

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 29-25**

**A RESOLUTION VACATING DRAINAGE, LANDSCAPING, AND UTILITY  
EASEMENTS ON A 17.54-ACRE PARCEL LOCATED AT 2980 HIGHWAY 50**

**RECITALS:**

Grand West Holdings LLC (Applicant) has applied for the vacation of drainage, landscaping, and utility easements burdening its property at 2980 Highway 50. If approved, the vacation will accommodate redevelopment of the property.

The utility easements were originally intended for the placement of public utilities. No public utilities are located in this easement. A multipurpose easement 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 drainage, landscaping, and utility easements is consistent with the Comprehensive Plan and Section 21.02.050(p) 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 DEDICATED DRAINAGE, LANDSCAPING, AND UTILITY EASEMENTS ARE HEREBY VACATED SUBJECT TO THREE CONDITIONS:**

1. Applicant shall pay all recording/documentary fees for the Vacation Resolution, any easement documents, and/or dedication documents.
2. The vacation shall not be effective until the Simple Subdivision, File #SSU-2024-509, is recorded, if at all.
3. This Resolution shall be void if the foregoing conditions have not been met within two years of the City Council's approval of the Resolution.

All of the Drainage, Utility & Landscape Easement shown on the plat of Orchard Mesa Properties-Phase I, Reception Number 1264371.

**TOGETHER WITH;**

All of the 15 Drainage Utility & Landscape Easements on Lot 1 of Orchard Mesa Properties Phase II, Reception Number 1813744.

Also, Together with that portion of the Drainage Utility & Landscape Easements shown on Lot 2 of Orchard Mesa Properties Phase II, Reception Number 1813744 more particularly described below;

Commencing at the Center East 1/16 corner of Section 32, whence the East 1/4 corner of Section 32, Township 1 South Range 1 East bears N89°48'47"E, with all bearings being relative thereto; thence N89°48'47"E a distance of 205.86 feet; thence S00°07'04"E a distance of 220.78 feet, to the Point of Beginning:

1. Thence S00°07'04"E a distance of 3.76 feet, to the southwest corner of Lot 2 of Orchard Mesa Properties Phase 3 subdivision, Reception Number 1952685;
2. Along the southerly line of said Lot 2 N87°01'05"E a distance of 75.27 feet;
3. Leaving said southerly line, N89°53'06"E a distance of 231.74 feet;
4. S71°05'45"E a distance of 812.14 feet, to the westerly right-of-way or 30 Road, Reception Number 1813744;
5. Along said westerly right-of-way, S00°14'15"W a distance of 15.83 feet;
6. Leaving said westerly right-of-way N71°05'45"W a distance of 814.70 feet;
7. S89°53'06"W a distance of 354.40 feet;
8. N00°06'54"W a distance of 15.00 feet;
9. N89°53'06"E a distance of 50.00 feet to the Point of Beginning;

Comprising approximately 0.40 Acres.

ALSO, TOGETHER WITH;

All of the Drainage, Utility & Landscape Easement shown Lot 1 of the plat of Orchard Mesa Properties Phase 3, Reception Number 1952685

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 18<sup>th</sup> day of June 2025.



Cody Kennedy  
President of the City Council

ATTEST:

  
Selestina Sandoval  
City Clerk

## Exhibit A

### Easement Vacation Description Drainage, Utility & Landscape Easements

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TOGETHER WITH;

All of the 15 Drainage Utility & Landscape Easements on Lot 1 of Orchard Mesa Properties Phase II, Reception Number 1813744.

Also Together with that portion of the Drainage Utility & Landscape Easements shown on Lot 2 of Orchard Mesa Properties Phase II, Reception Number 1813744 more particularly described below;

Commencing at the Center East 1/16 corner of Section 32, whence the East 1/4 corner of Section 32, Township 1 South Range 1 East bears N89°48'47"E, with all bearings being relative thereto; thence N89°48'47"E a distance of 205.86 feet; thence S00°07'04"E a distance of 220.78 feet, to the Point of Beginning:

1. Thence S00°07'04"E a distance of 3.76 feet, to the southwest corner of Lot 2 of Orchard Mesa Properties Phase 3 subdivision, Reception Number 1952685;
2. Along the southerly line of said Lot 2 N87°01'05"E a distance of 75.27 feet;
3. Leaving said southerly line, N89°53'06"E a distance of 231.74 feet;
4. S71°05'45"E a distance of 812.14 feet, to the westerly right-of-way or 30 Road, Reception Number 1813744;
5. Along said westerly right-of-way, S00°14'15"W a distance of 15.83 feet;
6. Leaving said westerly right-of-way N71°05'45"W a distance of 814.70 feet;
7. S89°53'06"W a distance of 354.40 feet;
8. N00°06'54"W a distance of 15.00 feet;
9. N89°53'06"E a distance of 50.00 feet to the Point of Beginning;

