

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 5161**

**AN ORDINANCE VACATING A PORTION OF RIGHT-OF-WAY ADJACENT TO WEST RIDGES BOULEVARD, AND THE PROPERTY LOCATED AT 2345 WEST RIDGES BOULEVARD, AS GRANTED TO THE PUBLIC BY MESA COUNTY LAND TITLE RECORDS RECEPTION NUMBER 1235850 THE RIDGES FILING NO. FIVE SUBDIVISION PLAT**

Recitals:

Specialized Communication Services Real Estate LLC ("SRE LLC") has requested the City vacate a portion of right-of-way that abuts its property at 2345 West Ridges Boulevard ("Property"). The public right-of-way was granted on The Ridges Filing No. Five plat as recorded in 1980 with reception number 1235850. The SRE LLC is presently developing its property and as part of the review for the development it was determined that the area requested to be vacated was not utilized for roadway purposes and not necessary for future roadway but is necessary as an easement for utilities located within the right-of-way. The portion of right-of-way requested to be vacated is not necessary to access the Property or any other property(ies) in the vicinity.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, and upon recommendation of conditional approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate a portion of right-of-way adjacent to West Ridges Boulevard and the Property located at 2345 West Ridges Boulevard is consistent with the *2020 Comprehensive Plan*, the *Grand Valley Circulation Plan*, and Section 21.02.100 of the Grand Junction Zoning and Development Code so long as the area is retained and reserved as a utility easement for the benefit of City approved utilities.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING DESCRIBED DEDICATED RIGHT-OF-WAY DEPICTED ON EXHIBIT A IS HEREBY VACATED SUBJECT TO THE STATED CONDITIONS:

A parcel of land situated in the SE1/4 of the NW1/4 of Section 20, Township 1 South, Range 1 West, of the Ute Meridian, Grand Junction, Mesa County, Colorado, described as follows:

Beginning at the northwesterly corner of Lot 1, Block Twenty-Seven where the southerly right-of-way of W. Ridges Blvd. departs from the standard 80 foot width, whence the next easterly corner of said Lot 1 bears N78°06'40"E 307.40 feet; running thence along said right-of-way the following three (3) courses: (1) along a tangent curve to the left 98.29 feet (Chord Data: Radius=100.00 feet,

Delta= 56°18'58", Chord bears S49°57'11"W 94.38 feet); (2) thence along a tangent curve to the right 102.74 feet (Chord Data: Radius=380.00 feet, Delta=15°29'28", Chord bears S29°32'26"W 102.43 feet) to the boundary of Golf Block 14, Redlands Mesa Filing 1; (3) thence N30°57'24"W 145.52 feet to the point where the southerly right-of-way of W. Ridges Blvd. returns to the standard 80 foot width; thence running parallel with and 40' southerly of the center-line of W. Ridges Blvd. the following two (2) courses: (1) along a curve to the left 97.39 feet (Chord Data: Radius=290.00 feet, Delta=19°14'27", Chord bears N87°43'53"E 96.93 feet); (2) thence N78°06'40"E 102.96 feet to the northwesterly corner of said Lot 1 and the Point of Beginning.

Said tract of land being comprised of 9,966 square feet.

The conditions precedent to the right of way vacation are:

1. The applicant SRE LLC shall pay all recording/documentary fees for the recordation of this Ordinance; and,
2. The right-of-way area described shall be retained, reserved and burdened as a utility easement for use and benefit of City approved utilities including but not necessarily limited to the installation, operation, maintenance and repair of utilities and appurtenances which may include, but are not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, other same, similar or equivalent public utility providers and appurtenant facilities.

Introduced on first reading this 7<sup>th</sup> day of June, 2023 and ordered published in pamphlet form.

Adopted on second reading this 21<sup>st</sup> day of June, 2023 and ordered published in pamphlet form.

