

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 06-25

**A RESOLUTION VACATING A 15-FOOT PUBLIC UTILITY EASEMENT ON A
PARCEL OF LAND LOCATED AT 1530 NORTH AVENUE, GRAND JUNCTION,
COLORADO**

RECITALS:

Amaretto Creek Communities, LLC (Applicant) has applied for the vacation (Vacation) of a 15-foot public utility easement burdening the parcel of land located at 1530 North Avenue (Property). The Applicant has represented that If approved, the Vacation will accommodate redevelopment of the Property.

The utility easement was intended for the placement of public utilities. The easement originally had a sanitary sewer line, but the Applicant has relocated the sewer line to Glenwood Avenue and 16th Street. The Xcel Energy lines and pole that remain are in the multipurpose easement that will be granted with the new subdivision plat. There will be no impact on any known public facilities and services if the Vacation is approved.

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 15-foot public utility easement is consistent with the Comprehensive Plan and Section 21.02.050(o) of the Grand Junction Zoning & Development Code.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING DESCRIBED AND DEDICATED 15-FOOT PUBLIC UTILITY EASEMENT ON THE PROPERTY IS HEREBY VACATED SUBJECT TO CONDITIONS PROVIDED HEREIN:

1. The Applicant shall pay all recording/documentary fees for/associated with the Vacation and the preparation and recordation of any easement documents, and/or dedication documents and this Resolution.
2. The Vacation shall not be effective until the Simple Subdivision, File #SSU-2022-821, is recorded.
3. This Resolution and the Vacation shall be void if the conditions have not been met within two years of the City Council's approval hereof.

The Property is described as a parcel of land situated in the W1/2 SE1/4 SW1/4 of Section 12, Township 1 South, Range 1 West of the UTE Meridian, City of Grand Junction, Mesa

County, Colorado, all located within Parkplace Heights recorded at reception number 535907, being described as follows:

Commencing at said Parkplace Heights Block Monument Corner located at the intersection of North Fifteenth Street and Glenwood Avenue, being a 2 "Aluminum Cap in monument well, whence said Parkplace Heights Block Monument Corner located at the intersection of North Sixteenth Street and Glenwood Avenue, being a 3.25" Aluminum Cap in monument well, bears South 89°57'05" East a distance of 341.27 feet; Thence South 31 °58'29" East 47.18 feet to the Northwest Corner of Block 3 of said Parkplace Heights also being Southerly Right of Way Line of said Glenwood Avenue; Thence South 89°57'05" East a distance of 138.15 feet along said Southerly Right of Way Line to the point of beginning "A".

Thence South 89°57'05" East a distance of 15.00 feet;

Thence South 00°00'09" West a distance of 139.06 feet;

Thence North 89°56'39" West a distance of 15.00' feet;

Thence North 00°00'09" East a distance of 139.07 feet to the point of beginning.

Containing 2086 square feet, more or less.

ALSO INCLUDING:

A parcel of land situated in the W1 /2 SE 1 /4 SW 1 /4 of Section 12, Township 1 South, Range 1 West of the UTE Meridian, City of Grand Junction, Mesa County, Colorado, all located within Parkplace Heights recorded at reception number 535907, being described as follows:

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Thence South 89°57'26" East a distance of 195.84 feet;

Thence South 00°00' 14" East a distance of 15.00 feet;

Thence North 89°57'26" West a distance of 195.85' feet;


Thence North 00°01'25" East a distance of 15.00 feet to the point of beginning.

Containing 2938 square feet, more or less.

See Exhibit B.


The Conditions stated above shall be completed on or before the date two years from the date of adoption.

PASSED and ADOPTED this 5th day of February, 2025.



Abram Herman
President of the City Council

ATTEST:



Selestina Sandoval
City Clerk

EASEMENT VACATION DESCRIPTION
EXHIBIT A

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Containing 2938 square feet, more or less.

See EXHIBIT for graphical representation.

