

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 26-19**

**A RESOLUTION VACATING A UTILITIES EASEMENT ON PROPERTY LOCATED  
AT 2560 CORRAL DRIVE**

Recitals:

Elsa Daugherty is planning a lot consolidation and boundary adjustment that includes properties at 2560 Corral Drive and 750 Wilson Drive. There is currently a 10-foot utility easement located at 2560 Corral Drive which has been in place since the original plat recording for Wilson Ranch Filing No. Three in 1993. A portion of this easement would be located in the middle of one of the lots created in the proposed lot consolidation and encumber future development.

Said easement contains no equipment per a recent improvement survey, and there are no objections from utility providers to vacate the easement. Therefore, the north-south portion of the 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:

An Easement Vacation within the Northwest 1/4, Southeast 1/4 of Section 34, Township 1 North, Range 1 West, of the Ute Meridian, being a portion Lot 1, Block 1 of Wilson Ranch Filing No. Three, Reception Number 1660411, Mesa County, State of Colorado;

COMMENCING from the Center 1/4 Corner of Section 34, Township 1 North, Range 1 West, of the Ute Meridian, whence the South 1/4 Corner of Section 34 bears S 00°01'55" E, a distance of 2638.87 feet, with all bearings being relative thereto.

THENCE S 42°44'14" E a distance of 873.11 feet to the northwest corner of the aforementioned Lot 1 of Block 1 of Wilson Ranch Filing No. Three, Reception Number 1660411 and the POINT OF BEGINNING;

THENCE S 86°51'53" E along the north line of said Lot 1, a distance of 10.00 feet;

THENCE S 03°08'07" W along the easterly line of a utility easement, a distance of 96.48 feet to a point on the northerly line of a 14-foot utility easement, as shown in the aforementioned Wilson Ranch Filing No. Three;

THENCE along said northerly line, along a non-tangent curve to the left, having a radius of 189.00 feet, a length of 10.07 feet, a chord bearing of S 86°15'41" W, with a chord length of 10.07 feet to a point on the westerly line Lot 1 and the southwesterly corner of the easement to be vacated;

THENCE along said westerly line of Lot 1, N 03°08'07" E, said line being also the westerly line of the easement to be vacated, a distance of 97.69 feet to the POINT OF BEGINNING;

CONTAINING 970 square feet, more or less.

And as depicted on "Exhibit A".

Approved this 3<sup>rd</sup> day of April, 2019.

ATTEST:

*W Winkelman*

City Clerk

*Barbara Taylor Smith*

Mayor



# Exhibit A

