

CITY OF GRAND JUNCTION

RESOLUTION NO. 134-04

**A RESOLUTION VACATING TWO-20' TEMPORARY
PUBLIC ACCESS EASEMENTS
LOCATED IN SUMMIT MEADOWS WEST SUBDIVISION BETWEEN UTE CANYON
LANE AND CROSS CANYON LANE & BETWEEN SUMMIT
MEADOWS COURT AND OPEN MEADOWS COURT**

RECITALS:

The applicant proposes to vacate two-20' temporary public access easements located in Summit Meadows West Subdivision. These easements are being replaced with four temporary turnaround easements located at the end of Ute Canyon Lane, Cross Canyon Lane, Summit Meadows Court and Open Meadows Court of said subdivision. The four new easements must be constructed to the satisfaction of the City Engineer and the conveyance of each temporary turnaround easement must be made to the City before the two-20' temporary public access easements will be vacated.

At its November 23, 2004 hearing the Grand Junction Planning Commission found that the request satisfies the review criteria set forth in Section 2.11.C of the Zoning and Development Code and recommended approval conditioned upon the construction and acceptance of new temporary turnaround easements and conveyance of said easements to the City.

The City Council finds that the vacation meets the criteria set forth in Section 2.11.C of the Grand Junction Zoning and Development Code and is in conformance with the Growth Plan.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

Upon the easements described in Exhibit A, B, C, and D being conveyed to the City of Grand Junction, the temporary turnarounds being constructed in the easements and accepted by the City Engineer, and the applicant paying the recording/documentary fees and costs for this Resolution and the conveyance documents, the following easements shall be vacated:

The two strips of land platted as 20 feet temporary public access easements situated in Summit Meadows West as recorded in Plat Book 20 at Pages 55 and 56, of the Mesa County, Colorado records, being described as follows:

The easterly 20.00 feet of Lots 3 and 4, Block 2 and the easterly 20.00 feet of Lots 3 and 4, Block 4 of said Summit Meadows West.

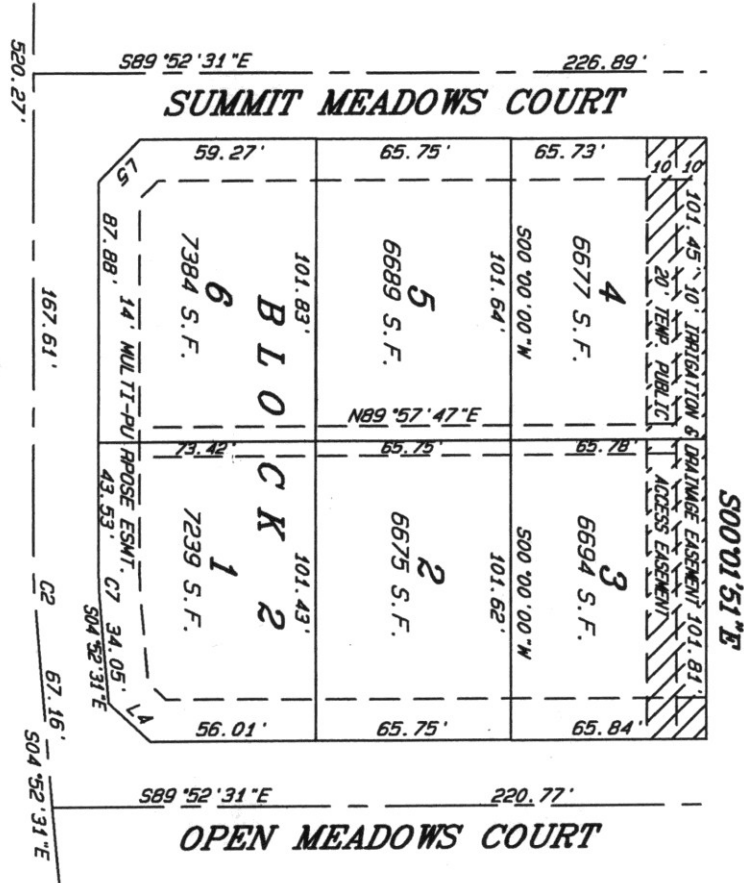
PASSED and ADOPTED this 15th day of December, 2004.

