

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 07-15

**A RESOLUTION VACATING A PORTION OF A 14-FOOT MULTI-PURPOSE
EASEMENT AND A PORTION OF A PUBLIC TRAIL EASEMENT
LOCATED WITHIN TRACT C, RUBY RANCH SUBDIVISION,
ADJACENT TO THE WEST SIDE OF 26 ROAD, SOUTH OF G 1/2 ROAD**

Recitals:

A request for the vacation of a portion of a 14-foot multi-purpose easement dedicated in error on the Ruby Ranch Subdivision Final Plat and to vacate a portion of a trail easement in the same Tract on the subdivision. The City of Grand Junction (City) had previously agreed with Grand Valley Water Users Association (GVWUA) to not place a multi-purpose easement in the same location as GVWUA easement. This request is to remove the portions of the easements that may conflict with GVWUA's easement.

In a public hearing, the Planning Commission reviewed the request for the vacation of the easements and determined that it satisfied the criteria as set forth and established in Section 21.02.100 of the Grand Junction Municipal Code. The proposed vacations are consistent with the purpose and intent of the Comprehensive Plan and the City's Economic Development Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREAS SHOWN ON THE ATTACHED EXHIBITS A AND B, ARE HEREBY VACATED AS SHOWN ON THE RUBY RANCH SUBDIVISION FINAL PLAT, RECORDED AT BOOK No. 5618 PAGES 337 and 338.

PASSED on this 4th day of February, 2015.

ATTEST:

Stephanie Tuin

City Clerk

Amplis Forre

President of Council



**Portion of 14' MPE
Ruby Ranch Subdivision**

A certain parcel of land lying in the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 34, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

A portion of a 14 foot Multipurpose Easement, graphically depicted and dedicated on the plat of Ruby Ranch Subdivision, as same is recorded in Book 5618, Pages 337 and 338, Public Records of Mesa County, Colorado lying within Tract C of said Ruby Ranch Subdivision, said portion lying North of the South line of said plat and South of the Northerly limits of the Grand Valley Water Users Association Easement, as same is recorded with Reception Number 2479274, Public Records of Mesa County, Colorado, all lying adjacent to the West right of way for 26 Road, as depicted on said plat.

CONTAINING 5,249 Square Feet or 0.12 Acres, more or less, as described and as shown on Exhibit A attached.

**Portion of Public Trail Easement
Ruby Ranch Subdivision**

A certain parcel of land lying in the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 34, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

A portion of a Public Trail Easement, graphically depicted and dedicated on the plat of Ruby Ranch Subdivision, as same is recorded in Book 5618, Pages 337 and 338, Public Records of Mesa County, Colorado lying within Tract C of said Ruby Ranch Subdivision, said portion lying North of the South line and its Easterly prolongation of Lot 11 of said plat and South of the Northerly limits of the Grand Valley Water Users Association Easement, as same is recorded with Reception Number 2479274, Public Records of Mesa County, Colorado, all lying adjacent to the West right of way for 26 Road, as depicted on said plat.

CONTAINING 4,806 Square Feet or 0.11 Acres, more or less, as described and as shown on Exhibit B attached.

EXHIBIT "A"

