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**PLANNING COMMISSION AGENDA
IN-PERSON/VIRTUAL HYBRID MEETING
CITY HALL AUDITORIUM, 250 N 5th STREET
TUESDAY, DECEMBER 9, 2025 - 5:30 PM**
Attend virtually: bit.ly/GJ-PC-12-09-25

Call to Order - 5:30 PM

Consent Agenda

1. Minutes of Previous Meeting(s)

Regular Agenda

1. Consider a request by 42 E Road Storage LLC, to vacate 0.93 acres of a Road Proclamation right-of-way located northeast of 30 Road and E Road and south of the Denver and Rio Grande Railroad.

Other Business

Adjournment

GRAND JUNCTION PLANNING COMMISSION
November 25, 2025, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:31 p.m. by Chair Sandra Weckerly.

Those present were Planning Commissioners; Orin Zyvan, Robert Quintero, Ian Thomas, Gregg Palmer, and Keith Ehlers.

Also present were Jamie Beard (Assistant City Attorney), Daniella Acosta Stine (Principal Planner), Jessica Johnsen (Zoning Supervisor), Tim Lehrbach (Principal Planner), and Jacob Kaplan (Planning Technician).

There were 2 members of the public in attendance, and 0 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from October 14, 2025.

Commissioner Palmer moved to approve the Consent Agenda.

Commissioner Moore seconded; motion passed 6-0.

REGULAR AGENDA

1. Ricciardella Annexation

ANX-2024-16

Consider a request by Hwy 50 Self Storage Parking LLC. to zone 7.37 acres from County RSF-4 (Residential) to City RM-8 (Residential Medium-8) located at 2716 B ¼ Road.

Staff Presentation

Jessica Johnsen, Zoning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Palmer asked if this property was enclaved.

Commissioner Zyvan asked for clarification on the headcount in the neighborhood meeting.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, November 18, 2025, via www.gjcity.org.

There were no comments from the public either in attendance or online.

The public comment period was closed at 5:48 p.m. on November 25, 2025.

Discussion

No discussion occurred.

Motion and Vote

Commissioner Quintero made the following motion “Ms. Chair, on the Zone of Annexation request for the property located at 2716 B 1/4 Road, City file number ANX-2024-16, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.”

Commissioner Moore seconded; motion passed 6-0.

2. Messick-Dangler Annexation

ANX-2025-116

Consider a request by Carrie Messick, Cory Messick, and Sharon Valarie Dangler to zone 27.20 acres from Mesa County Residential Single Family – Rural (RSF-R) to Public, Civic, and Institutional Campus (P-2) located at 378 30 Road.

Staff Presentation

Tim Lehrbach, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

There were no questions for staff.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, November 18, 2025, via www.gjcity.org.

William Wenger expressed concerns about excess noise coming from this property during quiet hours.

Kim Kerk, that applicant's representative, told Mr. Wenger she would speak to the applicant about the noise.

The public comment period was closed at 6:00 p.m. on November 25, 2025.

Commissioner Quintero inquired about the City's and County's noise ordinances.

The public hearing was closed at 6:04 p.m. on November 25, 2025.

Discussion

The commissioners encouraged Mr. Wenger to report any future noise violations to City and County Code Enforcement.

Motion and Vote

Commissioner Quintero made the following motion “Ms. Chair, on the Zone of Annexation request for the property located at 378 30 Road, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact as listed in the staff report.”

Commissioner Zyvan seconded; motion passed 6-0.

3. 30 Road Retail/Office/Storage Right of Way Vacation

VAC-2025-84

Consider a request by 42 E Road Storage LLC, to vacate 0.93 acres of a Road Proclamation right-of-way located northeast of 30 Road and E Road and south of the Denver and Rio Grande Railroad. **This item was continued to the December 9th Planning Commission Hearing.**

OTHER BUSINESS

Daniella Acosta Stine reminded the commission that the City is accepting applications for the 2 vacant Planning Commission positions and the deadline to apply is December 15th.

ADJOURNMENT

Commissioner Quintero made a motion to adjourn the meeting.

The vote to adjourn was 6-0.

The meeting adjourned at 6:07 p.m.



Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: December 9, 2025

Presented By: Daniella Acosta, Principal Planner

Department: Community Development

Submitted By: Daniella Acosta Stine, Principal Planner

Information

SUBJECT:

Consider a request by 42 E Road Storage LLC, to vacate 0.93 acres of a Road Proclamation right-of-way located northeast of 30 Road and E Road and south of the Denver and Rio Grande Railroad.

RECOMMENDATION:

Staff recommends conditional approval of the request.

EXECUTIVE SUMMARY:

The Applicant, 42 E Road Storage LLC, is requesting the vacation of approximately 0.93 acres of public right-of-way of Road Proclamation in anticipation of future commercial development for the proposed Retail Flex Space and Mini-storage facility, which will be located at 3004 E Road. The request to vacate is consistent with the City's Comprehensive Plan and Circulation Plan.

BACKGROUND OR DETAILED INFORMATION:

The subject vacation area of 0.93 acres is located north of E Road and east of 30 Rd and south of the Denver and Rio Grande Railroad, on the northern portion of Lot 2 of Dollar General Subdivision. The subdivision occurred in 2025, resulting in the creation of Lot 2 (located at 3004 E Road), which is the site of the proposed retail flex space and mini-storage facility, and Lot 1, located at 492 30 Road, which currently contains a Dollar General. A road proclamation extends across the northern portion of Lot 2. According to Plat Note 5 on the Dollar General Subdivision, any future development of Lot 2 requires the vacation of the petitioned right-of-way occupying the northerly 60 feet of the property.

Now that the owners of 3004 E Road (42 E Road Storage, LLC) intend to develop Lot 2, they are fulfilling this plat obligation by seeking to vacate the road right-of-way prior

to submitting a development application for the proposed project.

The road right-of-way extends east–west along the Denver and Rio Grande Railroad corridor and runs for some distance beyond the subject property. However, it does not correspond with any adopted or planned roadway extensions in the City's transportation network. The railroad corridor directly to the north effectively prevents the development of a parallel roadway in this alignment, and the presence of 30 Road, which already provides a north–south underpass connection to E Road and North Avenue, serves the area's existing access needs.

As such, the road right-of-way is considered obsolete and unnecessary, functioning only as an encumbrance on Lot 2. Its vacation will allow the property to proceed with development consistent with City standards and the original plat conditions.

NOTIFICATION REQUIREMENTS

A Neighborhood Comment Meeting regarding the proposed rezone request was held on January 9, 2025, in accordance with Section 21.02.030(c) of the Zoning and Development Code. Other than the project's representative and staff, no members of the public were in attendance.

