

CITY OF GRAND JUNCTION

Ordinance No. 2971

VACATING A 15 FOOT UTILITY AND IRRIGATION EASEMENT
LOCATED ON LOT 7, BLOCK 2, ALPINE MEADOWS SUBDIVISION,
AT 778 JASMINE COURT
FOR THE CONSTRUCTION OF A FENCE/RETAINING WALL

Recitals.

To accommodate the construction of a combination fence/retaining wall on the northernmost portion of the lot at 778 Jasmine Court, the applicant has requested to vacate a 15' utility and drainage easement. There are no utilities identified in the utility easement to be vacated. The fence does not impede drainage; an adjacent tract is sufficient for needed drainage at this location.

At its September 3, 1996 hearing, the Grand Junction Planning Commission recommended approval of vacation of both easements.

NOW, THEREFORE BE IT ORDAINED 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 15 foot utility and irrigation easement is hereby vacated:

That certain fifteen (15.0) foot wide Utility & Drainage Easement located on, along, over, under and across Lot 7, Block 2 of Alpine Meadows Subdivision, A Replat of La Casa De Dominguez Filing No. One, situated in the NE 1/4 of the NE 1/4 of Section 35, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said easement being more particularly described as follows:

Beginning at the Northeast Corner of said Lot 7; thence S 00°00'00" E along the East boundary line of said Lot 7 a distance of 15.00 feet to a point which is the intersection of the East boundary line of said Lot 7 with the South line of said easement; thence N 90°00'00" W along the South line of said easement a distance of 27.81 feet to point which is the intersection of the South line of said easement with the Northerly boundary line of said Lot 7; thence N 61°39'23" E along the Northerly boundary line of said Lot 7 a distance of 31.60 feet to the Point of Beginning.

INTRODUCED for FIRST READING and PUBLICATION this 18th day of September, 1996

PUBLIC HEARING OEPNED AND CONTINUED this 16th day of October, 1996.

PUBLIC HEARING OPENED AND CONTINUED this 20th day of November, 1996.

PASSED on SECOND READING this 15th day of January, 1997.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Linda Afman
President of City Council