

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5016

AN ORDINANCE VACATING A PORTION OF G 1/8 ROAD RIGHT-OF-WAY

LOCATED NEAR 2524 G ROAD AND 716 25 ROAD

Recitals:

A vacation of a portion of public right-of-way known as G 1/8 Road has been requested by the adjacent property owners, McCurter Land Company LLC and Five Star Homes and Development Inc., in anticipation of future residential subdivision development. The existing G 1/8 Road right-of-way was originally dedicated by the Pomona Park subdivision plat in 1900 and further identified on the Powell Estates subdivision plat in 1992 and the Thunderidge Subdivision in 2007. The portion of G 1/8 Road requested to be vacated has never been constructed and this right-of-way contains no existing utility infrastructure. The Active Transportation Corridor includes a trail along the canal that runs through the properties of the applicants and crosses G 1/8 Road. An easement will be reserved for the trail along the canal for the Active Transportation Corridor. The trail has already been constructed south of 716 25 Road.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, and upon recommendation of conditional approval (reserve and retain a pedestrian/trail easement in the area vacated) by the Planning Commission, the Grand Junction City Council finds that the request to vacate a portion of public right-of-way for G 1/8 Road, is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Municipal Code with the reservation of the pedestrian/trail easement.

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:

A portion of right-of-way as dedicated by Pomona Park as recorded at Reception Number 12485, at the Mesa County Clerk and Recorder, situated in the southwest quarter of the southwest quarter of Section 34, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said portion being more particularly described as follows:

Commencing at the northeast corner of the Southeast Quarter of the Southwest Quarter of the Southwest Quarter of said Section 34, whence the northwest corner of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of said Section 34 bears South 89°56'32" West with all bearings herein relative thereto,

thence South 89°56'32" West a distance of 277.87 feet to the Point of Beginning,
thence South 00°07'42" East, a distance of 15.00 feet;

thence South 89°56'32" West, a distance of 280.89 feet to a point of cusp on a
curve concave to the west having a radius of 56.50 feet and a central angle of
31°18'36" and being subtended by a chord which bears North 10°22'10" West
30.49 feet;

Thence northerly along said curve, a distance of 30.88 feet to a point of cusp;

Thence North 89°56'32" East, a distance of 286.31 feet;

thence South 00°07'42" East, a distance of 15.00 feet to the Point of Beginning,
said parcel containing 8465 square feet or 0.19 acres more or less.

A perpetual easement is reserved and retained by the City in that portion of right-of-way being vacated for the use of the public forever, subject to the rules and regulations of the City, for purposes including but not limited to, constructing, installing, maintaining and repairing a trail and appurtenant facilities and for ingress, egress and access for the public with accompanying pets, if any, for use as pedestrians, and/or with wheelchairs (motorized and non-motorized), bicycles, motorized bicycles (a vehicle having two or three wheels, cylinder capacity not exceeding 50 C.C., and an automatic transmission which does not exceed thirty miles per hour), electric scooters (an electric powered vehicle having two or three wheels and does not exceed thirty miles per hour), and other non-motorized forms of transportation for commuting and recreational purposes.

See Exhibit A attached hereto which depicts the area to be vacated and reserved for the benefit of the public for the trail.

Applicants shall pay all recording/documentary fees for the Vacation Ordinance, any right-of-way/easement documents and/or dedication documents.

Introduced on first reading this 1st day of September, 2021 and ordered published in pamphlet form.

Adopted on second reading this 15th day of September, 2021 and ordered published in pamphlet form.

