

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4941

AN ORDINANCE VACATING ALLEY PUBLIC RIGHT-OF-WAY WITHIN THE R5 BLOCK SUBDIVISION AMENDED LOCATED ON THE SOUTHEAST CORNER OF 7TH STREET AND GRAND AVENUE

Recitals:

The applicants, as the owners of the Lowell Village Townhomes project on the property also known as the R-5 High School block on the southeast corner of 7th Street and Grand Avenue are in the process of redeveloping the site. Currently, the east-west and north-south alley rights-of-way bisect the block and are an encumbrance to the future development of the property. Therefore, the owners are requesting approval to vacate both the east-west and north-south alley rights-of-way in the R5 Block Subdivision Amended subdivision. A portion of the east-west alley right-of-way has already been vacated that was under the R-5 school building. There are private electrical facilities located on the east end of the east-west alley for which Xcel Energy has stated that retention of an easement is not required.

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 portions of public rights-of-way is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Municipal Code subject to the following condition:

Condition 1: The right-of-way vacation shall not become effective until a new subdivision plat is approved and recorded that provides: 1) adequate access to the rear of the R-5 School Building located on Lot 5 R5 Block Subdivision Amended; and 2) adequate internal access to the remainder of the development on Lots 1–4 R5 Block Subdivision Amended.

Alley Right-of-Way

A portion of Alley Right-of-Way in Block 84 as dedicated on the plat of Resurvey of Second Division of City of Grand Junction Reception Number 54332 of the Mesa County Clerk and Recorder Records, situated in the Southeast Quarter of Section 14, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado; being more particularly described as follows and depicted in Exhibit A:

All of the North-South 15.00 foot wide Alley in said Block 84 lying South of the Grand Avenue right of way and lying North of the White Avenue right of way.

AND

All of the East-West 20.00 foot wide Alley in said Block 84 lying West of the North 8th Street right of way and lying East of the previously vacated Alley right of way by City of Grand Junction Ordinance No. 4779, Reception No.2831634.

Containing an area of 8,906 square feet (.204 acres) more or less, as described herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PREVIOUSLY-DESCRIBED DEDICATED RIGHTS-OF-WAY ARE HEREBY VACATED SUBJECT TO THE LISTED CONDITION.

Introduced on first reading this 3rd day of June 2020 and ordered published in pamphlet form.

Adopted on second reading this 17th day of June 2020 and ordered published in pamphlet form.

ATTEST:

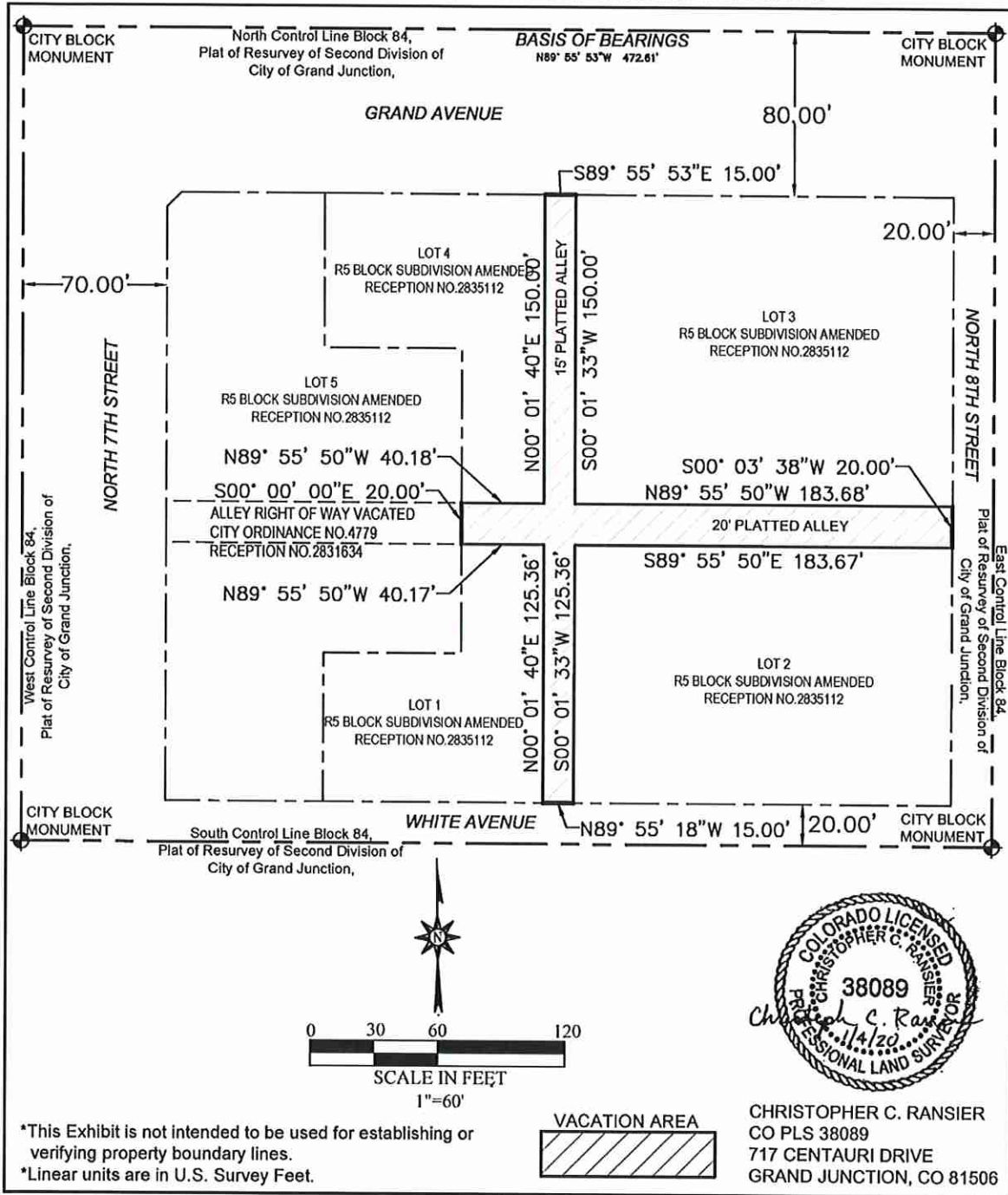
W Winkelman
City Clerk

C.E. [Signature]
Mayor



EXHIBIT A

ALLEY VACATION BLOCK 84
 PLAT OF RESURVEY OF SECOND DIVISION OF CITY OF GRAND JUNCTION RECEPTION NUMBER 54332
 SOUTHEAST 1/4 OF SECTION 14,
 TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN,
 CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO



*This Exhibit is not intended to be used for establishing or verifying property boundary lines.
 *Linear units are in U.S. Survey Feet.

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4941 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 3rd day of June 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 17th day of June 2020, at which Ordinance No. 4941 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 19th day of June 2020.



Deputy City Clerk

Published: June 05, 2020
Published: June 19, 2020
Effective: July 19, 2020