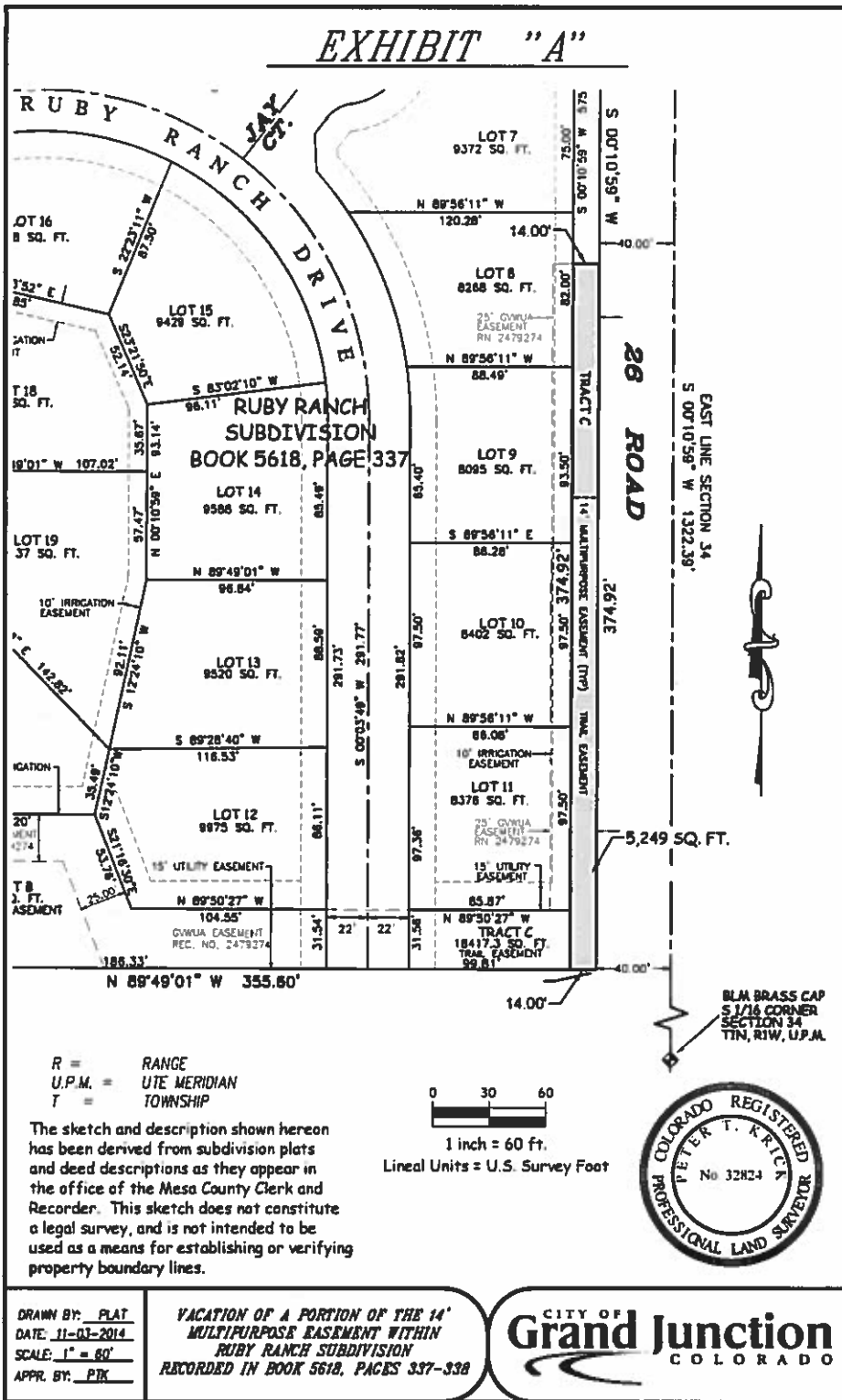
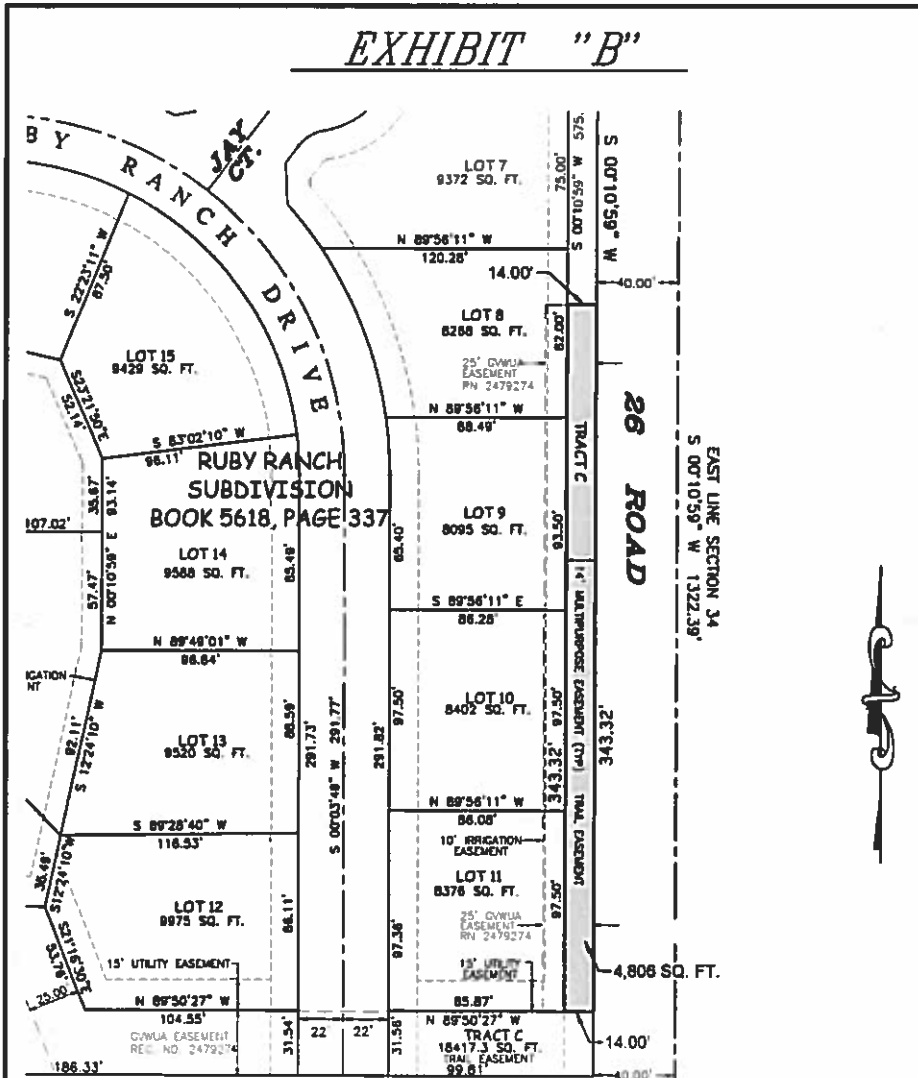
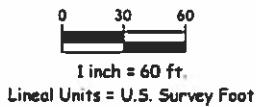


EXHIBIT "B"



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



DRAWN BY: PLAT DATE: 11-03-2014 SCALE: 1" = 60' APPR. BY: PIK	VACATION OF A PORTION OF THE PUBLIC TRAIL BASEMENT WITHIN RUBY RANCH SUBDIVISION RECORDED IN BOOK 5618, PAGES 337-338	
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