

CITY OF GRAND JUNCTION

Resolution No. 03-02

VACATING A TEMPORARY TURNAROUND AND STORMWATER RETENTION
EASEMENT AT THE END OF TRANQUIL TRAIL IN
INDEPENDENCE RANCH SUBDIVISION

Recitals.

In conjunction with a request to develop Independence Ranch Filing 8 Subdivision the applicant requests to vacate a temporary turnaround easement that was dedicated on the Filing 7 plat at the end of Tranquil Trail. Also to be vacated is any interest the City may have in a temporary stormwater detention easement that was to be conveyed to the homeowner's association by separate instrument.

After public notice the Planning Commission found at its hearing of December 18, 2001 that the proposed vacation conforms 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:

Temporary Turnaround Easement:

A Temporary Turnaround Easement as dedicated and shown on the plat of Independence Ranch Filing 7, which is on file with the Mesa County Clerk and Recorder at Reception No. 2006386; said easement described by metes and bounds as follows:

Beginning at the Northwest corner of Lot 4 Block 4, Independence Ranch Filing 7; Thence along the Northerly right-of-way line of Tranquil Trail, North 79°33'00" West, a distance of 44.00 feet to the Westerly right-of-way line of Tranquil Trail, being a point on a 45.00 foot radius non-tangent curve to the right, whence the radius point bears North 39°43'03" East; Thence 236.77 feet along the arc of said curve, through a central angle of 301°27'53" to the Point of Beginning.

Temporary Stormwater Retention Easement:

A Temporary Stormwater Retention Easement as shown on the plat of Independence Ranch Filing 7, which is on file with the Mesa County Clerk and Recorder at Reception No. 2006386; said easement described by metes and bounds as follows:

Commencing at the Northwest corner of Lot 4 Block 4, Independence Ranch Filing 7; Thence along the Northerly right-of-way line of Tranquil Trail, North 79°33'00" West, a distance of 22.00 feet;

Thence North 10°27'00" East, a distance of 39.26 feet to the Point of Beginning.

Thence North 03°04'48" East, a distance of 85.00 feet to the beginning of a 85.00 foot radius curve radial to said line;

Thence 157.55 feet southeasterly along the arc of said curve, through a central angle of 106°11'58", with a chord bearing South 33°49'13" East, a distance of 135.95 feet

Thence radial to said curve, North 70°43'14" West, a distance of 85.00 feet to the Point of Beginning.

PASSED and ADOPTED this 2nd day of January, 2002.

ATTEST:

/s/ Stephanie Tuin
City Clerk

/s/ Cindy Enos-Martinez
Mayor