

Resolution No. 69-02
VACATING A TEMPORARY TURNAROUND EASEMENT
FOR BROOKSIDE DRIVE

WHEREAS the applicant is proposing to construct Filing 3 of the Brookside subdivision on the vacant parcel northwest of the intersection of F-1/2 and Ox-Bow Roads; and

WHEREAS when the second filing of this subdivision was platted, a temporary turnaround easement for the development within Filing 2 was required; and

WHEREAS the applicant is proposing to vacate the easement that was previously dedicated with Filing 2 and replace it with dedication of public right-of-way for the extension of Brookside Drive; and

WHEREAS the Grand Junction Planning Commission, having heard and considered the request at its July 9, 2002 hearing and found the criteria of Section 2-11 of the Zoning and Development Code to have been met, recommended approval of the vacation request.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE TEMPORARY TURNAROUND EASEMENT FOR BROOKSIDE DRIVE DESCRIBED BELOW IS HEREBY VACATED:

A temporary turnaround easement in a portion of Lot 1, Block 9 of Brookside Subdivision, Filing Two, according to the Plat thereof recorded in Plat Book 18 at Pages 247 through 249, in the records of the Clerk and Recorder of Mesa County, Colorado, located in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 5, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, more particularly described as follows:

Commencing at a point on the easterly boundary line of Lot 1, Block 9 of Brookside Subdivision, Filing Two, which is identical with the northwesterly corner of Lot 1, Block 1 of Brookside Subdivision, Filing Two;

1. Thence N 00 degrees 16 minutes 05 seconds E, 46.26 feet;
2. Thence N 89 degrees 43 minutes 55 seconds W, 46.99 feet;
3. Thence southeasterly 222.22 feet along the arc of a circular curve to the left with a radius of 47.00 feet, a delta of 270 degrees 53 minutes 58 seconds and a chord bearing S 45 degrees 10 minutes 54 seconds E, 65.94 feet to the point of beginning.

PASSED AND APPROVED this 17th day of July, 2002.

ATTEST:

/s/: Stephanie Tuin
City Clerk

/s/: Cindy Enos-Martinez
President of Council