ATTEST:

/s/ Stephanie Tuin
City Clerk

/s/ Bruce Hill
President of City Council

EXHIBIT A



**SUMMIT MEADOWS WEST
PLAT BOOK 20, PAGE 55 & 56**

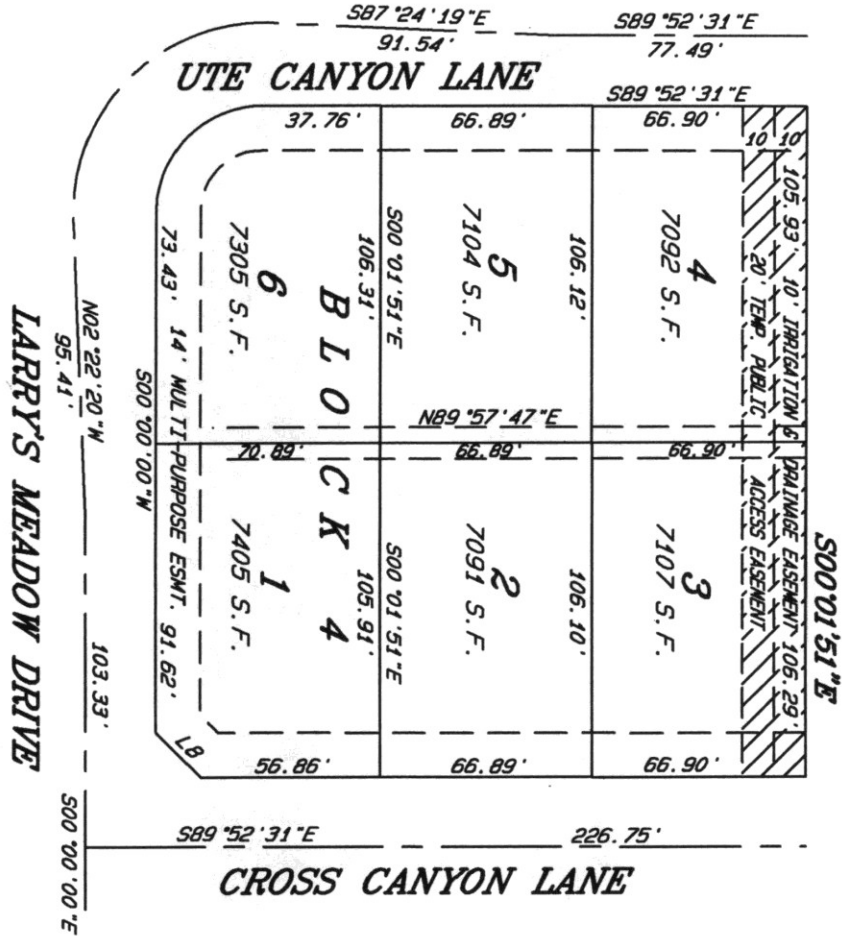


SCALE 1" = 50'

D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

SHEET 1 OF 2

EXHIBIT A



**SUMMIT MEADOWS WEST
PLAT BOOK 20, PAGE 55 & 56**



SCALE 1" = 50'

D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

EXHIBIT A

A parcel of land situated in the E 1/2 SE 1/4 NW 1/4 of Section 15, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, lying east and adjoining the recorded subdivision plat of Summit Meadows West, being described as follows:

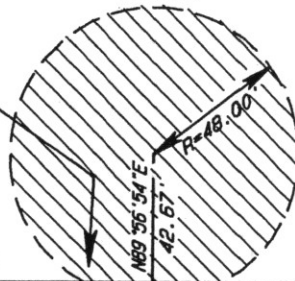
Beginning at the southeast corner of Lot 3, Block 2 of said Summit Meadows West; thence along the arc of a non-tangent curve to the right 255.90 feet, having a central angle of $305^{\circ}27'57''$ and a radius of 48.00 feet to the northwest corner of Lot 4, Block 1 of said subdivision; thence $N00^{\circ}01'51''W$ a distance of 44.00 feet along the easterly right-of-way of Open Meadows Court and the point of beginning.

This description was prepared by:
Michael W. Drissel PLS
118 Ouray Ave.
Grand Junction, CO. 81501

TEMPORARY EASEMENT EXHIBIT A

TEMPORARY TURNAROUND
EASEMENT

P.O.B.



