

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2736

VACATING EASEMENTS ON LOT 3, BLOCK 2, FILING 2 PTARMIGAN RIDGE  
CITY OF GRAND JUNCTION

Recitals.

A portion of Ptarmigan Court South was vacated by Council action on December 1, 1993 (Ordinance 2720). The original intent of the developer was to vacate unnecessary easements on the adjacent parcel as well. The descriptions of the easements were unclear at the time and, thus, were inadvertently left out of the final ordinance approved by Council. The easements are not needed for utility services or other purposes on this or other adjacent parcels. The subsequent buyer and builder of the parcel (Lot 3, Block 2, Filing 2 Ptarmigan Ridge) is requesting vacation of the easements to create a more buildable lot.

The Grand Junction Planning Commission, at their March 1, 1994 hearing recommended approval of the easement vacations.

The City Council has duly considered the matter and the recommendation of the Planning Commission and finds that the requirements for vacation of easements, as set forth in section 8-3 of the Zoning and Development Code, have been satisfied.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That the easements described below are hereby vacated:

Commencing at the NE corner of Lot 3, Block 2, Ptarmigan Ridge Filing Two, situated in the NW1/4 Section 2, Township 1 South, Range 1 West, Ute Meridian, and considering the North line of said Lot 3, Block 2 to bear North 89 degrees 49 minutes 54 seconds West and all bearings contained herein to be relative thereto; thence North 89 degrees 49 minutes 54 seconds West 61.15 feet along the South line of the vacated portion of Ptarmigan Court South to the East side of a drainage easement as platted on the map of Ptarmigan Ridge Filing Two; thence South 26 degrees 19 minutes 02 seconds West 11.14 feet; thence South 89 degrees 49 minutes 54 seconds East 51.08 feet; thence South 00 degrees 02 minutes 34 seconds West 75.00 feet; thence South 89 degrees 49 minutes 54 seconds East 15 feet to the East line of Lot 3; thence North 00 degrees 02 minutes 34 seconds East 85 feet to the point of beginning.

INTRODUCED for FIRST READING and PUBLICATION this 16th day of February, 1994.

PASSED on SECOND READING this 2nd day of March, 1994.

ATTEST:

/s/ Stephanie Nye  
City Clerk

/s/ Reford C. Theobold  
President of City Council