

CITY OF GRAND JUNCTION

Ordinance No. 3062

VACATING AN INGRESS/EGRESS EASEMENT
WITHIN CANYON VIEW SUBDIVISION
BETWEEN SOUTH CAMP ROAD
AND LOT 6, BLOCK 3, FILING 2

Recitals.

Any public interest that may exist in a private ingress/egress easement located between South Camp Road and the west property line of lot 6, block 3, Canyon View Subdivision Filing II, is requested to be vacated. The easement has historically served as access from South Camp Road to landlocked parcels located west and north of the now developed Canyon View Subdivision. Alternate access to these parcels has been provided over dedicated and improved roads within the Canyon View Subdivision Filings 1-6 and existing roads and access easements outside of the subdivision.

The easement to be vacated was created in an agreement recorded in Book 1300, Page 131 - 139. The Canyon View Subdivision incorrectly references a document recorded in Book 1219, Page 562 as the origin of this easement. This particular easement is located west of the easement to be vacated and will remain in effect to provide access to Canyon View subdivision's irrigation and stormwater detention ponds.

At its June 9, 1998 hearing the Planning Commission found that the easement vacation conforms with the criteria in Section 8-3 of the Zoning and Development Code and recommended approval.

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 easement is hereby vacated:

A twenty foot wide easement situated in Tract 37, T.11S., R.101W. 6th Principal Meridian, Mesa County, Colorado, said easement being described in an instrument recorded in Book 1300 at Page 131 of the Mesa County Records and shown as "Ingress/Egress Easement" on the plat of Canyon View Subdivision, a subdivision of Mesa County, Colorado, recorded in Plat Book 14 at Pages 223 and 224. Said easement is further described as follows:

Beginning at a point on the East line of said Tract 37, whence Corner 6 of said Tract 37 bears S00°16'25"E, a distance of 1323.12', and with all bearings herein being relative to N00°17'47"W between the West one-quarter corner and the Northwest corner of Section 19, T.1S., R.1W. of the Ute Meridian; Thence S89°16'13"W, a distance of 1413.49' to the West line of Canyon View Subdivision, the Point of Termination, whence Corner 3 of said Tract 37 bears N00°00'00"E, a distance of 2.86'.

INTRODUCED for FIRST READING and PUBLICATION this 17th day of June, 1998

PASSED on SECOND READING this 1st day of July, 1998.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Janet L. Terry
President of City Council