CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 10-20

A RESOLUTION VACATING DRAINAGE EASEMENTS IN LOT 1 OF FOUNTAIN HILLS SUBDIVISION

LOCATED AT 3425 CLIFF COURT

RECITALS:

A vacation of Drainage Easements in Lot 1 of the Fountain Hills subdivision has been requested by the applicant and developer, Hilltop Health Services Corporation, to resolve structural encroachments into the easements caused by construction errors. The applicant's request is to vacate the City's interest in those easements while retaining the HOA's ability to use them.

After public notice as required by the Grand Junction Zoning & Development Code, and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate the City's interest in the drainage easements as long as the condition is met is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan, and Section 21.02.100 of the Grand Junction Zoning & Development Code.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following described drainage easements are hereby vacated subject to the Applicant:

1.   Paying all recording and documentary fees for this Resolution, any easement documents and/or dedication documents; and,
2.   Confirming and allowing the HOA to have continuous and historic right(s) to use and maintain the public's interest in the Drainage Easements are vacated.

Drainage Easements to be vacated upon condition(s) being met:

All those drainage easements lying within the boundaries of Lot 1 of Fountain Hills, situated in the northeast quarter of the northwest quarter of the southwest quarter of Section 1 Township 1 South, Range 1 West, of the Ute Meridian, County of Mesa, State of Colorado, as recorded at Reception Number 2850461 of the Mesa County Clerk and Recorder's records.

PASSED and ADOPTED this 19th day of February, 2020.

ATTEST:

WWinkelmann

City Clerk

C.S. Pyne W. Fossann

President Pro Tem of City Council