Notice was completed consistent with the provisions in Section 21.02.030(g) of the City's Zoning and Development Code. The subject property was posted with application signs on each street frontage on September 25, 2025. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on November 14, 2025. The notice of the Planning Commission public hearing was published November 15, 2024 in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review are set forth in Section 21.02.050(p) of the Zoning and Development Code. The purpose of this section is to permit the vacation of surplus rights-of-way and/or easements. The vacation of the right-of-way or easement shall conform to the following:

1. The Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies of the City;

The request to vacate approximately 0.93 acres of existing public right-of-way does not conflict with the Comprehensive Plan, Grand Junction Circulation Plan, or other adopted plans and policies of the City. The subject road right-of-way was established in 1896 and is not identified in the Grand Junction Circulation Plan for future roadway improvements or extensions. The area is designated Commercial in the One Grand Junction Comprehensive Plan and the Pear Park Neighborhood Plan, both of which envision this corridor as an area for retail, service, and employment uses located along major local and state roadways. Vacating this road right-of-way will not alter these planned land use characteristics or diminish transportation connectivity, as 30 Road and E Road already provide adequate circulation for the area.

Further, the vacation supports continued economic development and expansion of the adjacent commercially zoned (MU-1) property, aligning with the Comprehensive Plan's emphasis on responsible and managed growth and reinvestment in existing urbanized areas. Existing utility and drainage easements will remain in place, ensuring no impact to public infrastructure or service delivery.

Accordingly, staff has found this criterion has been met.

2. No parcel shall be landlocked as a result of the vacation;

The proposed vacation will not result in any parcel being landlocked. The right-of-way proposed for vacation is located along the northern portion of the applicant's property and is entirely under the ownership and control of 42 E Road Storage, LLC. The vacated area does not provide access to any other property not owned by the applicant, and the adjoining parcels maintain access from existing public streets, including 30 Road and E Road.

As stated in the applicant's project report, "No parcel(s) of land not under the control of the applicant will be landlocked as a result of the proposed vacation." The road right-of-way area is unimproved and does not function as a means of access to any other property. Therefore, the vacation will not alter or restrict access to surrounding parcels or create any condition of landlocking.

Accordingly, staff has found this criterion has been met.

3. Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive, or reduces or devalues any property affected by the proposed vacation;

The proposed vacation will not restrict or diminish access to any surrounding parcels. The right-of-way proposed for vacation is unimproved as a roadway and does not function as a travel corridor or provide vehicular access to any other properties. All parcels in the vicinity, including those not under the applicant's ownership, are served by established public streets such as 30 Road and E Road, which provide direct and efficient access to the area.

Because the right-of-way does not currently serve public access purposes, its removal will not alter existing circulation patterns or affect the accessibility of adjacent lands. The vacation simply removes an obsolete and unused road right-of-way without imposing any new physical or economic barriers to access. As such, no property will experience reduced accessibility or loss of value as a result of the action.

Therefore, staff has found this criterion has been met.

4. There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to

any parcel of land shall not be reduced (e.g., police/fire protection and utility services);

The proposed vacation will not create any adverse impacts on the health, safety, or welfare of the general community. The right-of-way area is not improved as a road and is not used for public access or circulation. Its removal from public ownership for a road will not affect emergency response routes or the delivery of essential services. Police and fire access to the surrounding area will continue to be provided via existing public streets, including 30 Road and E Road, both of which are designed to accommodate emergency vehicle access.

Existing public utilities and drainage facilities located within the right-of-way will remain in place, protected by appropriate easements to ensure ongoing access for maintenance and service. As a result, the vacation will have no effect on the functionality or quality of utility, drainage, or emergency services serving the area.

Because the right-of-way is functionally obsolete, its vacation will eliminate an unnecessary public encumbrance without reducing service levels or compromising public welfare.

Therefore, staff has found this criterion has been met.

5. The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 GJMC; and

The proposed vacation will not inhibit the provision of public facilities or services to any property. The right-of-way proposed for vacation currently contains existing utility infrastructure, including a sanitary sewer main, natural gas line, drainage improvements, and irrigation facilities. These systems are not affected by the proposed action, as easements will remain in place to preserve full access for operation, maintenance, and future upgrades. As part of this request, the applicant will grant a northerly 27-foot easement to ensure adequate separation from the sanitary sewer—resulting in approximately 12 feet of clearance from the sewer's centerline on the west end and just over 10 feet on the east end—thereby maintaining the required utility protection and access.

The right-of-way area is not necessary for roadway circulation or service delivery, and the surrounding network of 30 Road and E Road provides sufficient access for public and private service providers. Because all utilities and access routes will remain intact, the vacation will not impair the City's ability to maintain or extend services consistent with GJMC § 21.05.020.

The removal of this unused road right-of-way therefore has no adverse effect on public infrastructure capacity or service provision and will continue to support the efficient delivery of essential utilities and facilities to the area.

Accordingly, staff has found this criterion has been met.

6. The proposal shall not hinder public and City functions.

The proposed vacation will not hinder public or City functions. The right-of-way area is not used for access, transportation, or public infrastructure beyond existing utilities, which will remain protected by easements following the vacation. The removal of this unused and obsolete right-of-way will not disrupt any active City operations, public service routes, or maintenance responsibilities.

The City's ability to deliver essential services—including police, fire, and utility maintenance—will remain fully intact, as these functions are supported by existing and operational public streets such as 30 Road and E Road. The vacation request has undergone review by external agencies and utility providers, ensuring that no municipal, public, or private service functions are negatively impacted and that all necessary easement rights are preserved.

By eliminating a redundant public claim that no longer serves a community purpose, the road vacation helps streamline City property management and supports efficient land use consistent with adopted City policies.

Therefore, staff has found this criterion has been met.

STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing the 42 E Road Storage LLC Road Right-Of-Way Vacation, VAC-2025-84, located northeast of 30 Road and E Road and south of the Denver and Rio Grande Railroad, the following findings of fact have been made with the recommended conditions of approval:

- The property includes a sanitary sewer line and a sanitary sewer easement within the area of the right-of-way requested to be vacated. As a condition of vacating the right-of-way, the City is requiring a sanitary sewer easement be granted to the City by the property owner which covers 10' on either side of the centerline where the sewer line is installed for a total of at least 20'. The easement area will be covered in the 27' feet south of the north property line.

The request with the following conditions conforms with Section 21.02.050(p) of the Zoning and Development Code.

Therefore, Staff recommends approval of the requested vacation.

SUGGESTED MOTION:

Madam Chair, on the 42 E Road Storage LLC Road Right-Of-Way Vacation located northeast of 30 Road and E Road and south of the Denver and Rio Grande Railroad, City file number VAC-2025-84, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact and conditions as listed in the staff report.

