

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 29-20**

**A RESOLUTION VACATING PUBLIC EASEMENT WITHIN THE RIVERFRONT AT DOS  
RIOS DEVELOPMENT LOCATED ALONG THE NORTHEAST BANK OF  
THE COLORADO RIVER BETWEEN HALE AVENUE  
AND THE 5<sup>th</sup> STREET/HIGHWAY 50 VIADUCT**

**RECITALS:**

A vacation of a publicly dedicated Sewer Easement by the property owner, the City of Grand Junction in anticipation of future mixed use development.

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 a public Sewer Easement is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Zoning and Development Code.

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

The following described public Easement as depicted on Exhibit A is hereby vacated:

A Permanent Sanitary Sewer Easement and Right-of-Way located in the SE1/4 NE1/4 of Section 22 and the SW1/4 NW1/4 of Section 23, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County Colorado, as described at Reception Number 1021843 of the Mesa County Property Records, more particularly Described as follows.

A Permanent Sanitary Sewer Easement and Right-of-Way twenty (20) feet in width, ten (10) feet on each side of centerlines described as follows:

Beginning at a point on the east line of the NE1/4 SE1/4 NE1/4 of Section 22 T1S, R1W, 230 feet south of the NE Corner of said NE1/4 SE1/4 NE1/4; thence northwesterly 522.6 feet, more or less, to a point on the north line of said NE1/4 SE1/4 NE1/4, which point is 469.3 feet, more or less, west of the NE Corner of said NE1/4 SE1/4 NE1/4 and except that portion which lies within the north 232 feet of the East 70 feet of said NE1/4 SE1/4 NE1/4.

ALSO:

Beginning at a point on the east line of the SE1/4 NE1/4 of Section 22 T1S, R1W, 230 feet south of the NE Corner of said SE1/4 NE1/4; thence northwesterly 77.6 feet, more or less, to a point 196.6 feet, more or less, south of the north line of said SE1/4 NE1/4.

ALSO:

Referring to the intersection of the north line of the SW1/4 NW1/4 of Section 23 T1S, R1W, and the West right-of-way line of the Denver and Rio Grande Western Railroad; thence S7°47'E, 369 feet, more or less, to a point on said right-of-way line; thence S15°02'W, 501.5 feet, more or less, to a point on said right-of-way line, said point being the point of beginning of description; thence northwesterly 1,339.6 feet, more or less, to a point on the west line of said SW1/4 NW1/4, which point is 230 feet South of the NW Corner of said SW1/4 NW1/4.

Containing approximately 0.826 Acres.

PASSED and ADOPTED this 20<sup>th</sup> day of May 2020

ATTEST:

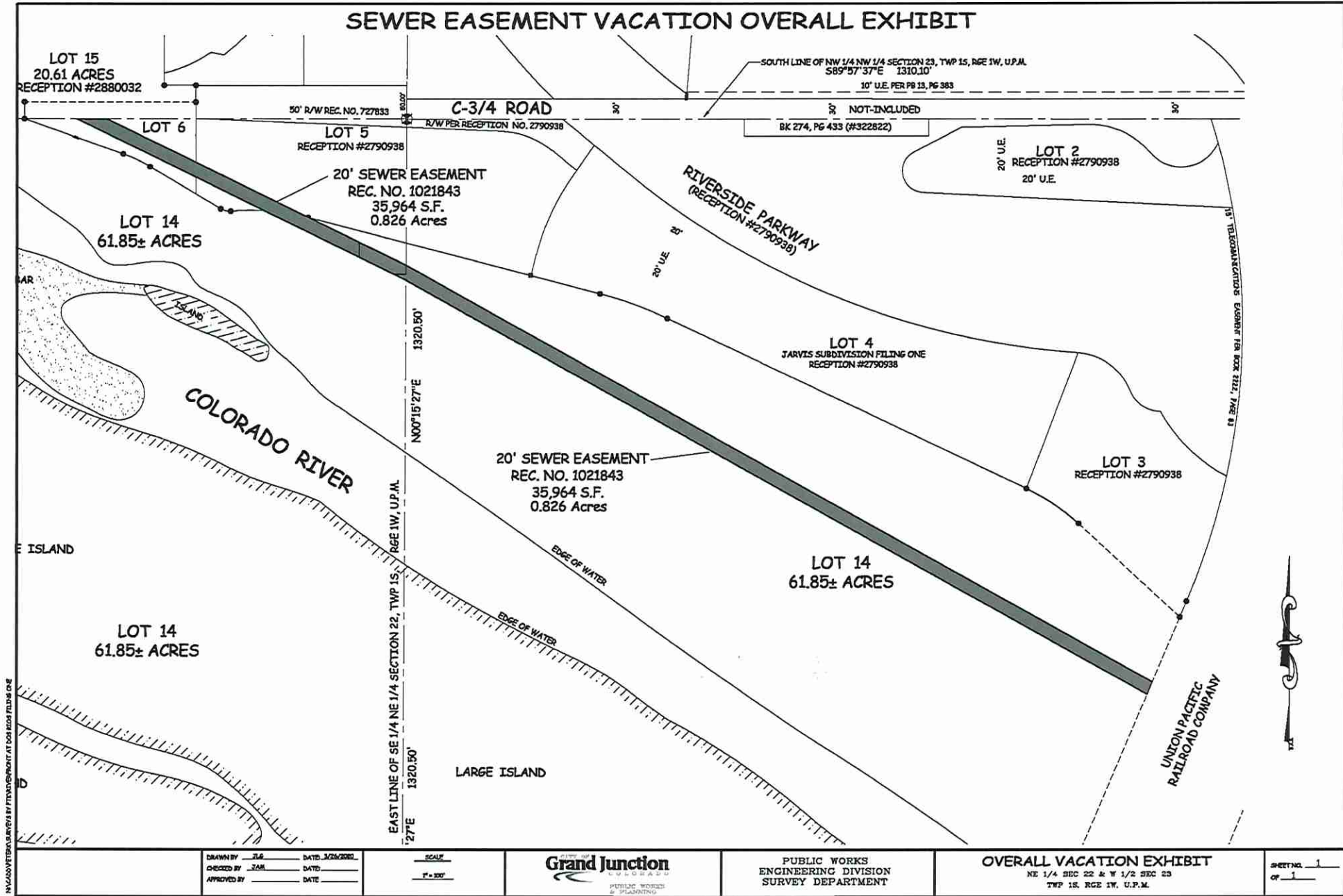
  
\_\_\_\_\_  
President of City Council

  
\_\_\_\_\_  
City Clerk



# EXHIBIT A

## SEWER EASEMENT VACATION OVERALL EXHIBIT



IN ACCORDANCE WITH SUBCHAPTERS 18-117 AND 18-118, THE STATE OF COLORADO, THE PLAT MUST BE FILED IN THE PUBLIC WORKS & PLANNING DIVISION OF THE SURVEY DEPARTMENT AT THE TIME OF RECORDATION.

DRAWN BY: JLG DATE: 3/26/2002  
 CHECKED BY: JAM DATE:  
 APPROVED BY: DATE:

SCALE:  
 1" = 200'



PUBLIC WORKS  
 ENGINEERING DIVISION  
 SURVEY DEPARTMENT

OVERALL VACATION EXHIBIT  
 NE 1/4 SEC 22 & W 1/2 SEC 23  
 TWP 1S, RGE 1W, U.P.M.

SHEET NO. 1  
 OF 1