

**CITY OF GRAND JUNCTION**

**RESOLUTION NO. 65-01**

**VACATING A SANITARY SEWER EASEMENT IN CONJUNCTION WITH  
INDEPENDENCE RANCH SUBDIVISION FILING 7  
LOCATED AT 20½ AND F¾ ROADS**

Recitals.

In conjunction with the Planning Commission's approval for Independence Ranch Filing 7, the applicant is proposing to vacate and relocate a 20-foot wide sanitary sewer easement in this subdivision. The sewer line is part of the Independence Valley Interceptor and was constructed before Independence Ranch was approved. The sewer line will be relocated and placed within the future right-of-way for Baseline Road and Roundup Drive. The vacation of the easement shall not become effective until the plat for Filing 7 is recorded which will dedicate new easements or street right-of-way. The development improvements agreement for the subdivision will guarantee the relocation of the sewer line.

At its June 19, 2001 hearing the City Planning Commission found that the request to vacate the easement conforms to the review criteria as set forth in Section 2.11C and recommended approval with the condition that the vacation not become effective until the final plat for the Independence Ranch Filing 7 is recorded.

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 sanitary sewer easement is hereby vacated with the condition that the vacation not become effective until the final plat for the Independence Ranch Filing 7 is recorded:

That portion of a twenty-foot wide sanitary sewer easement described in an instrument recorded in Book 1973 at Page 742, situated in Lot 1 Block 4 of Independence Ranch Subdivision Filing 6 and the S1/2 SE1/4 of Section 35, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado; the portion of said easement being vacated lying ten feet each side of the following described centerline:

Beginning at a point on the centerline of the existing easement described in said Book 1973 at Page 742, whence the center-north one-sixteenth corner of Section 15, Township 11 South, Range 101 West of the Sixth P.M. bears South 19°47'12" West, a distance of 1037.82 feet (bearings based on South 89°35'44" West between said

center-north one-sixteenth corner and the northwest one-sixteenth corner of said Section 15;

Thence along the centerline of said easement, South 74°27'58" West, a distance of 2.02 feet;

Thence along the centerline of said easement, North 84°25'24" West, a distance of 340.12 feet;

Thence along the centerline of said easement, North 08°31'00" East, a distance of 183.34 feet;

Thence along the centerline of said easement, North 32°25'00" East, a distance of 429.06 feet;

Thence along the centerline of said easement, North 40°07'08" East, a distance of 373.14 feet;

Thence along the centerline of said easement, North 39°49'57" West, a distance of 242.75 feet to the Point of Termination of the centerline herein described.

PASSED and ADOPTED this 20th day of June, 2001.

ATTEST:

/s/ Theresa F. Martinez  
Deputy City Clerk

/s/ Cindy Enos-Martinez  
President of City Council