

CITY OF GRAND JUNCTION

Resolution No. 117-01

VACATING A TEMPORARY TURNAROUND EASEMENT  
AND A TWENTY FOOT UTILITY EASEMENT IN THE CANYON RIM  
SUBDIVISION LOCATED ON THE EAST SIDE OF SOUTH CAMP ROAD  
EAST OF WINGATE SCHOOL

Recitals.

The applicant proposes to vacate a utility and temporary turnaround easement in conjunction with a request to develop Canyon Rim Subdivision. Both easements were dedicated on the Monument Valley Filing 6 subdivision plat. The turnaround easement is temporary in nature and must be vacated once the remainder of Serpents Trail Drive is dedicated on Canyon Rim Subdivision.

The utility easement in its current location hinders the layout of the proposed subdivision. The easement, which contains a city sewer line, will be vacated and relocated to an alternate location. The easement is not to be vacated until an alternate easement is dedicated and the sewer line relocated. There are no other known utilities in the easement.

At its hearing of November 20, 2001 the Planning Commission found that the proposed vacations conform to the review criteria set forth in Section 2.11C and recommended approval.

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 they shall not become effective until the final plat for Canyon Rim Subdivision is recorded and utilities in the new easement are relocated and operational.

Utility Easement:

A twenty-foot wide utility easement across Block A, Monument Valley Subdivision, as shown and described on the plat which is on file with the Mesa County Clerk and Recorder at Reception No. 1865256; lying ten feet on each side of the following described centerline:

Beginning at a point on the West line of said Block A, whence the Southwest corner of said Block A bears South 00°04'49" West, a distance of 152.04 feet; Thence North

89°24'43" East, a distance of 248.47 feet; Thence South 11°21'58" East a distance of 70.11 feet to the Point of Termination.

50 Foot Temporary Turnaround Easement:

A fifty-foot radius temporary turnaround easement across Block A, Monument Valley Subdivision, as shown and described on the plat which is on file with the Mesa County Clerk and Recorder at Reception No. 1865256; said easement being more particularly described as follows:

Beginning at an angle point on the South line of said Block A; Thence along the South line of said Block A, South 59°10'58" West, a distance of 60.00 feet; Thence 249.81 feet along the arc of a 50.00 foot radius curve to the right, through a central angle of 286°15'37", to the Point of Beginning.

As shown on the attached exhibit.

PASSED and ADOPTED this 21<sup>st</sup> day of November, 2001.

ATTEST:

/s/: Stephanie Tuin  
City Clerk

/s/: Cindy Enos-Martinez  
President of City Council

# EASEMENT VACATION EXHIBIT

