

CITY OF GRAND JUNCTION

Resolution No. 100-01

**VACATING A PUBLIC INGRESS-EGRESS EASEMENT AND A UTILITY EASEMENT
LOCATED ON REDLANDS MARKETPLACE SUBDIVISION
AT HIGHWAY 340 (BROADWAY) AND POWER ROAD**

Recitals.

In conjunction with a request to develop Lot 4 of the Redlands Marketplace Subdivision, the applicant proposes to vacate a public ingress-egress easement and a utility easement. A portion of the 25-foot wide public ingress-egress easement and a utility easement that straddle lots 2 and 4 of this subdivision are to be vacated and rededicated on Filing 2 to allow for a larger lot area on lot 4. The vacation is not to become effective until the plat and instrument dedicating the new easements is recorded.

At its September 11, 2001 hearing the City Planning Commission found that the request to vacate the easements conforms to the review criteria set forth in Section 2.11C and recommended approval of the easement vacation.

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 2-11C of the Grand Junction Zoning and Development Code and in accordance therewith the following described easements are hereby vacated with the condition that the vacation shall not become effective until a new easement in an alternate location as shown on the Redlands Marketplace Subdivision Filing Two is recorded:

Being an easement located in portions of Lots 2 and 4 of Redlands Marketplace Subdivision, as described in Plat Book 17, Pages 232 and 233, Mesa County records, and more particularly described as follows:

Commencing at the Southeast corner of Lot 4, Redlands Marketplace Subdivision, as described in Plat Book 17, Pages 232 and 233, Mesa County records; thence North 17 degrees 59 minutes 09 seconds West, a distance of 36.27 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 14.95 feet; thence South 90 degrees 00 minutes 00 seconds West, a distance of 15.00 feet to the POINT OF BEGINNING; thence along a curve to the left, having a delta angle of 97 degrees 24 minutes 32 seconds, with a radius of 15.00 feet, an arc length of 25.50 feet, a chord bearing of North 48 degrees 42 minutes 16 seconds West, and a chord length of 22.54 feet; thence along a curve to the left, having a delta angle of 9 degrees 35 minutes 28 seconds, with a radius of 30.00 feet, an arc length of 5.02 feet, a chord bearing of South 77 degrees 47 minutes 44 seconds West, and a chord length of 5.02 feet; thence South

73 degrees 00 minutes 00 seconds West, a distance of 137.39 feet; thence along a curve to the left, having a delta angle of 39 degrees 07 minutes 32 seconds, with a radius of 100.00 feet, an arc length of 68.29 feet, a chord bearing of South 53 degrees 26 minutes 14 seconds West, and a chord length of 66.97 feet; thence along a curve to the right, having a delta angle of 39 degrees 27 minutes 02 seconds, with a radius of 98.00 feet, an arc length of 67.48 feet, a chord bearing of South 53 degrees 35 minutes 59 seconds West, and a chord length of 66.15 feet; thence South 73 degrees 19 minutes 30 seconds West, a distance of 47.96 feet; thence North 16 degrees 40 minutes 30 seconds West, a distance of 25.00 feet; thence North 73 degrees 19 minutes 30 seconds East, a distance of 47.96 feet; thence along a curve to the left, having a delta angle of 39 degrees 27 minutes 02 seconds, with a radius of 73.00 feet, an arc length of 50.26 feet, a chord bearing of North 53 degrees 35 minutes 59 seconds East, and a chord length of 49.28 feet; thence along a curve to the right, having a delta angle of 39 degrees 07 minutes 32 seconds, with a radius of 125.00 feet, an arc length of 85.36 feet, a chord bearing of North 53 degrees 26 minutes 14 seconds East, and a chord length of 83.71 feet; thence North 73 degrees 00 minutes 00 seconds East, a distance of 137.39 feet; thence along a curve to the right, having a delta angle of 15 degrees 24 minutes 60 seconds, with a radius of 55.00 feet, an arc length of 14.80 feet, a chord bearing of North 80 degrees 42 minutes 30 seconds East, and a chord length of 14.75 feet; thence along a curve to the left, having a delta angle of 88 degrees 24 minutes 60 seconds, with a radius of 15.00 feet, an arc length of 23.15 feet, a chord bearing of North 44 degrees 12 minutes 30 seconds East, and a chord length of 20.92 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 55.10 feet to the POINT OF BEGINNING.

PASSED and ADOPTED this 3rd day of October , 2001.

ATTEST:

/s/ Stephanie Tuin
City Clerk

/s/ Cindy Enos-Martinez
President of City Council

