

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 05-21

**A RESOLUTION VACATING THE 14' MULTI-PURPOSE EASEMENT ABUTTING
THAT PORTION OF AMIR DRIVE AS DEDICATED ON THE AMIR SUBDIVISION
PLAT BY RECEPTION NUMBER 2911895**

LOCATED AT 2026 S. BROADWAY

RECITALS:

A vacation of the 14' Multi-Purpose Easement has been requested by the property owners, Hooshang David Gowhari and Elizabeth Ann Gowhari Revocable Trust Dated October 12, 2007, which is no longer necessary. The existing 14' Multi-Purpose Easement were conveyed to the public on the Amir Subdivision plat by Reception Number 2911895. The 14' Multi-Purpose Easement has never been developed and contains no existing utility infrastructure.

After public notice and public hearing 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 a portion of the 14' Multi-Purpose Easement as identified on the Amir Subdivision plat 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 ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following described publicly dedicated 14' Multi-Purpose Easement is hereby vacated subject to the listed condition:

1. Applicant shall pay all recording/documentary fees for the Vacation Resolution, any easement documents and/or dedication documents.

A parcel of land located in the SE1/4NW1/4 of Section 22, Township 11 South, Range 101 West, 6th Principal Meridian, City of Grand Junction, Mesa County, Colorado, being a portion of Amir Drive as deeded to the City of Grand Junction in the Warranty Deed recorded with the Clerk and Recorder of Mesa County as Reception Number 2817666 more particularly described as:

That portion of Amir Drive lying north of the following described line: Commencing at the CW1/16 of said Section 22, from which the C1/4 bears S89°23'15"E 1304.62 feet. Running thence N00°17'31"W 270.06 feet along the west line of the SE1/4NW1/4 of said Section 22 to the Point of Beginning. Running thence N89°42'29"E 30.00 feet to the east side of Amir Drive and the Point of Terminus.

Parcel contains approximately 11,496 sq. ft.

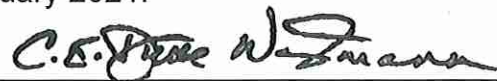
Along with;

That portion of the 14' Multipurpose Easement (dedicated on the Amir Subdivision Plat recorded with the Clerk and Recorder of Mesa County as Reception Number 2911895) adjacent to the portion of Amir Drive described above.

Parcel contains approximately 5,974 sq. ft.

See Exhibit A.

PASSED and ADOPTED this 6th day of January 2021.



President of City Council

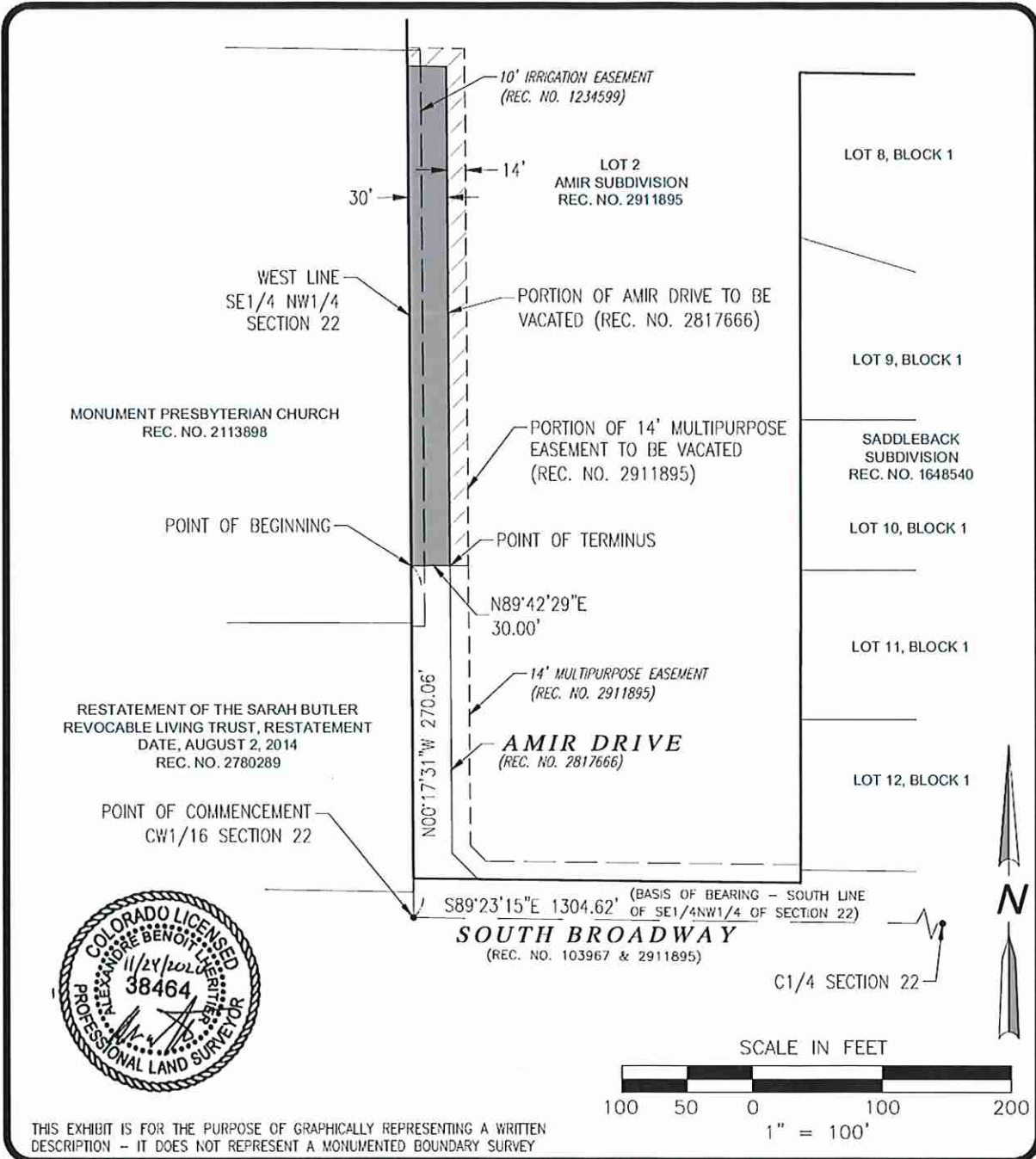
ATTEST:



City Clerk



Exhibit A:



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

<p><i>Magnolia Ridge Estates Filing 1 Amir Drive Vacation</i></p>				<p>Prepared By VORTEX ENGINEERING, INC. 861 Rood Avenue Grand Junction, CO 81501 (970) 245-9051</p>
<p>PROJECT NO: F19-061</p>	<p>DATE: 11/23/2020</p>	<p>DRAWN BY: ABL</p>	<p>CHECKED BY: ABL</p>	

- Civil & Consulting Engineering
- Construction Management & Site Planning
- Feasibility Studies Permit Expediting
- Environmental Scientists
- Project Management
- Hydrologic Studies