SCALE 1" = 50'

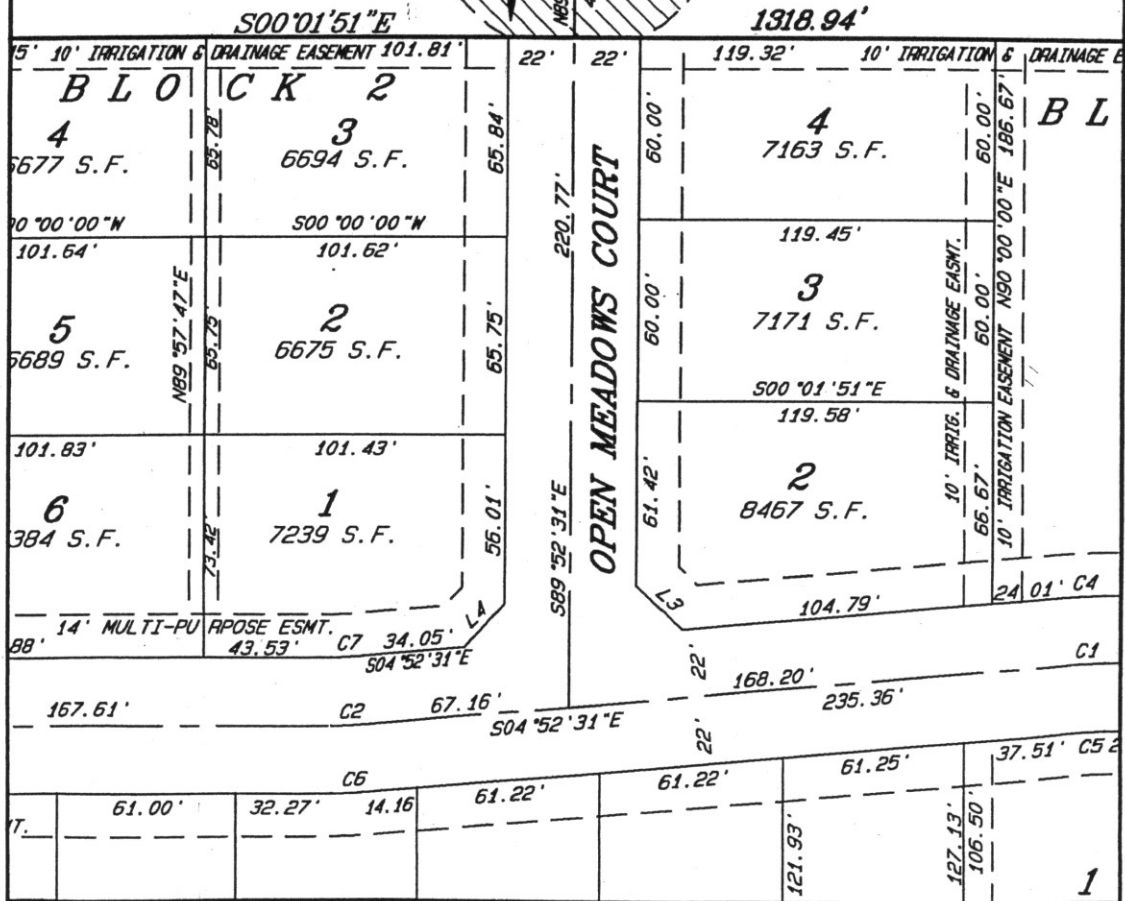


EXHIBIT B

A parcel of land situated in the E 1/2 SE 1/4 NW 1/4 of Section 15, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, lying east and adjoining the recorded subdivision plat of Summit Meadows West, being described as follows:

Beginning at the southeast corner of Lot 3, Block 3 of said Summit Meadows West; thence along the arc of a non-tangent curve to the right 255.90 feet, having a central angle of $305^{\circ}27'57''$ and a radius of 48.00 feet to the northwest corner of Lot 4, Block 2 of said subdivision; thence $N00^{\circ}01'51''W$ a distance of 44.00 feet along the easterly right-of-way of Summit Meadows Court and the point of beginning.

