

CITY OF GRAND JUNCTION

RESOLUTION NO. 19-04

**A RESOLUTION VACATING THE NORTH 6.2 FEET OF A FIFTEEN FOOT
UTILITY AND IRRIGATION EASEMENT (FOR A LENGTH OF 39.4 FEET)
LOCATED AT 3010 CLOVERDALE COURT**

RECITALS:

Charles Pabst has requested to vacate the North 6.2' for a length of 39.4' of a 15' utility and irrigation easement. The easement is described in Book 1132 Page 679. The 15' easement crosses Lot 14 of the Northridge Estates subdivision. There are no utilities in the area requested to be vacated.

At its February 24, 2004 hearing the Planning Commission found that the review criteria as set forth in Section 2.11.C of the Code are satisfied and recommended approval of the vacation.

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

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 in accordance therewith the following described area of the easement is hereby vacated:

Partial Easement Vacation

A portion of that certain 15.0 foot Utility and Irrigation Easement, as described in Book 1132, Page 679, Public Records of Mesa County, Colorado and lying within Lot 14, Block Five, Plat of Northridge Estates Filing No. Two, as same is recorded in Plat Book 11, Page 289, Public Records of Mesa County, Colorado lying in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 2, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southeast corner of said Lot 14, Block Five and assuming the South line of said Lot 14, Block Five bears N 89°58'12" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 75°28'36" W a distance of 59.69 feet to a point on the North line of said 15.0 foot Utility and Irrigation Easement and the POINT OF BEGINNING; thence from said Point of Beginning, S 00°01'48" E a distance of 6.20 feet; thence S 89°58'12" W a distance of 39.40 feet; thence N 00°01'48" W a distance of 6.20 feet to a point on the North line of said 15.0 foot Utility and Irrigation Easement; thence N 89°58'12" E along the North line of said 15.0 foot Utility and Irrigation Easement a distance of 39.40 feet, more or less, to the Point of Beginning.

The above description is based upon an Improvement Location Certificate as prepared by Q.E.D. Surveying Systems, Inc., dated 9/25/2001. It is the intent of this description that a

portion of the above referenced Utility and Irrigation Easement lying under and 1.0 foot outside of, the 'footprint' of the existing residential structure and its attached patio be vacated.

CONTAINING 244.3 Sq. Ft., more or less, as described.

PASSED and ADOPTED this 3rd day of March, 2004.

ATTEST:

/s/ Stephanie Tuin
City Clerk

/s/ Jim Spehar
President of City Council

