

RECEPTION#: 3018284  
2/2/2022 8:30:13 AM, 1 of 4  
Recording: \$28.00,  
Tina Peters, Mesa County, CO.  
CLERK AND RECORDER

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4894**

**AN ORDINANCE VACATING WESTCLIFF DRIVE RIGHT-OF-WAY**

**LOCATED AT 2711 G ROAD**

RECEPTION#: 3018301  
2/2/2022 9:10:51 AM, 1 of 4  
Recording: \$28.00,  
Tina Peters, Mesa County, CO.  
CLERK AND RECORDER

Recitals:

A vacation of the Westcliff Drive right-of-way has been requested by the developer, Anatum LLC – Ray Rickard in anticipation of further subdividing and developing the abutting property to the east for future residential development for the proposed Court on G Road Subdivision. The applicant is proposing a reconfiguration of five (5) parcels and dedication of right-of-way with the development of the new subdivision. right-of-way contains existing service utility infrastructure which will be removed with the construction of the new development.

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 certain rights-of-way conveyed at Reception No. 846965 Mesa County Clerk and Records Records, 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 DEDICATED RIGHT-OF-WAY IS HEREBY VACATED SUBJECT TO THE LISTED CONDITIONS:

Conditions: The Westcliff Drive right-of-way described herein shall not be vacated until any and all public utilities within the right-of-way have been relocated and/or placed within an acceptable easement or the like as approved by the utility company and the City Manager and/or the City Manager's designee through an appropriate granting document. In addition, right-of-way must be granted to the City providing access for the parcels that abut the right-of-way that presently only have access to City right-of-way through Westcliff Drive. The City Manager and/or the City Manager's designee shall have the authority to determine if the right-of-way is acceptable and granted in a manner acceptable to the City. The ordinance vacating the right-of-way shall only be recorded upon these conditions being met and all fees for recording being paid by the applicant.

209  
846965  
That twenty-five-foot-wide right-of-way for Westcliff Drive as described in Reception ~~846965~~ located in the Northwest Quarter of the Northwest Quarter (NW¼ NW¼) Section 1, Township 1 South, Range 1 West, of the Ute Meridian in Mesa County, Colorado and being more particularly described as follows:

(RERECORDING TO CORRECT RECEPTION NUMBER)

Commencing at the Northwest corner of said NW¼ NW¼ said Section 1, whence the Northeast corner of said NW¼ NW¼ said Section 1 bears South 89°59'43" East, a distance of 1320.80 feet for a basis of bearings, with all bearings contained herein relative thereto; thence South 89°59'43" East, a distance of 355.78 feet; thence South 00°03'23" West, a distance of 40.00 feet to a point on the South right-of-way line of G Road as described in Reception Number 2356364 at the Northeast corner of said Westcliff Drive right-of-way, the POINT OF BEGINNING; thence South 00°03'23" West, a distance of 322.13 feet; thence South 89°57'07" West, a distance of 25.00 feet; thence North 00°03'23" East, a distance of 322.19 feet; thence South 89°54'33" East, a distance of 25.00 feet to the POINT OF BEGINNING.

Said parcel containing an area of 0.18 Acres, as herein described.

See Exhibit A.

Introduced on first reading this 4<sup>th</sup> day of December, 2019 and ordered published in pamphlet form.

Adopted on second reading this 18<sup>th</sup> day of December, 2019 and ordered published in pamphlet form.

ATTEST:

*W. W. Winkelmann*

City Clerk

*C. S. Steve W. Zuma*

Mayor Pro Tem



Point of Commencement

# EXHIBIT A

S89°59'43"E 1320.80' Basis of Bearings  
North Line of the NW¼ NW¼ Section 1

NW Corner  
Section 1  
T1S, R1W, UM  
MCSM #29  
(MCGIS)

S89°59'43"E 355.78'

**G Road**

Reception 2356364

**POINT OF BEGINNING**

S89°54'33"E  
25.00'

S00°03'23"W  
40.00'

NE Corner  
Section 1  
T1S, R1W, UM  
2" Aluminum Cap  
PLS 16835  
Flush with Surface

Yellow Plastic Cap  
PLS 24943  
0.3' Above Surface

Yellow Plastic Cap  
PLS 24943  
0.1' Above Surface

Yellow Plastic Cap  
PLS 24943  
Flush with Surface

**Westcliff Drive**  
Reception 846965

2945-012-00-015  
698 Westcliff Drive  
Reception 2510813

Yellow Plastic Cap  
PLS 24943  
0.5' Below Surface

10.0' Drainage Easement  
Reception 1948445  
N00°03'04"E 322.19'

S00°03'23"W 322.13'

2945-012-00-019  
696 Westcliff Drive  
Reception 2510813

Villas At Country Club  
Filing No. Three  
Reception 1948445

2945-012-00-018  
690 Westcliff Drive  
Reception 2510813

2" Aluminum Cap  
Illegible  
Flush with Surface

2945-012-00-022  
694 Westcliff Drive  
Reception 2510813

S89°57'07"W  
25.00'

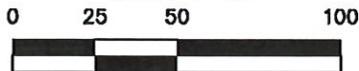
1½" Aluminum Cap  
Illegible  
0.04' Below Surface

1" Aluminum Cap  
PLS 38038  
Flush with Surface

10.0' Drainage Easement  
Reception 1948445



SCALE: 1"=50'



**High Desert Surveying, LLC**

1673 Highway 50 Unit C  
Grand Junction, Colorado 81503

Tele: 970-254-8649 Fax: 970-241-0451

PROJ. NO. 18-113	Drawn	APP'D	SHEET	OF
DATE: March, 2019	knr	jcf	1	1

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4894 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 4<sup>th</sup> day of December, 2019 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 18<sup>th</sup> day of December, 2019, at which Ordinance No. 4894 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 20<sup>th</sup> day of December, 2019.

  
Deputy City Clerk

Published: December 6, 2019  
Published: December 20, 2019  
Effective: January 19, 2020