

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 71-09

A RESOLUTION VACATING A PORTION OF A UTILITY, IRRIGATION AND DRAINAGE EASEMENT LOCATED ON LOT 1, THE RIDGES FILING NO. FOUR SUBDIVISION, LOCATED NEAR WEST RIDGES BOULEVARD AS PART OF THE REDLANDS VISTA PLANNED DEVELOPMENT

Recitals:

A request for the vacation of a portion of a utility, irrigation and drainage easement has been submitted in accordance with the Zoning and Development Code. The applicant has requested that the easement located along the easternmost edge of Lot 1, The Ridges Filing No. Four, be partially vacated by reducing the size of the easement from ten-feet to six-feet on Lot 1, and as shown on the attached Exhibit A. A portion on the northernmost end will be vacated in its entirety as the irrigation line does not extend in this area. The request for a partial vacation of the easement will clear the property for future development of the Redlands Vista Planned Development Subdivision.

In a public hearing, the Planning Commission reviewed the request for a partial vacation of the easement 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 partial 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 SHOWN ON EXHIBIT A, AND RECORDED AT BOOK NO. 12, PAGE 118 IS HEREBY REDUCED TO 6-FEET BY VACATING 4-FEET OF THE RECORDED EASEMENT. ONE PORTION OF THE NORTHERNMOST END OF THE EASEMENT IS VACATED IN ITS ENTIRETY, AS DEPICTED ON EXHIBIT A.

PASSED on this 17th day of August 2009.

ATTEST:

