

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 3007

VACATING A PORTION OF A DRAINAGE AND UTILITIES EASEMENT
IN TRAILS WEST VILLAGE FILING 1

Recitals.

The plat for Trails West Village Filing 1, within which the property at 2225 Mescalero Avenue is located, created a 20-foot easement centered on the western lot line of that parcel. The residence recently completed on the parcel was inadvertently constructed such that it encroaches on the eastern four feet of the easement.

This encroachment was identified during recent title work being prepared for the property. The encumbrance on the property renders the property unsaleable through conventional financing methods. Therefore, the property owner/builder has requested that four feet of the easement be vacated in order to clear the title.

Both research done by the owners and comments on the proposal through the review process determined that the only utility line in the easement is a storm drainage line which is located within the western 10 feet of the 20-foot easement, entirely on the property west of the parcel at 2225 Mescalero Avenue.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THAT PORTION OF THE UTILITIES AND DRAINAGE EASEMENT DESCRIBED BELOW IS HEREBY VACATED:

The East 4 feet of a utility/drainage easement on Lot 7, Block 2, Filing 1 of Trails West Village beginning 20 feet South of the North property line of said Lot 7, Block 2 and continuing South 70 feet 4 inches to a point 30 feet North of South property line of said Lot 7, Block 2 in Filing 1 Trails West Village subdivision.

INTRODUCED for FIRST READING and PUBLICATION this 2nd day of April, 1997.

PASSED on SECOND READING this 16th day of April, 1997.

ATTEST:

/s/ Theresa F. Martinez
Deputy City Clerk

/s/ Linda Afman
President of Council