

RESOLUTION NO. 21-26

A RESOLUTION PARTIALLY VACATING A DRAINAGE EASEMENT SEGMENT KNOWN AS ORCHARD MESA DRAIN I-1 FOR THE CITY OF GRAND JUNCTION LOCATED AT 2651 STACY DRIVE ON A 7.10 ACRE PARCEL IN A RH-24 DISTRICT

RECITALS:

KENCO, LLC has applied for the partial vacation of a Drainage Canal Easement and Easement for Pipeline for the City of Grand Junction located at 2651 Stacy Drive. If approved, the partial vacation will accommodate redevelopment of the property.

The Drainage canal Easement and Easement for Pipeline for the City of Grand Junction was originally given for an existing open ditch maintained and operated by OMID as Drain 1-1. As part of the proposed development of the property, the applicant has worked with the City to allow for piping the ditch and will install a newly constructed pipe in the south 20' feet of the drainage easement. There will be no impact on any public facilities and services with the relocation as designed.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, and upon recommendation of conditional approval by the Planning Commission, the Grand Junction City Council finds that the request to partially vacate the Drainage Canal Easement and Easement for a Pipeline is consistent with the Comprehensive Plan and Section 21.02.050(o) of the Grand Junction Zoning & Development Code with the conditions recommended by the Planning Commission.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING DESCRIBED EASEMENT IS HEREBY PARTIALLY VACATED SUBJECT TO THE LISTED CONDITIONS:

1. Applicant shall pay all recording/documentary fees for the Vacation Resolution, any easement documents, and/or dedication documents.
2. The owner(s) of the property on which the vacation is requested are required to grant an easement for the irrigation and storm water drainage that clarifies the location of the installed pipeline. The easement is required to be at least 20' wide. This easement is required to dispute any possible issues because of the erroneous claim of the easement being only 25' either side of the top of bank.
3. The owner(s) of the property abutting to the west of the vacation must provide an irrigation storm water easement in the area where the pipe is installed and/or where the pipe will discharge water on the neighboring property to the satisfaction of City staff.
4. The new pipe must be installed and accepted by the City.
5. The vacation resolution shall be void if the above conditions have not been met within two years of the City Council's approval of the vacation.

A Drainage Easement boundary line situated in Lot 1, Block 2, Tracys Village Subdivision, Reception No. 3042167, lying in the Southwest Quarter of the Northeast Quarter (SW¼ NE¼) of Section 26, Township 1 South, Range 1 West of the Ute Meridian being more particularly described as follows:

COMMENCING at the Southeast corner of said Lot 1, Tracys Village Subdivision,
whence the Southwest corner of said Lot 1 bears N89°52'19"W for a basis of bearings with all bearings hereon relative thereto; thence along the South line of said Lot 1, N89°52'19"W a distance of 14.00 feet to the West line of a 14.00 foot wide Multipurpose Easement, Reception No. 2178170; thence along said West line, N00°05'36"W a distance of 69.84 feet to the North line of a proposed 20.00 foot wide Drainage Easement and the POINT OF BEGINNING; thence along said North line the following three (3) courses:

- 1) S89°50'26"W a distance of 15.59 feet;
- 2) S55°45'11"W a distance of 88.14 feet;
- 3) N89°52'19"W a distance of 936.99 feet to the West line of said Lot 1;

thence along said West line, N00°07'36"E a distance of 10.00 feet; thence along the South line of said Lot 1, N89°52'24"W a distance of 31.61 feet; thence N67°13'40"W a distance of 41.84 feet to the POINT OF TERMINUS.

City of Grand Junction, County of Mesa, State of Colorado.

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 4th day of March 2026.



