:37P By: Aaron Murphy Filepath: p:\2018\190108\survey\esmt_vaca_soragetek outlot a.dwg Layout: desc

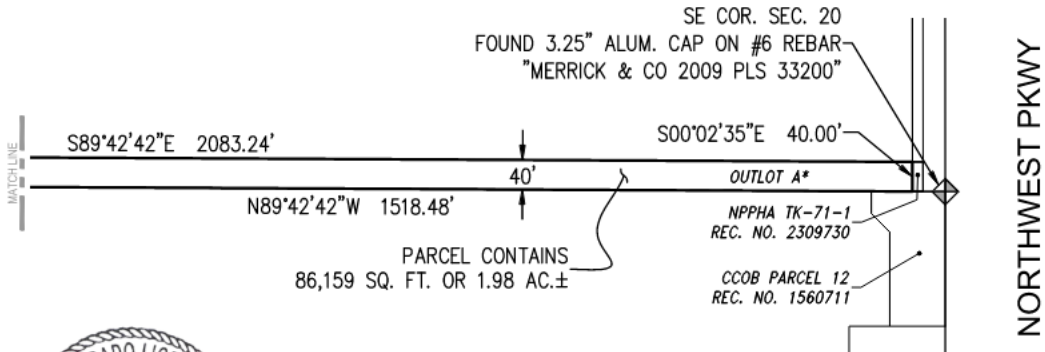
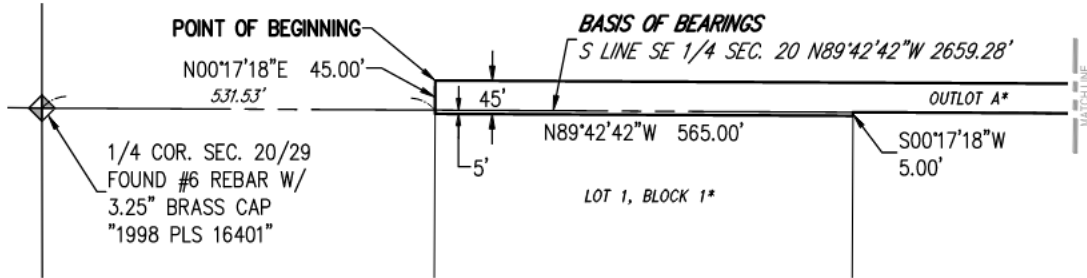


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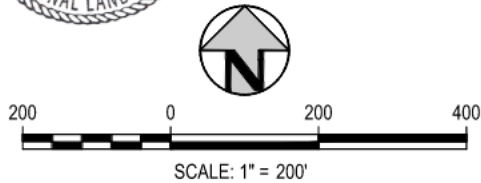
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CHECKED BY: AWM
DRAWN BY: TWG
SHEET NUMBER
1
1 OF 2

ILLUSTRATION

SITUATED IN THE NORTHEAST 1/4 OF SECTION 29 AND THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



* = STORAGETEK BUILDING SIX SUBDIVISION REC. NO. 717095



NOTE:
THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
IT IS INTENDED TO DEPICT ONLY THE ATTACHED DESCRIPTION.

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

ILLUSTRATION

PROJECT #:	190108
CHECKED BY:	AWM
DRAWN BY:	TWG
SHEET NUMBER	2
	2 OF 2

Development Review Application Form

Please complete this form and include it with the submittal documents for your development review application. Applications will not be processed until all required information is provided to the satisfaction of the City of Louisville Planning Department.

Property Information

Common Address(es): Redtail Ridge

Legal Description:

Lot Outlot A Block 1 Subdivision StorageTek Building Six Subdivision

Lot Area: _____ Sq. Ft. or 1.991 +/- Acres

LAND USE PROCESS (check all that apply)

- ☐ Annexation
- ☐ Concept Plan
- ☒ Easement Vacation
- ☐ Oil and Gas
- ☐ General Development Plan (GDP)
 - ☐ Amendment
 - ☐ New GDP
- ☐ Planned Unit Development (PUD)
 - ☐ Amendment
 - ☐ Preliminary
 - ☐ New PUD
- ☐ Rezoning
- ☐ Special Review Use (SRU)
 - ☐ Amendment
 - ☐ New SRU
- ☐ Subdivision
 - ☐ Final or Replat
 - ☐ Preliminary Plat
- ☐ Temporary Use Permit
- ☐ Variance
- ☐ Vested Property Right
- ☐ Wireless Facility
- ☐ Other: _____

PROJECT DESCRIPTION:

Vacation of access easement over Outlot A, StorageTek Building Six Subdivision, which easement was granted to the City of Louisville by the plat of StorageTek Building Six Subdivision recorded at Reception No. 717095.

