

RESOLUTION NO. 57-26

A RESOLUTION VACATING A SANITARY SEWER EASEMENT FOR THE CITY OF GRAND JUNCTION LOCATED AT 2405 PATTERSON ON A 7.84 ACRE PARCEL IN A MU-2 ZONE DISTRICT

RECITALS:

EVC-WDG MESA LLC has applied for the vacation of a 20-foot-wide sanitary sewer easement located at 2405 Patterson Road in a MU-2 Zone District. If approved, the vacation will accommodate redevelopment of the property.

EVC-WDG Mesa LLC is initiating a request to vacate a 20-foot-wide sanitary sewer easement totaling approximately 18,574 sf located at 2405 Patterson Road. A 20-foot sanitary sewer easement encumbers Lot B of Mesa Mall's Second Minor Subdivision. Although a sewer line exists within the easement, it will be relocated as a result of the construction of an 8-inch sewer line as part of the Mesa 24 Subdivision. The sewer line will be physically abandoned during construction of the Mesa 24 Subdivision infrastructure. After the 8-inch sewer line is installed, constructed, and accepted by the city, a new sewer easement will be dedicated. The proposed vacation does 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 Sanitary Sewer Easement is consistent with the Comprehensive Plan and Section 21.02.050(p) 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. Applicant shall submit a Development Improvements Agreement that provides a Financial Guarantee for construction of the replacement 8-inch line as part of the Mesa 24 Subdivision to the satisfaction of City staff.
3. The replacement 8-inch sanitary sewer line as part of the Mesa 24 Subdivision shall be installed, constructed, and accepted by the City before the easement shall be vacated.
4. The Vacation Resolution shall be simultaneously recorded with the Subdivision Plat for the Mesa 24 Subdivision, known at City File # SUB-2025-625. The Mesa 24 Subdivision plat shall include the new 20' sanitary sewer easement to be dedicated to the City of Grand Junction.

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 parcel of land situated in the Southwest Quarter of the Southwest Quarter (SW¼ SW¼) of Section 4, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being portions of those sanitary sewer easements granted by Reception Numbers 1380945 and 1717252 and being more particularly described as follows:

COMMENCING at the Northwest corner of Lot B, Mesa Mall's Second Minor Subdivision, Reception No. 1717252, whence the Northeast corner of said Lot B bears N89°51'58"E for a basis of bearings with all bearings hereon relative thereto; thence along the North line of said Lot B, N89°51'58"E a distance of 526.55 feet to the Southwest line of City of Grand Junction right-of-way, Reception No. 2112057; thence along said Southwest line, S45°04'08"E a distance of 14.13 feet to the North line of twenty (20) foot wide sanitary sewer easements, Reception Numbers 1380945 and 1717252 and the POINT OF BEGINNING; thence continuing along said Southwest line, S45°04'08"E a distance of 10.83 feet to the East line of said Lot B; thence along said East line, S00°08'02"E a distance of 7.52 feet; thence continuing along said East line being a tangent curve to the left having a central angle of 01°52'50", a radius of 508.00 feet, an arc length of 16.67 feet, and a chord which bears S01°03'14"E a distance of 16.67 feet to the East line of said sanitary sewer easement parcel, Reception No. 1380945; thence along said East line, S11°01'10"W a distance of 489.44 feet; thence along the South line of said sanitary sewer easement, N78°58'50"W a distance of 20.00 feet to the West line of said sanitary sewer easement; thence along said West line, N11°01'10"E a distance of 497.59 feet to the South line of said sanitary sewer easement, Reception No. 1717252, thence along said South line, S89°51'58"W a distance of 424.66 feet to the West line of said sanitary sewer easement; thence along said West line, N00°08'02"W a distance of 20.00 feet to the North line of said sanitary sewer easement; thence along said North line, N89°51'58"E a distance of 434.78 feet to the POINT OF BEGINNING.

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

Said parcel contains an area of 18,574 square feet, 0.43 acres, more or less, as herein described.

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 1st day of July 2026.