Cody Kennedy
President of City Council

ATTEST:



Selestina Sandoval
City Clerk



HIGH DESERT SURVEYING, INC

591 25 Road, Suite B1
Grand Junction, CO 81505
Tel: 970-254-8649 Fax: 970-241-0451

Exhibit A
Drainage Easement Boundary
Legal Description

A Drainage Easement boundary line situated in Lot 1, Block 2, Tracys Village Subdivision, Reception No. 3042167, lying in the Southwest Quarter of the Northeast Quarter (SW¼ NE¼) of Section 26, Township 1 South, Range 1 West of the Ute Meridian being more particularly described as follows:

COMMENCING at the Southeast corner of said Lot 1, Tracys Village Subdivision, whence the Southwest corner of said Lot 1 bears N89°52'19"W for a basis of bearings with all bearings hereon relative thereto; thence along the South line of said Lot 1, N89°52'19"W a distance of 14.00 feet to the West line of a 14.00 foot wide Multipurpose Easement, Reception No. 2178170; thence along said West line, N00°05'36"W a distance of 69.84 feet to the North line of a proposed 20.00 foot wide Drainage Easement and the POINT OF BEGINNING; thence along said North line the following three (3) courses:

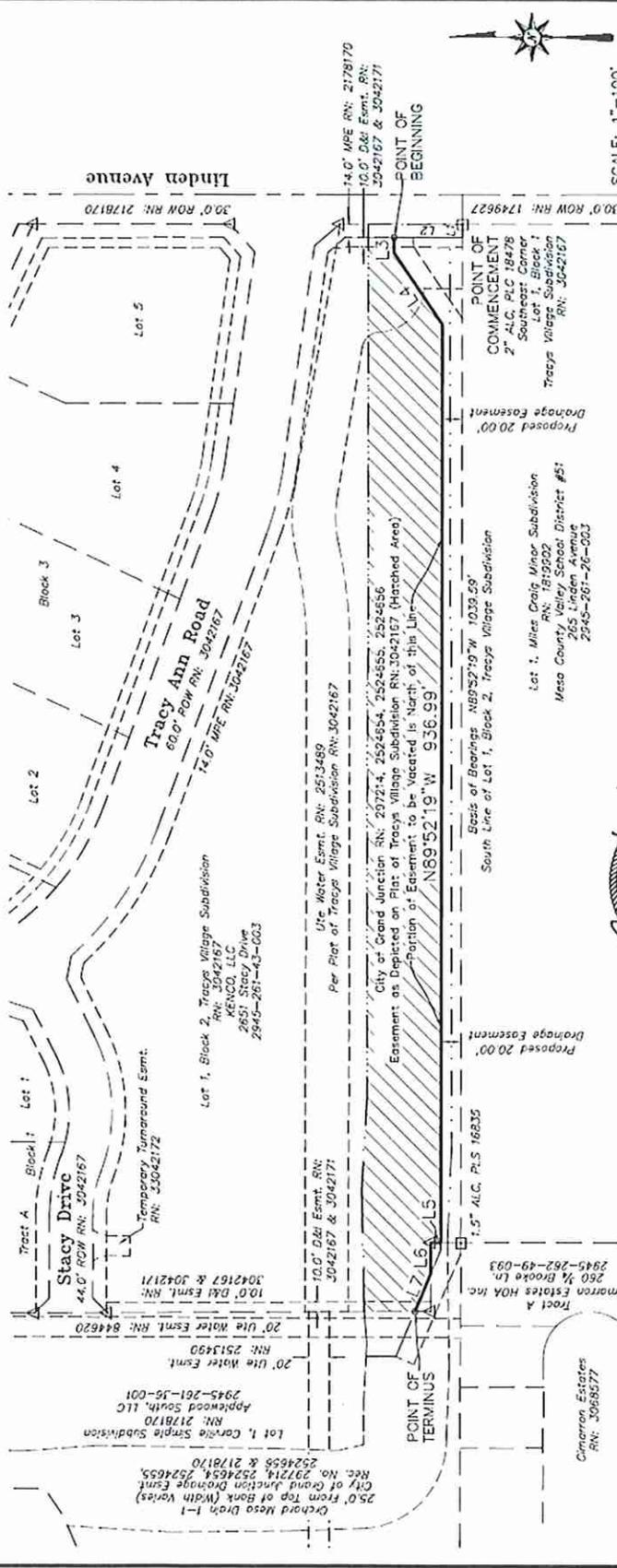
- 1) S89°50'26"W a distance of 15.59 feet;
- 2) S55°45'11"W a distance of 88.14 feet;
- 3) N89°52'19"W a distance of 936.99 feet to the West line of said Lot 1;

thence along said West line, N00°07'36"E a distance of 10.00 feet; thence along the South line of said Lot 1, N89°52'24"W a distance of 31.61 feet; thence N67°13'40"W a distance of 41.84 feet to the POINT OF TERMINUS.