This vacation is in connection with the approval of the Final Subdivision Plat of Redtail Ridge Filing No. 1. As a result of the resubdivision of the property that includes StorageTek Building Six Subdivision and the vacation of the plat of StorageTek Building Six subdivision, no further purpose will be served by the access easement over Outlot A.

Property Owner Information

Name: Rodney Richerson Entity (if applicable) Redtail Ridge Portfolio, LLC

Address: Sterling Bay, 333 Green St., Suite 1100, Chicago, IL 60607

Phone: 949-422-0005 Email: richerson@sterlingbay.com

Application Representative Information

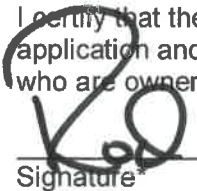
Name: Rodney Richerson Entity (if applicable) Redtail Ridge Portfolio, LLC

Address: Sterling Bay, 333 Green St., Suite 1100, Chicago, IL 60607

Phone: 949-422-0005 Email: richerson@sterlingbay.com

Certification/Signature

I certify that the information I have submitted is true and correct to the best of my knowledge and in filing the application and submittal documents, I am acting as and/or with the knowledge and consent of those persons who are owners of the subject property or are parties to this application.

 _____
Signature Print Name Date

Rodney Richerson

9/18/2024

*If acting as a representative/agent of the owner, include written authorization from the owner that certifies the agent's right to submit this application

NOT TO SCALE. THIS MAP IS A SUMMARY OF THE SUBDIVISION. IT IS NOT A LEGAL DOCUMENT. IT IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN AS A SUMMARY OF THE SUBDIVISION. IT IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN AS A SUMMARY OF THE SUBDIVISION.

LEGEND

SECTION CORNER
(DESCRIBED ON FOLLOWING SHEETS)

