

CITY OF GRAND JUNCTION

Ordinance No. 3059

VACATING ALL EASEMENTS
DEDICATED WITHIN THE WOODSMOKE SUBDIVISION
AS RECORDED IN PLAT BOOK 13, PAGES 150, 151 & 152,
LOCATED ON THE WEST SIDE OF 29 ROAD, SOUTH OF F ROAD

Recitals.

When the Woodsmoke Subdivision was platted in 1983, it was proposed as a planned residential development. The zoning has since reverted to a lesser density and the plan is no longer in effect, however the plat remains with multiple easements for the once intended private streets. The Woodsmoke Subdivision is being replatted into the Graff Minor Subdivision. As part of this proposal the applicant proposes to vacate all of the easements within the Woodsmoke Subdivision. This includes ingress/egress easements for the private drive, utility easements and a sewer easement that runs north/south across the property. The vacation excludes the east/west sewer easement directly north of the Grand Valley Canal right-of-way that was dedicated per a separate instrument in Book 1253, Page 982.

At its March 10, 1998 hearing the Planning Commission found that the right-of-way vacation conforms with the criteria in Section 8-3 of the Zoning and Development Code and recommended approval of the vacation of all 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 all easements dedicated on the Woodsmoke Subdivision, as recorded in plat book 13, pages 150 to 153 are hereby vacated.

INTRODUCED for FIRST READING and PUBLICATION this 20th day of May, 1998

PASSED on SECOND READING this 3rd day of June, 1998.

ATTEST:

/s/ Christine English
Acting City Clerk

/s/ Janet Terry
President of City Council