City of Grand Junction, County of Mesa, State of Colorado



EXHIBIT B EASEMENT BOUNDARY



LINE TABLE

LINE	BEGINNING	END	DISTANCE
L1	N89°52'19" W	L2	143.00
L2	N62°05'36" W	L3	169.84
L3	S89°50'26" W	L4	152.59
L4	S25°45'11" W	L5	868.14
L5	N02°07'56" E	L6	190.30
L6	N89°52'24" W	L7	57.81
L7	S67°13'20" W	L8	147.84

- LEGEND & ABBREVIATIONS**
- FOUND BOUNDARY EVIDENCE, AS NOTED
 - △ FOUND 2" ALUMINUM CAP, PLS 24-853
 - CALCULATED POSITION
 - D&I DRAINAGE AND IRRIGATION
 - ROW RIGHT-OF-WAY
 - PLS PROFESSIONAL LAND SURVEYOR
 - RN: RECEPTION NUMBER
 - Esmt. EASEMENT
 - MPE MULTIPURPOSE EASEMENT
 - ALC ALUMINUM CAP



High Desert Surveying, Inc.
 591 25 Road, Suite B1
 Grand Junction, Colorado 81505
 Telephone: 970.254.8649 Fax 970.241.0451

PROJ. NO. 25-11	SURVEYED/DRAWN	CHKD	SHEET	OF
DATE: December, 2025	BE	SE	-	1

Lot 1, Miles Craig Minor Subdivision
 RN: 1819902
 Mesa County Valley School District #51
 1025 Linden Avenue
 2945-261-26-003

Basis of Bearings N89°52'19" W 1039.59'
 South Line of Lot 1, Block 2, Tracya Village Subdivision

City of Grand Junction RN: 297214, 2524854, 2524855, 2524856
 Tracya Village Subdivision RN: 3042167 (Hatched Area)
 Easement as Depicted on Plat of Tracya Village Subdivision RN: 3042167 (Hatched Area)
 Portion of Easement to be vacated is North of this Line
 N89°52'19" W 936.99'

Ute Water Esmt. RN: 2513489
 Per Plat of Tracya Village Subdivision RN: 3042167

Lot 1, Block 2, Tracya Village Subdivision
 RN: 3042167
 KENCO, LLC
 2651 Stacy Drive
 2945-261-43-063

250' From Top of Bank (With Varies)
 Orchard Mesa Drain 1-1
 Rec. No. 297214, 2524854, 2524855, 2178170

Lot 1, Corvise Single Subdivision
 RN: 2178170
 Applewood South, LLC
 2945-261-35-001

20' Ute Water Esmt.
 RN: 2513490

100' D&I Esmt. RN:
 3042167 & 3042171

Temporary Turnaround Esmt.
 RN: 3042172

44.0' ROW RN: 3042167
 Stacy Drive

Tract A Block 1 Lot 1

Tracy Ann Road
 60.0' ROW RN: 3042167
 14.0' MPE RN: 3042167

Lot 2

Block 3

Lot 3

Lot 4

Lot 5

30.0' ROW RN: 2178170
 Linden Avenue

POINT OF BEGINNING

POINT OF COMMENCEMENT
 2" ALC, PLS 184278
 Southeast Corner
 Lot 1, Block 1
 Tracya Village Subdivision
 RN: 3042167

Preposed 20.00'
 Drainage Easement

POINT OF BEGINNING

14.0' MPE RN: 2178170
 10.0' D&I Esmt. RN:
 3042167 & 3042171

30.0' ROW RN: 1749627

POINT OF BEGINNING

POINT OF BEGINNING