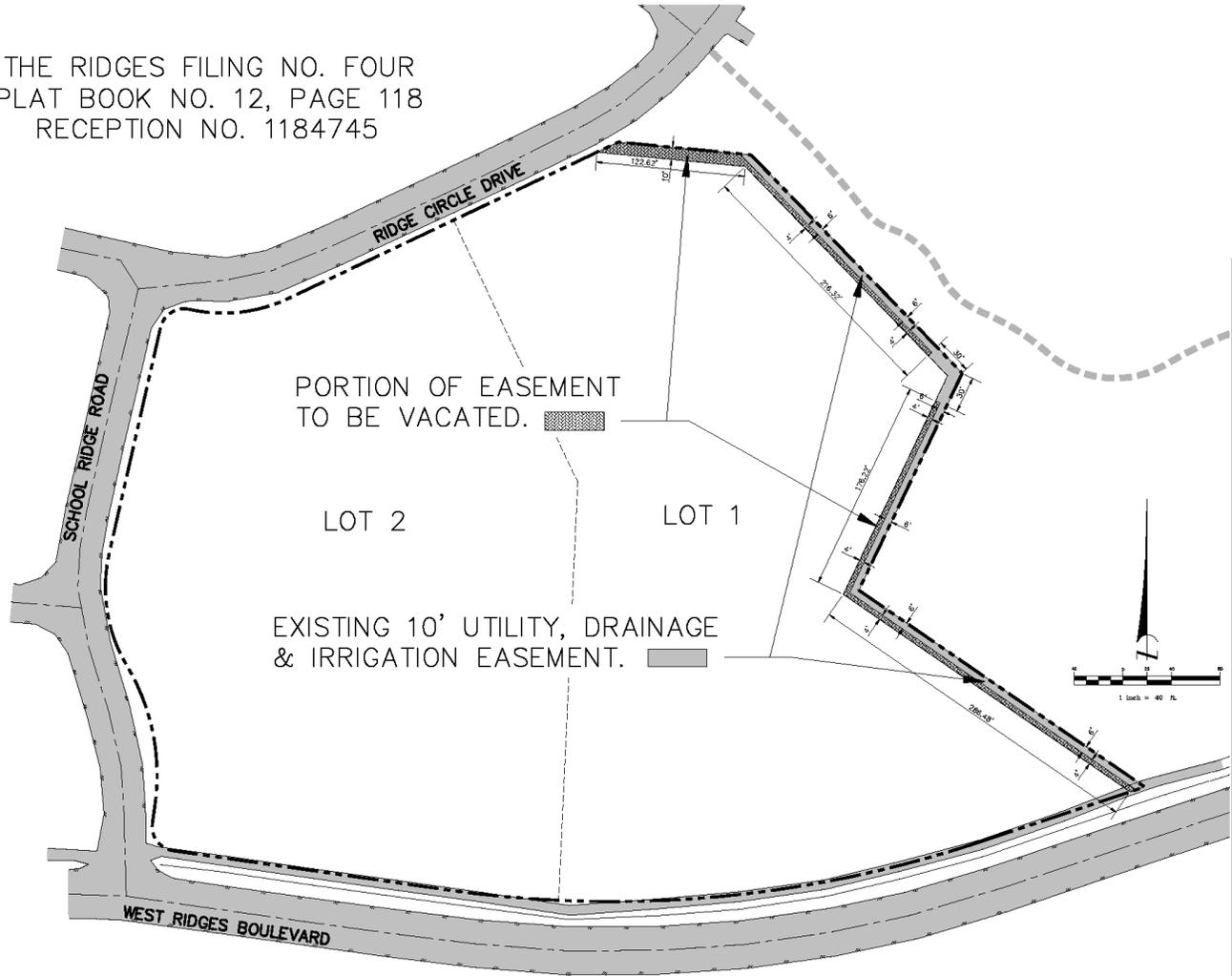
/s/ Stephanie Tuin
City Clerk

/s/ Bruce Hill
President of Council

REDLANDS VISTA

UTILITY DRAINAGE & IRRIGATION EASEMENT VACATION EXHIBIT

THE RIDGES FILING NO. FOUR
 PLAT BOOK NO. 12, PAGE 118
 RECEPTION NO. 1184745



LEGEND

EXISTING UTILITIES

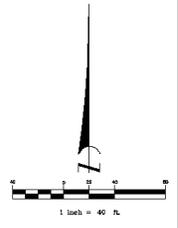
- STREET LIGHT
- ⊕ LIGHT POLE
- ⊕ ELECTRIC UTILITY
- ⊕ WATER MANHOLE
- SANITARY SEWER MANHOLE
- ⊕ WATER VALVE/IRRIGATION VALVE
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ SIGN
- ⊕ IRRIGATION MANHOLE/ IRRIGATION VALVE
- ⊕ IRRIG. VALVE

LEGEND

- FOUND #5 REBAR W/1.5" PLASTIC CAP STAMPED PARAGON LS 9965
- ▲ FOUND BENT #5 REBAR, REPLACED W/#5 REBAR & 2" ALUMINUM CAP STAMPED D H SURVEY LS 37049
- ✕ SET 2" ALUMINUM CAP STAMPED D H SURVEY LS 37049 ON FOUND #5 REBAR
- SET #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEY LS 37049
- ⊕ ELECTRIC PED./VAULT
- ⊕ TELEPHONE PED.
- ⊕ TELEPHONE MANHOLE
- △ CABLE TELEVISION PED.
- RETAINING WALL
- E- ELECTRIC LINE
- G- GAS LINE
- 120W- WATER LINE
- 8SS- SEWER LINE
- 10IR- IRRIGATION LINE
- LIMITS OF ASPHALT
- PROPERTY LINE

ABBREVIATIONS

- W/ = WITH
- ATT. = ATTACHED
- R-O-W = RIGHT OF WAY
- SAN = SANITARY SEWER
- FL-FL = FLOW LINE TO FLOW LINE
- INV. = INVERT
- MH = MANHOLE
- EXIST. = EXISTING
- EDA = EDGE OF ASPHALT
- CL = CENTERLINE
- CATV = CABLE TV
- IRR = IRRIGATION LINE
- (E) = EXISTING
- (P) = PROPOSED
- PL = PROPERTY LINE
- STA = STATION
- L OR LT. = LEFT
- R OR RT. = RIGHT



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REDLANDS VISTA
 UTILITY, DRG & IRRIG EASEMENT
 EASEMENT VACATION

JOB NO: 1013
 DESIGN BY: OLB
 DRAWN BY: OLB
 CHECK BY: OLB
 ISSUE DATE: 06/12/09

REVISIONS: BY:
 1) 6/26/09 OLB
 SHOW EASEMENT TO VACATE
 2)
 3)
 4)

VACATION
 EXHIBIT

C 2

SHEET: 1 OF 1