

CITY OF GRAND JUNCTION

Ordinance No. 3039

VACATING VARIOUS
DRAINAGE, UTILITY, IRRIGATION,
PIPELINE AND ACCESS EASEMENTS
IN CANYON VIEW SUBDIVISION FILINGS 4 AND 5
LOCATED WEST OF SOUTH CAMP ROAD,
SOUTHWEST OF CANYON VIEW DRIVE

Recitals.

Several unneeded easements that fall within Filings 4 and 5 of the Canyon View Subdivision and a portion of the area that will be platted as Filing 6 are proposed to be vacated. Some of the easements include historical locations of utilities that served other parcels and crossed what is now Canyon View Subdivision. Other easements are corrections to Filings 4 and 5. The vacation of the easements will occur concurrently with the recordation of Canyon View Filing 6, the last phase of this planned development

At its November 4, 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 easements are hereby vacated:

Parcel 1:

A drainage and utility easement situated in Lot 1 Block 3 of Canyon View Sub. Filing 5, a subdivision of Mesa County, Colorado, as recorded in Plat Book 15, Pages 287 and 288, Mesa County Clerk and Recorder; said easement being created by said plat and being more particularly described as follows:

Beg at a point on N line of said Lot 1, whence the northwesterly corner of Lot 1 bears S89°38'05"W 158.09'; thence along the N line of Lot 1 N89°38'05"E 397.48' to the easterly line of Lot 1; thence along the easterly line of Lot 1 S00°44'37"E 9.64'; thence along the easterly line of Lot 1 S62°27'48"E 43.52'; thence departing easterly line S89°38'05"W 335.90'; thence S53°18'00"W 69.26'; thence N32°18'51"W 83.72' to POB.

Parcel 2:

A 10' wide easement for a buried pipeline as recorded in Book 1149, Page 367, located in Tracts Nos. 37 and 38, of Sec 35, T11S., R 101 W, 6th P.M., being 5' on each side of following described centerline:

Beg at a point on N line of Tract 39 of Sec 35, which is 452' N89°52'E from NW cor of Tract 39; thence N11°36'E 368.48'; thence N12°47'30"E 262.31'; thence N09°09'15"E 482.65'; thence N03°15'45"E 159.12'; thence N23°18'30"W 146.42' to point of terminus.

Parcel 3:

That portion of the following described pipeline easement lying in Block 3, Lot 1, Canyon View Sub. Filing 5:

An apparent easement across portions of Canyon View Sub. Filings 3, 4 and 5, situated in Tract 37, T 11S., R 101 W, 6th Principal Meridian, County of Mesa, Sate of Colorado; said easement lying approximately 10' on each side of the following described centerline: Beg at a 3 1/2" brass cap PLS 2376 on the S line of said Tract 37; the Mesa County Survey marker for Corner 6 of Tract 37 bears N89°35'29"E 1411.88'; thence N00°20'31"W 1318.33' to Corner 3 of Tract 37 the Point of Termination.

Parcel 4:

An irrigation easement along the W 10' of Lot 5, Block 1, Canyon View Sub. Filing 5.

Parcel 5:

A 10' irrigation easement and a 25' utility, drainage and access easement on Lot 1, Block 3, Canyon View Sub. Filing 5 as recorded in Plat Book 15 Pages 287 & 288.

Parcel 6:

An irrigation easement along the W 10' of Lot 18, Block 1 of Canyon View Sub. Filing 5.

INTRODUCED for FIRST READING and PUBLICATION this 19th day of November, 1997

PASSED on SECOND READING this 17th day of December, 1997.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Earl Payne
President of City Council Pro Tem