RECEPTION#: 3171111
9/18/2026 3:44:46 PM, 1 of 3
Recording: $43.00,
Bobbie Gross, Mesa County, CO.
CLERK AND RECORDER

RESOLUTION NO. 56-26

A RESOLUTION VACATING PORTIONS OF TWO 14-FOOT MULTIPURPOSE EASEMENTS TOTALING APPROXIMATELY 0.31 ACRES ALONG SOUTH BROADWAY IN THE CITY OF GRAND JUNCTION, COLORADO

RECITALS:

The Grand Junction Land Company, LLC (Applicant) is requesting this multipurpose easement vacation to facilitate the realignment of South Broadway and 23 Road associated with the approved Redlands 360 Filing 3 development and construction of a new roundabout intersection. The proposed easement vacation and associated easement reconfiguration are necessary to accommodate the revised roadway geometry, utility infrastructure, and circulation improvements planned as part of the overall Redlands 360 master-planned community. The total area proposed for vacation is approximately 0.31 acres, more or less.

The proposed roadway improvements include construction of a new roundabout, revised roadway alignments, utility relocations, and associated infrastructure improvements intended to improve traffic circulation, connectivity, and access within the development area. Existing multipurpose easement areas that are no longer necessary under the revised roadway and utility configuration are proposed to be vacated, while new easement areas are being dedicated or relocated to accommodate the realigned transportation network and supporting infrastructure improvements.

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 Vacations is consistent with the Comprehensive Plan and Section 21.02.100 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 FOLLOWING CONDITIONS:

- The applicant shall grant a temporary roadway and access easement, in a form acceptable to the City, over the areas necessary to maintain vehicular, emergency, utility, and property access during the reconstruction and reconfiguration of South Broadway and 23 Road, including the construction of Brothers Boulevard. The temporary roadway and access easement shall remain in effect until the roadway improvements have been completed, accepted by the City, and permanent access has been established for all affected properties.

- The applicant shall construct and make available for use a temporary roadway, subject to review and approval by the City Engineer, sufficient to maintain vehicular,

emergency, utility, and property access during construction of the permanent roadway improvements. The temporary roadway shall be maintained in a safe and operable condition until the permanent roadway improvements have been completed, accepted by the City, and opened to public use.

- New public multipurpose easement(s) and/or utility easement(s) shall be dedicated to the City by plat or by separate instrument reviewed and approved by staff as providing comparable replacement for those being vacated. All utilities in the vacated multipurpose easement(s) as shown on the approved Redlands 360 Construction Site Plan, as depicted on Exhibit 5, shall be relocated to the satisfaction of the City and the utility companies, or a development improvements agreement shall be provided to the City for the relocation of the same with acceptable security as deemed appropriate by the City.

All that Multi-purpose easement within Lot 998 and Lot 999 as dedicated and platted on Redlands 360 Filing 1 as recorded at Reception Number 3066475, Lot 999 as re-platted on Bubar Subdivision, situated in the southeast quarter of the northeast quarter of Section 18, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado,

Containing 0.31 acres more or less.

Exhibit B describing and depicting the Easements and the Vacations is attached and incorporated by this reference.

