

**CITY OF WOODLAND PARK  
ORDINANCE NO. 1491, SERIES 2025**

**AN ORDINANCE TO VACATE THE LOT LINE AND ABUTTING PUBLIC UTILITY  
EASEMENTS COMMON TO LOTS 17 AND 18 OF BLOCK 2,  
SUNNYWOOD MANOR FILING NO. 5**

WHEREAS, Matthew and Alison Anderson (Property Owners) owns Lot 17 (no address) and Lot 18 (2881 Sunnywood Avenue), both in Block 2 Sunnywood Manor Filing No. 5; and

WHEREAS, the final plat of Sunnywood Manor Filing No. 5 included the dedication of 10-foot wide utility easements along all side lot lines to the City of Woodland Park (City); and

WHEREAS, the Property Owner is requesting that the common lot line between Lots 17 and 18 and the abutting 10-foot wide public utility easements be vacated; and

WHEREAS, based on the findings contained in the Staff Report and as presented at the public hearing on February 20, 2025;

NOW, THEREFORE THE CITY OF WOODLAND PARK, COLORADO, ORDAINS as follows:

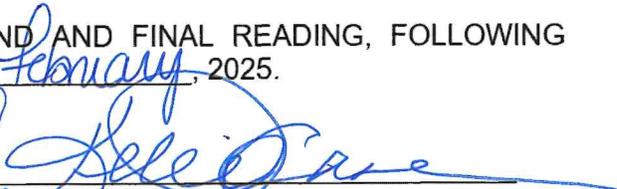
Section 1. The common lot line between Lots 17 and 18, Block 2, Sunnywood Manor Filing No. 5 is hereby vacated as is the abutting 10-foot wide public utility easements on either side of the common lot line, all as illustrated in Exhibit A attached hereto; and

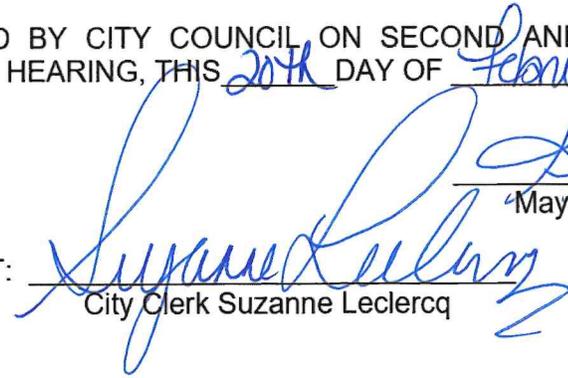
Section 2. The new, combined lot shall be referred to and legally described as Lot 17R, Block 2, Sunnywood Manor Filing No. 5 and, except as vacated herein, all plat configurations, easements, dedications and notes on the Sunnywood Manor Filing No. 5 final plat remain valid, in full force and effect; and

Section 3. Should any article, section, clause or provision of this Ordinance be declared by a Court of competent jurisdiction to be invalid, the same shall not affect the validity of the balance of this Ordinance.

Section 4. The City shall cause this Ordinance and all Exhibits to be recorded in the Teller County real property records and said Ordinance and Exhibits shall be in full force and effect from and after its publication as required by law.

PASSED BY CITY COUNCIL ON SECOND AND FINAL READING, FOLLOWING PUBLIC HEARING, THIS 20th DAY OF February, 2025.

  
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Mayor Kelly Case

ATTEST:   
\_\_\_\_\_  
City Clerk Suzanne Leclercq