

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 69-23

A RESOLUTION VACATING A 2,047 SQUARE FOOT NORTH-SOUTH 15-FOOT MULTIPURPOSE EASEMENT, PARTIALLY VACATING A 20-FOOT EAST-WEST MULTI PURPOSE EASEMENT, PARTIALLY VACATING A 60-FOOT EAST-WEST UTILITY EASEMENT ALL ON THE PROPERTY LOCATED AT 630 S. 7th STREET IN THE CITY OF GRAND JUNCTION, COLORADO

RECITALS:

Situs GJ Industrial LLC (Applicant) has applied for the vacation of various easements burdening its property at 630 S. 7h Street in the City (Property). If approved the vacations will accommodate redevelopment of the Property.

The vacation application is for: 1) a full vacation of a 2,047-square foot of a 15-foot multipurpose easement (MPE) that runs north to south on the Property; 2) a partial vacation of a 20-foot MPE that runs east to west on the Property; 3) a partial vacation of a 60-foot utility easement that runs east to west on the Property. Collectively 1-4 are referred to as the Vacations.

As shown on the attached drawing, Exhibit A, the existing 20-foot MPE is 381.4 feet long and the Applicant is seeking to vacate 269.4 feet, while retaining 112 feet for the existing overhead utilities. The Applicant has also requested to narrow the 60-foot utility easement to 29.5 feet, vacating 12.5 feet and 18 feet from the northern and southern limits of the existing utility easement, respectively.

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 the Vacations is consistent with the Comprehensive Plan and Section 21.02.100 of the Grand Junction Zoning & Development Code.

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

The Recitals are incorporated herein as substantive terms of this Resolution.

The following described publicly dedicated multi-purpose easements and utility easement ("Easements") are hereby fully and partially vacated as provided herein and as described on Exhibit A and depicted on Exhibit B, subject to the Applicant paying in full when due all fees for and relating to the recordation of this Resolution, preparing any

and all document(s) for dedication and/or preservation of the Easements or the portion thereof for utility and/or other use(s).

All that Multi-purpose easement as platted and dedicated on Seventh & South Ave Subdivision as recorded at Reception Number 2757389 at the Mesa County Clerk and Records Office, situated in the South 1/2 of Section 14, and the North 1/2 of Section 23, Township 1 South, Range 1 West, of the Ute Meridian City of Grand Junction, County of Mesa, State of Colorado, Except the east one hundred and twelve (112') feet thereof,

Together with the north twelve and one-half (12.5') feet and the south eighteen (18.0') feet of a utility easement as recorded at Reception Number 607468 at the Mesa County Clerk and Records Office, situated in the North 1/2 of Section 23, Township 1 South, Range 1 West, of the Ute Meridian City of Grand Junction, County of Mesa, State of Colorado, Containing 19,053 square feet, more or less.

Exhibits A and B describing and depicting the Easements and the Vacations is attached and incorporated by this reference.

PASSED and ADOPTED this 16th day of August 2023.

ATTEST:



Amy Phillips
City Clerk



Anna M. Stout
President of the City Council



EXHIBIT A

All that Multi-purpose easement as platted and dedicated on Seventh & South Ave Subdivision as recorded at Reception Number 2757389 at the Mesa County Clerk and Recorders Office, situated in the South 1/2 of Section 14, and the North 1/2 of Section 23, Township 1 South, Range 1 West, of the Ute Meridian City of Grand Junction, County of Mesa, State of Colorado,
Except the east one hundred and twelve (112') feet thereof,

Together with the north twelve and one-half (12.5') feet and the south eighteen (18.0') feet of a utility easement as recorded at Reception Number 607468 at the Mesa County Clerk and Recorders Office, situated in the North 1/2 of Section 23, Township 1 South, Range 1 West, of the Ute Meridian City of Grand Junction, County of Mesa, State of Colorado,

Containing 19,053 square feet, more or less.