Attachments

1. Exhibit 2. Neighborhood Comment Meeting
2. Exhibit 1. Development Application

30 ROAD RETAIL/OFFICE and STORAGE BUILDINGS
Right-of-Way Vacation and Conditional Use Permit Application Request
DEVELOPMENT NEIGHBORHOOD COMMENT MEETING
January 30, 2025

A neighborhood meeting to discuss the pending Right-of-Way Vacation and Conditional Use Permit applications was held at 5:30 p.m. on January 29, 2025 at the Clifton Community Center, 2170 D ½ Road.

In addition to the applicant's representative, two City of Grand Junction Community Development Department staff members, and the project Design Engineer were in attendance, no neighbors attended the meeting, despite approximately 70 households and businesses being notified, no neighbors attended the meeting.

Respectfully submitted,

Markus Jones, Partner
Summit Point Partners, LLC.
PO Box 1212
American Fork, UT 80004

Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For: Vacation - Right-of-way

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

Property Information

Site Location: 3004 E Road

Site Acreage: 0.93 Vacated Area

Site Tax No(s): 2943-162-22-002

Site Zoning: MU-1

Project Description: Request to vacate a 60 foot wide right-of-way adjacent to the railroad.

Property Owner Information

Name: 42 E Road Storage LLC

Street Address: PO Box 1212

City/State/Zip: American Fork, UT 840

Business Phone #: 385-229-7709

E-Mail: markusnjones@gmail.com

Fax #:

Contact Person: Markus Jones

Contact Phone #: 385-229-7709

Applicant Information

Name: SEE PROPERTY OWNER

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name: Tom Logue

Street Address: 537 Fruitwood Drive

City/State/Zip: Grand Junction, CO 81501

Business Phone #: 970-434-8215

E-Mail: talldc@msn.com

Fax #: 970-434-0676

Contact Person: Tom Logue

Contact Phone #: 970-260-2911 (M)

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application

Tom Logue

Digitally signed by Tom Logue
DN: cn=Tom Logue, o, ou=email=talldc@msn.com, c=US
Date: 2015.09.24 08:50:37 -06'00'

Date: August 13, 2025

Signature of Legal Property Owner

Markus Jones

Date: 08/13/2025

GENERAL PROJECT REPORT FOR:

**ROAD RIGHT-OF-WAY VACATION
APPLICATION**

GRAND JUNCTION, COLORADO
February, 2025
Rev. August 11, 2025

**PART A
REQUEST**

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LAND USE MAP	3
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**PART B
EVALUATION OF THE REQUEST**

PREPARED FOR:
42 E ROAD STORAGE, LLC.
PO Box 1212, AMERICAN FORK, UT 84004
385-229-7709

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VACATION APPROVAL CRITERIA	4 & 5

This application is a request to vacate a 60 foot wide road right-of-way consisting of approximately 650 centerline feet comprising approximately 0.93 acres. The subject right-of-way was established as a highway by order of the Mesa County Commissioners in 1896 and is not identified in the *Grand Valley Circulation Plan*. The land adjoining the requested vacated areas is under the control of the owner/applicant. Vacation of the right-of-way will permit the future expansion efforts planned for the adjoining property.

The following are justifies for the vacation of the right-of-way:

- ✓ Maintains the existing utilities, easements and access.
- ✓ The request meets all of the approval criteria contained within the municipal code for vacation requests.
- ✓ Allow the owner/applicant to carry on with their expansion efforts.
- ✓ An increase in economic activity in the community due to the future construction efforts.



THOMAS A. LOGUE LAND DEVELOPMENT CONSULTANT
537 FRUITWOOD DRIVE • GRAND JUNCTION • COLORADO • 81504 • 970-434-8215

SITE LOCATION DATA

Address: Adjacent to 492 30 Road

Aliquot Section: NE $\frac{1}{4}$ Section 16, Township 1 North, Range 1 East, Ute Meridian

Latitude and Longitude: 39° 04' 35", -108° 29' 43"



REQUEST – This application is a request to vacate a 60 foot wide road right-of-way that was established as a highway by order of the Mesa County Commissioners in 1896 that crosses a property located northeast of 30 Road and E Road south of the railroad right-of-way. The proposed vacated area consists of approximately 650 centerline feet comprising approximately 0.93 acres.

The land adjoining the requested vacated areas is under the control of the owner/applicant. Vacation of the right-of-way will permit the future expansion efforts planned for the property adjoining the requested right-of-way's vacated area.

The requested right-of-way vacation will not impede access to any property not currently owned by the owner/applicant. Drawings contained herein, illustrates the relationship of the proposed right-

of-way vacation to the owner/applicant's current land ownership and the existing land uses adjoining the proposed road vacation.