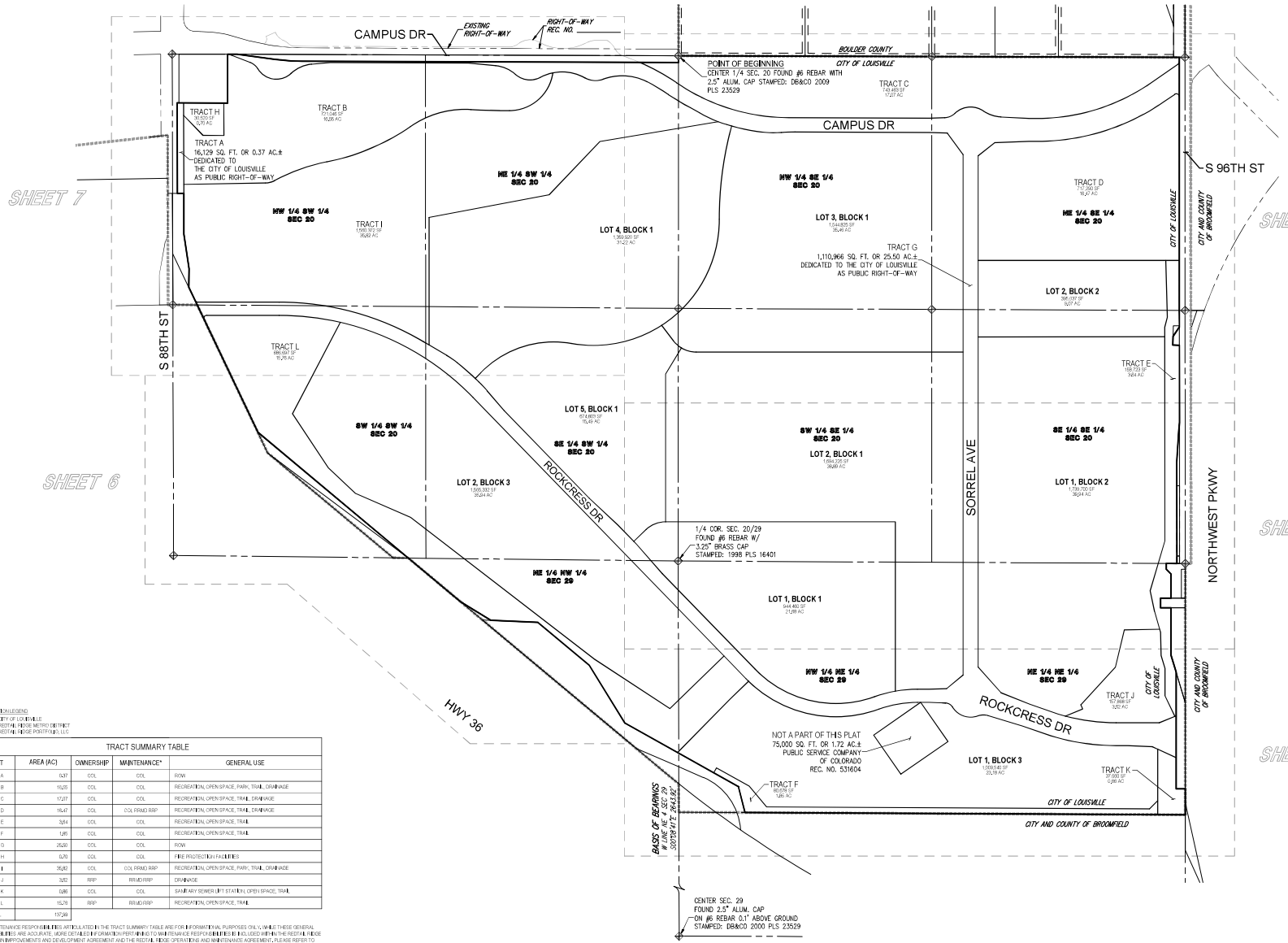
LOT X, BLOCK X
X, X, X AC

LOT NUMBER
& AREA

LOUISVILLE CITY LIMITS

FINAL SUBDIVISION PLAT OF
REDTAIL RIDGE FILING NO. 1
SITUATED IN THE SOUTH HALF OF SECTION 20 AND THE NORTH HALF OF SECTION 29, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
KEY MAP/TRACT SUMMARY TABLE

PREPARED BY:
HKS HARRIS KOCHER SMITH
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Denver, Colorado 80203
P: 303.434.0000 F: 303.434.0011
HarrisKocherSmith.com



ABBREVIATIONS

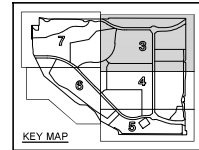
COL - CITY OF LOUISVILLE
BOULDER - BOULDER COUNTY
BSP - BROADBENT SUBDIVISION PROJECT, LLC

TRACT	AREA (AC)	OWNERSHIP*	MAINTENANCE*	GENERAL USE
TRACT A	107	COL	COL	ROW
TRACT B	1025	COL	COL	RECREATIONAL OPEN SPACE, PARK, TRAIL, DRIVEWAY
TRACT C	1727	COL	COL	RECREATIONAL OPEN SPACE, TRAIL, DRIVEWAY
TRACT D	1647	COL	COL PRNGD BSP	RECREATIONAL OPEN SPACE, TRAIL, DRIVEWAY
TRACT E	394	COL	COL	RECREATIONAL OPEN SPACE, TRAIL
TRACT F	149	COL	COL	RECREATIONAL OPEN SPACE, TRAIL
TRACT G	2060	COL	COL	ROW
TRACT H	1070	COL	COL	TRAIL PROTECTED FACILITY
TRACT I	3000	COL	COL PRNGD BSP	RECREATIONAL OPEN SPACE, PARK, TRAIL, DRIVEWAY
TRACT J	300	BSP	BROADBENT	DRIVEWAY
TRACT K	108	COL	COL	SUMMARY SEWER LIFT STATION, OPEN SPACE, TRAIL
TRACT L	1678	BSP	BROADBENT	RECREATIONAL OPEN SPACE, TRAIL
TOTAL	15729			

