

CITY OF GRAND JUNCTION

Resolution No. 25-99

VACATING A TEMPORARY TURNAROUND, DRAINAGE AND UTILITY EASEMENT IN
WESTWOOD RANCH SUBDIVISION FILING ONE LOCATED AT THE
NORTHWEST CORNER OF F ½ ROAD AND 25 ½ ROAD

Recitals.

In conjunction with a final plat approved by the Planning Commission, Sonshine Construction LLC has requested to vacate a 47 foot radius temporary turnaround and a temporary drainage and utility easement that was dedicated on Westwood Ranch Subdivision Filing No. One. The temporary easements were dedicated on the plat to serve temporary functions until such time as Filing Two is recorded, which negates the need for these easements. The easements to be vacated are replaced with a loop road consisting of Longhorn Street and Shetland Drive, which will function as a through street for traffic and a utility and drainage corridor.

At its February 9, 1999 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 temporary easements are hereby vacated, upon recording of Westwood Ranch Subdivision Filing No. Two:

Parcel 1 – Temporary Turnaround Easement

A parcel of land situated in the NW ¼ of Section 3, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the center ¼ corner of said Section 3, being a Mesa County Survey Marker, the basis of bearing being N90°00'00"W to the CW 1/16 corner of said Section 3, also being a Mesa County Survey Marker;
thence N57°10'44"W a distance of 1173.44 feet to the point of beginning;
thence 249.52 feet along the arc of a curve to the left having a radius of 47.00 feet and a central angle of 304°10'48" and a chord bearing N12°21'23"E 44.00 feet;
thence S12°21'23"W a distance of 44.00 feet to the point of beginning.

Parcel 2 – Temporary Utility and Drainage Easement

A parcel of land situated in the NW ¼ of Section 3, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the center ¼ corner of said Section 3, being a Mesa County Survey Marker, the basis of bearing being N90°00'00"W to the CW 1/16 corner of said Section 3, also being a Mesa County Survey Marker;

thence N90°00'00"W a distance of 514.53 feet;

thence N00°00'00"E a distance of 130.00 feet to the point of beginning;

thence N90°00'00"W a distance of 420.52 feet;

thence S86°11'06"W a distance of 90.18 feet;

132.01 feet along the arc of a curve to the right having a radius of 84.00 feet, a central angle of 90°02'17" and a chord bearing N44°58'52"W 118.83 feet;

thence N03°50'26"E a distance of 90.47 feet;

thence N00°02'16"E a distance of 344.94 feet;

9.87 feet along the arc of a curve to the left having a radius of 20.00 feet, a central angle of 28°16'18" and a chord bearing of N14°05'53"W 9.77 feet;

104.08 feet along the arc of a curve to the right having a radius of 37.00 feet, a central angle of 161°10'19", and a chord bearing N52°21'07"E 73.00 feet;

10.68 feet along the arc of a curve to the left having a radius of 20.00 feet, a central angle of 30°34'54" and a chord bearing S62°21'10"E 10.55 feet;

thence S77°38'37"E a distance of 62.71 feet;

thence S12°21'23"W a distance of 44.00 feet;

thence N77°38'37"W a distance of 49.49 feet;

35.72 feet along the arc of a curve to the left having a radius of 20.00 feet, a central angle of 102°19'07" and a chord bearing S51°11'49"W 31.16 feet;

thence S00°02'16"W a distance of 419.07 feet;

53.43 feet along the arc of a curve to the left having a radius of 34.00 feet, a central angle of 90°02'16" and a chord bearing of S44°58'52"E 48.10 feet;

thence S90°00'00"E a distance of 510.50 feet;

thence S00°00'00"E a distance of 44.00 feet to the point of beginning.

PASSED and ADOPTED this 3rd day of March, 1999.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Janet Terry
President of City Council