

CITY OF GRAND JUNCTION

Ordinance No. 3004

VACATING A 20 FOOT INGRESS/EGRESS EASEMENT
LOCATED ON LOT 1 TOMKINS SUBDIVISION,
AT 605 MEANDER DRIVE

Recitals.

A 20 foot ingress/egress easement was dedicated on Lot 1, Tomkins Subdivision to provide access to Lot 3, within the same subdivision. When platted in 1995, access to Patterson Road was not allowed for this residential subdivision. Since that time Lot 3 has been resubdivided into a portion of Lots 1 and 2, Redstone Business Park. As part of the approval of that plat a 40' X 40' common ingress/egress easement was provided for both lots onto Patterson Road. With the dedication of this access easement there is no longer a need for an ingress/egress easement over Lot 1.

At its May 6, 1997 hearing the Planning Commission found that the easement vacation conforms with the criteria in Section 8-3 in the Zoning and Development Code and recommended approval of the vacation.

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 20 foot ingress/egress easement is hereby vacated:

An ingress and egress easement 20 feet in width as platted on the recorded plat of Tomkins Subdivision, a subdivision located in the City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Beginning at the Northwest corner of Lot 2 of Tomkins Subdivision, (with all bearings contained herein relative to the recorded plat thereof); thence along the lot line common to Lots 1 and 2, S 21°35'52" W a distance of 120.20 feet; thence S 34°39'01" W a distance of 63.16 feet to the Southwest corner of Lot 2; thence S 79°26'41" W a distance of 28.39 feet along the line common to Lots 1 and 3 to a point on the Westerly line of said 20 foot easement; thence following along the Westerly edge of said easement N 34°39'01" E a distance of 81.02 feet; thence N 21°35'52" E a distance of 118.63 feet to a point on the Southerly right of way of Meander Drive; thence along a curve turning to the left with an arc length of 20.05 feet, having a radius of 90.00 feet, with a chord bearing of S 66°20'29" E, and a chord length of 20.01', to the POINT OF BEGINNING.

INTRODUCED for FIRST READING and PUBLICATION this 21st day of May, 1997

PASSED on SECOND READING this 4th day of June, 1997.

ATTEST:

/s/ Christine English
Acting City Clerk

/s/ Janet L. Terry
President of City Council