

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5232

**AN ORDINANCE VACATING PUBLIC RIGHT-OF-WAY
LOCATED at NORTH 15TH STREET ABUTTING PARCEL 2727 G ROAD, GRAND
JUNCTION, COLORADO**

Recitals:

A vacation of public right-of-way has been requested by EVC Horizon Drive, LLC on behalf of the property owner, On The Horizon LLC. The request is for the vacation of approximately 0.25 acres of the North 15th Street public right-of-way in anticipation of the future commercial lot split and development of a McDonald's fast-food restaurant.

The right-of-way was intended to connect G Road to Horizon Drive for both residential and commercial use. Due to the design of the commercial subdivision and development of 2727 G Road the additional right-of-way is not necessary. The right-of-way vacation is proposed with conditions, which will be addresses with the development of 2727 G Road. The right-of-way does not connect with existing roadways and none of the existing public utilities are located within the proposed vacation area.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code (ZDC) and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate the right-of-way as described in this Ordinance is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the ZDC/the Grand Junction Municipal Code.

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

1. Applicant shall pay all recording/documentary fees for the Vacation Ordinance, any right-of-way/easement documents and/or dedication documents; and,
2. The pedestrian trail with a public access easement dedicated to the City connecting N 15th Street and Horizon Drive as required per the Simple Subdivision (SSU-2024-52) shall be constructed and approved by the City for use by the public. The foregoing are collectively referred to as "Conditions" or "the Conditions."

A parcel of land situated in Lot 3 (NE $\frac{1}{4}$ NW $\frac{1}{4}$) 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 more particularly described as follows:

COMMENCING at the Northwest corner of Lot 3, Section 1, Township 1 South, Range 1 West, of the Ute Meridian, whence the Northeast corner of said Lot 3 bears N89°59'46"E, a distance of 1321.08 feet for a Basis of Bearings with all bearings hereon

relative thereto; thence along the North line of said Lot 3, N89°59'46"E, a distance of 40.00 feet to the East right-of-way line of North 15th Street, Reception Number 813634, thence along said East line, S00°02'49"W, a distance of 51.00 feet to the POINT OF BEGINNING; thence continuing along said East line, S00°02'49"W, a distance of 556.16 feet to the Northwesterly Right-of-Way line of Horizon Drive, Reception Number 813634; thence along said Northwesterly line S52°45'00"W, a distance of 25.14 feet; thence N00°02'49"E, a distance of 551.38 feet; thence N45°01'17"E, a distance of 28.30 feet to the POINT OF BEGINNING.

Said parcel contains an area of 11075 Square Feet, 0.25 Acres as herein described.

See Exhibit B which is attached and incorporated by this reference.

The Conditions shall be completed on or before the date two years from the date of adoption of this Ordinance. Failure to complete the Conditions shall render this Ordinance null and void and of no effect.


Introduced on first reading this 4th day of September 2024 and ordered published in pamphlet form.

Adopted on second reading this 18th day of September 2024 and ordered published in pamphlet form.

ATTEST:


Selestina Sandoval
City Clerk

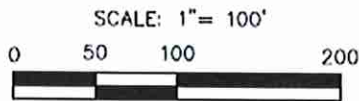
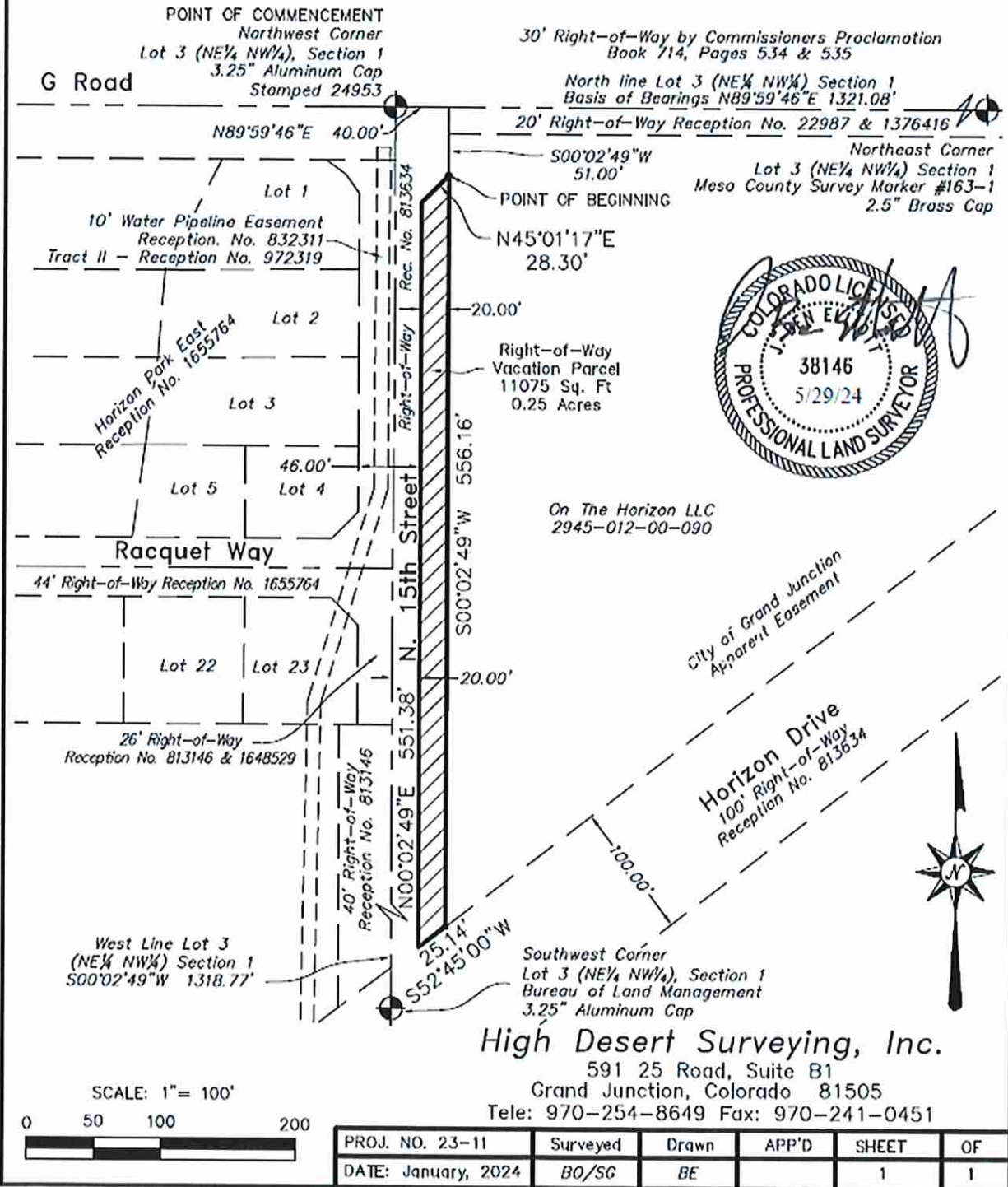




Abram Herman
President of the City Council

EXHIBIT B

N. 15th Street Right-of-Way Parcel




High Desert Surveying, Inc.
 591 25 Road, Suite B1
 Grand Junction, Colorado 81505
 Tele: 970-254-8649 Fax: 970-241-0451

PROJ. NO. 23-11	Surveyed	Drawn	APP'D	SHEET	OF
DATE: January, 2024	BO/SG	BE		1	1

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5232 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 4th day of September 2024 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 18th day of September 2024, at which Ordinance No. 5232 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 19th day of September 2024.


Deputy City Clerk

Published: September 6, 2024
Published: September 20, 2024
Effective: October 21, 2024