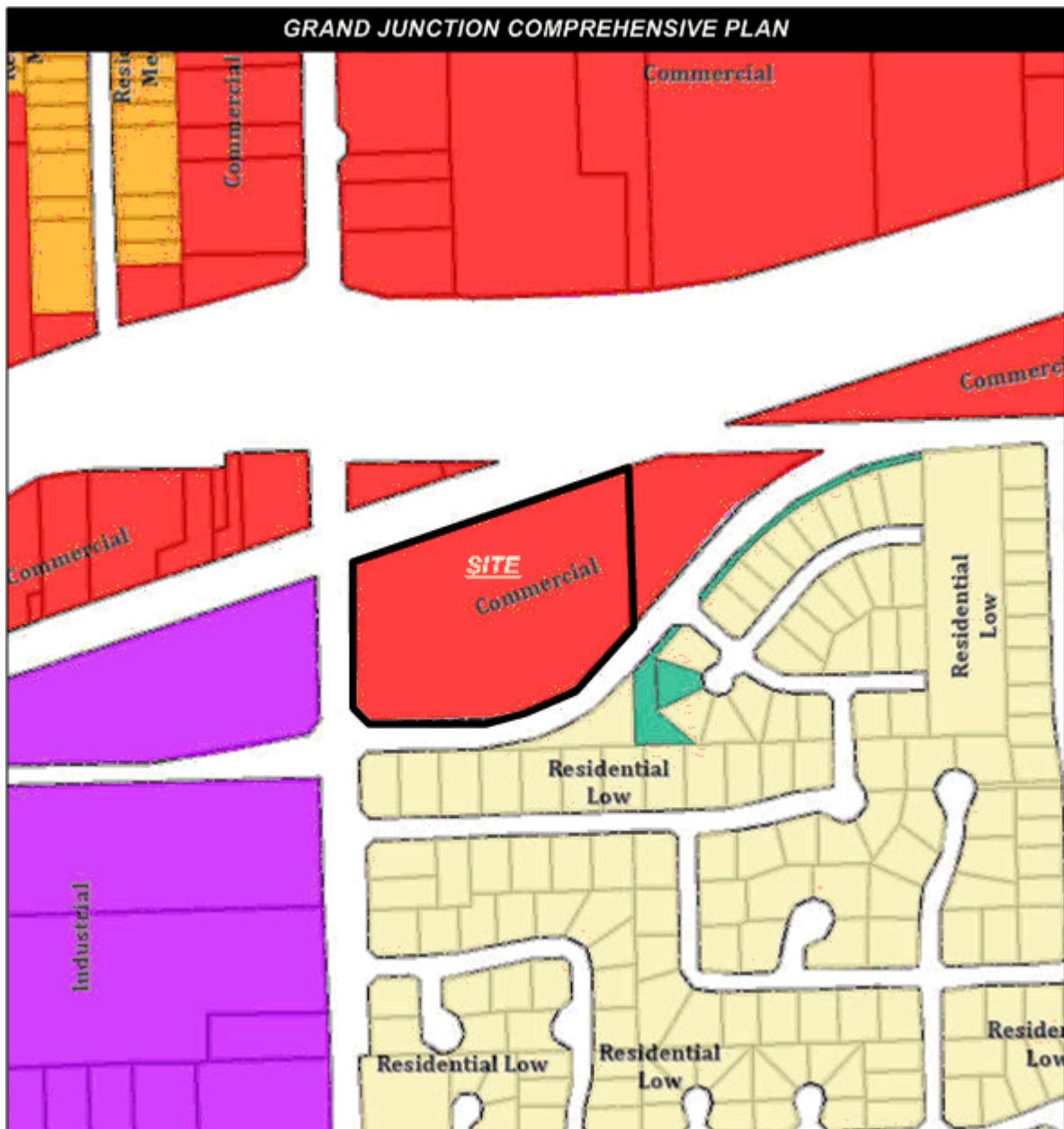
ACCESS AND TRAFFIC CIRCULATION – The *Grand Valley Circulation Plan* establishes functional road classifications and a conceptual local street network plan. According to the plan, the subject right-of-way is not classified nor identified as a roadway. Other nearby streets are, 30 road classified as a Minor Arterial and E Road classified as Major Collector.

LAND USE ZONING – An examination of the Grand Junction Zoning Map reveals that all of the property adjacent to the vacated areas is zoned: MU-1, (Mixed Use). Other nearby zones include Industrial and Residential Low designations.

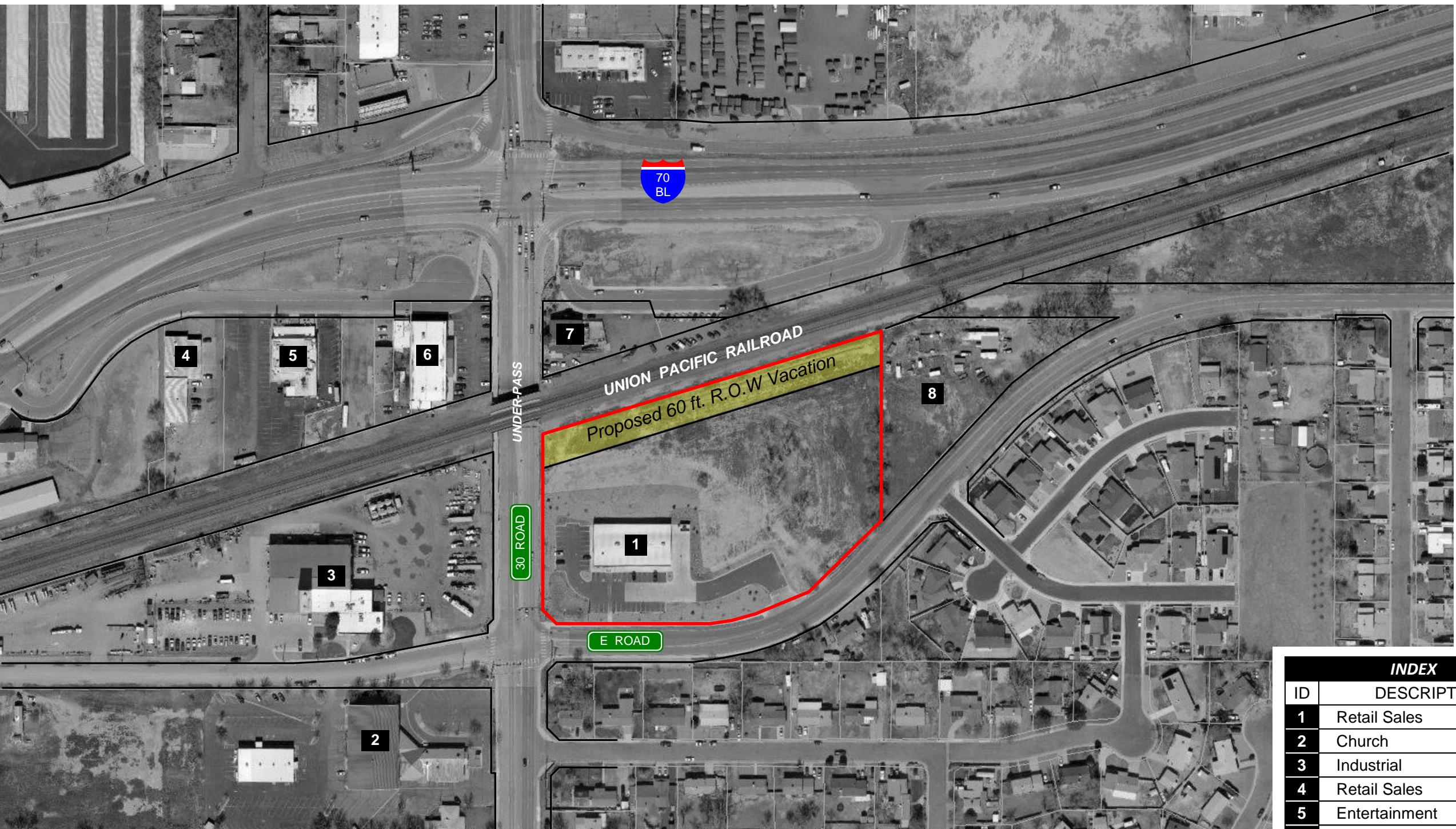


One Grand Junction was adopted in December and supersedes and replaces the Comprehensive Plan, which was adopted in 2010. The Comprehensive Plan is not a definitive course of action or a legally binding obligation of what must be done. Rather, it is a guidance document that describes

what the community would like to become and what steps and actions, partnerships, and policies will move the City forward to achieving its vision. According to the plan land in the vicinity of the subject property is designated as "Commercial".



