

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 71-19**

**A RESOLUTION VACATING A PORTION OF A 20' WIDE SANITARY SEWER  
EASEMENT LOCATED WITHIN  
LOT A, MESA MALL'S SECOND MINOR SUBDIVISION  
LOCATED AT 2424 HIGHWAY 6 & 50**

**RECITALS:**

A vacation of a portion of a publicly dedicated 20' wide Sanitary Sewer Easement has been requested by the developer, SM Mesa Mall LLC in anticipation of developing the property for future commercial development in order to construct a Dillard's Department Store.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate a portion of a public 20' wide Sanitary Sewer Easement is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Zoning & Development Code.

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

The following described portion of a publicly dedicated Sanitary Sewer Easement is hereby vacated subject to the listed conditions:

1. Applicant shall pay all recording/documentary fees for the Vacation Resolution, any easement documents and/or dedication documents.

Portion of Public Sanitary Sewer Easement to be vacated:

A PORTION OF A 20.00-FOOT-WIDE PERMANENT EASEMENT, DESCRIBED AS LINE B IN THE INSTRUMENT RECORDED MAY 7, 1981 IN BOOK 1311, PAGE 824 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF MESA, STATE OF COLORADO, LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, BEING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

**BEGINNING** AT A POINT FROM WHENCE THE SOUTH 1/4 CORNER OF SAID SECTION 4 BEARS SOUTH 74°16'00" EAST, A DISTANCE OF 1546.89 FEET;

THENCE SOUTH 80°00'00" EAST, A DISTANCE OF 98.59 FEET TO THE **POINT OF TERMINUS**.

THE SIDELINES OF SAID PERMANENT EASEMENT ARE TO BE PROLONGED OR SHORTENED SO AS TO ELIMINATE ANY GAPS AND/OR OVERLAPS.

CONTAINS 1972 SQUARE FEET OR 0.045 ACRES, MORE OR LESS.

PASSED and ADOPTED this 6<sup>th</sup> day of November, 2019.



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President of City Council

ATTEST:



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City Clerk



