

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2748

VACATING EXISTING AND DEDICATING NEW UTILITY AND
INGRESS/EGRESS EASEMENTS ON LOT 2, WOODLAND SUBDIVISION

Recitals.

The owner of Lot 2, Woodland Subdivision is proposing to vacate utility and access easements that currently run through the middle of the lot and relocate (by rededication) a utility/access easements along the western and southern property lines. A 20-foot easement will also be dedicated along 28-1/4 Road at the request of Public Service. It is imperative that the easement be for access as well as utility in order for Lot 1, Woodland Subdivision to have reasonable access. The only other access to Lot 1 is a 12-foot driveway off of 28-1/4 Road which is currently used as a one-way access into this developed commercial parcel. Access out of Lot 1 is via the easement through Lot 2 which is proposed to be vacated. The 12-foot driveway is not a reasonable access because it is not wide enough for two-way traffic and it is not accessible by emergency equipment. The owner of the property to the north has not objected to the relocation of the access.

The Planning Commission at its May 3, 1994 hearing recommended approval of the easement vacation.

The City Council has duly considered the matter and the recommendation of the Planning Commission and finds that the proposed easement vacation meets the criteria set forth in Section 8-3 of the Zoning and Development Code for vacation of easements.

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

That the easement described below is hereby vacated:

Commencing at the Northeast corner of Lot 2 Woodland Subdivision, whose North line is recorded as bearing S89°45'36"E in Plat Book 12 at Page 108 in the Mesa County Clerk and Recorder's office and all bearings contained herein to be relative there to; thence S00°19'54"E 10.00 feet; thence N89°45'36"W 18.25 feet to the Point of Beginning; thence S00°22'30"E 144.47 feet; thence S89°52'24"E 131.94 feet to the East line of said Lot 2; thence along said East line of Lot 2 S00°08'37"E 25.00 feet; thence leaving said East line of Lot 2, N89°52'24"E 230.84 feet; thence S00°22'30"E 28.00 feet; thence S89°52'24"E 5.00 feet; thence S00°22'30"E 60.00 feet; thence S89°52'24"E 225.48 feet to the East line of said Lot 2; thence along said East line of Lot 2 S00°08'37"E 15.00 feet to the South line of said Lot 2; thence along said South line of Lot 2 N89°52'24"W 240.42 feet to the West line of said Lot 2; thence along said West line of Lot 2, N00°22'30"W 128.00 feet; thence leaving said West line of Lot 2, S89°52'24"E 85.00 feet; thence N00°22'30"W 144.52 feet; thence S89°45'36"E 24.00 feet to the Point of Beginning, Mesa County, Colorado;

and the easements described below are hereby dedicated:

The North, West and South 25.00 feet of Lot 2 Woodland Subdivision and the East 20.00 feet which lies along 28-1/4 Road of Lot 2 Woodland Subdivision, Mesa County, Colorado.

Introduced this 18th day of May, 1994.

Passed and adopted this 1st day of June, 1994.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ R.T. Mantlo
President of City Council