

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5098

AN ORDINANCE VACATING PUBLIC RIGHT-OF-WAY

LOCATED AT 675 23 ½ ROAD, GRAND JUNCTION COLORADO

Recitals:

A vacation of public right-of-way has been requested by the developer, Stuart Borne, on behalf of Foothills Housing 2 LLC (Applicant), in anticipation of further subdividing and development of the property surrounding the right-of-way for Mesa Trails (fka Three Arrows) planned development. The to be vacated right-of-way does not align with any existing or planned roadways and does not contain any public 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 certain rights-of-way conveyed at Reception No. 650525 Mesa County Clerk and Records Records, 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 AND DEPICTED DEDICATED RIGHT-OF-WAY IS HEREBY VACATED.

A parcel of land for a 15.00 foot Right of Way as described at Reception Number 650525 of the Mesa County Records and situated in the Southeast Quarter of the Southwest Quarter of Section 5, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado being more particularly described as follows:

Commencing at the Northwest Sixteenth Corner of said Section 5 from whence the West Sixteenth Corner of said Section 5 bears S0°10'57"W a distance of 1319.02 feet for a Basis of Bearings with all bearings herein related thereto; thence S0°10'57"W along the West Line of the Southeast Quarter of the Northwest Quarter of said Section 5, a distance of 302.00 feet to the Point of Beginning; thence leaving said West Line S89°59'51"E a distance of 325.00 feet; thence S0°10'57"W a distance of 15.00 feet; thence N89°59'51"W a distance of 325.00 feet to said West Line; thence N0°10'57"E along said West Line a distance of 15.00 feet to the Point of Beginning.

Said parcel contains 4,875 square feet.

See Exhibit A.

Introduced on first reading this 7th day of September 2022 and ordered published in pamphlet form.

Adopted on second reading this 21st day of September 2022 and ordered published in pamphlet form.

ATTEST:



Amy Phillips
City Clerk



Abe Herman
Mayor Pro Tem



EXHIBIT A

MARTIN AZCARRAGA
P.N. 2945-052-05-004
RECEPTION No. 1710126

POINT OF COMMENCEMENT
NORTHWEST 1/16 CORNER,
SECTION 5, T1S, R1W, UTE
3.25" ALUMINUM CAP, BLM 1988
0.25' ABOVE SURFACE

F 3/4 ROAD

N89° 58' 11"W 1321.31'
NORTH LINE SE 1/4, NW 1/4, SEC. 5

NORTH 1/16 CORNER,
SECTION 5, T1S, R1W, UTE
3.25" ALUMINUM CAP,
PLS 11221
1.0' ABOVE SURFACE

FOOTHILLS HOUSING 2, LLC
675 23 1/2 ROAD
P.N. 2945-052-17-001
LOT 1, THREE ARROWS SUBDIVISION
RECEPTION No. 3012876

GS MOBILE CITY, LLC
2322 HWY 6 & 50
P.N. 2945-052-16-002
RECEPTION No. 2637237

302.00'
1319.02'
BASIS OF BEARING
WEST LINE SE 1/4, NW 1/4, SECTION 5

VACATION AREA
CONTAINS 4,875
SQUARE FEET

POINT OF BEGINNING

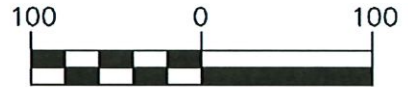
S89° 59' 51"E 325.00'
15.00' N89° 59' 51"W 325.00'

15.0' RIGHT OF WAY
RECEPTION No. 650525

S0° 10' 57"W
15.00'



GRAPHIC SCALE:
1"=100'



LINEAR UNITS ARE U.S. SURVEY FEET

WEST 1/16 CORNER,
SECTION 5, T1S, R1W, UTE
3.25" ALUMINUM CAP, BLM 1988
0.5' ABOVE SURFACE

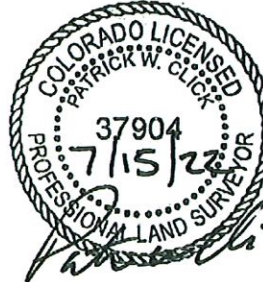
LEGAL DESCRIPTION SKETCH

RIGHT OF WAY VACATION

675 23 1/2 ROAD
GRAND JUNCTION, COLORADO

SE 1/4 NW 1/4 SECTION 5
T1S, R1W, UTE MERIDIAN
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

DATE: 7/15/2022 JOB No. 2021-064



POLARIS SURVEYING

PATRICK W. CLICK P.L.S.

3194 MESA AVE
GRAND JUNCTION, CO 81504
PHONE (970)434-7038