

**Resolution No. 74-05**

**A RESOLUTION VACATING THE SOUTH 41.00 FT. OF A 55.00 FT.  
UTILITY, FENCE, AND SIGN EASEMENT  
LOCATED AT 597 1/2 GRAND CASCADE WAY**

RECITALS:

The applicant proposes to vacate the south 41.00 ft. of a 55.00 ft. utility, fence and sign easement located in The Falls Subdivision adjacent to 597 1/2 Grand Cascade Way and Patterson Road. The subject area is not being used by the residents of the subdivision for fencing or a sign and no utilities exist in this area. A 14 ft. multi-purpose easement will be retained adjacent to Patterson Road and along Grand Cascade Way for all existing utilities, making the described easement area unnecessary. A conveyance document will be recorded concurrent with the vacation resolution.

At its April 26, 2005 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.

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

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 in accordance therewith the following described easements are hereby vacated:

Any and all interest it may have by grant of easement for the purpose of fence placement, signs or otherwise in a tract of land situated in the NE1/4 NW1/4 of Section 7, T1S, R1E of the Ute P.M., being more particularly described as follows:

Commencing at the NW corner of Sheets Subdivision, Mesa County, Colorado as recorded in plat Book 20 Page 41 of the Mesa County Clerk and Recorder's Office; thence S1°14'34"E a distance of 14.00 feet along the west line of said subdivision for a basis of bearings; thence N89°50'00"E a distance of 10.00 feet to the POB; thence N89°50'00"E a distance of 72.51 feet; thence along a curve to the right having a long chord which bears S45°10'00"E a distance of 8.49 feet, a radius of 6.00 feet, a central angle of 90°00'00" and an arc length of 9.42 feet; thence S00°10'00"E a distance of 35.00 feet; thence S89°50'00"W a distance of

77.74 feet; thence N1°14'34"W a distance of 41.01 feet to the POB.

PASSED and ADOPTED this 4<sup>th</sup> day of May, 2005.

ATTEST:

/s/: Stephanie Tuin  
City Clerk

/s/: Bruce Hill  
President of City Council