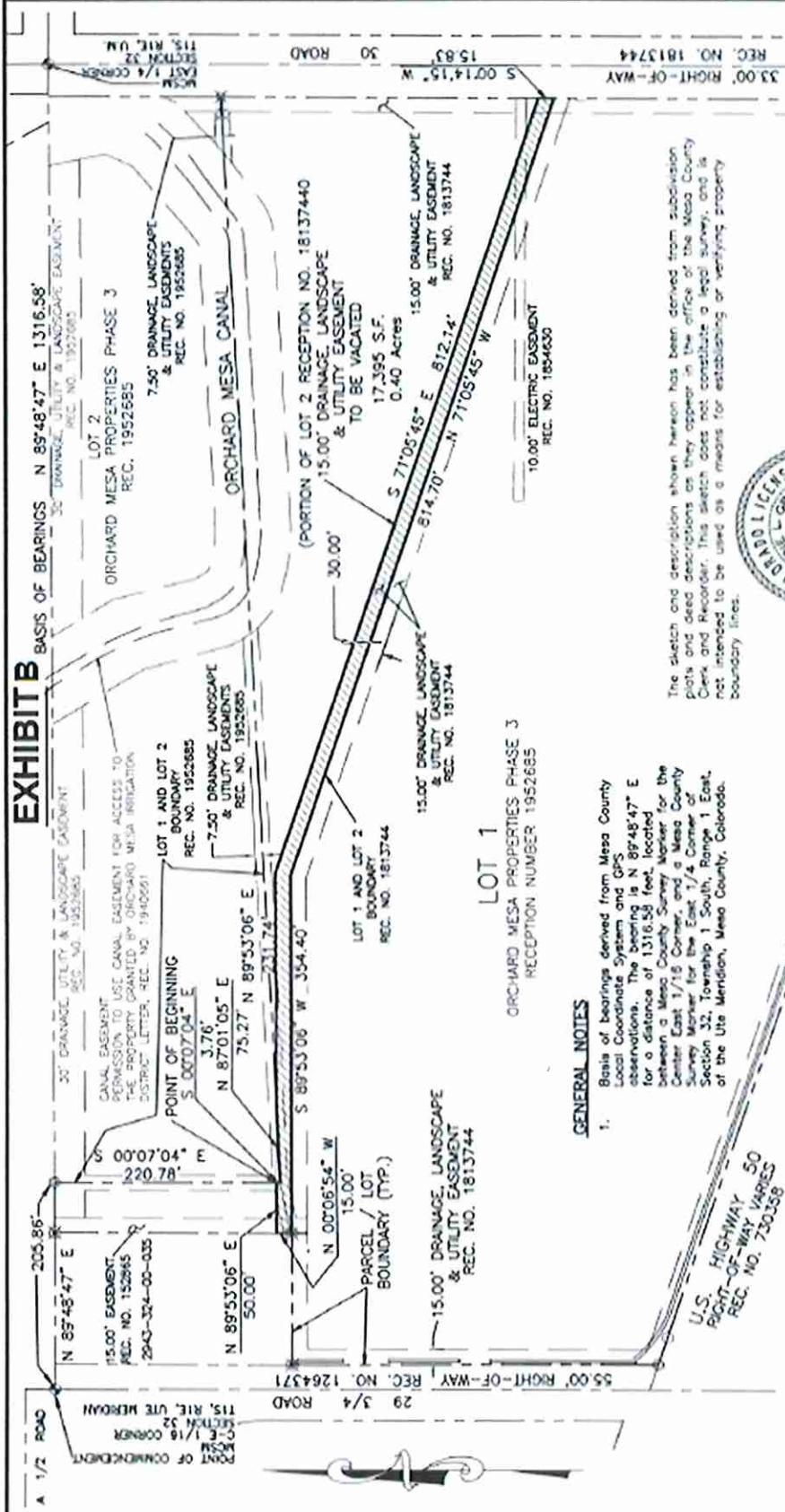
Containing Approximately 0.40 Acres.

ALSO TOGETHER WITH;

All of the Drainage, Utility & Landscape Easement shown Lot 1 of the plat of Orchard Mesa Properties Phase 3, Reception Number 1952685

**Easement Vacation Exhibit** 1/7/2025, for accommodations reviewing this document please contact  
**City of Grand Junction, Community Development Department, 870-244-1430.**

**EXHIBIT B**



GENERAL NOTES

1. Basis of bearings derived from Mesa County Local Coordinate System and GPS observations. The bearing is N 89°48'47" E for a distance of 1316.58 feet, located between a Mesa County Survey Marker for the Center East 1/16 Corner, and a Mesa County Survey Marker for the East 1/4 Corner of Section 32, Township 1 South, Range 1 East, Section of the Ute Menden, Mesa County, Colorado.

for a distance of 1316.50 feet, located between a Mesa County Survey Marker for the Center East 1/16 Corner, and a Mesa County Survey Marker for the East 1/4 Corner of Section 32, Township 1 South, Range 1 East, of the Ute Township, Mesa County, Colorado.

ORCHARD MESA PROPERTIES PHASE 3  
RECEPTION NUMBER 1952685

SCALE : 1"=100'  
ALL LINEAL UNITS ARE  
EXPRESSED IN U.S. SURVEY FEET



NOT A SURVEY PLAT