This description was written by:
Kurt R. Shepherd, PLS
861 Rood Avenue
Grand Junction, CO. 81501



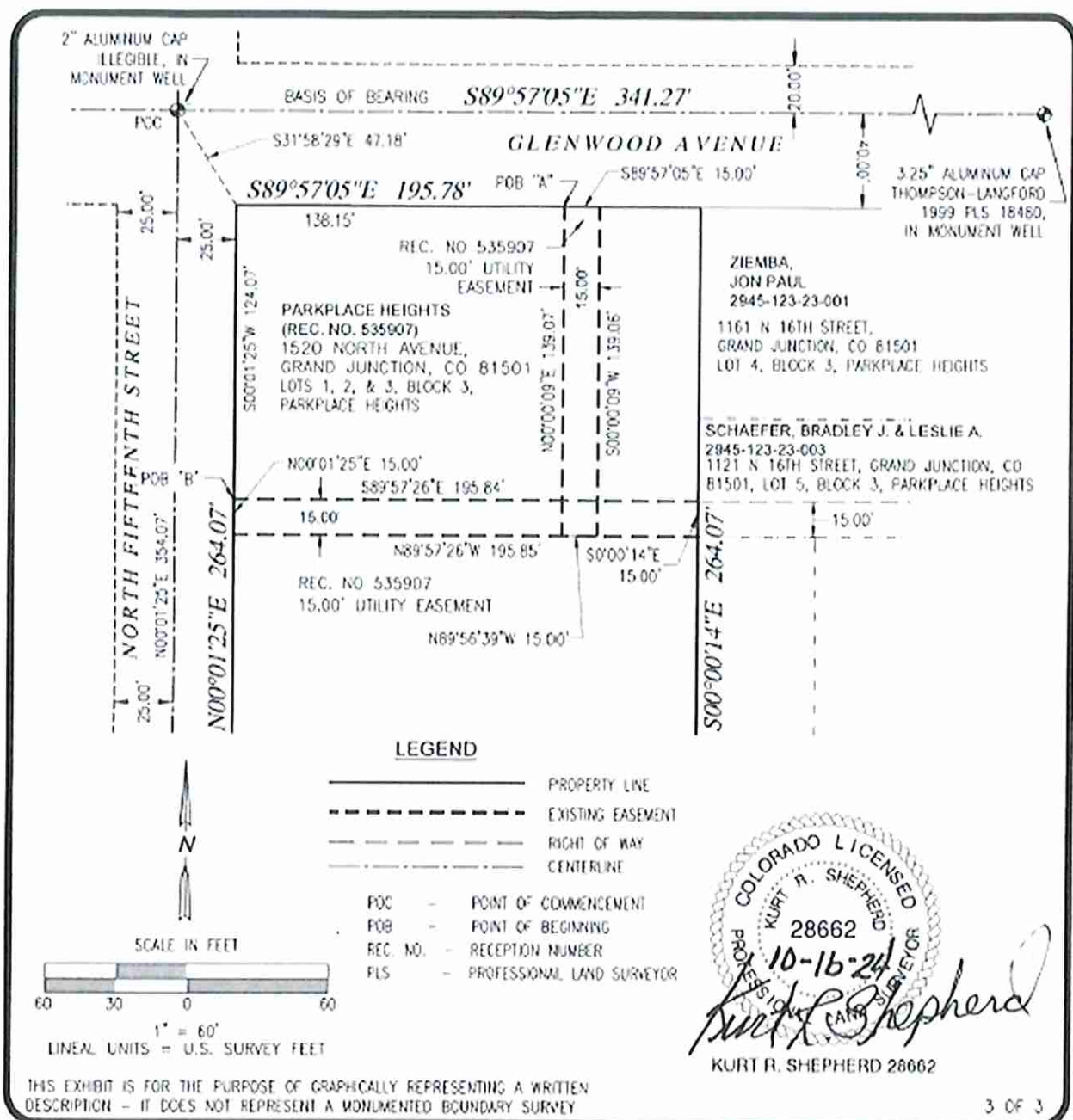


EXHIBIT B
UTILITY EASEMENT VACATION
A PART OF PARKPLACE HEIGHTS
W1/2 SE1/4 SW1/4 SEC 12, T1S, R1W, UTE MERIDIAN

PROJECT NO. DATE DRAWN BY CHECKED BY
F22-076 10/16/2024 RAS KRS

- Civil & Consulting Engineering
- Construction Management & Site Planning
- Feasibility Studies Permit Expediting
- Environmental Scientists
- Project Management
- Hydrologic Studies

Prepared By
VORTEX
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