

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4976

AN ORDINANCE VACATING APPROXIMATELY 127 SQUARE FEET OF FIRST STREET AND GRAND AVENUE RIGHT-OF-WAY INCLUDED WITHIN THE DEED RECORDED IN THE MESA COUNTY CLERK AND RECORDER'S RECORDS AT RECEPTION NUMBER 1972941

LOCATED ABUTTING THE SOUTHEAST CORNER OF 200 W. GRAND AVENUE

Recitals:

A vacation of a portion of right-of-way for First Street and Grand Avenue has been requested by the Colorado Department of Transportation (CDOT), in conjunction with the abutting property owner at 200 West Grand Avenue, in anticipation of a reconstruction and realignment project at the First Street and Grand Avenue intersection by CDOT. The existing right-of-way was conveyed in 2000 by Reception No. 1972941 to the City of Grand Junction. With this proposal, the Applicant is requesting to vacate a portion of the deeded right-of-way, totaling 127 square feet, abutting the southeast corner of the property at 200 West Grand Avenue. This area contains landscaping above ground, and an underground utility line below the surface, so a public utility easement shall be reserved in the name of the City of Grand Junction (City) for the benefit of City approved public utilities.

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 127 square feet of the platted right-of-way of First Street and Grand Avenue included in the deed recorded in the records of the Mesa County Clerk and Recorder at Reception No. 1972941 is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and the criteria set forth in Section 21.02.100 of the Grand Junction Municipal Code have been met.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING DESCRIBED 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. A subsequent development approval by the City for the revision to parking and landscaping for the property at 200 West Grand Avenue, specifically including the vacated area.

3. The area is reserved as a public utility easement to the City, its successor(s) and assign(s).

A tract or parcel of land, situated in the SE 1/4 NE 1/4, of Section 15, Township 1 South, Range 1 West, of the Ute Principal Meridian, City of Grand Junction, Mesa County, Colorado, said parcel being a portion of land referred to as Parcel No. 1, at Reception Number 1972941 of the Mesa County Clerk and Recorder's Office and being more particularly described as follows.

Commencing at the East 1/4 Corner of said Section 15, and considering the south line of the SE 1/4 NE 1/4 to bear South 89°47'53" West with all bearings contained herein being relative thereto; thence South 89°47'53" West along the south line of the SE 1/4 NE 1/4 of said Section 15, a distance of 454.49 feet; thence leaving the line of said SE 1/4 NE 1/4, North 00°12'07" West, a distance of 97.40 feet to west corner of said Parcel No. 1; Thence along northwestern line of said Parcel No. 1, North 53°49'37" East, a distance of 19.60 feet to the TRUE POINT OF BEGINNING;

1. Thence continuing along said Parcel No. 1, North 53°49'37" East, a distance of 35.35 feet;
2. Thence South 00°12'07" East, a distance of 2.29 feet;
3. Thence South 44°47'54" West, a distance of 26.16 feet;
4. Thence bisecting said Parcel No. 1, South 89°57'52" West, a distance of 10.11 feet more or less to the TRUE POINT OF BEGINNING.

Said tract of land contains 127 square feet (0.003 acres), more or less.

1. Said area is retained and reserved by the City, its successor(s) and assign(s) as a perpetual Utility Easement for City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, equivalent other public utility providers and appurtenant facilities.

See Exhibit A.

Introduced on first reading this 16th day of December 2020 and ordered published in pamphlet form.

Adopted on second reading this 6th day of January 2021 and ordered published in pamphlet form.

ATTEST:

W Winkelmann
City Clerk

C. E. Steve W. Zeman
Mayor



AREA MAP

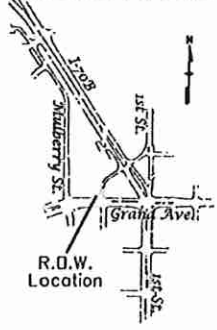


EXHIBIT A

T1S, R1W, UTE P.M.
SEC. 15

Grand Central Plaza, LLC
200 W Grand Avenue
Grand Junction, CO 81501
Grand Central Plaza Condominium
Reception No. 2345023

EXISTING ROW
Book 686 Page 427

I-70B

EXISTING ROW FROM
PROJECT NO. F001-I(12)

LINE TABLE		
L1	S00°12'07"E	2.29'
L2	S89°57'52"W	10.11'

R.O.W. Area (solid hatch):
0.003 Acres
(127 Square Feet)



EXISTING ROW
Book 375 Page 486

EXISTING ROW FROM
PROJECT NO. F.A.G.M. 19A(1)
& SU-0340(2)

GRAND AVENUE

(Highway 340)

City of Grand Junction
R.O.W. Rec. No. 1972941
(dashed hatch)

BLOCK LINE

NOTES:
Basis of Bearings are based on original
R.O.W. Deed Rec. No. 1972941. Project
bearings for NHPP 070A-030 are rotated
by -00°05'20".

This sketch shown hereon and associated
description has been derived from subdivision
plats and deed descriptions as they appear
in the office of the Mesa County Clerk and
Recorder. This sketch does not constitute
a legal survey, and is not intended to be
used as a means for establishing or verifying
property boundary lines.

N00°12'07"W 97.40'

P.O.B.
N53°49'37"E 19.60'
EX. ROW

N53°49'37"E 35.35'
L2
S44°47'54"W 26.16'

S89°47'53"W 454.49'
Basis of Bearings
1/4 Section Line

BLOCK LINE
(SPRUCE STREET)

East 1/4
Section 15



Colorado Department of Transportation



222 South 6th Street
Room 317
Grand Junction, CO 81501
Phone: 970-683-6236
FAX: 970-683-6227

Region 3

JMK



Exhibit A

Sketch

Project Number: NHPP 070A-030


Project Location: I-70B 1st Street & Grand Avenue

Project Code:	Last Mod. Date	Subset	Sheet No.
21986	10-22-20	n/a	2 OF 2

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4976 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 16th day of December 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 6th day of January 2021, at which Ordinance No. 4976 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 11th day of January 2021.



Deputy City Clerk

Published: December 18, 2020
Published: January 08, 2021
Effective: February 7, 2021

