

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 91-22**

**A RESOLUTION ISSUING A REVOCABLE PERMIT TO ALLOW PRIVATE  
STORMWATER DRAINAGE PIPE FOR THE PROPOSED CANNON XPRESS  
CARWASH LOCATED AT 683 24 ROAD WITHIN THE RIGHT-OF-WAY OF 24 ROAD**

Recitals:

- A. Grand Junction LLC, hereinafter referred to as the Petitioner, represent it is the owner of the following described real property in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

A parcel of land in the South 1/2 of the NE 1/4 of the NE1/4 of Section 5, Township 1 South, Range 1 West of the Ute Meridian, being more particularly described as follows:

Commencing at the Northeast corner of said Section 5; thence S00°00'00"W along the East line of the NE1/4 of said Section 5 a distance of 660.07 feet to the Northeast Corner of Said S1/2 of the NE1/4 of the NE1/4 of said Section 5 and the True Point of Beginning;

thence continuing S00°00'00"W along said East line of the NE1/4 of said Section 5 a distance of 300.00 feet;

thence N89°55'26"W 435.60 FEET;

Thence N00°00'00"W 300.00 feet to a point on the North Line of said S1/2 of the NE1/4 of the NE1/4 of Section 5 a distance of 435.60 feet to the True Point of Beginning;

EXCEPTING THEREFROM the East 50 feet thereof as conveyed to Mesa County for the purposed of roadway and utility installations in Quit Claim Deed recorded March 3, 1983 in Book 1418 at Page 266;

AND ALSO EXCEPTING therefrom that portion thereof conveyed to the City of Grand Junction, a Colorado home rule municipality, in Warranty Deed recorded August 31, 1999 at Book 2627 at Page 619,

AND ALSO EXCEPTING therefrom that portion thereof conveyed to the City of Grand Junction, a Colorado home rule municipality, in Quit Claim Deed recorded December 5, 2018 at Reception Number 2863490;

AND ALSO EXCEPTING that certain tract of land conveyed to the City of Grand Junction for Public Roadway and Utility Right-of-Way purposes in that certain Warranty Deed recorded July 1,2021 at Reception No.

2988713

County of Mesa, State of Colorado

- B. The Petitioner has requested that the Grand Junction City Council issue a Revocable Permit to allow the Petitioner to install, maintain and repair a private stormwater drainage pipe in the 24 Road public right-of-way described in the attached Revocable Permit Exhibits A and B. Revocable Permit Exhibits A and B are incorporated by references as if fully set forth.

- C. Relying on the information supplied by the Petitioner and contained in File No. RVP-2022 in the City's Community Development Department, the City Council has determined that granting a Revocable Permit, as provided by City Charter and other applicable law, would not at this time be detrimental to the inhabitants of the City of Grand Junction.

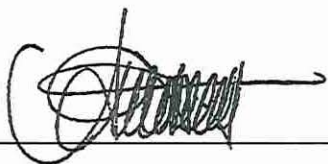
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

1. That the City manager is hereby authorized and directed to issue the attached Revocable Permit to the Petitioner for the purposes described within the limits of the public right-of-way as defined, depicted and described, subject to each and every term and condition contained in the Revocable Permit and Agreement all as attached hereto.

PASSED and ADOPTED this 7<sup>th</sup> day of December, 2022.

ATTEST:

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

  
\_\_\_\_\_  
Mayor



**EXHIBIT A**

A ten foot (10') wide portion of land across the Rights-of-Way as described at Reception Numbers 1318077, 1918043, and 2988713, situated in Lot 1 of Section 5, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said portion lying five feet (5') each side of the following described centerline:

Commencing at the Northeast Corner of said Section 5, as monumented with a 3.25" aluminum cap in a monument box marked "L.S 20677, MCSM NO. 80-2 2000," whence the North 1/16 Corner on the east line of said Section 5, as monumented with a 3" brass cap marked "MCSM NO. 1225," bears South 00°02'01" East with all bearings herein relative thereto;

Thence South 00°02'01" East along said east line, a distance of 928.06 feet the Point of Beginning;

Thence South 89°57'59" West perpendicular to said east line, a distance 102.13 feet to a point on the easterly line of the parcel of land as recorded at Reception Number 3023863 and the Point of Termination.

The sidelines of said parcel shall be shortened or extended to terminate at the intersecting property lines.

Containing 1021.3 Sq. feet (0.02 acres), more or less

This description was prepared by:  
Brandon D. Martinez  
Colorado P.L.S. 38806  
215 Pitkin Ave - #201  
Grand Junction, CO 81501



NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.

# EXHIBIT B

POINT OF COMMENCEMENT  
NE CORNER SECTION 5  
FOUND 3.25" ALUMINUM CAP  
IN MONUMENT BOX  
L.S. 206771  
MCSM NO. 80-2 2000

LOT 1  
SECTION 5  
TOWNSHIP 1 SOUTH  
RANGE 1 WEST  
UTE MERIDIAN  
  
CITY OF GRAND JUNCTION  
COUNTY OF MESA  
STATE OF COLORADO

LOT 4  
SECTION 4

RECEPTION NUMBER 3023863  
MESA COUNTY PARCEL  
2945-051-00-096  
283 24 ROAD, GRAND JUNCTION  
CO 81505  
OWNER: CANNON PROPERTIES  
GRAND JUNCTION LLC

RIGHT OF WAY  
PARCEL NO. RW-7  
RECEPTION NUMBER 2900713

10' RIGHT OF WAY  
RECEPTION NUMBER 1418043

24 ROAD RIGHT-OF-WAY  
RECEPTION NUMBER 1518071

EAST LINE OF SECTION 5  
BASIS OF BEARING: 500° 02' 01"E  
428.06'

MESA COUNTY PARCEL  
2945-042-00-018

NO ADDRESS LISTED  
OWNER: USHER NV LLC  
Reception Number 2630521

POINT OF TERMINATION

POINT OF BEGINNING

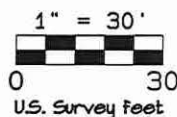
10.0'  
1271.3 SQ. FT. ±  
0.02 ACRES ±  
S89°57'54"W 102.13'

ROAD BOOK / PETITION  
RIGHT-OF-WAY  
ROAD BOOK 1, PAGE 4



NORTH 1/16 CORNER SECTION 514  
FOUND 3" BRASS CAP  
MCSM 1225

THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY



**RIVER CITY CONSULTANTS**  
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www.rcwest.com

Drawn: BLC | Checked: BDM | 11/14/22 | Job No. 2026-001  
S:\PROJECTS\2026 Joby Wilkinson\001 683 24 Road\Survey\DNS