This description was prepared by:
Alec K. Thomas
Colorado P.L.S. 38274
215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501

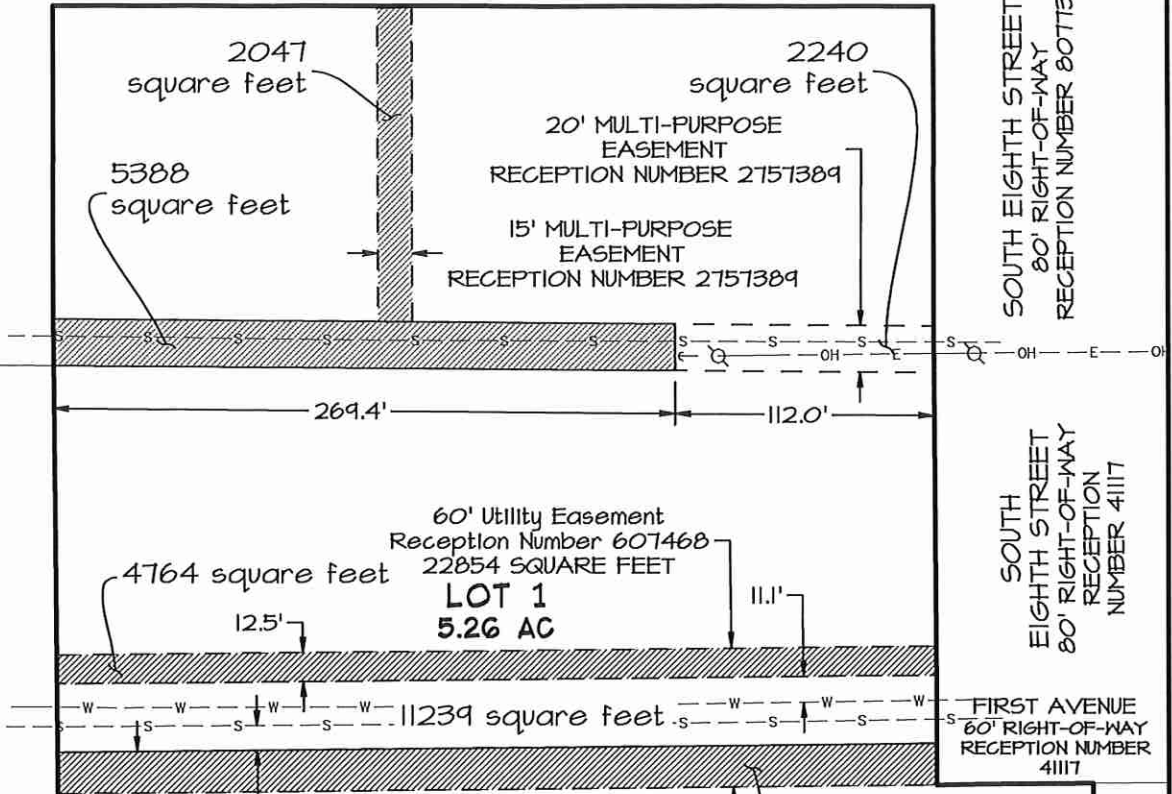
NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.

EXHIBIT B

SOUTH AVENUE
RIGHT-OF-WAY WIDTH VARIES RECEPTION NUMBER 80773

SOUTH SEVENTH STREET
100' RIGHT-OF-WAY
RECEPTION NUMBER 80773

SOUTH EIGHTH STREET
80' RIGHT-OF-WAY
RECEPTION NUMBER 80773



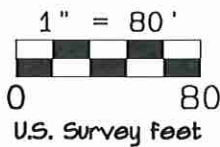
SOUTH SEVENTH STREET
80' RIGHT-OF-WAY
RECEPTION NUMBER 4117

SOUTH EIGHTH STREET
80' RIGHT-OF-WAY
RECEPTION NUMBER 4117

FIRST AVENUE
60' RIGHT-OF-WAY
RECEPTION NUMBER 4117

SEVENTH & SOUTH AVE SUBDIVISION
RECEPTION NUMBER 2157389
SOUTH 1/2 SECTION 14,
NORTH 1/2 SECTION 23,
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
UTE MERIDIAN
CITY OF GRAND JUNCTION
COUNTY OF MESA
STATE OF COLORADO.

REC NO
2655620



EASEMENT EXTINGUISH

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



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Drawn: AKT | Checked: NA | 5/31/23 | Job No. 2038-003

5-PROJECTS\2028 Jason Khalil\003 630 5 Th Street Staple Subdivision Plat\Survey\2152028-003 extinguishing