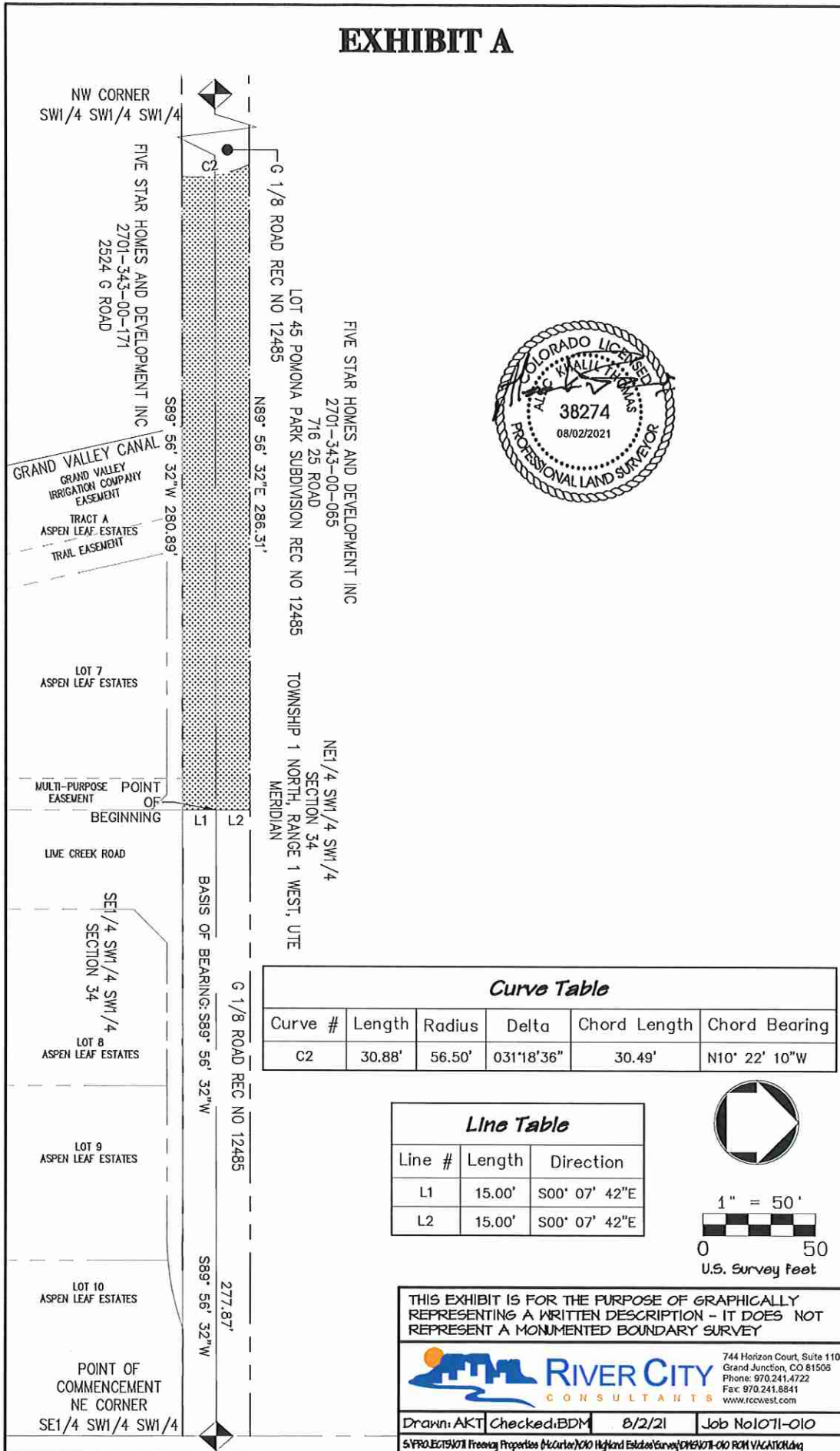
ATTEST:

Wanda Winkelmann
City Clerk

C. B. M. D. S.
Mayor



EXHIBIT A

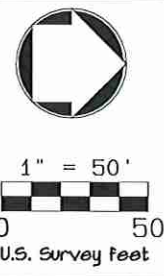


Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C2	30.88'	56.50'	031°18'36"	30.49'	N10° 22' 10"W

Line Table

Line #	Length	Direction
L1	15.00'	S00° 07' 42"E
L2	15.00'	S00° 07' 42"E



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

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Drawn: AKT | Checked: BDM | 8/2/21 | Job No: 1071-010

5:PROJ.ECT15X071 Freeing Properties (4-Carter)/010 Highland Estates Survey (156X071-010) ROM VACATION.dwg