

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5099

**AN ORDINANCE VACATING A PORTION OF G ROAD RIGHT-OF-WAY AT 702
HORIZON DRIVE, GRAND JUNCTION, COLORADO**

Recitals:

Vacation of a portion of the G Road right-of-way has been requested by the developer of the property at 702 Horizon Drive. The vacation of right of way is in anticipation of subdividing and developing the abutting property to the south for future commercial development.

The proposed development is known as the Horizon Cache Subdivision. The Applicant is proposing a two-lot subdivision, which will require dedication of certain interests in land for the G Road roundabout on Horizon Drive as well as dedication of a multi-purpose easement on the Horizon Cache Subdivision plat for existing utility infrastructure which will remain in the vacated area described and a newly defined and described slope both of which will be dedicated on the Horizon Cache Subdivision plat. The easements, together with the completion of all platting and other requirements of the Grand Junction Zoning & Development Code (Code) shall be conditions precedent to the vacation of right of way contemplated by this Ordinance.

After public notice and public hearing as required by the Code, and with a recommendation of approval from the Planning Commission, the Grand Junction City Council finds that the request to vacate certain rights-of-way conveyed at Reception No. 1322383 Mesa County Clerk and Records Records, is consistent with the Comprehensive Plan, the Grand Junction Circulation Plan and Section 21.02.100 of the Grand Junction Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT the following right-of-way as described herein and depicted on Exhibit A attached hereto, is hereby vacated contingent on and subject to the Applicant recording a plat for a two-lot subdivision known as the Horizon Cache Subdivision, which plat will include 1) dedication of certain interests in land for the G Road roundabout on Horizon Drive, 2) dedication of a multi-purpose easement for existing utility infrastructure which will remain in the vacated area described, and 3) dedication of a newly defined and described slope easement with the adequacy of all being determined by the City Manager or his designee.

The easements, together with the completion of all platting and other requirements of the Code shall be conditions precedent to the vacation of right of way contemplated by this Ordinance.

This Ordinance shall be recorded if and only if the Applicant satisfies each and every condition is the City's sole and exclusive satisfaction and the Applicant pays all recording fees and other applicable costs, expenses, and charges.

A tract of land situated in Lot 3 of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being located entirely within a portion of the Right of Way as described at Reception Number 1322383 of the Mesa County Records, being more particularly described as follows:

The South 25.00 feet of the following described road right of way for G Road in Quit Claim Deed for Right of Way to the City of Grand Junction as recorded at Reception Number 1322383 of the Mesa County Records.

Tract No. 2: Beginning at the NE corner of Government Lot 3

(also referred to as the N1/4 corner of Section 1) thence S 89°59'53" W along the North Line of the NW1/4, with all bearings herein relative thereto, a distance of 210.00 feet to the TRUE POINT OF BEGINNING,

- thence S 00°00'07" E a distance of 45.00 feet;
- thence S 89°59'53" W a distance of 240.46 feet to a point on the Easterly Right-of-Way line of Horizon Drive;
- thence along said Easterly Right-of-Way line following the arc of a non-tangent curve to the left, the radius of which is 1960.00 feet and whose long chord bears N 39°40'58" E a distance of 58.47 feet to the North line of the NW1/4 of said Section 1;
- thence N 89°59'53" E along said North line of the NW1/4 a distance of 203.12 feet to the TRUE POINT OF BEGINNING.

Said South 25.00 feet of land contains 0.13 acres, as herein described.

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

LEGAL SKETCH

POINT OF COMMENCEMENT
NORTH 1/4 CORNER
SECTION 1
T1S, R1W, UTE.

JOSHUA J. KILLIP
HALEY E. MACDHUIBH KILLIP
SALE DATED NOVEMBER 3, 2019
PARCEL No. 2945-012-00-008
RECEPTION No. 2938384

POINT OF BEGINNING

G ROAD

BASIS OF BEARINGS

NORTH LINE NE1/4 NW1/4 SECTION 1
S89° 59' 53"W 1321.02'

RIGHT OF WAY
RECEPTION No. 1322383
(TRACT No. 2)

210.00'

50' 00' 07"E

20.00'

25.00'

NB89° 59' 53"E 219.42'

RIGHT OF WAY VACATION AREA CONTAINS 0.13 ACRES

S89° 59' 53"W 240.44'

6' UTILITY EASEMENT
RECEPTION No. 1322382

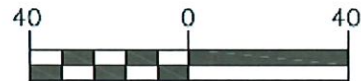
20' TELECOMMUNICATION
EASEMENT
RECEPTION No. 1639332

EMANUEL EPSTEIN
REVOCABLE TRUST DATED JUNE 16, 2004
PARCEL No. 2945-012-00-093
RECEPTION No. 2954101



GRAPHIC SCALE:

1"=40'



JOB: 2021-138

LEGAL DESCRIPTION SKETCH

R.O.W. VACATION
AT G ROAD AND HORIZON DRIVE
GRAND JUNCTION, COLORADO

LOT 3 OF SECTION 1
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

RAD=1960.00'
L=25.81'
CHORD=25.81
BRG=N39°12'26"E
Δ=0°45'16"

RAD=1960.00'
L=32.66'
CHORD=32.66
BRG=N40°03'43"E
Δ=0°57'17"

WEST 1/16 CORNER
NORTH LINE
OF SECTION 1
T1S, R1W, UTE.

HORIZON DRIVE
100.00' RIGHT OF WAY
RECEPTION No. 813634

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5099 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 7th day of September 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 21st day of September 2022, at which Ordinance No. 5099 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 23rd day of September 2022.


Deputy City Clerk

Published: September 9, 2022
Published: September 23, 2022
Effective: October 23, 2022

