

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 02-20

**A RESOLUTION VACATING PUBLIC EASEMENTS WITHIN
PROPERTY LOCATED AT 588 NORTH GRAND FALLS COURT**

RECITALS:

A vacation of previously-platted, publicly dedicated Utility, Pedestrian, Sidewalk and Drainage Easements has been requested by the property owner, Corey Bendetti in anticipation of future residential development.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate previously-platted public Utility, Pedestrian, Sidewalk and Drainage Easements is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Zoning and Development Code.

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

The following described previously-platted public Easements are hereby vacated subject to the listed condition:

Condition: The easements described herein shall be vacated when any and all public utilities within the easements to be vacated have been relocated in a manner and to a location acceptable to the City Manager or the City Manager's designee and the City has been granted easement(s) and/or right(s)-of-way, as determined by the City Manager and/or City Manager's designee in a form specified and found acceptable by the City. If there are no public utilities in the easement(s) at the time of the request but easement(s) is/are needed for public utilities, the easement(s) shall be vacated when the City has been granted easement(s) and/or rights-of-way, as determined by the City Manager and/or City Manager's designee in a form specified and found acceptable by the City for public utilities.

Utility Easements to be Vacated as Depicted on Exhibit A:

A parcel of land located in Lots 12 & 14, The Falls – Filing No. Three, located in the NE1/4NW1/4 of Section 7, Township 1 South, Range 1 East, Ute Meridian, City of Grand Junction, Mesa County, Colorado, more particularly:

All the 10' utility easements and 6' sidewalk easements adjacent to the vacated North Grand Falls Court; and the 20' utility easement and 20' utility and sidewalk easement

from North Grand Falls Court to the south side of the 10' utility easement running along north line of said Lots 12 & 14.

Parcel contains 4,625 square feet, more or less.

And also

Sidewalk, Pedestrian, Drainage and Utility Easement to be Vacated as Depicted on Exhibit B:

An existing Sidewalk, Pedestrian, Drainage and Utility Easement across Lot 1, Replat Lots 12 & 14 Block Two, The Falls – Filing No. Three, located in the NW1/4 of Section 7, Township 1 South, Range 1 East, Ute Meridian, City of Grand Junction, Mesa County, Colorado, described as:

Beginning at the northwest corner of Lot 1, Replat Lots 12 & 14 Block Two, The Falls – Filing No. Three, from which the northeast corner of said Lot 1 bears N89°57'23"E 323.85 feet: running thence N89°57'23"E 36.92' feet along the north line of said Lot 1; thence S37°56'41"W 14.60 feet; thence S06°44'53"W 184.08 feet to the south line of said Lot 1; thence along said south line of Lot 1 S78°12'45"W 34.43 feet; thence N02°00'19"W 124.00 feet to the easterly right-of-way of 28 ¼ Road; thence along said right-of-way the following two (2) courses: (1) along a non-tangent curve to the right a distance of 31.98 feet (Radius = 534.50 feet, Delta = 3°25'43", Chord Bears N22°09'19"E 31.98 feet); thence along a curve to the left 51.68 feet (Radius = 993.50 feet, Delta = 2°58'49", Chord Bears N22°22'47"E 51.67 feet) to the northwest corner of said Lot 1 and the Point of Beginning.

Easement contains 8,318 Sq. Ft.

PASSED and ADOPTED this 15th day of January 2020

ATTEST:

W Winkelmann

City Clerk

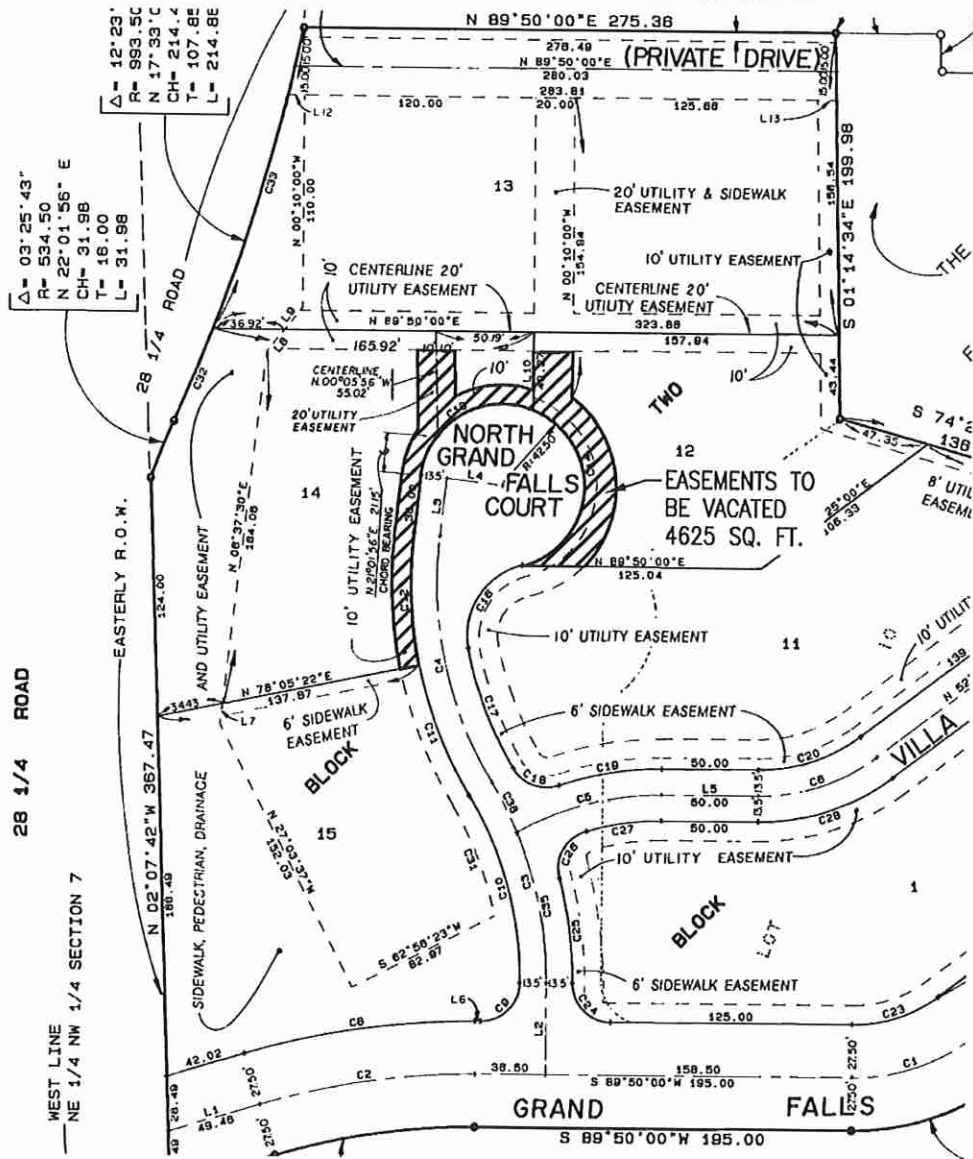


President of City Council



EXHIBIT A

THE FALLS - FILING NO. THREE



THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY

NOT TO SCALE

EXHIBIT B