This description was prepared by:
Michael W. Drissel PLS
118 Ouray Ave.
Grand Junction, CO. 81501

TEMPORARY EASEMENT EXHIBIT B

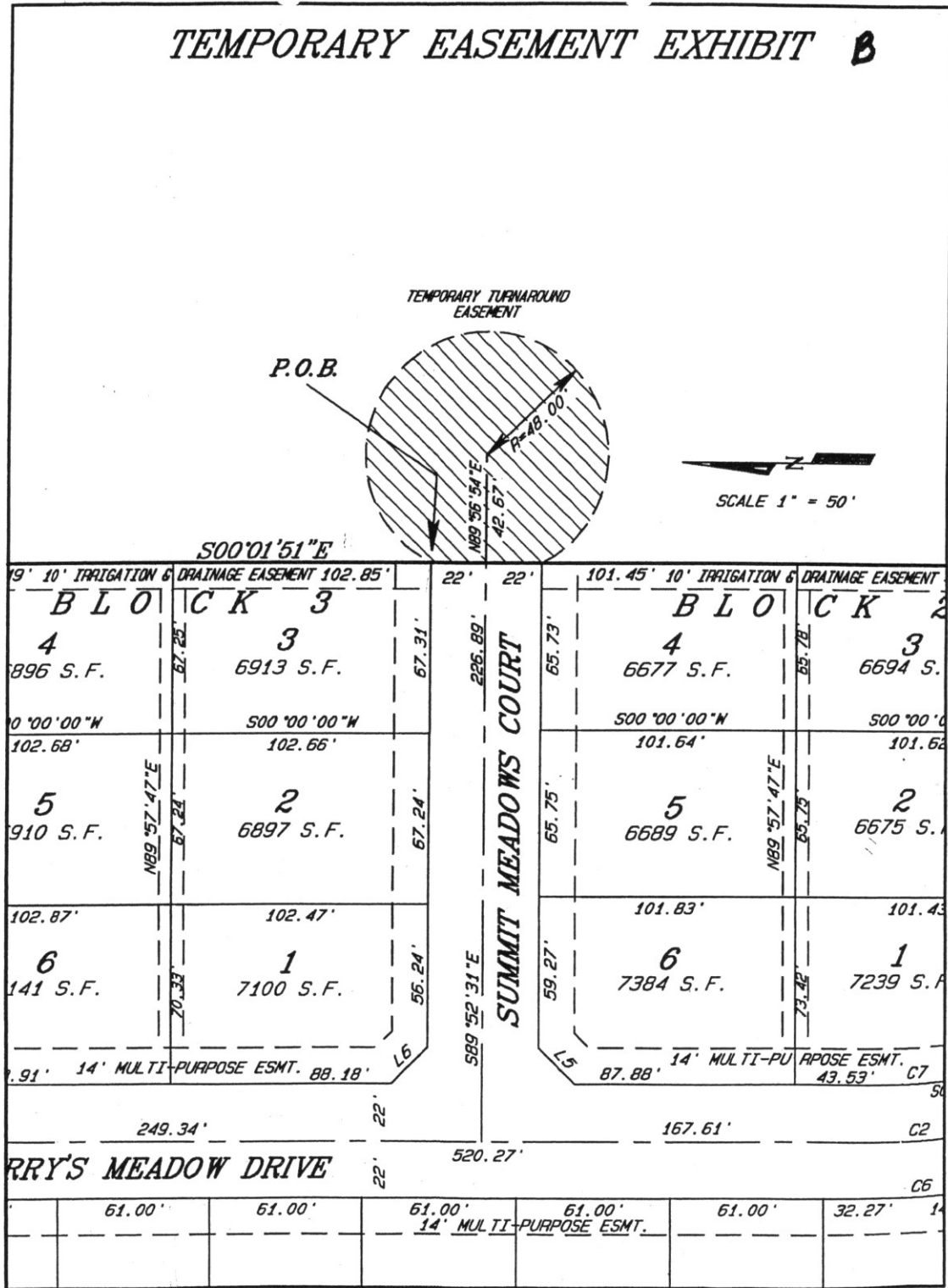


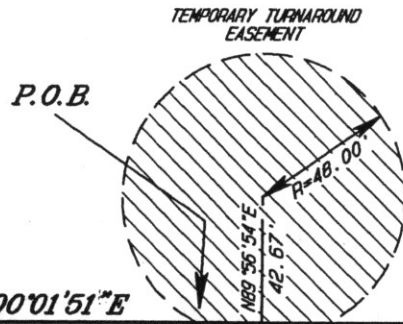
EXHIBIT C

A parcel of land situated in the E 1/2 SE 1/4 NW 1/4 of Section 15, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, lying east and adjoining the recorded subdivision plat of Summit Meadows West, being described as follows:

Beginning at the southeast corner of Lot 3, Block 4 of said Summit Meadows West; thence along the arc of a non-tangent curve to the right 255.90 feet, having a central angle of $305^{\circ}27'57''$ and a radius of 48.00 feet to the northwest corner of Lot 4, Block 3 of said subdivision; thence $N00^{\circ}01'51''W$ a distance of 44.00 feet along the easterly right-of-way of Cross Canyon Lane and the point of beginning.

