

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4932

**AN ORDINANCE VACATING A PORTION OF 27 ½ ROAD RIGHT-OF-WAY
LOCATED AT 347 27 ½ ROAD**

RECITALS:

Eddy at Grand JCT, LLC has requested to vacate 400 lineal feet of 27 ½ Road right-of-way, located at 347 27 ½ Road, in order to enable the orderly development of a future mixed-use campus on site.

Xcel Energy owns a gas line and overhead power lines that currently lie in the ROW to be vacated. The Applicant must grant an easement to Xcel Energy allowing for continued access to this gas equipment as a condition of approval.

The City Council finds that the request is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Zoning and Development Code.

The Planning Commission, having heard and considered the requests, found the criteria of the Code to have been met, and recommended that the portion of 27 ½ Road right-of-way located at 347 27 ½ Road be vacated.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following described dedicated alley right-of-way is hereby vacated subject to the listed conditions:

A Parcel of land located within the NE1/4 of the SW1/4 and the NW1/4 of the SE1/4 of Section 24, Township 1 South, Range 1 West, Ute Meridian, Count of Mesa, State of Colorado and being a part of a strip of land described in document recorded at Reception No.60138 of the Mesa County Records, being more particularly described as follows:

A 25.00 foot wide strip of land, the West line of the East 12.50 feet adjoins the West line of Government Lot 2 of said Section 24, the North line of said strip of land beginning 26.00 feet South of the North line of said Government Lot 2 and terminating at the North Bank of the Colorado River and the East line of the West 12.50 feet adjoins the East line of Government Lot 3 of said Section 24, the North line of said strip of land beginning 26.00 feet South of the North line of said Government Lot 3 and terminating at the North bank of the Colorado River.

Containing an area of 9,460 square feet (.217 acres) more or less as described.

Conditions of Approval:

1. Applicant shall grant an easement to Xcel Energy allowing for continued access to all Xcel equipment within the right-of-way area to be vacated.
2. Applicant shall pay all recording/documentary fees for the Vacation Ordinance.

Introduced for first reading on this 6th day of May 2020 and ordered published in pamphlet form.

PASSED and ADOPTED this 1st day of June 2020 and ordered published in pamphlet form.



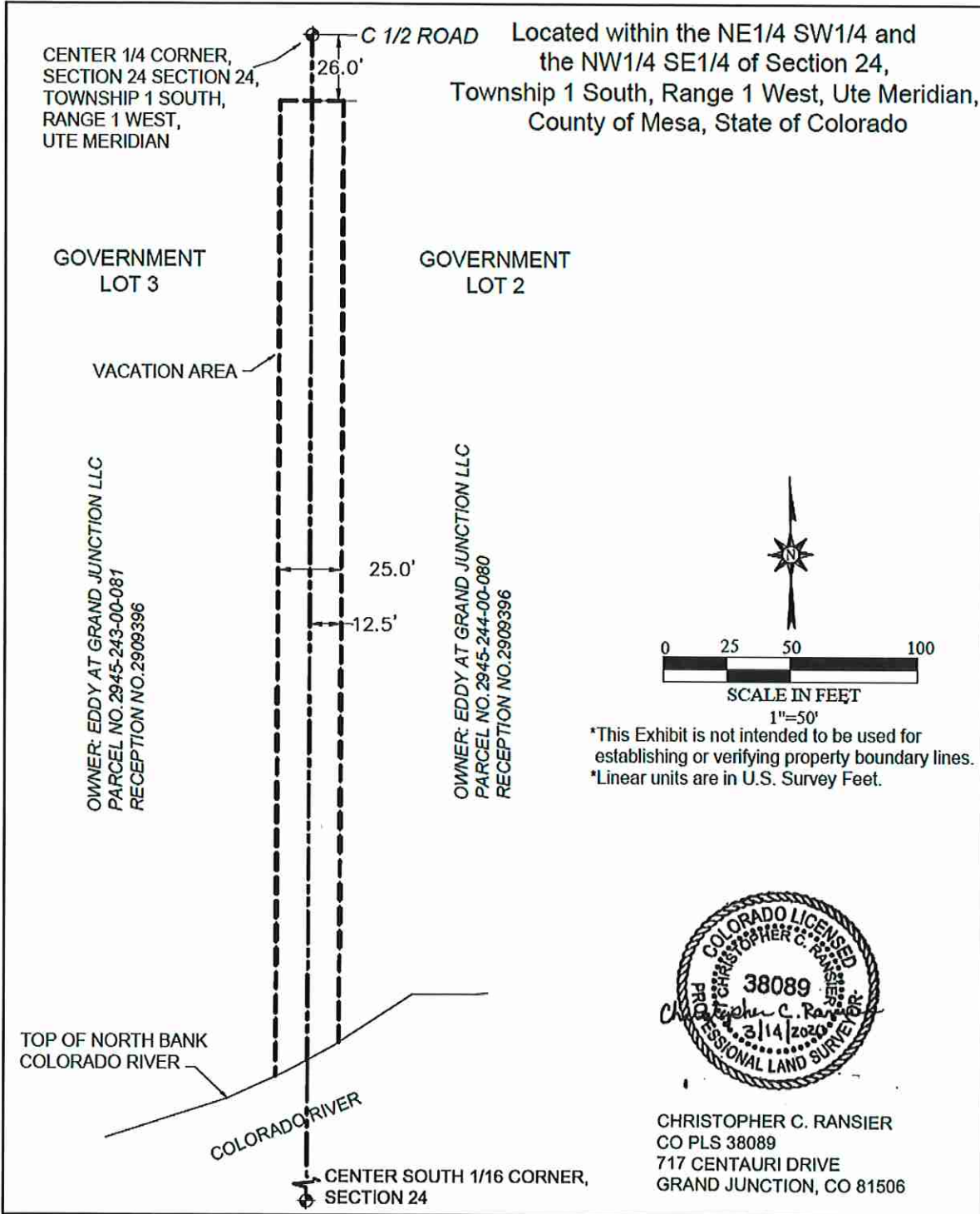
President of City Council

ATTEST:



City Clerk

EXHIBIT A



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4932 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 6th day of May 2020 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 1st day of June 2020, at which Ordinance No. 4932 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 3rd day of June 2020.


Deputy City Clerk

Published: May 8, 2020
Published: June 3, 2020
Effective: July 3, 2020

