

CITY OF GRAND JUNCTION

Resolution No. 78-98

VACATING A MULTI-PURPOSE EASEMENT ON LOT 1A  
OF THE RIDGES FILING 6A

Recitals.

In conjunction with a final plan approved by the Planning Commission, Dynamic Investments, Inc. has requested to vacate a 14 foot wide multi-purpose easement along the western boundary of Lot 1A, The Ridges Filing 6A. Lot 1A and Lot 2 of this subdivision will be replatted into a planned development called Rockwood on the Ridges. A multi-purpose easement on Lot 1A will not be necessary to serve the planned development. A new utility easement will be located in an adjacent tract. There are no facilities in the easement to be vacated.

At its November 10, 1998 hearing the Planning Commission found that the easement vacation conforms with the criteria in Section 8-3 of the Zoning and Development Code and recommended approval of this request.

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

City Council finds that the vacation meets the criteria set forth in Section 8-3 of the Grand Junction Zoning and Development Code and in accordance therewith the following described multi-purpose easement is hereby vacated:

A parcel of land situated in The Ridges Filing 6A, located in the southeast quarter of Section 17, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the southwesterly corner of Lot 1A of said The Ridges Filing 6A;

Thence along the westerly line of said Lot 1A North 03°22'11" East, a distance of 80.02 feet to a point of curvature of said line;

Thence leaving said westerly line and continuing on said bearing of North 03°22'11" East, a distance of 29.37 feet to a point of cusp on a 200.00 foot radius curve concave to the southwest;

Thence along the southerly right-of-way of Rana Road 14.83 feet easterly and southeasterly along the arc of said curve, through a central angle of 4°14'59", with a chord bearing South 67°20'25" East, a distance of 14.83 feet;

Thence South 03°22'11" West, a distance of 112.14 feet to the southerly line of said Lot 1A;

Thence along said line North 57°58'23" West, a distance of 15.95 feet to the Point of Beginning.

PASSED and ADOPTED this 2nd day of December, 1998.

ATTEST:

/s/ Stephanie Nye  
City Clerk

/s/ Janet Terry  
President of City Council