

TOWN OF MOFFAT, COLORADO  
ORDINANCE NO. 2017-8

AN ORDINANCE VACATING THE ALLEYWAY BETWEEN LOTS 11, 12, 13, 14, 15, 16 IN BLOCK 125  
AND LOTS 17, 18, 19, 20, 21, 22 IN BLOCK 125 IN THE TOWN OF MOFFAT, COLORADO

**WHEREAS**, at the regular board meeting on November 7, 2017, Mr. Rhodes approached the Board of Trustees requesting a vacation of the alleyway between his lots owned in block 125, and

**WHEREAS**, the Board of Trustees has determined that such vacation will not block any public access or negatively impact surrounding property owners, and may provide a small amount of additional property tax revenues for the town, and

**WHEREAS**, pursuant to C.R.S. § 43-2-303 the Board of Trustees has the power and authority to vacate public alleyways, so long as such vacation does not have the effect of leaving any land adjoining the vacated streets without an established access, and

**WHEREAS**, this vacation does not deny access to any land adjoining the vacated streets and alleys;

**NOW THEREFORE**, Be it hereby ordained by the Board of Trustees of the Town of Moffat, Colorado approves the vacation of:

The alleyway between lots 11, 12, 13, 14, 15, 16 in Block 125 and lots 17, 18, 19, 20, 21, 22 in Block 125 in the Town of Moffat, Colorado, County of Saguache, Colorado.

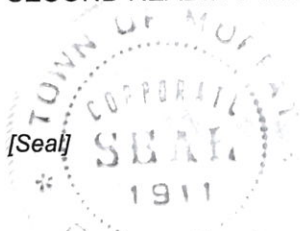
The Board of Trustees hereby reserves the entire width of said public roads for utility easements in said vacated public roads to the Town of Moffat.

Fee ownership of the vacated street shall revert to the property owner(s) holding fee title to the property adjacent to the vacated street. Ownership shall vest to the centerline of said public roads with all lot owners adjacent to the public roads taking to the center.

The Town Clerk is hereby instructed to record this Ordinance in the office of the Saguache County Clerk and Recorder after such Ordinance is published.

FIRST READ on this 5th day of December, 2017.

SECOND READING and ADOPTED on this 9th day of December, 2017.



TOWN OF MOFFAT, COLORADO

*Patricia Reigel*  
By: Patricia Reigel, Mayor

ATTEST:

*Sarah Van Horn*  
Sarah Van Horn, Town Clerk

384612

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State of Colorado

Carla Gomez, Saguache County Recorder

01-12-2018 02:02 PM Recording Fee \$23.00



P.O. Box 353  
Moffat, CO 81143

# Variance Application

ALL INCOMPLETE APPLICATIONS WILL BE RETURNED WITH FUNDS RECEIVED

Property Owner Name Wm Shawn Rhodes  
 Mailing Address P.O. Box 384  
 City, State, Zip Moffat Colo 81143  
 Legal Description of Property Blk 125 Lots 11-16 17-22  
 Total Acreage or Square Footage of Property 300 x 135 = 37,500 Sq Ft.  
 Variance Description 20' North South Alley Blk 125 = \$2,000 info total \$7,500  
 Reason for Request Needed to modify to get Bldg design in place  
 Intended use of Property Storage Area  
 Transportation Access 4 Sides will be accessible  
 Utilities Provided by:  
 Electricity N/A  
 Telephone cell 719 849 9456  
 Adequate Water N/A at present time  
 Adequate Septic System N/A at present time

*All to include East + West Alley on North end of my 12 lots*

1. Please Attach A Sketch plan of property showing all structures, roads ditches, etc.
2. Proof of Ownership
3. Adjoining Property Owner Approval Chad Gujer Approved
4. Time Schedule for Construction upon approval will work with Town
5. County Road Access approval, if needed yes

I understand the following: There may be recorded protective covenants that apply to my property. Receiving Town Approval does not exempt me from meeting any applicable covenants. Before constructing or modifying any access from a State, County, or Town Road, you must obtain an approved access permit from the appropriate authority.

Receiving Town approval on this Variance application does not exempt me from the requirements of other applicable Town Requirements, including building and septic permits, or applicable state requirements including water well, plumbing and electrical permits.

I hereby certify that the above information is true and accurate to the best of my knowledge. I further certify that I or we are legal owner(s) of record of the property that this variance is being applied for.

Owner Wm S. Rhodes Date 11-7-17

### FOR OFFICE USE ONLY

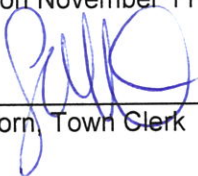
The Planning Commission has determined that this property is in a:

- Geologic Hazard Area
- Critical Wildlife Habitat Area
- Wildfire Area
- Area with Possible High Groundwater Levels

Legal Description \_\_\_\_\_  
 Block Blk 125 Lots 11-16 Other Description \_\_\_\_\_  
17-22

## CERTIFICATION

I hereby certify that the above Ordinance was introduced, read in full, on December 5<sup>th</sup>, 2017 and then approved and adopted at the regular meeting of the Board of Trustees of the Town of Moffat, Colorado on the January 9, 2018, and published by posting at the following locations: Moffat Post Office, Moffat Town Hall and the Mirage Coffee Shop on November 11<sup>th</sup> and November 28, 2017.



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Sarah Van Horn, Town Clerk