

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 59-18

**A RESOLUTION VACATING A PUBLIC UTILITY EASEMENT ON PROPERTY
LOCATED AT 2410 BLUE HERON ROAD**

Recitals:

The Applicant, Grand Valley Land Company, LLC is requesting the vacation of a public utility easement on the property located at 2410 Blue Heron Road. The Applicant is currently in the process of completing construction of a recycle facility for which a Conditional Use Permit was granted in September 2017. The Applicant recently acquired a vacant .99-acre parcel (2405 Blue Heron Road) adjacent to the southwest corner of the 2410 Blue Heron Road property. The provision for utility services to this parcel was initially to be via this dedicated public easement that runs along the southern boundary of the 2410 Blue Heron Road property. Since the Applicant is in the process of replatting the two properties into a single property whereby utility services can be provided within the combined parcel, there is no longer a need for the utility easement to serve the parcel at 2405 Blue Heron Road. There are no utilities located within the easement that is requested to be vacated.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate the public utility easement is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Municipal Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING DESCRIBED PUBLIC UTILITY EASEMENT IS VACATED.

An existing public utility easement across that property located in in the Southwest Quarter of the Northwest Quarter Section 9, Township 1 South, Range 1 West of the Ute Meridian in Grand Junction, Mesa County, Colorado and more particularly described as follows:

A strip of land situate in the W 1/2 NW 1/4 of Section 9, Township 1 South, Range 1 West of the Ute Meridian and a portion of Lot 3, Blue Heron Industrial Park Filing No. Two as recorded under Reception No. 1250613, City of Grand Junction, Mesa County, Colorado, being described as follows:

The south 30.00 feet of Lot 3, as shown on the recorded plat thereof. Said strip contains 561 square feet more or less, as herein described and depicted on Exhibit A.

PASSED and ADOPTED this 19th day of September, 2018.

ATTEST:

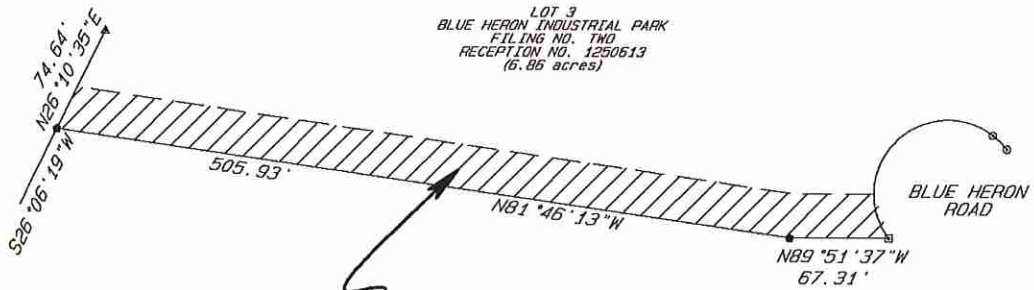
W Winkelmann
City Clerk

Robin Taylor Smith
Mayor



EXHIBIT A

EASEMENT VACATION



LOT 3
BLUE HERON INDUSTRIAL PARK
FILING NO. TWO
RECEPTION NO. 1250613
(6.86 acres)

BLUE HERON
ROAD

30' UTILITY EASEMENT
RECEPTION NO. 1250613



NOT TO SCALE
LINEAL UNITS = U. S. SURVEY FEET

D H SURVEYS, INC.
970-245-8749
JOB #1527-17-01