This description was prepared by:
Michael W. Drissel PLS
118 Ouray Ave.
Grand Junction, CO. 81501

TEMPORARY EASEMENT EXHIBIT C



SCALE 1" = 50'

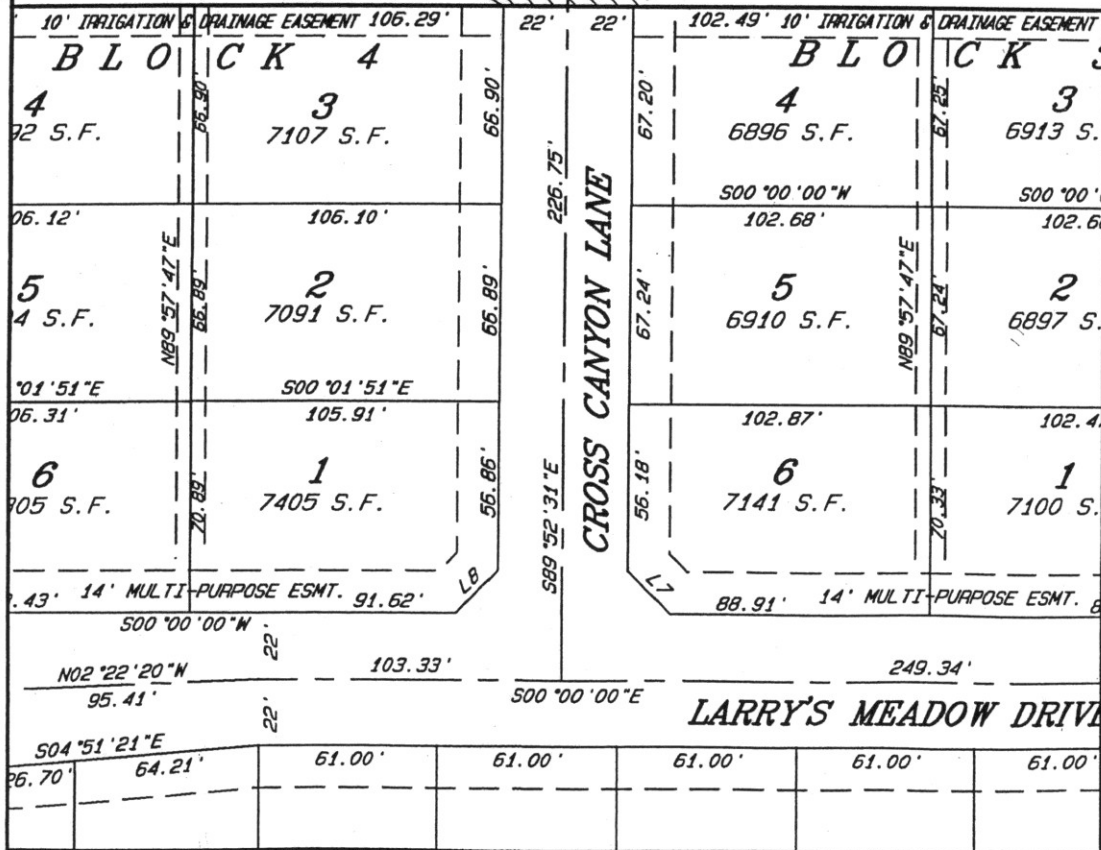


EXHIBIT D

A parcel of land situated in the E 1/2 SE 1/4 NW 1/4 of Section 15, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, lying east and adjoining the recorded subdivision plat of Summit Meadows West, being 22.00 feet on each side of the following described center line:

