

CITY OF GRAND JUNCTION

RESOLUTION NO. 45-11

A RESOLUTION VACATING A 10' AND 20' DRAINAGE AND UTILITY EASEMENT FOR LOTS 41A, 42A AND 43A OF THE REPLAT OF LOTS 22A THROUGH 30A, BLOCK TWENTY FIVE THE RIDGES FILING NO. FIVE

PROPERTY LOCATED ADJACENT TO WEST RIDGES BOULEVARD AND WEST OF SCHOOL RIDGE ROAD

RECITALS:

The applicant proposes to vacate a 10' Drainage and Utility Easement and 20' Utility Easement located within the proposed Casas de Luz property including Lots 41A, 42A and 43A of the replat of Lots 22A through 30A, Block Twenty Five The Ridges Filing No. Five located adjacent to West Ridges Boulevard and west of School Ridge Road.

The City Council finds that the request is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Zoning and Development Code.

The Planning Commission, having heard and considered the request, found the criteria of the Code to have been met, and recommends that the vacation be approved.

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

The following described Drainage Easement and Utility Easements are hereby vacated subject to the listed conditions:

1. Applicants shall pay all recording/documentary fees for the Vacation Resolution.

The following easement vacation is shown on "Exhibit A" as part of this vacation of description.

A certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 20, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado, being more particularly described as follows:

The East 10.0 feet of Lot 41A, Block Twenty-Five of the Ridges, Filing No. Five, depicted as a 10.0 foot Drainage and Utility Easement, as same is recorded in Plat Book 12, Pages 316 through 320, Public Records of Mesa County, Colorado, LESS HOWEVER, the Southerly 10.0 feet of said Lot 41A

-TOGETHER WITH-

The Northerly 10.0 feet of that certain 20.0 foot wide Utility Easement within Lots 41A through 43A, inclusive, of said Block Twenty-Five of the Ridges, Filing No. Five.

-TOGETHER WITH-

ALL of that certain 10.0 foot wide Utility Easement lying within and adjoining the North line of Lot 43A, of said Block Twenty-Five of the Ridges, Filing No. Five, LESS HOWEVER, the Westerly 10.0 feet thereof.

CONTAINING 2,327 Square Feet or 0.053 Acres, more or less, as described.
Drawing depicting the above is attached hereto as Exhibit A.

ADOPTED this 21st day of September, 2011.

ATTEST:



President of City Council



City Clerk



EXHIBIT A

