

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5121

**AN ORDINANCE VACATING A PORTION OF RIGHT-OF-WAY IDENTIFIED AS
BROOKWILLOW DRIVE ON THE BROOKWILLOW VILLAGE SUBDIVISION PLAT
AS GRANTED TO THE PUBLIC BY RECEPTION NUMBER 2311972**

**LOCATED SOUTH OF ORION WAY, EAST OF BROOKWILLOW LOOP, AND
NORTH OF WOLCOTT AVENUE**

Recitals:

A vacation of a portion of public right-of-way as granted and identified as Brookwillow Drive on the Brookwillow Village subdivision plat as recorded in 2006 within Reception # 2311972 has been requested by the property owner, PXP1 Brookwillow, LLC, as part of the major site plan review for Brookwillow Village F6 multifamily. The portion of right-of-way requested to be vacated was intended for cross-connection through the site that is no longer necessary for the overall site development and contains no existing utility 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 a portion of right-of-way for Brookwillow Drive is consistent with the 2020 Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Zoning & Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING DESCRIBED DEDICATED 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.

A tract of land situated in the Southwest Quarter of the Northeast Quarter of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado and being more particularly described as follows:

The East 50.04 feet of Brookwillow Drive as shown on the Plat of Brookwillow Village Planned Unit Development, as recorded at Reception Number 2311972 of Mesa County Records.

Said tract of land contains 2,202 square feet.

See Exhibit A.

Introduced on first reading this 21st day of December 2022 and ordered published in pamphlet form.

Adopted on second reading this 4th day of January 2023 and ordered published in pamphlet form.

ATTEST:



City Clerk



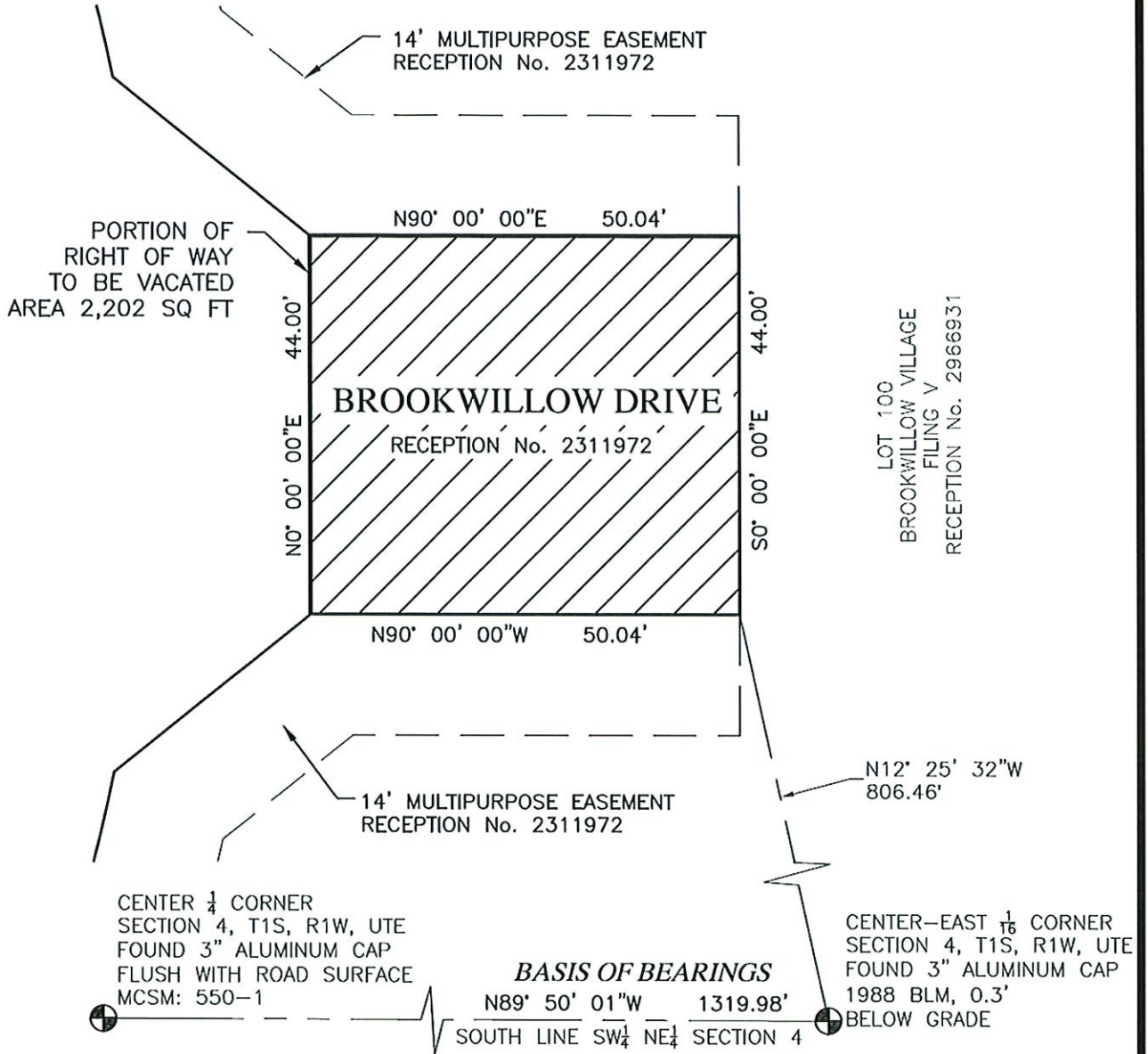
Mayor



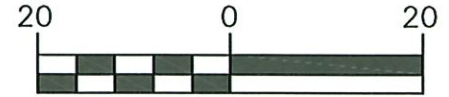
EXHIBIT A

LEGAL SKETCH

BROOKWILLOW LOOP
RECEPTION No. 2311972



GRAPHIC SCALE:
1"=20'



LINEAR UNITS ARE U.S. SURVEY FEET

LEGAL DESCRIPTION SKETCH

RIGHT OF WAY VACATION
SITUATED NEAR LOT 100 OF
BROOKWILLOW VILLAGE, FILING V
GRAND JUNCTION, COLORADO

SW1/4 NE1/4 OF SECTION 4
T1S, R1W, UTE
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO
JOB: 2021-083

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. 5121 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 21st day of December 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 4th day of January 2023, at which Ordinance No. 5121 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 6th day of January 2023.


Deputy City Clerk

Published: December 23, 2022
Published: January 06, 2023
Effective: February 05, 2023

