

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 03-22

**A RESOLUTION VACATING A PORTION OF A 14' MULTI-PURPOSE EASEMENT
AS DEDICATED ON THE CARVILLE SIMPLE SUBDIVISION PLAT
BY RECEPTION NUMBER 2178170**

**LOCATED NEAR THE INTERSECTION OF HIGHWAY 50 AND PALMER STREET IN
THE CITY OF GRAND JUNCTION, COLORADO**

RECITALS:

A vacation of a portion of a 14' Multi-Purpose Easement has been requested by the property owner, KenCo, LLC, which is no longer necessary. The existing 14' Multi-Purpose Easement was conveyed to the public on the Carville Simple Subdivision plat by Reception Number 2178170. The 14' Multi-Purpose Easement has never been utilized 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 Carville Simple 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 ("Easement") is hereby vacated subject to the Applicant paying in full when due all fees for and relating to the recordation of this Resolution, any easement document(s) and/or dedication document(s) pertaining to the vacation and/or authorized purpose(s) of this Resolution.

That portion of the existing 14.0' Multipurpose Easement as described in Reception Number 2178170 across that real property located in the Northeast Quarter (NE¼) Section 26, Township 1 South, Range 1 West, of the Ute Meridian, Grand Junction, Mesa County, Colorado being more particularly described as follows:

Commencing at the Northeasterly corner of Lot 1, Block 3, TRACYS VILLAGE SUBDIVISION as shown on plat recorded in the Mesa County records from which the most Northerly Northwest corner of said Lot 1, Block 3 bears North 64°56'05" West, a distance of 223.82 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence North 64°56'05" West, a distance of 74.54 feet to

the POINT OF BEGINNING; thence North 89°51'02" West, a distance of 132.75 feet; thence South 00°18'09" East, a distance of 197.98 feet; thence North 89°53'57" West, a distance of 14.00 feet; thence North 00°18'09" West, a distance of 211.99 feet; thence South 89°51'02" East, a distance of 116.72 feet; thence South 64°56'05" East, a distance of 33.23 feet to the POINT OF BEGINNING.

The Easement containing an area of 0.11 Acres, as herein described.


Exhibit A, a graphic depiction of the Easement, is attached and incorporated by this reference.

PASSED and ADOPTED this 5th day of January 2022.



C.B. McDaniel
President of City Council

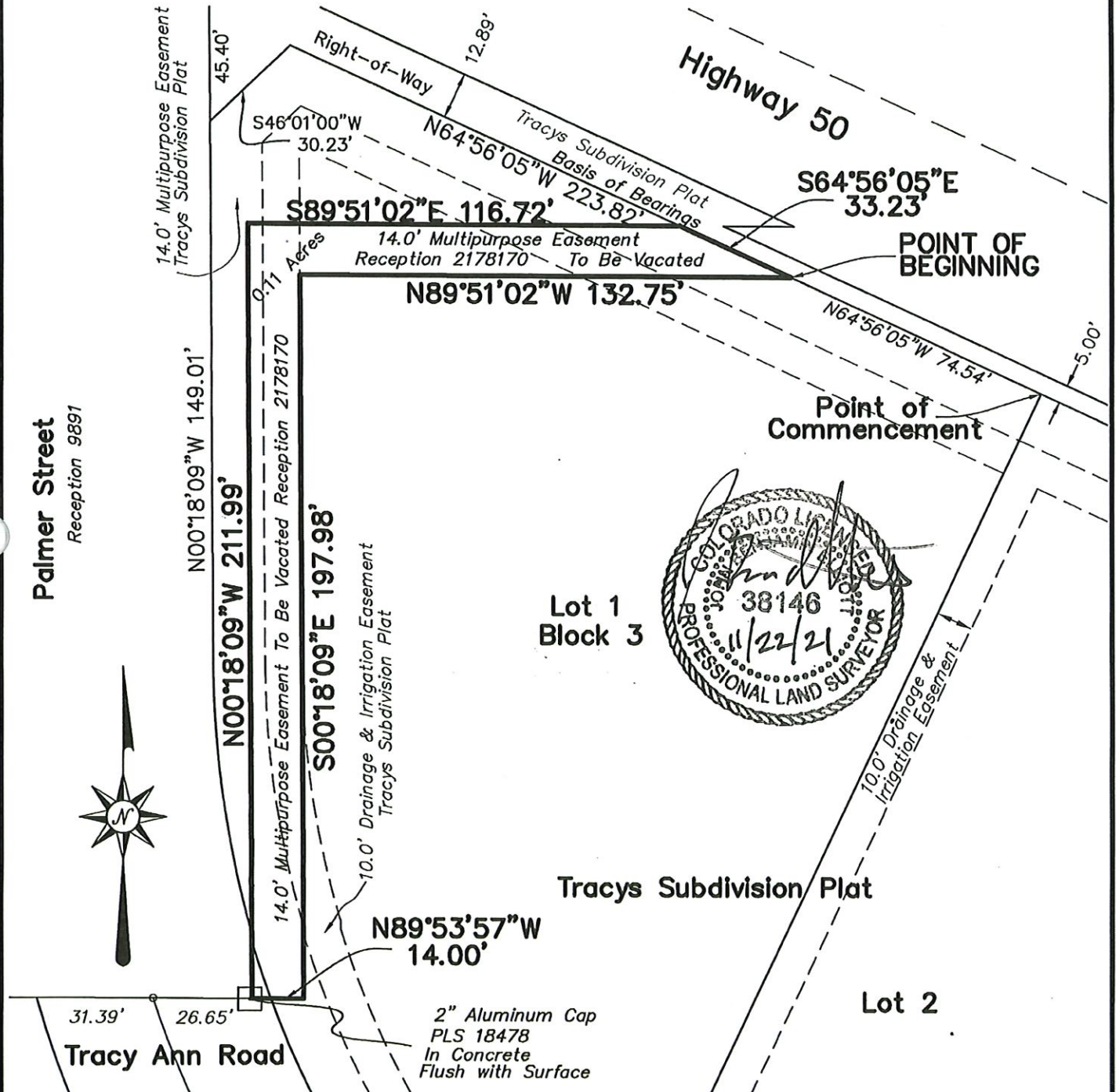
ATTEST:



Wanda Winkelmann
City Clerk



EXHIBIT A EASEMENT VACATION



High Desert Surveying, LLC

1673 Highway 50 Unit C
Grand Junction, Colorado 81503

Tel: 970-254-8649 Fax: 970-241-0451

SCALE: 1" = 40'



PROJ. NO. 20-106	DRAWN	CHECKED	SHEET	OF
DATE: Nov., 2021	knr	jcf	1	1