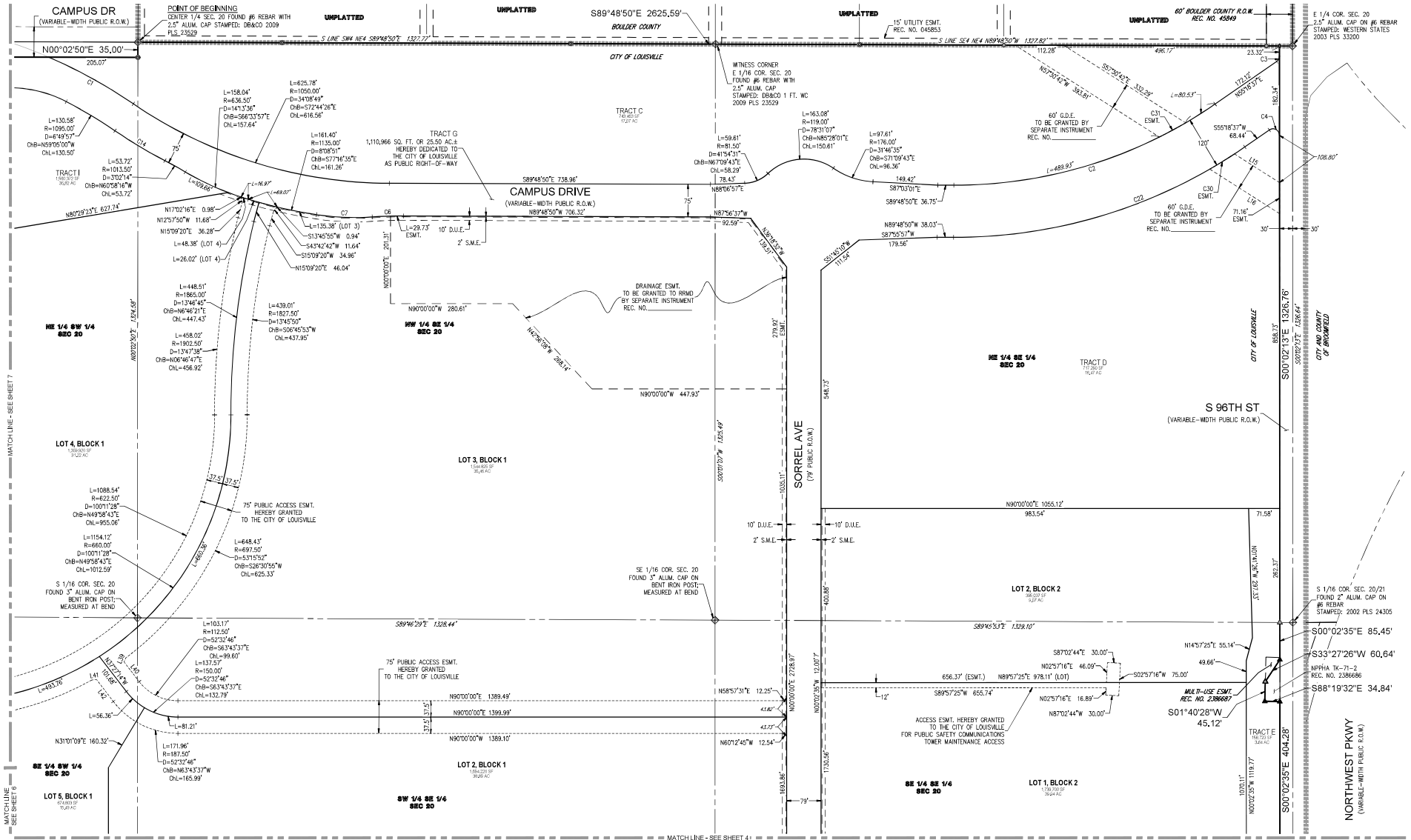
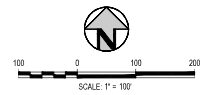
*THE MAINTENANCE RESPONSIBILITIES ARTICULATED IN THE TRACT SUMMARY TABLE ARE FOR INFORMATIONAL PURPOSES ONLY. WHILE THESE GENERAL RESPONSIBILITIES ARE ACCURATE, MORE DETAILED INFORMATION FROM WHICH TO DERIVE THESE RESPONSIBILITIES IS BELIEVED TO BE WITHIN THE BEST INTERESTS OF THE SUBDIVISION IMPROVEMENTS AND DEVELOPMENT AGREEMENT AND THE REDTAIL RIDGE OPERATIONS AND MAINTENANCE AGREEMENT. PLEASE REFER TO THESE DOCUMENTS FOR ADDITIONAL DETAIL PERTAINING TO MAINTENANCE RESPONSIBILITIES.