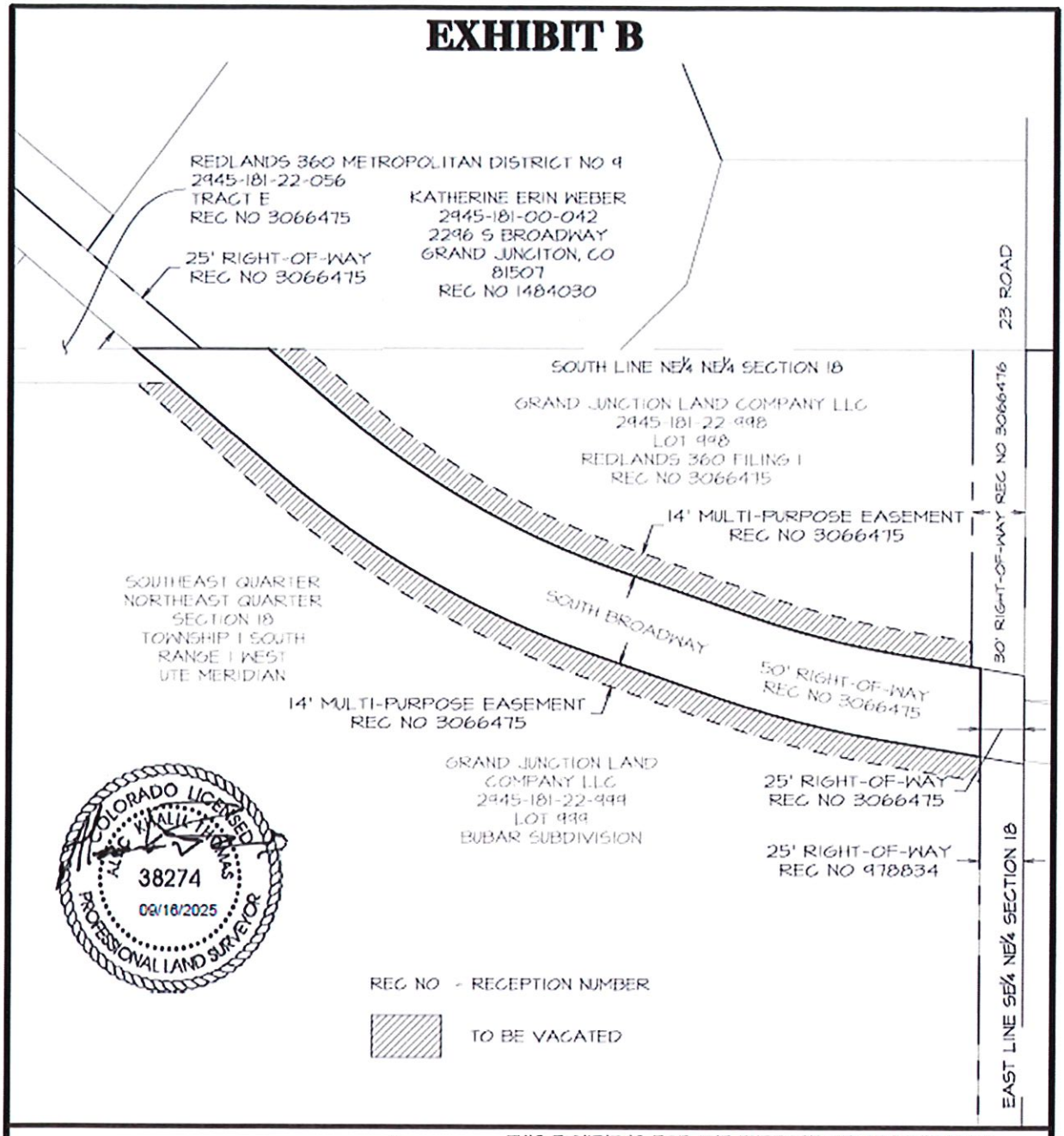
PASSED and ADOPTED this 17th day of June 2026

Laurel Lutz
President of the City Council

ATTEST:

Selestina Sandoval
City Clerk

EXHIBIT B



COLORADO LICENSED
KYLE L. THOMAS
38274
09/18/2025
PROFESSIONAL LAND SURVEYOR

1" = 80'

0 80

U.S. Survey feet

REC NO: RECEPTION NUMBER

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

RIVER CITY CONSULTANTS
215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
Phone: 970.241.4722
Fax: 970.241.8841
www.rccwest.com

Drawn: AKT	Checked: NA	5/20/25	Job No. 1988-033

S:\PROJECTS\1988 La Plata Communities, Inc\027,029,033 SH340-23 Road-Main Entry\Survey\DWG\1988-033 MPE VACATION.dwg