

CITY OF GRAND JUNCTION

RESOLUTION NO. 25-02

**VACATING A TEMPORARY STORMWATER RETENTION EASEMENT IN
CONJUNCTION WITH INDEPENDENCE RANCH SUBDIVISION FILING 9
LOCATED AT 20 ½ AND F ¾ ROADS**

Recitals.

In conjunction with a request to develop Independence Ranch Filing 9 Subdivision the applicant has requested to vacate 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. This easement is no longer necessary in this location

At its March 26, 2002 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.

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 temporary stormwater retention easement is hereby vacated:

An easement across Lot 2, Block 6 of Independence Ranch Filing 7, as shown and described on the plat thereof recorded at Reception No. 2006386 of the Mesa County records, County of Mesa, State of Colorado; said easement being more particularly described as follows:

Beginning at the Northwest corner of said Lot 2;
Thence along the North line of said Lot 2, North 84°45'02" East, a distance of 145.98 feet to the West right-of-way line of Tranquil Trail;
Thence along said right-of-way line, South 05°14'58" East, a distance of 8.55 feet;
Thence along the South right-of-way line of Tranquil Trail, North 84°47'36" East, a distance of 44.00 feet;
Thence along the North line of said Lot 2, North 84°50'10" East, a distance of 126.89 feet to the Northeast corner of said Lot 2;
Thence along the East line of said Lot 2, South 05°17'07" East, a distance of 48.39 feet;
Thence along the East line of said Lot 2, South 20°07'24" East, a distance of 15.14 feet;
Thence South 84°45'02" West, a distance of 326.28 feet to the West line of said Lot 2;
Thence North 00°52'18" West, a distance of 72.00 feet to the Point of Beginning.

PASSED and ADOPTED this 3rd day of April, 2002.

ATTEST:

/s/ Stephanie Tuin
City Clerk

/s/ Cindy Enos-Martinez
President of City Council