FINAL SUBDIVISION PLAT OF
REDTAIL RIDGE FILING NO. 1

SITUATED IN THE SOUTH HALF OF SECTION 20 AND THE NORTH HALF OF SECTION 29, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
PLAT SHEET

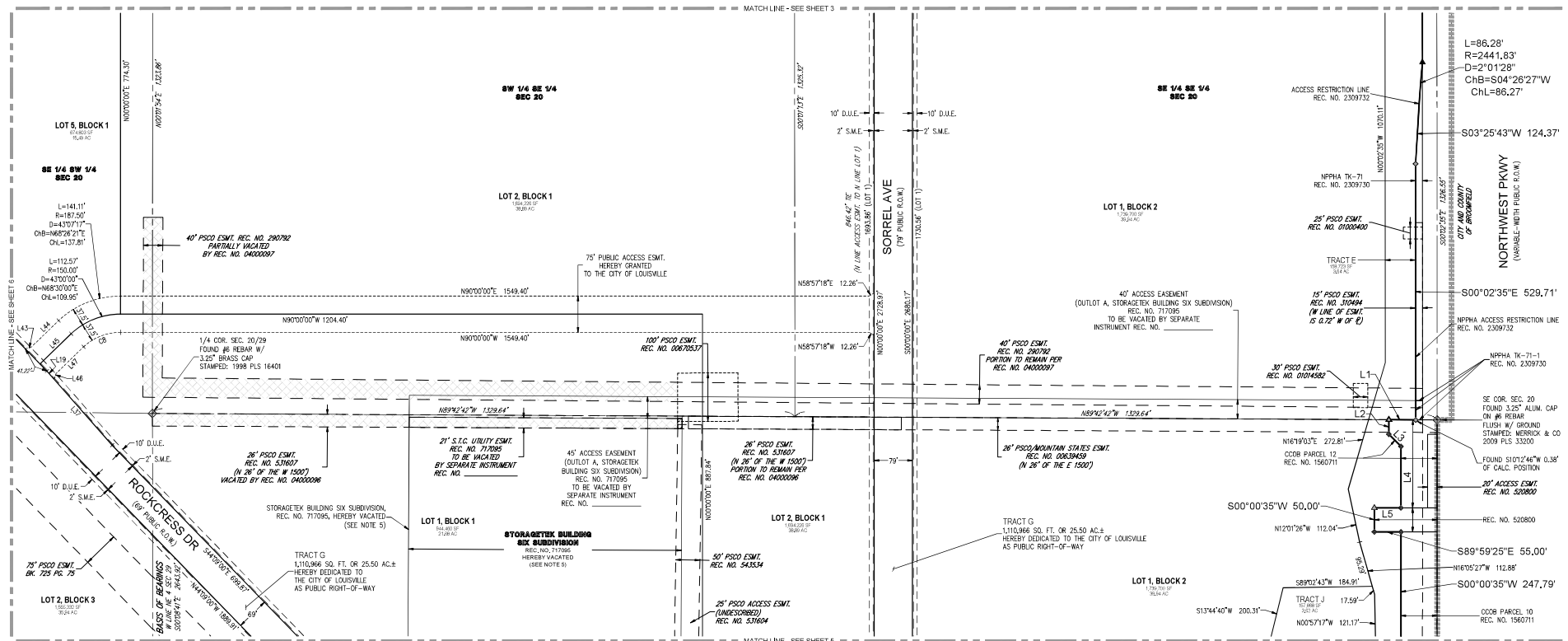


PREPARED BY:
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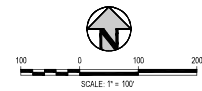
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PLAT SHEET

HKS HARRIS KOCHER SMITH
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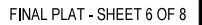


SITUATED IN THE SOUTH HALF OF SECTION 20 AND THE NORTH HALF OF SECTION 29, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
PLAT SHEET/EASEMENT DETAILS 'A' & 'B'

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LEPATTI, P. 2016. <https://arxiv.org/abs/1603.02692>. LAYOUT: 540 x 360 pixels, 3 channels, 1 byte per channel, 16-bit per channel, 16-bit per pixel.