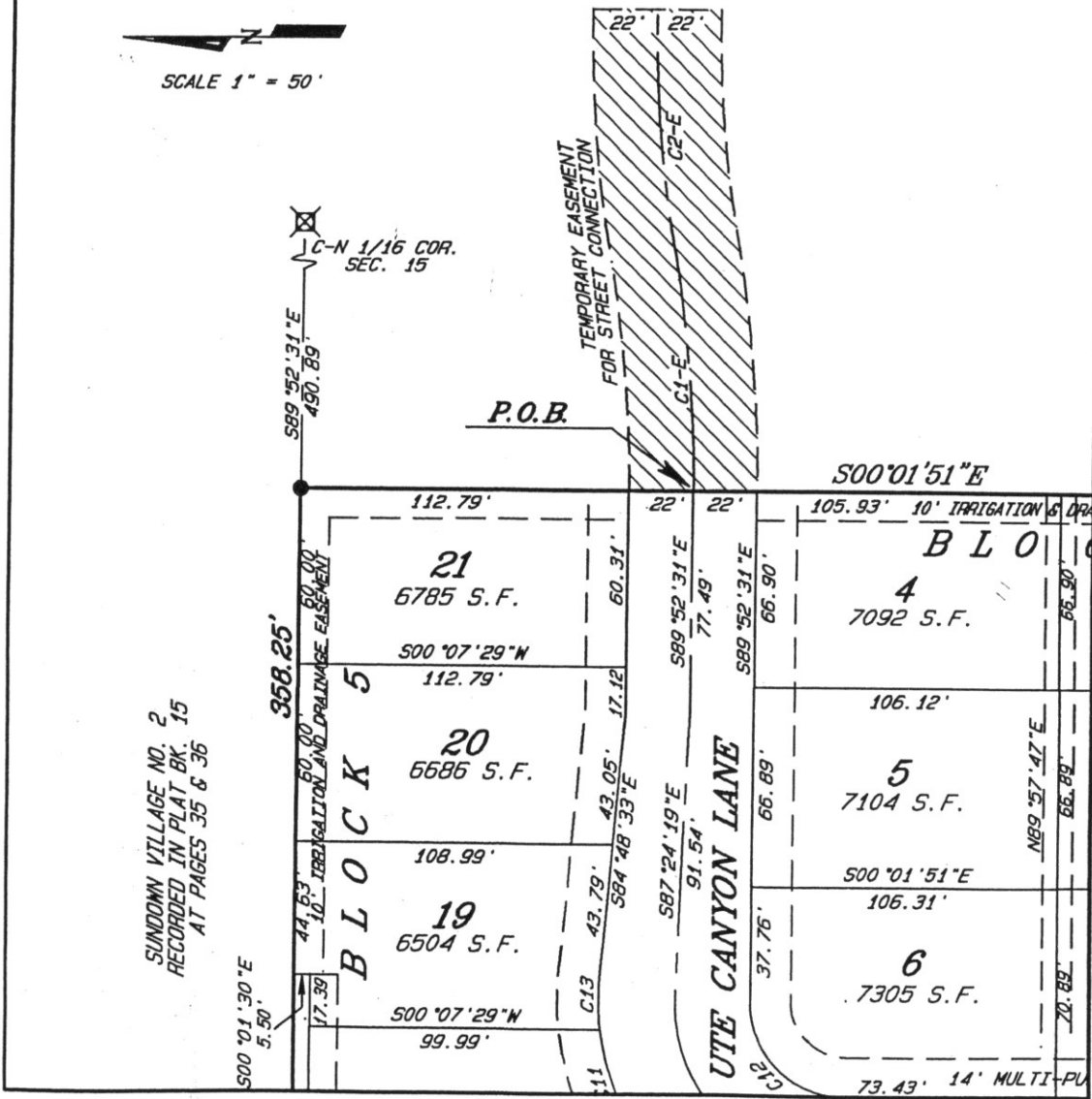
Beginning at the center line of Ute Canyon Lane on the east boundary of said Summit Meadows West and the point of beginning;
thence along the arc of a curve to the left 82.25 feet, having a central angle of 10°28'31" and a radius of 449.89 feet, the chord of which bears N84°53'09"E a distance of 82.14 feet;
thence along the arc of a curve to the right 82.26 feet, having a central angle of 10°28'36" and a radius of 449.89 feet, the chord of which bears N84°53'11"E a distance of 82.15 feet to the point of terminus.

This description was prepared by:
Michael W. Drissel PLS
118 Ouray Ave.
Grand Junction, CO. 81501

TEMPORARY EASEMENT EXHIBIT D

TEMPORARY EASEMENT CURVE DATA					
C1-E	10°28'31"	82.25'	449.89'	82.14'	N84°53'09"E
C2-E	10°28'36"	82.26'	449.89'	82.15'	N84°53'11"E


 SCALE 1" = 50'



SUNDOWN VILLAGE NO. 2
 RECORDED IN PLAT BK. 15
 AT PAGES 35 & 36