



Meeting Date: November 5, 2019

AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

Through: Bill Detweiler, Director, Development Services

From: Donna Ferguson, Senior Planner, Development Services

Title: **An Ordinance Authorizing the Issuance of a Quitclaim Deed for the Purpose of Abandoning the Town's Interest in a Public Utility and Drainage Easement Within Lot 2A-2, Block 2, Meadows Filing 20, Phase 1, Amendment 13 (EV19-0002)**

Executive Summary

Castle Rock Development Company, on behalf of The Garrett Companies, is requesting the Town to abandon an existing utility and drainage easement, which contains infrastructure that is not in use, to accommodate a site design for a mixed-use project known as Talus Flats (Figure 1). The request to abandon the easement requires public hearings before Town Council who shall review and make a decision upon the request.

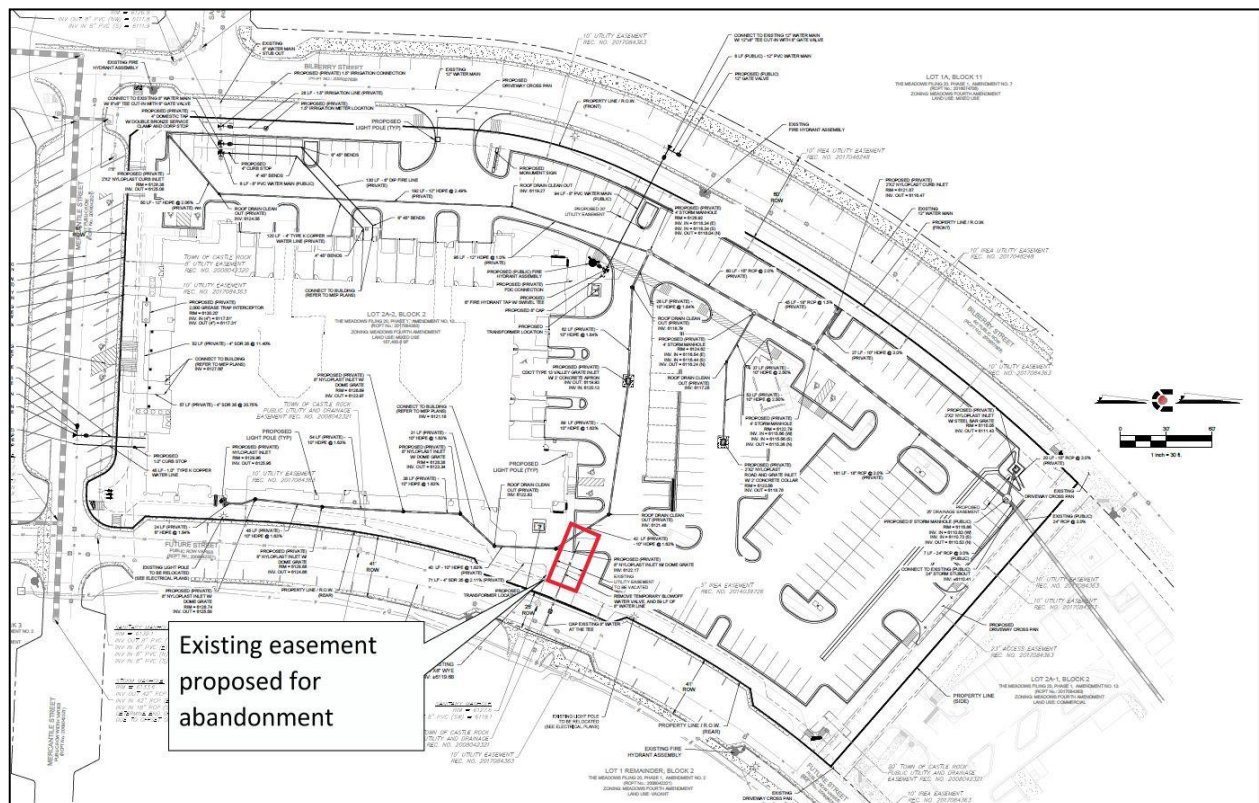


Figure 1: Vicinity Map

Discussion

Background

The utility and drainage easement was originally created by plat in 2008 to serve Lot 2, Block 2 of Meadows Filing 20, Phase 1, Amendment No. 2 (Lot 2). In 2013 in anticipation of the future development of Lot 2 a water line stub out was constructed within the easement. In 2017, Lot 2 was subdivided into two lots, Lot 2A-1 and Lot 2A-2, which left the stub out located on Lot 2A-2. Currently, a SDP for a multi-use project, known as Talus Flats, has been completed for Lot 2A-2. In order for the SDP to be executed the existing stub out needs to be removed.

Easement abandonment process

Requests to abandon platted easements other than by a Plat require a Quitclaim Deed process, which requires public hearings before Town Council for review and decision. Because the utility and drainage easement contains infrastructure that is not in use the request to abandon the easement will be conditioned upon the removal of the stub out back to the main.

Budget Impact

The requested easement abandonment will have no impact to the Town budget.

Recommendation

Staff recommends approval of the ordinance abandoning a Public Utility and Drainage Easement within Lot 2A-2, Block 2, Meadows Filing 20, Phase 1, Amendment 13.

Proposed Motion

I move to approve the ordinance as introduced by title, first reading.

Attachments

Attachment A: Ordinance
Exhibit 1: Legal Description
Exhibit 2: Quitclaim Deed