

**CITY OF GRAND JUNCTION, COLORADO**

**Ordinance No. 3309**

**VACATING THE TEMPORARY TURN AROUND EASEMENT ON PIAZZA WAY, THE  
KNOLLS SUBDIVISION, FILING 2**

Recitals:

The Planning Commission at their September 19, 2000 meeting recommended approval of the vacation of the temporary turn around provided on Piazza Way in the Knolls Subdivision, Filing 2. The City Council hereby finds that the vacation of the right-of-way is in compliance with the criteria set forth in Section 2.11 of the Zoning and Development Code.

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

That the land described below, known as the temporary turn around on Piazza Way right-of-way, is hereby vacated:

**DESCRIPTION OF A TEMPORARY TURN AROUND EASEMENT**

An easement located Lot 1, Block 8 of Knolls Subdivision, Filing 2, located in the SW 1/4 of the NE 1/4 of Section 1, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and is more particularly described as follows:

Beginning at the northwesterly corner of the easement, which is on the right-of-way line of Piazza Way and Tract B, Knolls Subdivision, Filing 2, located in the SW 1/4 of the NE 1/4 of Section 1, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 16 at Pages 87 through 90 in the office of the Mesa County Clerk and Recorder, from whence an angle point on the southerly boundary line of said Tract B bears S 68° 06' 13" W, 236.66 feet, with all other bearings contained herein being relative to the recorded plat of said Knolls Subdivision, Filing 2;

1. Thence S 38° 52' 51" E, 14.17 feet;
2. Thence southeasterly 17.82 feet along the arc of a circular curve to the right with a radius of 20.00 feet, a delta of 51° 03' 19" and a chord bearing S 13° 21' 11" E, 17.24 feet;

3. Thence northeasterly 231.61 feet along the arc of a circular curve to the left with a radius of 47.00 feet, a delta of 282° 20' 42" and a chord bearing N 51° 00' 07" E, 58.94 feet;

4. Thence northwesterly 18.45 feet along the arc of a circular curve to the right with a radius of 20.00 feet, a delta of 52° 51' 40" and a chord bearing N 63° 44' 23" W, 17.80 feet;

5. Thence S 68° 06' 13" W, 46.03 feet to the point of beginning.

The easement as described above contains 7602 square feet more or less.

INTRODUCED for FIRST READING and PUBLICATION this 18th day of October, 2000.

CONTINUED on the 1<sup>st</sup> day of November, 2000.

PASSED on SECOND READING this 15th day of November, 2000.

ATTEST:

/s/ Stephanie Nye  
City Clerk

/s/ Gene Kinsey  
President of City Council