

## RESOLUTION NO. 71-17

### A RESOLUTION CONCERNING THE ISSUANCE OF A REVOCABLE PERMIT TO TWO R & D LLC TO ALLOW THE INSTALLATION OF A CENTER MEDIAN THAT WOULD INCLUDE LANDSCAPING AND SUBDIVISION MONUMENT SIGNAGE IN THE PROPOSED AIGUILLE DRIVE RIGHT-OF-WAY AS PART OF THE PINNACLE RIDGE SUBDIVISION, LOCATED EAST OF MARIPOSA DRIVE IN THE REDLANDS

#### Recitals.

A. Two R & D LLC, hereinafter referred to as the Petitioner, represents it is the owner of the following described real property in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

#### PINNACLE RIDGE PROPERTY LEGAL DESCRIPTION

A parcel of land situated in the W  $\frac{1}{2}$  NW  $\frac{1}{4}$  of Section 21, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being described as follows:

The south 10 acres of the NW  $\frac{1}{4}$  NW  $\frac{1}{4}$  and the SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  of said Section 21.

EXCEPTING THEREFROM: Lots 1-9, Block 3 and the adjoining dedicated right-of-way know as Spur Drive and Lot 2, Block 2, Energy Center Subdivision, Phase I as platted and recorded in Plat Book 8 at Page 55 with a Reception Number 644620 of the Mesa County records.

Said parcels contains 45.11 +/- acres, more or less, as described.

B. The Petitioner has requested that the City Council of the City of Grand Junction issue a Revocable Permit to allow the Petitioner to install a Center Median that would include Landscaping and Subdivision Monument Signage within the following described public right-of-way as identified on Exhibit A:

A strip of land situate in the NW  $\frac{1}{4}$  SW  $\frac{1}{4}$  of Section 21, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being described as follows:

Commencing at the W  $\frac{1}{4}$  corner of said Section 21;  
the basis of bearing is S89°43'25"E along the north line of said NW  $\frac{1}{4}$  SW  $\frac{1}{4}$ ;  
thence S43°02'49"E a distance of 72.33 feet to the point of beginning;  
thence N63°50'42"E a distance of 30.94 feet;  
thence along the arc of a curve to the left 33.52 feet, having a central angle of 13°47'00"  
and a radius of 139.33 feet the chord of which bears N56°12'39"E a distance of 33.44  
feet;

thence along the arc of a curve to the right 16.08 feet, having a central angle of 179°51'16" and a radius of 5.12 feet the chord of which bears S40°45'13"E a distance of 10.12 feet;  
thence along the arc of a curve to the right 35.00 feet, having a central angle of 14°29'27" and a radius of 138.39 feet the chord of which bears S56°25'09"W a distance of 34.91 feet;  
thence S63°50'37"W a distance of 32.05 feet;  
thence along the arc of a curve to the right 16.08 feet, having a central angle of 184°22'37" and a radius of 5.00 feet the chord of which bears N72°13'48"W a distance of 14.20 feet to the point of beginning.  
Said parcel contains 745 square feet more or less.

These descriptions were written by:  
Michael W. Drissel PLS  
118 Ouray Ave.  
Grand Junction, CO. 81501

C. Relying on the information supplied by the Petitioner and contained in File No. SUB-2017-271 in the office of the City's Community Development Department, the City Council has determined that such action would not at this time be detrimental to the inhabitants of the City of Grand Junction.

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

1. That the City Manager is hereby authorized and directed to issue the attached Revocable Permit to the above-named Petitioner for the purpose aforescribed and within the limits of the public right-of-way aforescribed, subject to each and every term and condition contained in the attached Revocable Permit.

PASSED and ADOPTED this 6<sup>th</sup> day of December, 2017.

Attest:

W. W. Wikelmann

City Clerk

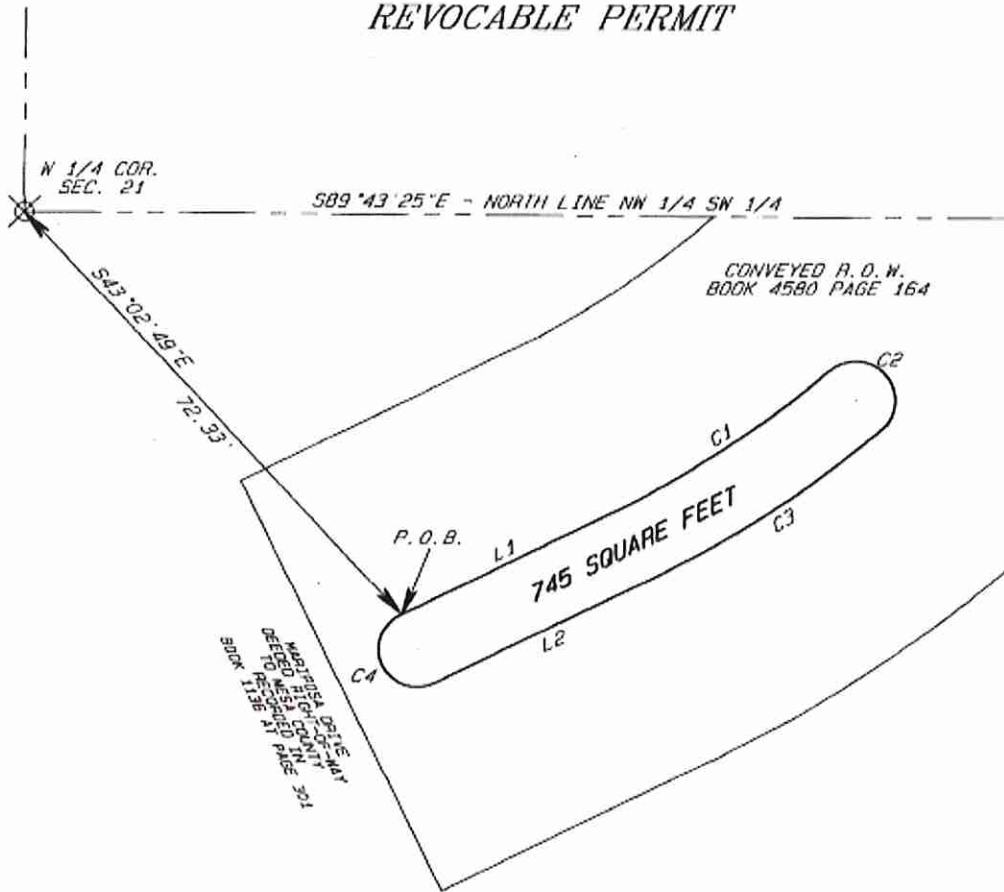
J. Mark [Signature]

President of the City Council



# EXHIBIT A

## REVOCABLE PERMIT



L/C	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
L1		30.94'			N63°50'42"E
C1	13°47'00"	33.52'	139.33'	33.44'	N56°12'39"E
C2	179°51'16"	16.08'	5.12'	10.24'	S40°45'13"E
C3	14°29'27"	35.00'	138.39'	34.91'	S56°25'09"W
L2		32.05'			S63°50'37"W
C4	184°22'37"	16.08'	5.00'	16.20'	N72°13'48"W

SCALE 1" = 20'  
 LINEAR UNITS = U.S. SURVEY FEET  
 P.O.B. = POINT OF BEGINNING



D H SURVEYS, INC.  
 970-245-8749  
 JOB #129-04-03