

RESOLUTION NO. 24-26

A Resolution Vacating a Sewer Easement Located in Tracts J and K of the Chipeta Hollows Subdivision Filing 1 and the Adjacent Southern Parcel, No. 2943-294-00-154

RECITALS:

CIA Landholdings LLC has applied for the vacation of a Sewer Easement located in Tracts J and K of the Chipeta Hollows Subdivision Filing 1 ("Filing 1") in a RM-8 district and the adjacent southern parcel, No. 2943-294-00-154 in a RL-4 district.

CIA Landholdings LLC is initiating a request to vacate a 20-foot-wide sewer easement totaling approximately 0.68-acres located in Chipeta Hollows Subdivision Filing 1. A 20-foot sewer easement encumbers Tracts J and K of Filing 1, that will be developed with a concrete trail as part of the City of Grand Junction's ("City") active transportation system. Although a sewer line exists within the easement, it was originally in service but is being abandoned after the subdivisions to the west were developed and the new 10-inch sewer line being installed, constructed, and accepted by the City within Filing 1. The sewer line will be physically abandoned during construction of the Filing 1 infrastructure. The easement is no longer needed with the new 10-inch sewer line being constructed within the roadway and in a public utility easement within Filing 1. The proposed vacation will not affect public facilities, utilities, or City functions.

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 vacate the Sewer Easement is consistent with the Comprehensive Plan and Section 21.02.050(p) of the Grand Junction Zoning & Development Code.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING DESCRIBED EASEMENT IS HEREBY 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 replacement 10-inch sanitary sewer line in Filing 1 shall be installed, constructed, and accepted by the City before the easement shall be vacated.
3. The vacation resolution shall be void if the above conditions have not been met within two years of the City Council's conditional approval of the vacation.

An easement situated in the southeast quarter of Section 29, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

The sewer easement described at reception number 1918145 of the Mesa County records, lying within Chipeta Hollows Subdivision Filing 1 as recorded at reception number 3140653 of said Mesa County records and the parcel of land described at reception number 3073334 of said Mesa County records.

Containing 0.68 acres, more or less.

See Exhibit B which depicts the location of the easement.

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

PASSED and ADOPTED this 18th day of March 2026.



Cody Kennedy
President of the City Council

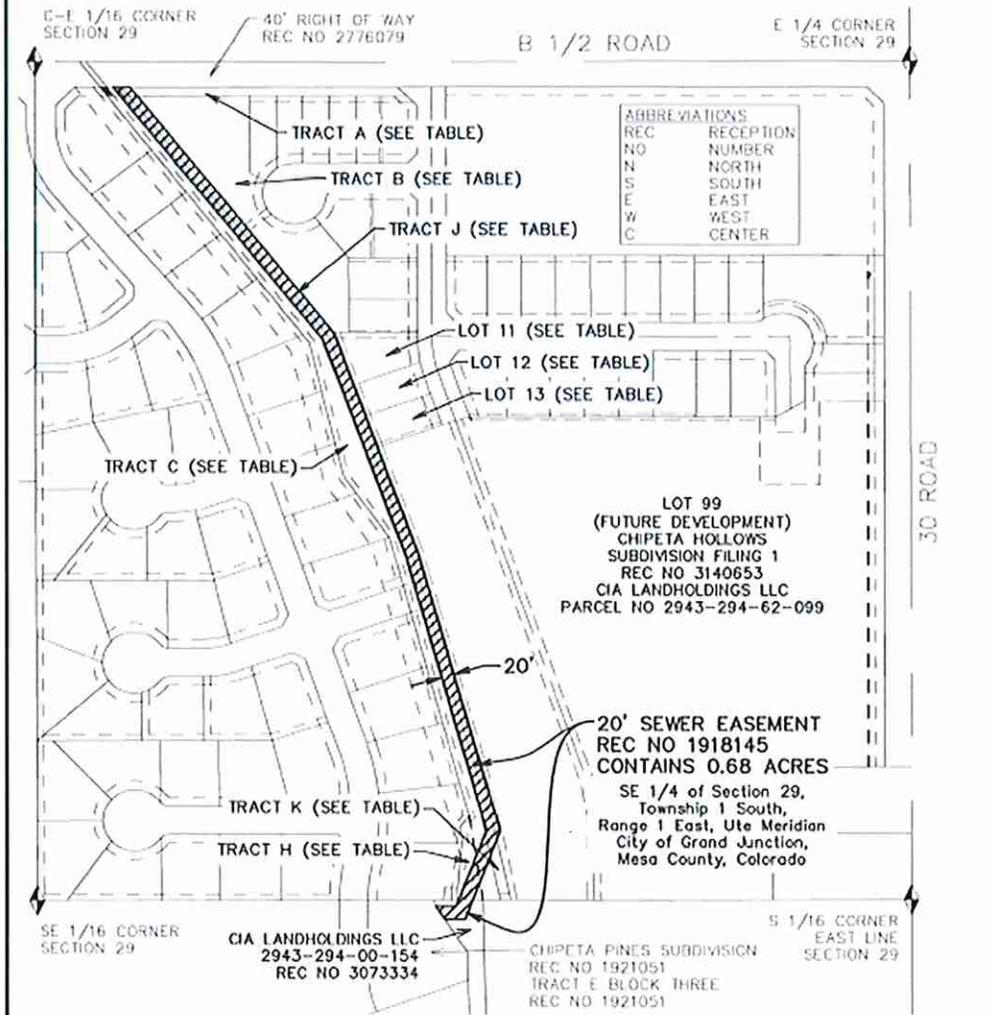


ATTEST:



Selestina Sandoval
City Clerk

EXHIBIT B

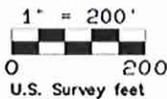


ABBREVIATIONS	RECEPTION
REC NO	NUMBER
N	NORTH
S	SOUTH
E	EAST
W	WEST
C	CENTER

OWNERSHIP TABLE

TRACT	PARCEL NO	OWNER	ADDRESS
TRACT A	2943-294-62-033	CHIPETA HOLLOWS HOMEOWNERS ASSOCIATION INC	NO ADDRESS
TRACT B	2943-294-62-034	CHIPETA HOLLOWS HOMEOWNERS ASSOCIATION INC	NO ADDRESS
TRACT J	2943-294-62-039	CITY OF GRAND JUNCTION	NO ADDRESS
LOT 11	2943-294-62-011	CIA LANDHOLDINGS LLC	245 LEISURE ST #B
LOT 12	2943-294-62-012	CIA LANDHOLDINGS LLC	245 LEISURE ST #A
LOT 13	2943-294-62-013	CIA LANDHOLDINGS LLC	243 LEISURE ST #B
TRACT C	2943-294-62-035	CHIPETA HOLLOWS HOMEOWNERS ASSOCIATION INC	NO ADDRESS
TRACT H	2943-294-62-038	CHIPETA HOLLOWS HOMEOWNERS ASSOCIATION INC	NO ADDRESS
TRACT K	2943-294-62-040	CITY OF GRAND JUNCTION	NO ADDRESS

ALL ADJOINER INFORMATION IN THE TABLE LIES WITHIN CHIPETA HOLLOWS SUBDIVISION FILING 1 (REC NO 3140653)



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

Drawn: JHW | Checked: AKT | 12/8/25 | Job No. 1718-011