ATTEST:



Amy Phillips  
City Clerk

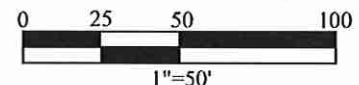
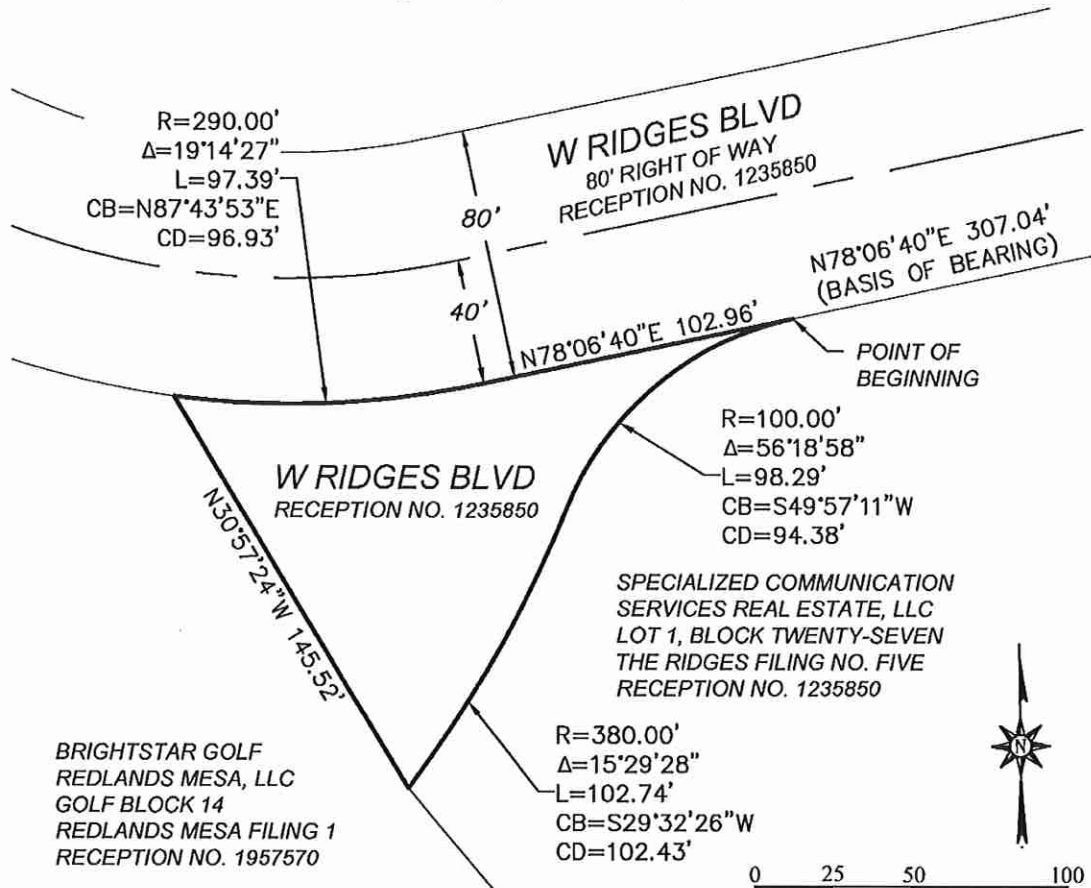


Anna M. Stout  
President of the City Council



EXHIBIT A

2345 W Ridges Blvd, Grand Junction, CO 81507



Linear units are U.S. Survey Foot

**LEGEND:**

- PARCEL BOUNDARY
- ROAD CENTERLINE
- ADJOINER



Alexandre B. Lheritier  
Colorado PLS 38464

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

Job #: 2760222	Date: 04/28/2023
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I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5161 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 7<sup>th</sup> day of June 2023 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 21<sup>st</sup> day of June 2023, at which Ordinance No. 5161 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 23<sup>rd</sup> day of June 2023.

  
Deputy City Clerk

Published: June 9, 2023  
Published: June 23, 2023  
Effective: July 23, 2023

