

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 62-09

**A RESOLUTION VACATING A UTILITY EASEMENT AT
2421 HIDDEN VALLEY DRIVE**

Recitals:

A request for the vacation of a utility easement has been submitted in accordance with the Zoning and Development Code. The applicant has requested that the 15 foot utility easement located at 2421 Hidden Valley Drive be vacated. The 15 foot utility easement was dedicated on the Ridges Filing No. Three plat. There is no existing utility infrastructure located within this easement.

In a public hearing, the Planning Commission reviewed the request for the vacation request and determined that it satisfied the criteria as set forth and established in Section 2.11.C of the Zoning and Development Code. The proposed vacation is also consistent with the purpose and intent of the Growth Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW AND IN EXHIBIT A IS HEREBY VACATED.

All of that 15 foot wide utility easement lying within Lot 2A, Block Sixteen, The Ridges Filing No. Three, according to the plat recorded on May 1, 1978, Reception No. 1159249 in the Office of the Mesa County Clerk and Recorder, said subdivision being part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 16 and a part of the E $\frac{1}{2}$ of Section 20 and part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 21 in Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, Mesa County, Colorado.

PASSED on this 17th day of August 2009.

ATTEST:

/s/ Bruce Hill
President of City Council

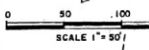
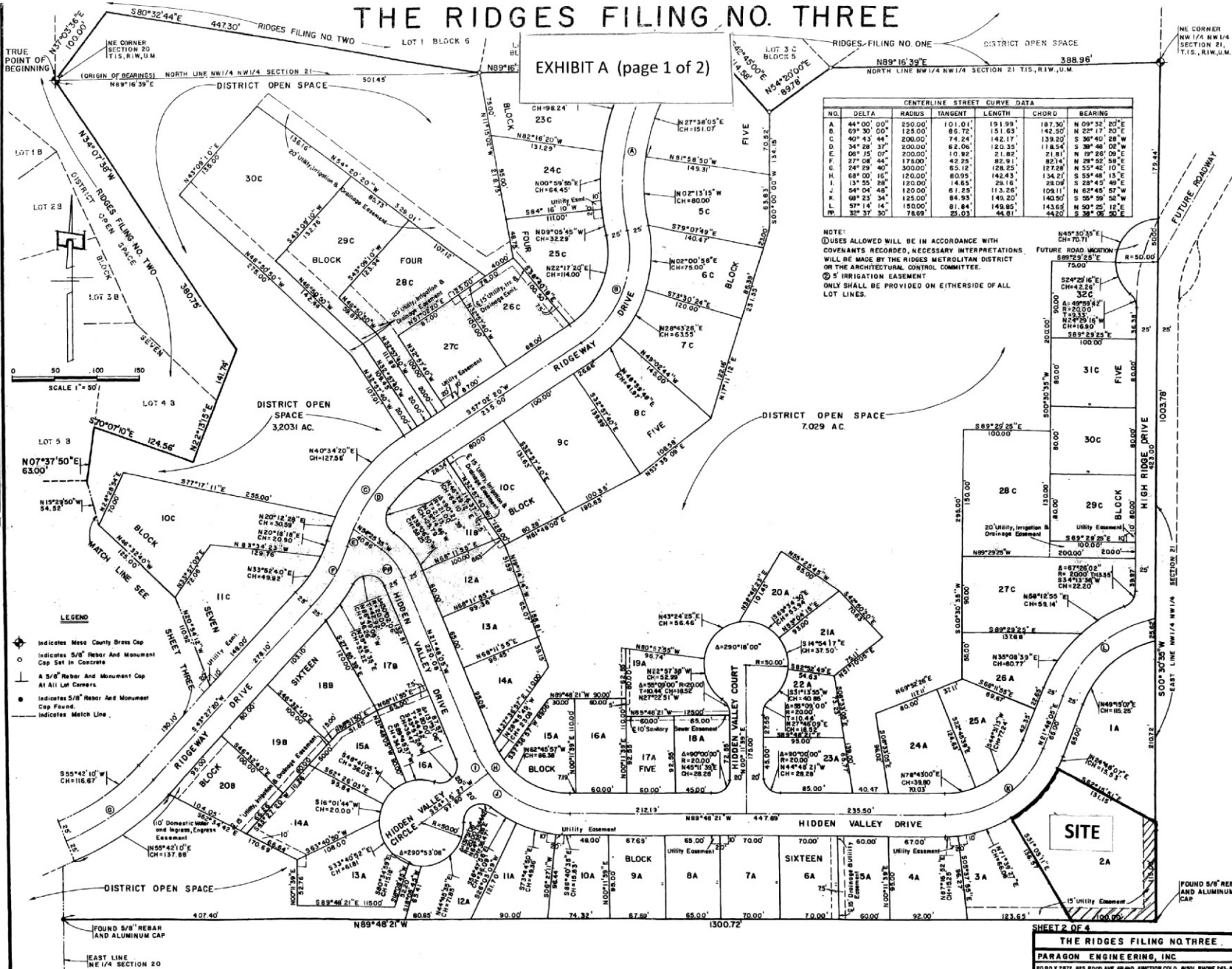
/s/ Stephanie Tuin
City Clerk

THE RIDGES FILING NO. THREE

EXHIBIT A (page 1 of 2)

CENTERLINE STREET CURVE DATA						
NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
A	44°00'00"	250.00'	101.01'	191.99'	187.30'	N 09°32'20"E
B	69°30'00"	125.00'	85.72'	151.53'	142.50'	N 29°17'30"E
C	40°43'44"	200.00'	74.24'	142.17'	139.20'	S 36°40'28"W
D	54°28'31"	200.00'	82.06'	120.35'	118.54'	S 38°46'00"W
E	06°15'00"	200.00'	10.92'	21.82'	21.81'	N 18°58'00"E
F	27°08'44"	175.00'	42.75'	82.91'	82.14'	N 28°32'58"E
G	24°29'40"	300.00'	65.12'	128.25'	127.28'	N 55°42'10"E
H	68°00'16"	120.00'	60.95'	142.43'	134.21'	S 55°48'13"E
I	13°55'28"	120.00'	14.65'	29.16'	28.09'	S 28°45'48"E
J	54°04'48"	120.00'	61.25'	113.26'	109.11'	N 52°45'07"W
K	68°23'34"	125.00'	84.93'	145.20'	140.50'	S 58°59'52"W
L	57°14'14"	150.00'	81.84'	148.85'	143.65'	N 50°25'12"E
M	35°37'30"	78.89'	29.03'	48.91'	44.90'	S 38°16'50"E

NOTE:
 CURVES ALLOWED WILL BE IN ACCORDANCE WITH COVENANTS RECORDED, NECESSARY INTERPRETATIONS WILL BE MADE BY THE RIDGES METROPOLITAN DISTRICT OR THE ARCHITECTURAL CONTROL COMMITTEE.
 (S) IRRIGATION EASEMENT ONLY SHALL BE PROVIDED ON EITHER SIDE OF ALL LOT LINES.



- LEGEND**
- Indicates Mesa County Brass Cap
 - Indicates 5/8" Rebar And Monument Cap Set in Concrete
 - A 5/8" Rebar And Monument Cap At All Lot Corners
 - Indicates 5/8" Rebar And Monument Cap Found
 - Indicates Match Line

SHEET 2 OF 4
 THE RIDGES FILING NO. THREE.
 PARAGON ENGINEERING, INC.
 8080 K 287E, 825 ROAD AVE, GRAND JUNCTION, COLO., 81501, PHONE 243-8946