Laurel Lutz

Laurel Lutz
President of the City Council

ATTEST:



Selestina Sandoval

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
Easement Parcel Legal Description

A parcel of land situated in the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 4, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being portions of those sanitary sewer easements granted by Reception Numbers 1380945 and 1717252 and being more particularly described as follows:

COMMENCING at the Northwest corner of Lot B, Mesa Mall's Second Minor Subdivision, Reception No. 1717252, whence the Northeast corner of said Lot B bears N89°51'58"E for a basis of bearings with all bearings hereon relative thereto; thence along the North line of said Lot B, N89°51'58"E a distance of 526.55 feet to the Southwest line of City of Grand Junction right-of-way, Reception No. 2112057; thence along said Southwest line, S45°04'08"E a distance of 14.13 feet to the North line of twenty (20) foot wide sanitary sewer easements, Reception Numbers 1380945 and 1717252 and the POINT OF BEGINNING; thence continuing along said Southwest line, S45°04'08"E a distance of 10.83 feet to the East line of said Lot B; thence along said East line, S00°08'02"E a distance of 7.52 feet; thence continuing along said East line being a tangent curve to the left having a central angle of 01°52'50", a radius of 508.00 feet, an arc length of 16.67 feet, and a chord which bears S01°03'14"E a distance of 16.67 feet to the East line of said sanitary sewer easement parcel, Reception No. 1380945; thence along said East line, S11°01'10"W a distance of 489.44 feet; thence along the South line of said sanitary sewer easement, N78°58'50"W a distance of 20.00 feet to the West line of said sanitary sewer easement; thence along said West line, N11°01'10"E a distance of 497.59 feet to the South line of said sanitary sewer easement, Reception No. 1717252, thence along said South line, S89°51'58"W a distance of 424.66 feet to the West line of said sanitary sewer easement; thence along said West line, N00°08'02"W a distance of 20.00 feet to the North line of said sanitary sewer easement; thence along said North line, N89°51'58"E a distance of 434.78 feet to the POINT OF BEGINNING.

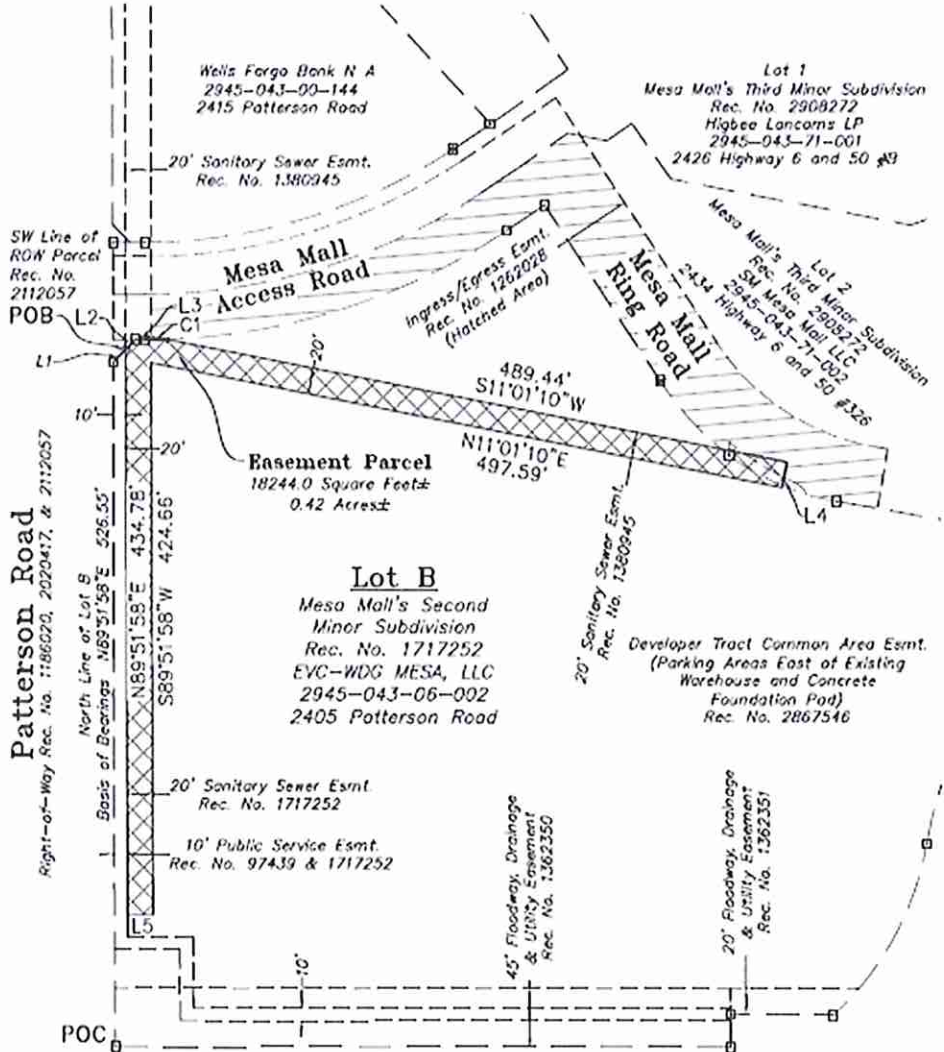
City of Grand Junction, County of Mesa, State of Colorado.

