

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5067

**AN ORDINANCE VACATING AN UNDEVELOPED ALLEY RIGHT-OF-WAY
LOCATED SOUTH OF 245 and 333 SOUTH AVENUE, IN GRAND JUNCTION,
COLORADO**

Recitals:

The Anna Company LLC (Owner or Applicant) is requesting vacation of an undeveloped east-west alley that lies south of 245 and the western portion of 333 South Avenue. The area the Applicant has requested to be vacated is a 10-foot wide and variable length strip of land, encompassing a total of 2,239 square feet. The proposed vacation of the alley will eliminate an approximately one-foot encroachment of the Owner's building into a public right-of-way.

The requested vacation conforms with the City's Comprehensive Plan and Circulation Plan.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, and upon recommendation of approval of the application by the Planning Commission, the Grand Junction City Council finds that the request to vacate a public alley right-of-way, conforms 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 ALLEY RIGHT-OF-WAY DESCRIBED BELOW AND ON EXHIBIT A, ATTACHED HERETO AND INCORPORATED BY THIS REFERENCE, IS HEREBY VACATED SUBJECT TO:

1. A utility easement is and shall hereby be retained and reserved along the southern side of the vacated right-of-way as described and shown on Exhibit B to this Ordinance, attached hereto and incorporated by this reference; and
2. An access easement for the use and benefit of the City of Grand Junction shall be provided by separate document from South Avenue to the utility easement and any utilities on the railroad property to the south as shown on Exhibit C to this Ordinance, attached hereto and incorporated by this reference. The access easement shall be in a form acceptable to the City and shall be recorded in the land title records, which shall be a precondition to this Ordinance being fully and finally effective.

A parcel of land situated in Section 14, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

That portion of right of way as shown on the Plat of Part of Second Division Resurvey, as Amended and recorded at Reception Number 80773 of the Mesa County Records lying South of and adjoining Lots 1 and 2 of Block 163 of said Plat, Lots 12 thru 16 of Block 164 of said Plat and that portion Third Street vacated by Ordinance Number 1149 as recorded at Reception Number 812746 and lying West of and adjoining that portion Alley vacated by Ordinance Number 1828 as recorded at Reception Number 1199350;

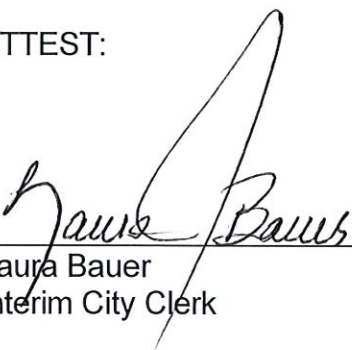
And also lying East of and adjoining the Union Pacific Railroad Right of Way;

Said parcel contains 2,239 square feet more or less as depicted on Exhibit A.

Introduced on first reading this 6th day of April 2022 and ordered published in pamphlet form.

Adopted on second reading this 20th day of April, 2022 and ordered published in pamphlet form.

ATTEST:



Laura Bauer
Interim City Clerk

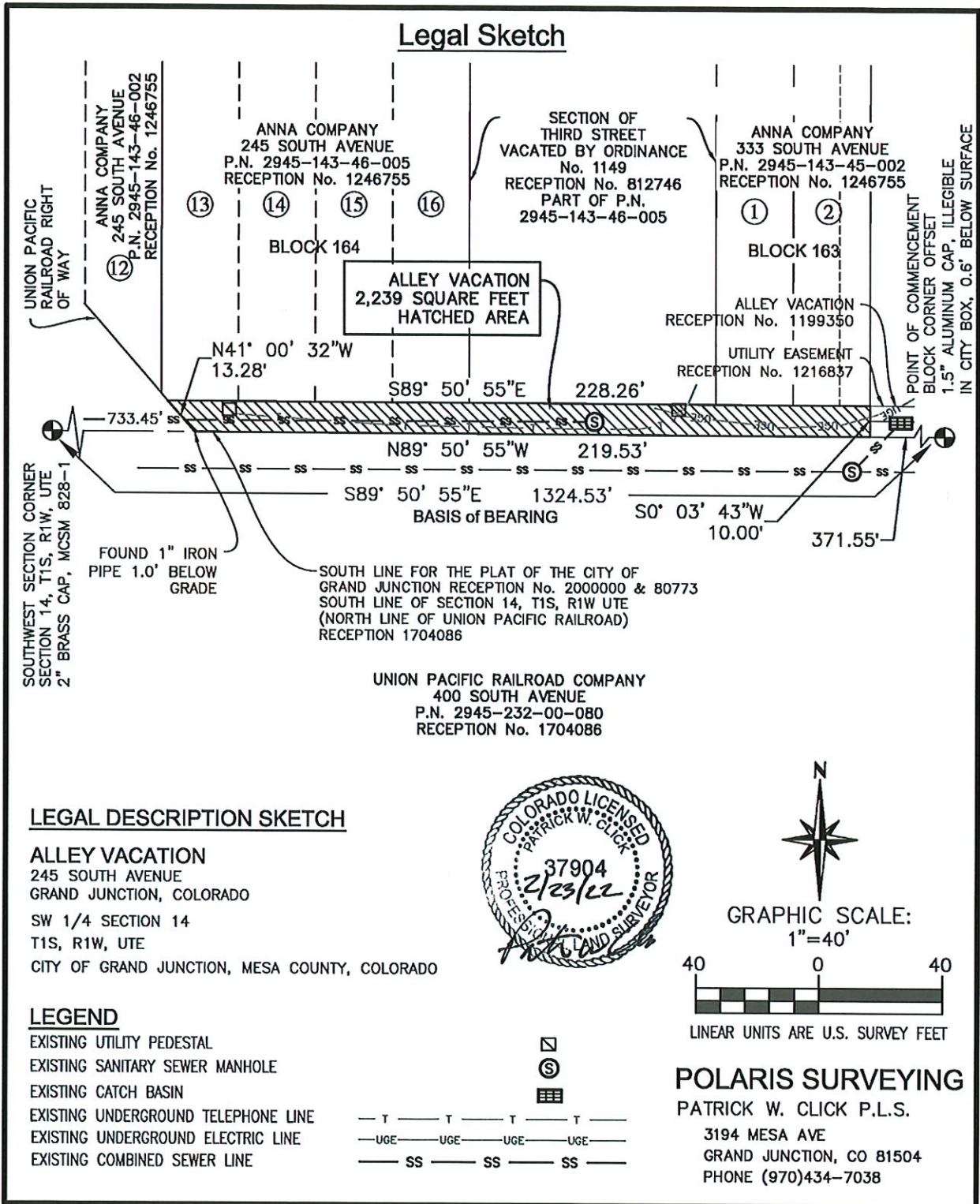


C.B. McDaniel
President of City Council



EXHIBIT A

Legal Sketch

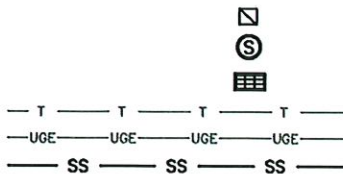


LEGAL DESCRIPTION SKETCH

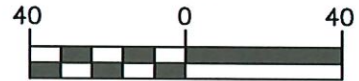
ALLEY VACATION
 245 SOUTH AVENUE
 GRAND JUNCTION, COLORADO
 SW 1/4 SECTION 14
 T1S, R1W, UTE
 CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

LEGEND

- EXISTING UTILITY PEDESTAL
- EXISTING SANITARY SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING COMBINED SEWER LINE



GRAPHIC SCALE:
 1"=40'



LINEAR UNITS ARE U.S. SURVEY FEET

POLARIS SURVEYING

PATRICK W. CLICK P.L.S.
 3194 MESA AVE
 GRAND JUNCTION, CO 81504
 PHONE (970)434-7038

EXHIBIT B

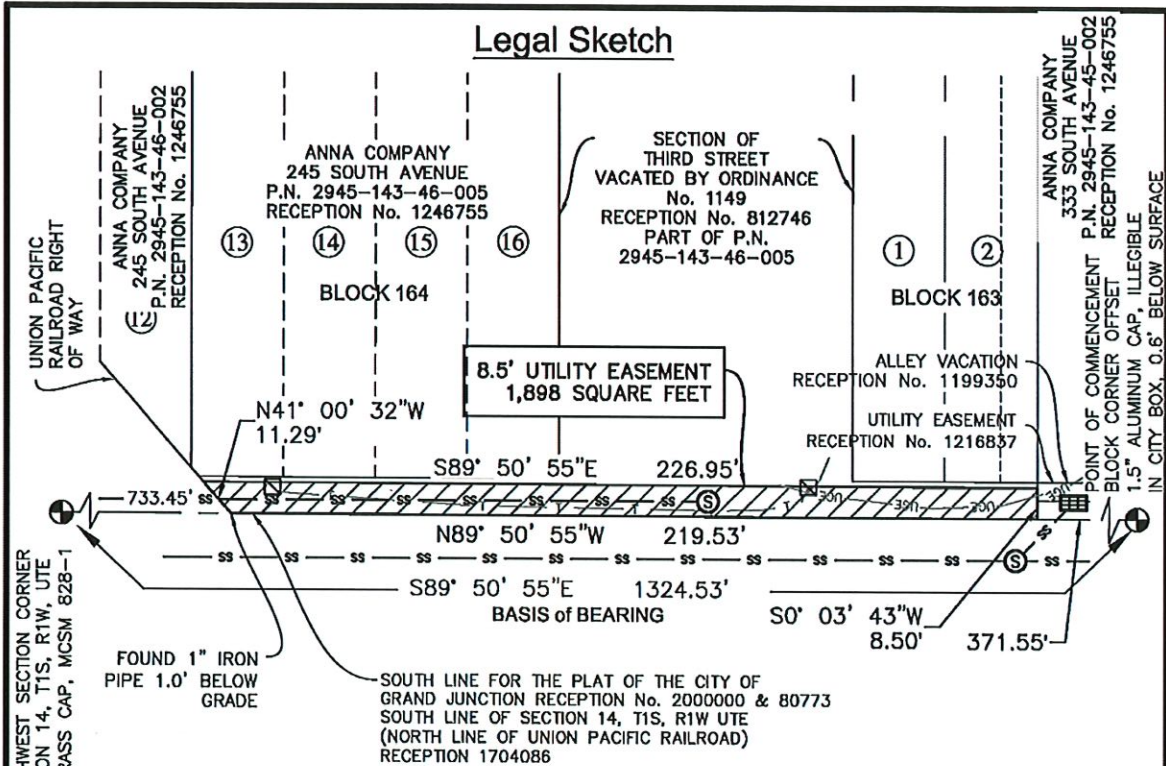
A parcel of land situated in Section 14, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

