

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 13-19**

**A RESOLUTION VACATING A UTILITIES EASEMENT ON PROPERTY LOCATED  
AT 2626 COTTONWOOD DRIVE**

Recitals:

Muddy Gap, LLC is planning to construct a single-family residence and detached shop building on the lot located at 2626 Cottonwood Drive. There is currently a 15-foot utility easement near the north end of the subject property that has been in place since the original plat recording for North Rolling Hills subdivision in 1955. Said easement contains no equipment per Grand Valley Power, and there are no objections from utility providers to vacate the easement. Therefore, the east-west easement is no longer needed and can be vacated.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate the utility easement is consistent with the Comprehensive Plan and Section 21.02.100 of the Grand Junction Municipal Code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING DESCRIBED DEDICATED EASEMENT IS VACATED:

**EXHIBIT A**  
**Utility Easement Vacation**

A parcel of land located in Lot 1, North Rolling Acres as shown on plat recorded in Reception Number 645847 of the Mesa County records and in the Southeast Quarter of the Northwest Quarter (SE¼ NW¼) of Section 35, Township 1 North, Range 1 West of the Ute Meridian, in Mesa County, Colorado and more particularly described as follows:

That 15 five foot wide (15.0') Utility Easement running East and West across the Northerly portion of Lot 1, North Rolling Acres, as shown on plat recorded in Reception Number 645847 of the Mesa County records and more particularly described as follows:

Commencing at the Southwest corner of said Lot 1, North Rolling Hills, whence the Northwest corner of said Lot 1 bears North 00°02'45" West, a distance of 249.86 feet for a basis of bearings, with all bearings contained herein relative thereto; thence North 00°02'45" West, a distance of 176.97 feet; thence North 78°35'24" East, a distance of 15.30 feet to the POINT OF BEGINNING; thence North 00°02'45" West, a distance of 15.30 feet; thence North 78°35'24" East, a distance of 99.82 feet; thence South 00°01'07" East, a distance of 15.30 feet; thence South 78°35'24" West, a distance of 99.81 feet to the POINT OF BEGINNING.

Said parcel containing an area of 1497 Square Feet, 0.03 Acres, as herein described.

And as depicted on "Exhibit B".

Approved this 20<sup>th</sup> day of February, 2019.

ATTEST:

WWukelmann  
City Clerk

Burt Butler  
Mayor Pro Tem



# EXHIBIT B

$D=01^{\circ}31'12''$   
 $R=2965.00'$   
 $A=78.66'$   
 $C=78.66'$   
 $B=N87^{\circ}46'24''E$

Interstate Highway 70  
 Reception 849966

$S89^{\circ}28'30''E$   
 44.28'

$N00^{\circ}02'45''W$   
 15.30'

POINT OF BEGINNING

$N78^{\circ}35'24''E$   
 15.30'

$N78^{\circ}35'24''E$  99.82'

15.0' Utility Easement  
 Reception 645847

$S00^{\circ}01'07''E$   
 15.30'

$S78^{\circ}35'24''W$  99.81'

Easement Abandonment

1497 sf  
 0.03 Acres

Lot 1

2626 Cottonwood Drive

Lot 2  
 North Rolling Acres  
 Reception 645847



Basis of Bearings  
 $N00^{\circ}02'45''W$  249.86'  
 $N00^{\circ}02'45''W$  176.97'  
 15.0' Utility Easement Reception 645847

10.0' Utility Easement Reception 2849850  
 $S00^{\circ}01'07''E$  252.47'

Point of Commencement

$S89^{\circ}58'53''W$  122.76'

Cottonwood Drive

Reception 645847



High Desert Surveying, LLC

1673 Highway 50 Unit C  
 Grand Junction, Colorado 81503

Tele: 970-254-8649 Fax: 970-241-0451

SCALE: 1" = 40'



PROJ. NO. 18-112	Drawn	APP'D	SHEET	OF
DATE: October, 2018	knr	jcf	1	1