

CITY OF GRAND JUNCTION

Resolution No. 33-00

VACATING AN INGRESS-EGRESS EASEMENT  
WITHIN HILLTOP SUBDIVISION NO 2 LOCATED AT  
THE NORTHWEST CORNER OF 15<sup>TH</sup> STREET AND PATTERSON ROAD

Recitals.

The owner of Larchwood Inns Nursing home, located on Lot 2, Hilltop Subdivision No. 2, has acquired lots 3 and 4 of the same subdivision, located along Patterson Road and plans on expanding the facility. To allow for the expansion the three lots are being replatted into one and a 44' x 40' ingress-egress easement between the common boundary of lots 3 and 4 along Patterson Road is proposed for vacation. The purpose of the easement was to provide shared access from one curb cut on Patterson Road. With the replat the shared access is no longer needed. Also the City's Transportation Engineering Design Standards manual prohibits a driveway at this location due to spacing concerns from 15<sup>th</sup> Street.

At its March 14, 2000 hearing the Planning Commission found that the easement vacation conforms to the criteria in Section 8-3 in the Zoning and Development Code and recommends approval of the vacation. Community Development File #FPP-2000-023 outlines the specific findings of the Commission.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

City Council finds that the vacation meets the criteria set forth in Section 8-3 of the Grand Junction Zoning and Development Code and in accordance therewith the following described easements are hereby vacated:

A parcel of land subject to a 44' X 40' ingress-egress easement located in the SW Corner of Lot 3 and the SE corner of Lot 4, Hilltop Subdivision No. 2, Grand Junction, Mesa County, Colorado, more particularly described by metes and bounds as follows:

Commencing at the SE Corner of the SW  $\frac{1}{4}$  SW  $\frac{1}{4}$  Section 1, T.1S, R.1W, Ute Principal Meridian, a 3 inch aluminum cap monument (MCSM #715-2) from which the SW Corner of Section 1, a 2.5 inch brass cap monument (MCSM #60-1) bears N89°47'30"W a distance of 1322.37 feet as determined by GPS measurement, with all subsequent bearings relative thereto;

then N 89°47'30"W for 275.09 feet; then N 00°05'54"E for 50.00 feet to the true Point of Beginning; then along the following four courses which represent the boundary of the easement being vacated:

1. N 89°47'30"W for 44 feet;
2. N 00°05'54"E for 40 feet;
3. S89°47'30"E for 44 feet;
4. S00°05'54"W for 40 feet to the True Point of Beginning.

PASSED AND ADOPTED this 5th day of April, 2000.

ATTEST:

/s/ Stephanie Nye  
City Clerk

/s/ Gene Kinsey  
President of City Council

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