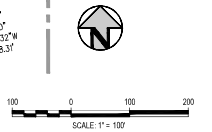
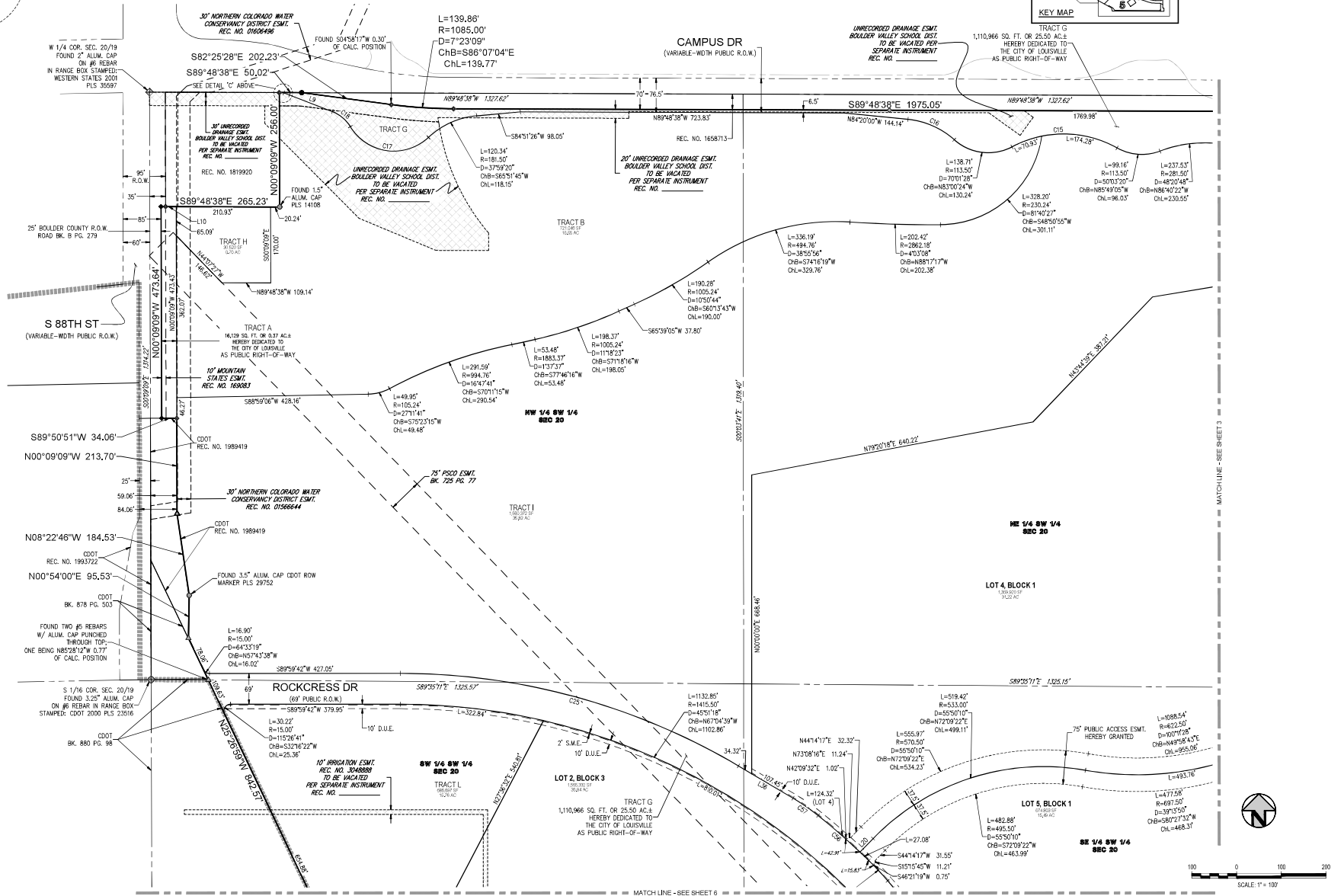
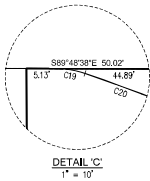
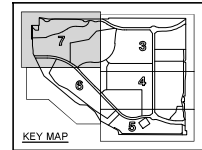


FINAL SUBDIVISION PLAT OF REDTAIL RIDGE FILING NO. 1

SITUATED IN THE SOUTH HALF OF SECTION 20 AND THE NORTH HALF OF SECTION 29, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
PLAT SHEET

PREPARED BY:

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HarrisKocherSmith.com



PROJECT NUMBER: 180106

JOURNAL OF DOCUMENTATION, vol. 60, no. 2, 2006, pp. 179–186.
doi:10.1080/jdoc.2006.10667682
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J. EAPATH: P:\016\193\GURUDEV\PLAT-193\29.DWG LAYOUT: SHEET
XREFS: none
PLOTTED: WED 08/14/2016 17:23 BY THINCEBING

DETAIL 'D'
 SCALE: 1" = 10'

TRACT J

TRACT E

NORTHWEST PKWY

E.C.U.E.
 HEREBY GRANTED

N00°02'55"E 58.37'

S23°55'06"W 54.00'

S67°42'53"W 25.12'

10 0 10
 SCALE: 1" = 10'