Said parcel contains an area of 18,574 square feet, 0.43 acres, more or less, as herein described.

25-35 2405 Patterson Sewer Esmt_A.doc
Prepared By: BE
J. Ben Elliott, PLS 38146
High Desert Surveying, Inc.



EXHIBIT B Easement Parcel



Patterson Road
 Right-of-Way Rec. No. 1186022, 2020417, & 2112057

SW Line of
 ROW Parcel
 Rec. No.
 2112057
 POB L2

L1

10'

20'

20'

10'

20'

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North Line of Lot B
 Basis of Bearings N89°51'58"E 526.55'
 N89°51'58"E 434.78'
 S89°51'58"W 424.66'
 S89°51'58"W

L3
 Access Road
 C1

20'

20'

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Wells Fargo Bank N A
 2945-043-00-144
 2415 Patterson Road

20' Sanitary Sewer Esmt.
 Rec. No. 1380345

Mesa Mall
 Access Road

Easement Parcel
 18244.0 Square Feet±
 0.42 Acres±

Lot B
 Mesa Mall's Second
 Minor Subdivision
 Rec. No. 1717252
 EVC-WDG MESA, LLC
 2945-043-06-002
 2405 Patterson Road

20' Sanitary Sewer Esmt.
 Rec. No. 1717252

10' Public Service Esmt.
 Rec. No. 97439 & 1717252

45' Floodway, Drainage
 & Utility Easement
 Rec. No. 1362350

20' Roadway, Drainage
 & Utility Easement
 Rec. No. 1362351

20' Sanitary Sewer Esmt.
 Rec. No. 1380345

Ingress/Egress Esmt.
 Rec. No. 1262028
 (Hotdened Area)

489.44'
 S11°01'10"W
 N11°01'10"E
 497.59'

Mesa Mall's Third Minor Subdivision
 Rec. No. 2908272
 Higbee Lancoms LP
 2945-043-71-001
 2426 Highway 6 and 50 #89

Mesa Mall's Third Minor Subdivision
 Rec. No. 2908272
 SM Mesa Mall LLC
 2945-043-71-002
 2434 Highway 6 and 50 #326

Developer Tract Common Area Esmt.
 (Parking Areas East of Existing
 Warehouse and Concrete
 Foundation Pad)
 Rec. No. 2867546

24 Road

POC

LEGEND & ABBREVIATIONS

- FOUND BOUNDARY EVIDENCE
- Rec. No. RECEPTION NUMBER
- Esmt. EASEMENT
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- CH CHORD
- SW SOUTHWEST
- ROW RIGHT OF WAY

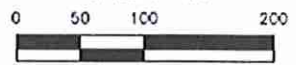
LINE & CURVE TABLES

LINE	BEARING	DISTANCE
L1	S45°04'08"E	14.13'
L2	S45°04'08"E	10.83'
L3	S00°08'02"E	7.52'
L4	N78°58'50"W	20.00'
L5	N00°08'02"W	20.00'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	508.00'	16.67'	1°52'50"	S01°03'14"E



SCALE: 1"=100'



High Desert Surveying, Inc.

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

PROJ. NO.	Surveyed	Drawn	APP'D	SHEET	CF
NO. 25-35	BO/SG	BE	-	1	1

DATE: April, 2025