

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 19-10**

**A RESOLUTION VACATING A UTILITY EASEMENT ON LOT 2,  
REPLAT OF MESA VILLAGE SUBDIVISION (CITY MARKET)**

**LOCATED AT 630 24 ROAD**

Recitals:

A request for the vacation of a 65-foot wide utility easement has been submitted in accordance with the Zoning and Development Code. The applicant has requested that the utility portion of the 65-foot wide easement, across Lot 2A, be vacated. The easement is shown and dedicated on the plat of Replat of Mesa Village Subdivision, as recorded in Book 15 at Pages 37, 38 and 39, with the Mesa County Clerk and Recorder.

In a public hearing, the Planning Commission reviewed the request for the vacation request and determined that it satisfied the criteria as set forth and established in Section 2.11.C of the Zoning and Development Code. The proposed vacation is also consistent with the purpose and intent of the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW AND SHOWN ON EXHIBIT A ATTACHED IS HEREBY VACATED AND IS FURTHER CONDITIONED UPON A NEW EASEMENT BEING RECORDED.

**65' UTILITY EASEMENT VACATION**

DESCRIPTION:

THE UTILITY EASEMENT PORTION ONLY OF THE 65' INGRESS-EGRESS & UTILITY EASEMENT SITUATED IN THE SW ¼ OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, BEING A PART OF LOT 2A, REPLAT OF MESA VILLAGE SUBDIVISION AS RECORDED FEBRUARY 16, 1996 AT RECEPTION NO. 1746811, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SAID LOT 2A, WHENCE THE SW CORNER OF THE NW ¼ OF THE SW ¼ OF SAID SECTION 4 BEARS N36°17'02"W A DISTANCE OF 84.33 FEET, SAID POINT LYING ON THE EASTERLY R.O.W. LINE OF 24 ROAD; THENCE N00°04'47"E ALONG THE WEST LINE OF SAID LOT 2A AND SAID EASTERLY R.O.W. LINE A DISTANCE OF 67.90 FEET; THENCE N00°06'21"E CONTINUING ALONG SAID WESTERLY LINE AND SAID EASTERLY R.O.W. LINE A DISTANCE OF 295.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°06'21"E ALONG SAID WESTERLY LINE AND SAID EASTERLY R.O.W. LINE A DISTANCE OF 65.00 FEET; THENCE S89°59'06"E A DISTANCE OF 420.23 FEET TO A POINT LYING ON THE EASTERLY LINE OF SAID LOT 2A AND THE WESTERLY R.O.W. LINE OF MARKET STREET; THENCE S00°06'21"W ALONG SAID EASTERLY LINE AND SAID WESTERLY R.O.W. LINE A DISTANCE OF 65.00 FEET; THENCE N89°59'06"W A DISTANCE OF 380.23 FEET TO THE POINT OF BEGINNING. LESS HOWEVER, THE EAST 10.00 FEET AND THE WEST 30.00 FEET THEREOF.

RECEPTION #: 2532034, BK 5007 PG 983 05/05/2010 at  
04:03:24 PM, 1 OF 3, R \$15.00 S \$1.00  
Janice Rich, Mesa County, CO CLERK AND RECORDER

PARCEL CONTAINS (24,715 SQUARE FEET) 0.5674 ACRES.

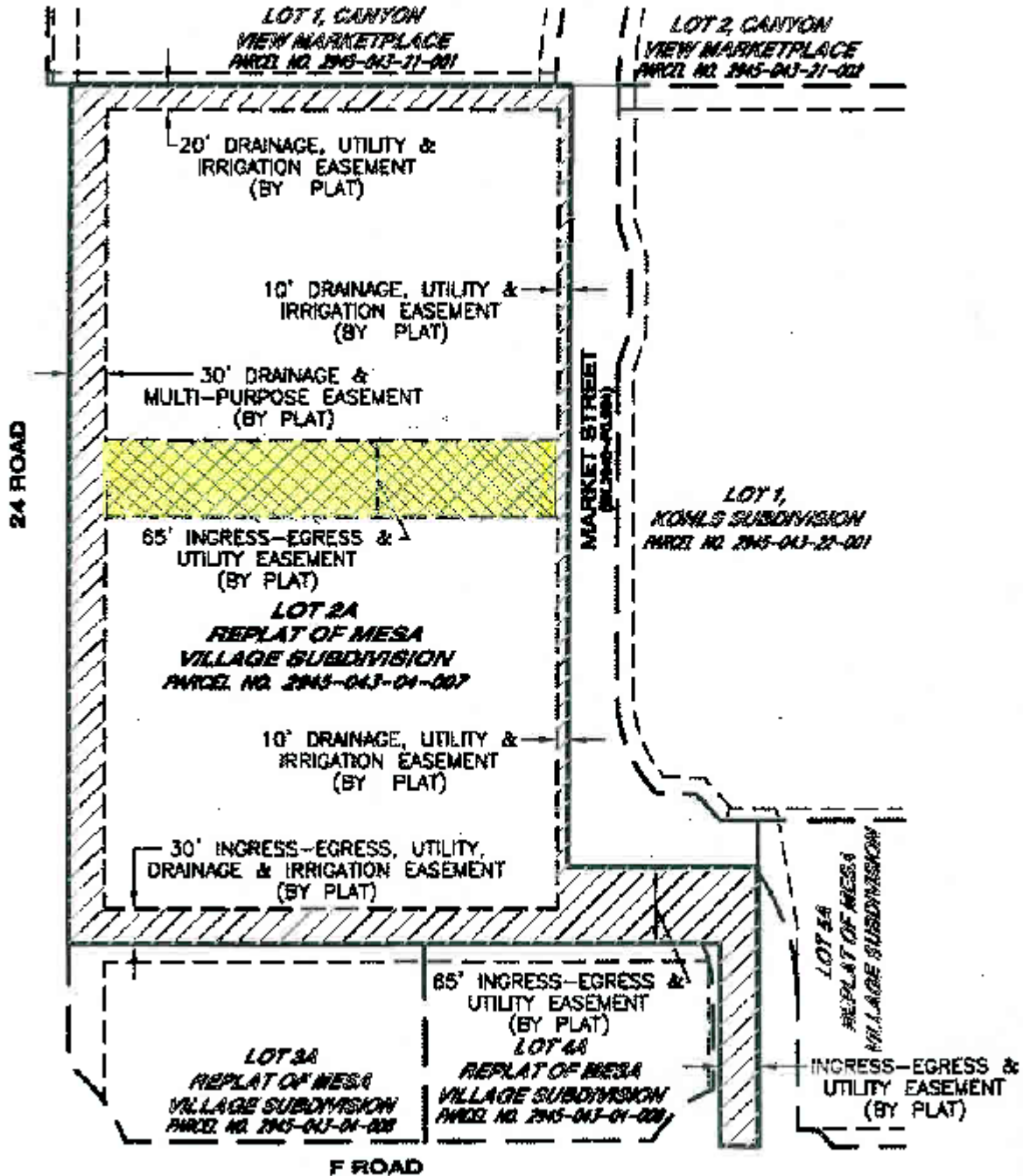
PASSED on this 19<sup>th</sup> day of April, 2010.

ATTEST:

/s/ Stephanie Tuin  
City Clerk

/s/ Bruce Hill  
President of Council

Exhibit A



Area of Utility Easement to be vacated is shown above.