EXISTING and SURROUNDING LAND USES – The land within the proposed vacated area is fallow and occupied by a Sanitary Sewer Main, Natural Gas Main, an underground drain and irrigation lines. The existing drainage and utility easements within the vacated area will remain. The surrounding land uses in the vicinity of the proposed right-of-way vacation is considered to be "medium" intensity. The area is dominated by the Union Pacific Railroad main line. In addition to nearby single family residential uses; a church, industrial and business endeavors can be found. The adjacent property owned by applicant is currently non irrigated fallow land and a Dollar General retail sales store. The following Land Use Map portrays land uses in the vicinity of the requested vacated right-of-way, followed by a Site Map:



INDEX	
ID	DESCRIPTION
1	Retail Sales
2	Church
3	Industrial
4	Retail Sales
5	Entertainment
6	Retail Sales
7	Retail Sales
8	Single Family Residential

Date: February, 2025
Scale: 1 in. = 200 ft.



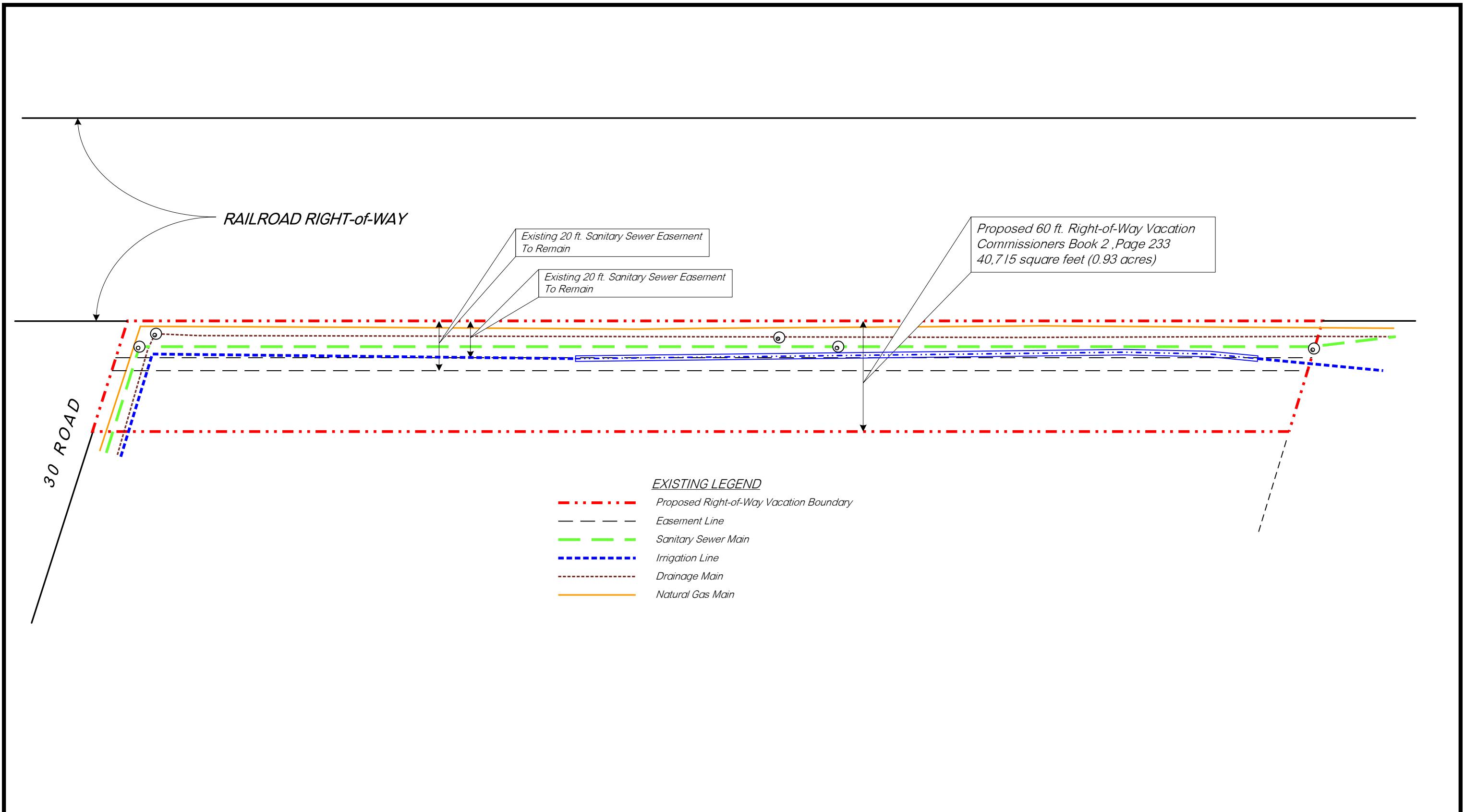
Prepared By:
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Prepared For:
SUMMIT POINT PARTNERS, LLC.
MARCUS JONES
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**ROAD RIGHT-OF-WAY
VACATION REQUEST**
GRAND JUNCTION, COLORADO

LAND USE MAP

SHEET 1 OF 2



Date: February, 2025
Scale: 1 in. = 50 ft.



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**ROAD RIGHT-OF-WAY
VACATION REQUEST**
GRAND JUNCTION, COLORADO

SITE MAP

SHEET 2 OF 2

Evaluation of the **Vacation Request** is accomplished by using the six approval criteria for Vacations of Rights-of-Way or Easements in section 21.02.050 of the *Grand Junction Municipal Code*. The following response to each of the criteria illustrates compliance:

The vacation of the right-of-way or easement shall conform to the following:

Criteria a. The vacation is in conformance with the Comprehensive Plan, Grand Junction Circulation Plan, and other adopted plans and policies of the City;

RESPONSE: The vacated and adjacent area is identified as "Commercial" in the Comprehensive Plan. According to the plan, Characteristics of the designation is to provide for concentrated areas of retail, services, and employment that support both City residents and those in the surrounding region and is located at intersections or in areas along major local, state, and interstate roadways. Vacation of the right-of-way would not affect the characteristics of the Commercial designation. The Grand Junction Circulation Plan does not recognize the proposed vacated right-of-way. The subject property is located within the boundaries of the Pear Park Neighborhood Plan. The plan identifies future land use of the property as "Commercial" which is consistent with the Comprehensive Plan.

Criteria b. No parcel shall be landlocked as a result of the vacation;

RESPONSE: No parcel(s) of land not under the control of the applicant will be landlocked as a result of the proposed vacation.

