

CITY OF GRAND JUNCTION, COLORADO
Resolution No. 97-01
VACATING IRRIGATION AND DRAINAGE EASEMENTS
ARROWHEAD ACRES II, FILING 3

WHEREAS, the applicant is proposing to construct Filing 3 of the Arrowhead Acres II Subdivision on vacant parcels west of the southwest corner of B-1/2 and 28-1/2 Roads; and

WHEREAS, existing irrigation and drainage ditches exist along the north and south boundaries of the site with a 20-foot easement along the north boundary for said ditch and a 10-foot easement along the south boundary of the property for said ditch; and

WHEREAS, the Orchard Mesa Sanitation District is aware of and approves of the vacation of said easements, to include replacement of the northerly easement with a 10-foot easement on the Final Plat for Filing 3 of the Arrowhead Acres II Subdivision; and

WHEREAS, the Grand Junction Planning Commission, having heard and considered the requests at its September 18, 2001 hearing and found the criteria of Section 8-3 of the Zoning and Development Code to have been met, recommended approval of the vacation requests.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE IRRIGATION AND DRAINAGE EASEMENTS WEST OF THE SOUTHWEST CORNER OF B-1/2 AND 28-1/2 ROADS ARE HEREBY VACATED SUBJECT TO RECORDATION OF THE FINAL PLAT FOR FILING 3 OF THE ARROWHEAD ACRES II SUBDIVISION:

An irrigation/drainage easement located in Lot 1, Block 3, Arrowhead Acres II, a subdivision of Mesa Co, being described as follows: Being the North 20 feet of Lot 1, Block 3 Arrowhead Acres II; and

An irrigation/drainage easement located in Lot 1, Block 6, Arrowhead Acres II, a subdivision of Mesa Co, being described as follows: Being the South 10 feet of Lot 1 Block 6 Arrowhead Acres II.

PASSED and APPROVED this 19th day of September, 2001.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Cindy Enos-Martinez
President of Council

CITY OF GRAND JUNCTION, COLORADO
Ordinance No. _____
VACATING A PORTION OF THE B.3 ROAD RIGHT-OF-WAY
ARROWHEAD ACRES II, FILING 3

Recitals.

The applicant is proposing to construct Filing 3 of the Arrowhead Acres II Subdivision on vacant parcels west of the southwest corner of B-1/2 and 28-1/2 Roads. When the subdivision to the west of this property were platted, dedication of turnarounds for B.3 and B.4 Roads was required on this property. The B.3 Road cul-de-sac is improved with a gravel surface and the right-of-way encumbers lots proposed within Filing 3 of Arrowhead Acres II. The applicant is proposing to vacate the right-of-way for the turnaround cul-de-sac for B.3 Road and replace it with dedication and construction of B.3 Road as a through street from 28-1/2 Road west to Arlington Drive.

The Grand Junction Planning Commission, having heard and considered the request at its September 18, 2001 hearing and found the criteria of Section 8-3 of the Zoning and Development Code to have been met, recommended approval of the vacation request.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE TURNAROUND CUL-DE-SAC FOR B.3 ROAD WEST OF 28-1/2 ROAD DESCRIBED BELOW AND IDENTIFIED ON EXHIBIT A ATTACHED IS HEREBY VACATED SUBJECT RECORDATION OF THE FINAL PLAT FOR FILING 3 OF THE ARROWHEAD ACRES II SUBDIVISION:

A cul-de-sac on B.3 Road, located in Lot 1, Block 6, Arrowhead Acres II, a subdivision of the County of Mesa, being described as follows:

Commencing at the southeast corner of said Lot 1, Block 6, the basis of bearing being North 89 degrees 58 minutes 03 seconds West along the south line of said Lot 1, Block 6; thence North 07 degrees 16 minutes 24 seconds West a distance of 141.16 feet to a point on the southerly right-of-way of said B.3 Road and the point of beginning; thence along the arc of a curve to the right 263.73 feet, having a central angle of 302 degrees 13 minutes 04 seconds and a radius of 50 feet, the chord which bears North 02 degrees 15 minutes 03 seconds West a distance of 48.31 feet to the northerly right-of-way of said B.3 Road and the point of terminus. Said cul-de-sac contains 0.18 acres more or less. It is the intent of this description to describe the entire cul-de-sac as dedicated on the recorded subdivision plat of Orchard Villa Estates.

INTRODUCED for FIRST READING and PUBLICATION this 19th day of September, 2001.

PASSED on SECOND READING this 3rd day of October, 2001.

ATTEST:

City Clerk

President of Council