

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 17-22

**A RESOLUTION VACATING 5' OF A 50' WIDE IRRIGATION EASEMENT ON LOT 8,
ALPINE MEADOWS II SUBDIVISION, 791 JORDANNA ROAD, GRAND JUNCTION,
COLORADO**

RECITALS:

George and Sharon Pettit (Applicant) have requested the City vacate its interest is 5' of a publicly dedicated 50' wide Irrigation Easement in anticipation of adding on to an existing garage on the property located at 791 Jordanna Road. Only 15' of the 50' easement is on the Applicant's lot, the remaining 35' of easement is on the neighboring lot to the north and will remain intact.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, and upon favorable recommendation by the Planning Commission, the Grand Junction City Council finds that the request to vacate a 5' of a 50' public Irrigation Easement 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 City hereby vacates its interest in the following described portion of the 50' publicly dedicated Utility Easement subject to the Applicant paying all recording/documentary fees for recording this Vacation Resolution, any easement documents and/or dedication documents in the Mesa County land title records.

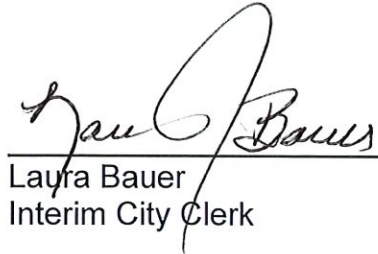
Portion of Public Utility Easement to be vacated:

A strip of land being vacated situate in the 15.00 foot irrigation easement of Lot 8, Alpine Meadows II, NE 1/4 NE 1/4 Section 35, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado, as demonstrated at reception No. 1689198 of the records of said Mesa County, being described as follows; Commencing at the NW corner of said Lot 8 the basis of bearing being S71°38'22"E to the NE corner of said Lot 8 thence S00°00'21"W a distance of 9.98 feet along the west line of said Lot 8 to the southwesterly corner of GVULA7-8(P) irrigation easement and the Point of Beginning; thence S71°23'16"E a distance of 163.52 feet along the southerly line of said GVULA7-8(P) irrigation easement to the easterly line of said Lot 8; thence along the arc of a curve to the left a distance of 5.37 feet having a central angle of 02°07'56" and a radius of 144.43 feet, the chord of which bears S44°54'23"W a distance of 5.37 feet along said easterly line; thence N71°38'22"W a distance of 159.28 feet to said west line; thence N00°00'21"E

a distance of 5.82 feet to the Point of Beginning: Said strip contains 834 square feet more or less.

PASSED and ADOPTED this 2nd day of February 2022

ATTEST:



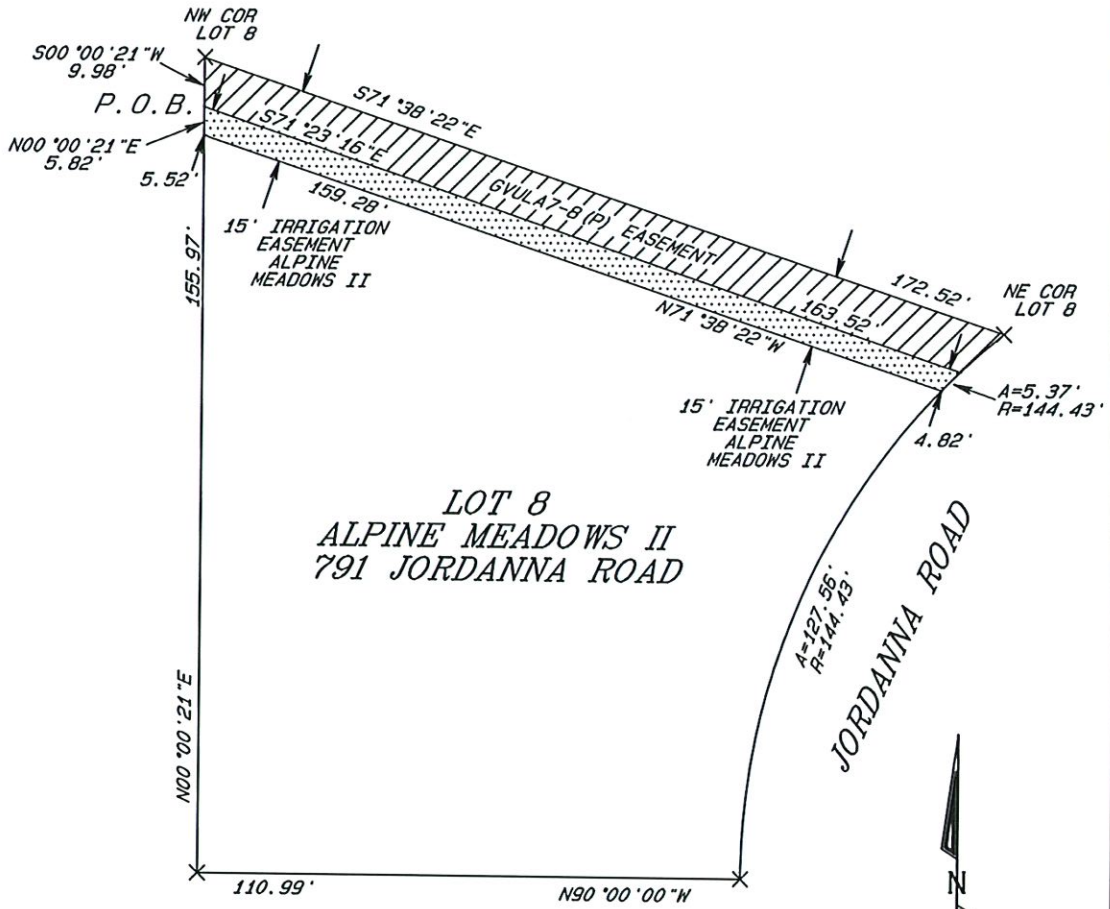
Laura Bauer
Interim City Clerk



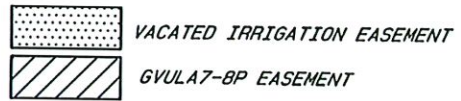
C.B. McDaniel
President of City Council



EXHIBIT



LOT 8
ALPINE MEADOWS II
791 JORDANNA ROAD



ALAN'S LAND SURVEYING LLC
970-644-5024
JOB # 2021-228