Criteria c. Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive, or reduces or devalues any property affected by the proposed vacation;

RESPONSE: Access to any parcels not owned by the applicant will not be restricted as a result of the requested right-of-way vacation

Criteria d. There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced, including, but not limited to, police and fire protection and utility services;

RESPONSE: Since the proposed vacated area is not improved there will be no adverse impacts to the general community and service providers. The existing utilities within the proposed right-of-way vacation area will remain in place together with the respective easements and will not be affected by the vacation.

Criteria e. The provision of adequate public facilities and services to any property as required in GJMC § 21.05.020 shall not be inhibited by the proposed vacation;

RESPONSE: The existing public facilities within the vacated area will remain undisturbed and the existing utility and drainage easements along with access for maintenance will remain in place.

Criteria f. The proposal shall not hinder public and City functions.

RESPONSE: The public review process will insure that public and City functions will not be hindered.

Statement of Authority

The undersigned hereby executes this Statement of Authority, pursuant to the provisions of Section 38-30-172, C.R.S., on behalf of **42 E Road Storage LLC**, an entity other than an individual, capable of holding title to real property ("Entity"), and states as follows:

1. The Entity is a **Limited Liability Corporation** formed and existing under the laws of the following governmental authority: **State of Utah**.
2. If formed under a governmental authority other than the State of Colorado, state the name under which the Entity has filed with the Colorado Secretary of State: **N.A.**
3. The Entity's mailing address is: **PO Box 1212, American Fork, UT 84004**
4. The name of the person or persons, or the position or positions, of the Entity authorized to execute instruments on behalf of the Entity to convey, encumber or otherwise affect the title to real property is/are: **Markus Jones, Manager**

If **ALL** names or positions provided here are required for authority, please check this box. If box is not checked, then only one of the names or positions provided is necessary for execution of instruments on Entity's behalf.

5. The limitations upon the authority of the person or persons named above to bind the Entity are as follows: **NONE**
6. Other matters concerning the manner in which the Entity deals with any interest(s) in real property are: **NONE**

This Statement of Authority amends or replaces any prior Statement of Authority executed on behalf of the Entity.

EXECUTED this 11 day of AUGUST, 2025

ENTITY: **42 E Road Storage, a Utah Limited Liability Corporation**

BY: Markus Jones
Markus Jones, Manager

STATE OF UTAH)
COUNTY OF UTAH) ss.

The foregoing instrument was acknowledged before me this 11 day of AUGUST, 2025, by, **Markus Jones, Manager, 42 E Road Storage, LLC**.

Witness my hand and official seal.

My commission expires: 03-22-2029

Ethan Carrington
Notary Public



OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) 42 E Road Storage LLC ("Entity") is the owner of the following property:

(b) Lot 2, Dollar General Subdivision, City of Grand Junction, Colorado

A copy of the deed(s) evidencing the owner's interest in the property is attached. Any documents conveying any interest in the property to someone else by the owner are also attached.

I am the (c) Manager for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. I have attached the most recent recorded Statement of Authority of the Entity.

My legal authority to bind the Entity both financially and concerning this property is unlimited.

My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

The Entity is the sole owner of the property.

The Entity owns the property with other(s). The other owners of the property are:

On behalf of Entity, I have reviewed the application for the (d) Right-of-Way Vacation

I have the following knowledge or evidence of a possible boundary conflict affecting the property:

(e) None

I understand the continuing duty of the Entity to inform the City planner of any changes regarding my authority to bind the Entity and/or regarding ownership, easement, right-of-way, encroachment, lienholder and any other interest in the land.

I swear under penalty of perjury that the information in this Ownership Statement is true, complete and correct.

Signature of Entity representative: Markus Jones

Printed name of person signing: Markus Jones

State of Utah)

County of UTAH) ss.

Subscribed and sworn to before me on this 11 day of AUGUST, 2025

by Markus Jones, Manager, 42 E Road Storage, LLC.

Witness my hand and seal.

My Notary Commission expires on 03-22-2029

 ETHAN CARRINGTON
NOTARY PUBLIC - STATE OF UTAH
COMMISSION # 741657
Comm. Expires: 03-22-2029

Packet Page 21

Notary Public Signature 



Special Warranty Deed

(Pursuant to C.R.S. 38-30-113(1)(b))

State Documentary Fee
Date: July 31, 2025
\$35.00

This Deed, effective as of **July 31st, 2025**, signed on the date(s) acknowledged below, by Grantor(s), **GRAND JUNCTION CO DG, LLC, A LOUISIANA LIMITED LIABILITY COMPANY**, whose street address is **3636 N CAUSEWAY, SUITE #200, Metairie, LA 70002**, City or Town of **Metairie**, County of **Jefferson** and State of **Louisiana**, for the consideration of **(\$350,000.00) ***Three Hundred Fifty Thousand and 00/100*** dollars**, in hand paid, hereby sell(s) and convey(s) to **42 E ROAD STORAGE LLC, A UTAH LIMITED LIABILITY COMPANY**, whose street address is **PO BOX 1212, American Fork, UT 84003**, City or Town of **American Fork**, County of **Utah** and State of **Utah**, the following real property in the County of **Mesa** and State of Colorado, to wit:

**LOT 2,
DOLLAR GENERAL SUBDIVISION,
AS PER PLAT THEREOF FILED,
JULY 25, 2025, UNDER RECEIPTION NO. 3132526,
COUNTY OF MESA, STATE OF COLORADO.**

also known by street and number as: **492 30 ROAD, GRAND JUNCTION, CO 81504**

with all its appurtenances and warrant(s) the title to the same against all persons claiming under me(us), subject to Statutory Exceptions.

GRAND JUNCTION CO DG, LLC, A LOUISIANA LIMITED LIABILITY COMPANY

By: *G. Paul Dorsey, III as Manager*
G. PAUL DORSEY, III AS MANAGER



State of **Virginia**)
County of **Prince William**)ss.

30th

The foregoing instrument was acknowledged before me on this day of **July XXX, 2025** by **G. PAUL DORSEY, III, AS MANAGER OF GRAND JUNCTION CO DG, LLC, A LOUISIANA LIMITED LIABILITY COMPANY**

Witness my hand and official seal

My Commission expires: **12/31/2029**

Sia Bryant
Notary Public

Notarized remotely online using communication technology via Proof.

