

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4950**

**AN ORDINANCE VACATING WEST CLIFF DRIVE RIGHT-OF-WAY AS IDENTIFIED WITHIN  
2<sup>ND</sup> ADDITION TO O'NAN SUBDIVISION AS RECORDED WITHIN RECEPTION NUMBER  
764963**

**LOCATED BETWEEN HORIZON DRIVE AND MIDWAY AVENUE**

Recitals:

A vacation of the platted right-of-way of West Cliff Drive has been requested by the property owner, Church of Jesus Christ of Latter Day Saints in anticipation of future development of the site. The existing platted right-of-way for West Cliff Drive was conveyed in 1960 as identified on the 2<sup>nd</sup> Addition to O'Nan Subdivision by Reception No. 764963. West Cliff Drive has never been constructed and this right-of-way contains no existing utility infrastructure.

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 the platted right-of-way of West Cliff Drive as identified on the 2<sup>nd</sup> Addition to O'Nan Subdivision by Reception No. 764963 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:

1. Applicant shall pay all recording/documentary fees for the Vacation Ordinance, any right-of-way/easement documents and/or dedication documents.
2. Prior to recording of the Ordinance vacating West Cliff Drive, a subdivision plat or alternative document as approved by the City is required that results in no existing lot being landlocked.

A portion of Right-of-Way known as West Cliff Drive as dedicated on 2<sup>nd</sup> Add. To O'Nan Subd., a subdivision plat as recorded at Reception Number 764963, situated in the southwest quarter of the northwest quarter of Section 1 Township 1 South, Range 1 West, of the Ute Meridian, County of Mesa, State of Colorado, said portion being more particularly described as follows:

Commencing at a 2" brass cap marked MESA COUNTY SURVEY MONUMENT 202-1 for the north sixteenth corner on the west line of said Section 1, whence a 3.25" aluminum cap marked LS 24306, DH SURVEYS INC, for the west quarter corner of said Section 1 bears South 00°03'21" West, with all bearings herein relative thereto,

Thence South 58°16'52" East, a distance of 387.64 feet to a point on the east line of Block 1 of said 2<sup>nd</sup> Add. to O'Nan Subd and the Point of Beginning;

Thence North 52°49'03" East, a distance of 62.80 feet to a point on the west line of Block 2 of said Subdivision;

Thence South 00°02'51" West, a distance of 511.45 feet to the beginning of a curve concave to the northeast having a radius of 25.00 feet and a central angle of 88°09'29" and being subtended by a chord which bears South 44°02'17" East 34.78 feet;

Thence southerly along said curve, a distance of 38.47 feet to a point of cusp on a curve concave to the southeast having a radius of 75.00 feet and a central angle of 51°29'38" and being subtended by a chord which bears South 64°07'22" West 65.16 feet;

Thence westerly along the north right of way of Midway Avenue as recorded at Reception Number 724689 said curve, a distance of 67.41 feet;

Thence South 38°22'22" West continuing along said north line, a distance of 59.98 feet to a point of cusp on a curve concave to the west having a radius of 100.00 feet and a central angle of 38°14'47" and being subtended by a chord which bears North 19°17'52" East 65.52 feet;

Thence northeasterly along the east line of said Block 1 and along said curve, a distance of 66.75 feet;

Thence North 00°02'51" East, a distance of 512.13 feet to the Point of Beginning, containing 0.63 acres more or less.

See Exhibit A.

Introduced on first reading this 5<sup>th</sup> day of August 2020 and ordered published in pamphlet form.

Adopted on second reading this 19<sup>th</sup> day of August 2020 and ordered published in pamphlet form.

ATTEST:



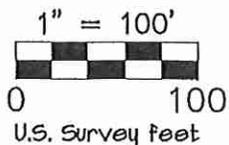
Wanda Winkelmann  
City Clerk



C.E. Duke Wortmann  
Mayor



# EXHIBIT A



N 1/16TH WEST LINE SEC 1  
2"  $\phi$  brass cap  
MCSM 202-1

BASIS OF BEARING: S00° 03' 21"W

S58° 16' 52"E 387.64'

P.O.B.

HORIZON DRIVE

W 1/4  
3.25"  $\phi$  aluminum cap  
DH SURVEYS  
LS 24306  
2001

BLOCK NO. 1

BLOCK NO. 2

N00° 02' 51"E 512.13'

S00° 02' 51"W 511.45'

Line #	Length	Direction
L1	62.80'	N52° 49' 03"E
L4	59.98'	S38° 22' 22"W

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	38.47'	25.00'	088°09'29"	34.78'	S44° 02' 17"E
C2	67.41'	75.00'	051°29'38"	65.16'	S64° 07' 22"W
C3	66.75'	100.00'	038°14'47"	65.52'	N19° 17' 52"E

THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY

**RIVER CITY CONSULTANTS**  
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Drawn: AKT Checked: TPJ 4/30/20 1912

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4950 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 5<sup>th</sup> day of August 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 19<sup>th</sup> day of August 2020, at which Ordinance No. 4950 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 21<sup>st</sup> day of August 2020.

  
\_\_\_\_\_  
Deputy City Clerk

Published: August 07, 2020  
Published: August 21, 2020  
Effective: September 20, 2020

