

CITY OF GRAND JUNCTION

Resolution No. 32-00

VACATING A MULTI-PURPOSE, IRRIGATION AND DRAINAGE EASEMENT  
WITHIN HILLTOP SUBDIVISION NO 2 LOCATED AT THE NORTHWEST  
CORNER OF 15<sup>TH</sup> STREET AND PATTERSON ROAD

Recitals.

The owner of Larchwood Inns Nursing home, located on Lot 2, Hilltop Subdivision No. 2, has acquired lots 3 and 4 of the same subdivision, located along Patterson Road and plans on expanding the facility. To allow for the expansion the three lots are being replatted into one and a 20-foot wide multi-purpose, irrigation and drainage easement located along the northern portion of lots 3 and 4 must be vacated. The purpose of the easements are to provide interconnectivity across private lots for utilities, drainage and irrigation. Since the lots will now be owned in common the easements are no longer necessary. There are no public facilities located in the easements to be vacated

At its March 14, 2000 hearing the Planning Commission found that the easement vacation conforms to the criteria in Section 8-3 in the Zoning and Development Code and recommends approval of the vacation. Community Development File #FPP-2000-023 outlines the specific findings of the Commission.

NOW, THEREFORE BE IT RESOLVED 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 easements are hereby vacated:

A parcel of land subject to a multi-purpose, irrigation and drainage easement across the north 20 feet of Lots 3 and 4, Hilltop Subdivision No. 2, Grand Junction, Mesa County, Colorado, more particularly described by metes and bounds as follows:

Commencing at the SE Corner of the SW  $\frac{1}{4}$  SW  $\frac{1}{4}$  Section 1, T.1S, R.1W, Ute Principal Meridian, a 3 inch aluminum cap monument (MCSM #715-2) from which the SW Corner of Section 1, a 2.5 inch brass cap monument (MCSM #60-1) bears N89°47'30"W a distance of 1322.37 feet as determined by GPS measurement, with all subsequent bearings relative thereto;

then N 00°05'45"E for 264.70 feet; then N 89°54'06"W for 60 feet to the true Point of Beginning; then along the following four courses which represent the boundary of the easement being vacated:

1. N 89°54'06"W for 468.17 feet;
2. N 00°12'30"E for 20.00 feet;
3. S89°54'06"E for 468.17 feet;
4. S00°05'45"E for 20.00 feet to the True Point of Beginning.

PASSED AND ADOPTED this 5th day of April, 2000.

ATTEST:

/s/ Stephanie Nye  
City Clerk

/s/ Gene Kinsey  
President of City Council