When recorded return to: **42 E ROAD STORAGE LLC, A UTAH LIMITED LIABILITY COMPANY**
PO BOX 1212, American Fork, UT 84003



REVIEW 1
30 Road Retail/Office Storage Buildings
Right-of-Way Vacation

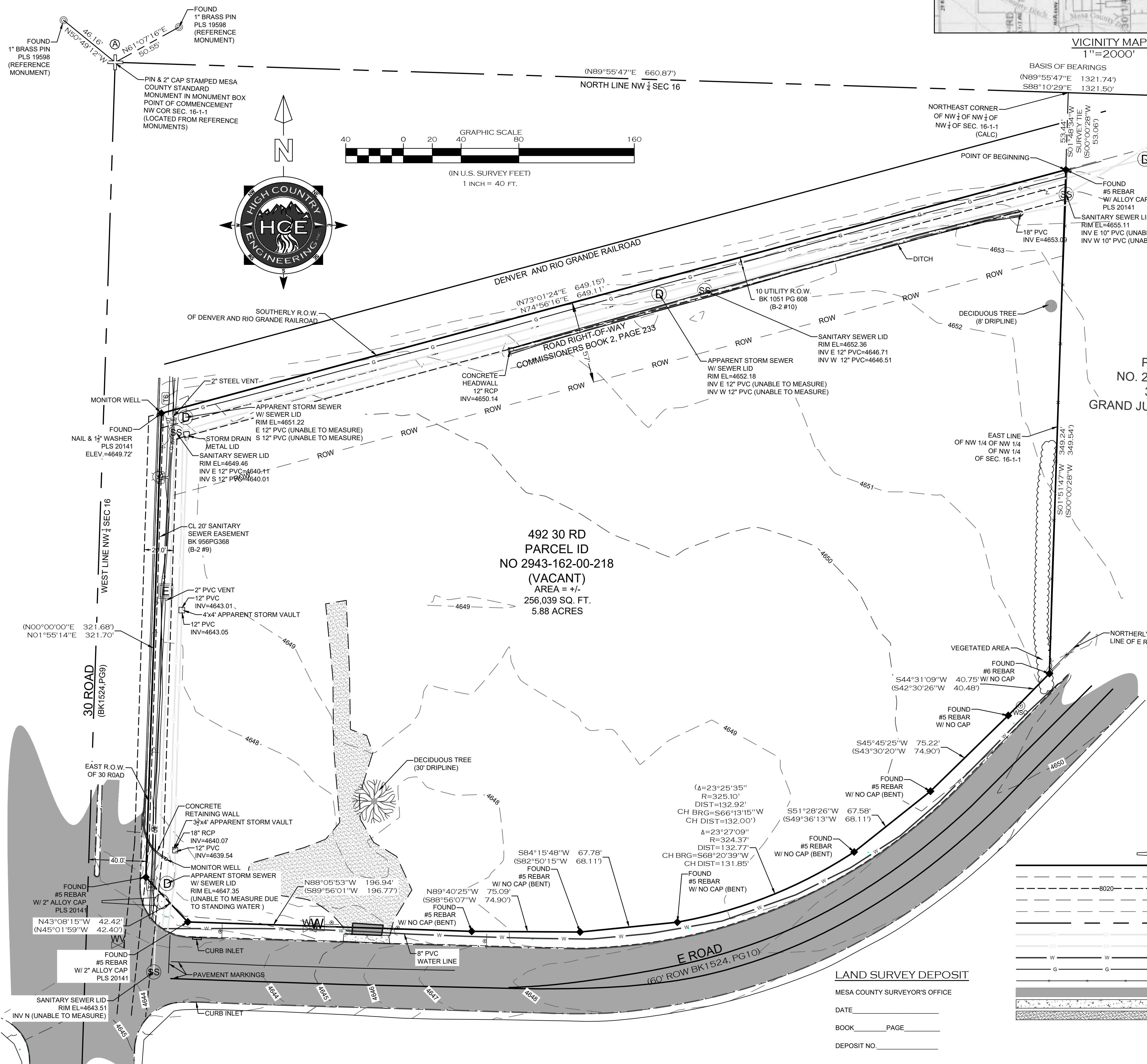
IMPROVEMENT SURVEY

February 6, 2025

If you need accommodation to access City services or files that meet your needs (e.g. mapping, construction/development plans, or other documentation), staff are available to assist you by calling 970-244-1430.

IMPROVEMENT SURVEY PLAT

A TRACT OF LAND SITUATED IN SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST
OF THE UTE P.M. CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

FROM TITLE COMMITMENT:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, FROM WHENCE THE NORTHEAST CORNER OF THE NW1/4 NW1/4 OF SAID SECTION 16 BEARS NORTH 89°55'47" EAST 1321.74 FEET AND ALL BEARINGS CONTAINED HEREIN TO BE RELATIVE THERETO; THENCE NORTH 89°55'47" EAST 660.87 FEET TO THE NORTHEAST CORNER OF THE NW1/4 NW1/4 NW1/4 OF SAID SECTION 16; THENCE SOUTH 00°00'28" WEST 53.06 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°00'28" WEST 349.54 FEET ALONG THE EAST LINE OF SAID NW1/4 NW1/4 NW1/4 TO THE NORTHERLY RIGHT OF WAY OF E ROAD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY THE FOLLOWING EIGHT (8) COURSES:

1. SOUTH 42°30'26" WEST 40.48 FEET;
2. SOUTH 43°30'20" WEST 74.90 FEET;
3. SOUTH 49°36'13" WEST 68.11 FEET;
4. THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 23°25'35", A RADIUS OF 325.10 FEET AND WHOSE LONG CHORD BEARS SOUTH 66°13'15" WEST 132.00 FEET;
5. SOUTH 82°50'15" WEST 68.11 FEET;
6. SOUTH 88°56'07" WEST 74.90 FEET;
7. SOUTH 89°56'01" WEST 196.77 FEET;
8. NORTH 45°01'59" WEST 42.40 FEET TO THE EAST RIGHT OF WAY OF 30 ROAD

THENCE NORTH 00°00'00" EAST ALONG THE EAST RIGHT OF WAY OF 30 ROAD 321.68 FEET TO THE SOUTHERLY RIGHT OF WAY OF THE DENVER AND RIO GRANDE RAILROAD; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY NORTH 73°01'24" EAST 649.15 FEET TO THE TRUE POINT OF BEGINNING,
COUNTY OF MESA,
STATE OF COLORADO.