The South 8.50 feet of the Plat of Part of Second Division Resurvey, as Amended and recorded at Reception Number 80773 of the Mesa County Records lying West of and adjoining that portion of Alley vacated by Ordinance Number 1828 as recorded at Reception Number 1199350;

And also lying East of and adjoining the Union Pacific Railroad Right of Way;

Said parcel contains 1,898 square feet more or less.

Legal Sketch



SOUTHWEST SECTION CORNER SECTION 14, T1S, R1W, UTE 2" BRASS CAP, MCSM 828-1

FOUND 1" IRON PIPE 1.0' BELOW GRADE

SOUTH LINE FOR THE PLAT OF THE CITY OF GRAND JUNCTION RECEPTION No. 2000000 & 80773
SOUTH LINE OF SECTION 14, T1S, R1W UTE (NORTH LINE OF UNION PACIFIC RAILROAD) RECEPTION 1704086

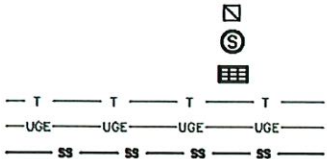
UNION PACIFIC RAILROAD COMPANY
400 SOUTH AVENUE
P.N. 2945-232-00-080
RECEPTION No. 1704086

LEGAL DESCRIPTION SKETCH

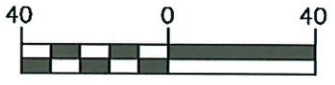
8.5 FOOT UTILITY EASEMENT
245 SOUTH AVENUE
GRAND JUNCTION, COLORADO
SW 1/4 SECTION 14
T1S, R1W, UTE
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

LEGEND

- EXISTING UTILITY PEDESTAL
- EXISTING SANITARY SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING COMBINED SEWER LINE



GRAPHIC SCALE:
1"=40'



LINEAR UNITS ARE U.S. SURVEY FEET

POLARIS SURVEYING

PATRICK W. CLICK P.L.S.
3194 MESA AVE
GRAND JUNCTION, CO 81504
PHONE (970)434-7038

EXHIBIT C

A parcel of land situated in Section 14, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

The East 10.00 feet of Lot 2 Block 163 Plat of Part of Second Division Resurvey, as Amended and recorded at Reception Number 80773 of the Mesa County Records.