NOTES

1. DATE OF FIELD SURVEY: MAY 6, 2021.
 2. ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE REFERENCE BEARING BETWEEN "A" (A 2" CAP IN MONUMENT BOX STAMPED MESA COUNTY STANDARD MONUMENT) AND "B" (A FOUND 3" BRASS CAP STAMPED COUNTY SURVEYOR) IS S88°10'29"E. ALL DISTANCES ARE GROUND DISTANCES BASED ON A COMBINED SCALE FACTOR.
 3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR OF THE BOUNDARY SHOWN AND DESCRIBED HEREON TO DETERMINE:
 - A) OWNERSHIP OF THE TRACT OF LAND
 - B) COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJOINERS
 - C) RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES OF RECORD AFFECTING THIS PARCEL.
 4. FOR ALL INFORMATION REGARDING EASEMENT, RIGHTS-OF-WAY AND/OR TITLE OF RECORD, HIGH COUNTRY ENGINEERING, INC. RELIED UPON TITLE COMMITMENT NO. NCS-1049315-CO ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE: JANUARY 26, 2021. THIS PROPERTY IS SUBJECT TO ALL CONDITIONS AND RESTRICTIONS CONTAINED THEREIN.
 5. THE CLIENT DID NOT REQUEST ANY ADDITIONAL EASEMENTS, RIGHTS-OF-WAY AND/OR IMPROVEMENTS BE RESEARCHED OR SHOWN ON THIS PLAT BEYOND THOSE REFERRED TO OR DISCLOSED IN THE ABOVE STATED TITLE COMMITMENT.
 6. ALL DIMENSIONS AND COURSES ARE AS MEASURED IN THE FIELD UNLESS DENOTED IN PARENTHESES, WHICH DENOTE THE BOUNDARIES OF RECORD ON THE BOOK 2982 PAGES 1115-1116 IN THE PUBLIC RECORDS OF MESA COUNTY, STATE OF COLORADO.
 7. ELEVATIONS SHOWN HEREON WERE DERIVED FROM GPS OBSERVATIONS ON 05-06-2021 AND ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH DATA WAS OBTAINED FROM THE NATIONAL GEODETIC SURVEY ONLINE POSITIONING USER SERVICE (OPUS).
 8. CONTOUR INTERVAL EQUALS 1 FOOT.
 9. UNDERGROUND UTILITIES HAVE BEEN MARKED OUT BY OTHERS, ONLY PAINT MARKS AND UTILITY FLAGS HAVE BEEN LOCATED BY HIGH COUNTRY ENGINEERING, INC. THE ACTUAL LOCATION OF UNDERGROUND UTILITIES MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 10. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO SECTION 18-4-508 OF THE COLORADO REVISED STATUTES.
 11. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED ON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
 12. NOTICE: THIS PLAT AND THE INFORMATION SHOWN HEREON MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSE BEYOND THAT FOR WHICH IT WAS INTENDED AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHICH IT IS CERTIFIED. THIS DOCUMENT AND THE WORK IT REPRESENTS IS THE PROPERTY OF HIGH COUNTRY ENGINEERING, INC. NO PART OF THIS DOCUMENT MAY BE STORED, REPRODUCED, DISTRIBUTED OR USED TO PREPARE DERIVATIVE PRODUCTS WITHOUT PRIOR WRITTEN PERMISSION. AN ORIGINAL SEAL AND ORIGINAL SIGNATURE IS REQUIRED TO VALIDATE THIS DOCUMENT AND IS EXCLUSIVE TO HIGH COUNTRY ENGINEERING, INC. AND THE OWNER(S) OF RECORD AS OF THIS DATE, OF THE BOUNDARY DELINEATED HEREON AND THE SUBJECT OF THE SURVEY. THIS PLAT IS RESTRICTED TO THE INTENT OF TITLE 38 ARTICLE 50, §101.5 (a) AND (b) C.R.S.

SCHEDULE E B2 EXCEPTIONS:

RELIED UPON TITLE COMMITMENT NO. NCS-1049315-CO ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY,
EFFECTIVE DATE: JANUARY 26, 2021.

9. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE RIGHT-OF-WAY AGREEMENT RECORDED MARCH 11, 1971 IN BOOK 956 AT PAGE 368. (AS SHOWN HEREON)
 10. AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, AS SET FORTH IN AN INSTRUMENT RECORDED NOVEMBER 10, 1975 IN BOOK 1051 AT PAGE 608. (AS SHOWN HEREON)
 11. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE PERMANENT EASEMENT RECORDED MAY 7, 2002 IN BOOK 3075 AT PAGE 59. (APPROXIMATE LOCATION IN UNION PACIFIC RAILROAD - OFFSITE)
 12. ORDINANCE NO. 3870, FOR ANNEXATION, RECORDED MARCH 7, 2006 IN BOOK 4107 AT PAGE 611.
NOTE: ANNEXATION MAP IN CONNECTION THEREWITH RECORDED MARCH 7, 2006 IN BOOK 4107 AT PAGE 613.
(AFFECTS ENTIRE PROPERTY)
 13. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE RESOLUTION

SURVEYOR'S CERTIFICATION

I, BILL W.A. BAKER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO (#23875) DO BY THESE PRESENTS CERTIFY THAT THE DRAWING SHOWN HEREON, WITH NOTES ATTACHED HERETO AND MADE A PART HEREOF, REPRESENTS A MONUMENTED LAND SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AN ACCURATE DEPICTION OF SAID SURVEY IS RENDERED BY THIS PLAT. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS SURVEY PLAT COMPLIES WITH TITLE 38.51.102 COLORADO REVISED STATUTES.

BILLIE BAKER - COLORADO PROFESSIONAL LAND SURVEYOR #30077

LEGEND

- ④ STORM SEWER MANHOLE
- ⑥ SANITARY MANHOLE
- WV WATER VALVE
- W_{SO} WATER SHUTOFF
- TS TRAFFIC SIGNAL PULLBOX
- E ELECTRICAL TRANSFORMER
- E ELECTRICAL METER
- STREET SIGN
- W WATER METER
- LIGHT POLE
- TRAFFIC SIGNAL POLE
- BOUNDARY OR LOT LINE
- ADJOINER LINE
- EASEMENT LINE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- PLSS LINE
- SD APPARENT STORM SEWER
- SS SEWER LINE
- W WATER LINE
- G GAS LINE
- * WIRE FENCE LINE
- ASPHALT
- CONCRETE
- GRAVEL
- PLSS MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND REFERENCE MONUMENT AS NOTED

DORSEY DEVELOPMENT, LLC
MESA COUNTY

IMPROVEMENT SURVEY PLAT

492 30 ROAD

GRAND JUNCTION, COLORADO

HIGH COUNTRY ENGINEERING, INC.
1517 BLAKE AVENUE, STE 101,
GLENWOOD SPRINGS, CO 81601
PHONE (970) 945-8676 - FAX (970) 945-2555
www.hcengineering.com

DRAWN BY:		NO.	DATE	REVISION	BY	S.	16
CHECKED BY:		1	5-13-22	REVISED FOR ADDITIONAL EASEMENTS.	DRD	T.	15
ATE:		BB				R.	1E
LE:		5/13/2022				G	MEG
LE:							

PROSPECTUS
2211028
SHEET NUMBER
1 OF 1