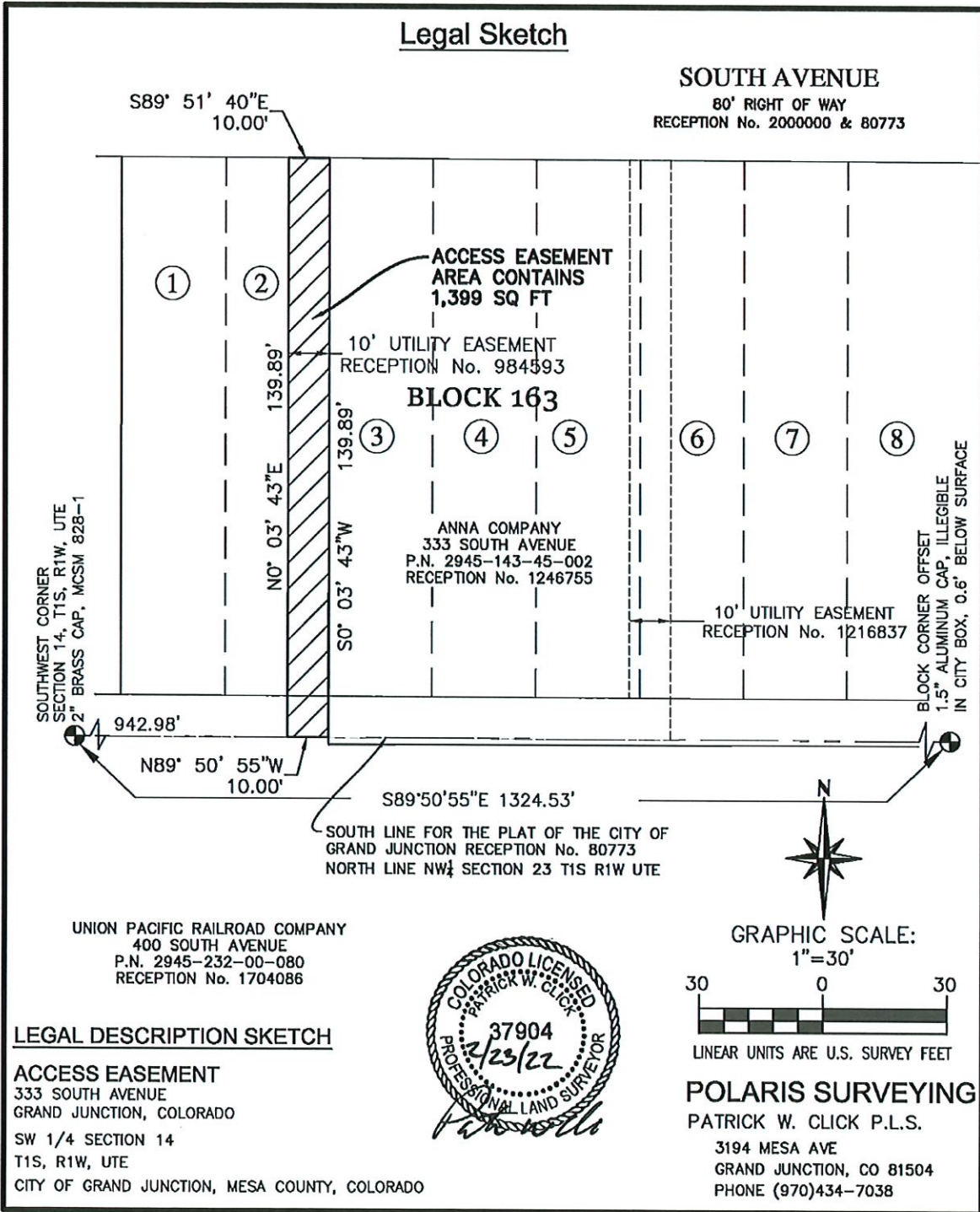
And also

That portion of right of way as shown on the Plat of Part of Second Division Resurvey, as Amended and recorded at Reception Number 80773 of the Mesa County Records lying South of and adjoining the East 10.00 feet of said Lot 2 Block 163.

Said parcel contains 1,399 square feet more or less.

Legal Sketch

SOUTH AVENUE
 80' RIGHT OF WAY
 RECEPTION No. 2000000 & 80773



SOUTHWEST CORNER
 SECTION 14, T1S, R1W, UTE
 2" BRASS CAP, MCSM 828-1

BLOCK CORNER OFFSET
 1.5" ALUMINUM CAP, ILLEGIBLE
 IN CITY BOX, 0.6' BELOW SURFACE

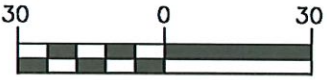
ANNA COMPANY
 333 SOUTH AVENUE
 P.N. 2945-143-45-002
 RECEPTION No. 1246755

UNION PACIFIC RAILROAD COMPANY
 400 SOUTH AVENUE
 P.N. 2945-232-00-080
 RECEPTION No. 1704086

SOUTH LINE FOR THE PLAT OF THE CITY OF
 GRAND JUNCTION RECEPTION No. 80773
 NORTH LINE NW¼ SECTION 23 T1S R1W UTE



GRAPHIC SCALE:
 1"=30'



LINEAR UNITS ARE U.S. SURVEY FEET

LEGAL DESCRIPTION SKETCH

ACCESS EASEMENT
 333 SOUTH AVENUE
 GRAND JUNCTION, COLORADO
 SW 1/4 SECTION 14
 T1S, R1W, UTE
 CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



POLARIS SURVEYING
 PATRICK W. CLICK P.L.S.
 3194 MESA AVE
 GRAND JUNCTION, CO 81504
 PHONE (970)434-7038

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5067 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 April 2022 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 20th day of April 2022, at which Ordinance No. 5067 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 22nd day of April 2022.


Deputy City Clerk

Published: April 8, 2022
Published: April 22, 2022
Effective: May 22, 2022

