

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5232

AN ORDINANCE VACATING PUBLIC RIGHT-OF-WAY

LOCATED at N 15TH STREET ABUTTING PARCEL 2727 G ROAD

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, is requesting the vacation of approximately 0.25 acres of the N 15th Street public right-of-way in anticipation of future commercial lot split and development of a McDonald's fast-food restaurant.

The right-of-way was intended for connectivity from G Road to Horizon Drive for both residential and commercial use. Due to the design of the commercial subdivision and development on 2727 G Road the additional right-of-way is no longer needed. The right-of-way vacation was recommended with conditions based on the 2727 G Road development. The right-of-way does not align with any existing or planned 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 & Development Code, and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate certain right-of-way 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 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.
2. The vacation shall not be effective until the Simple Subdivision, File # SSU-2024-52, is approved.
3. The vacation ordinance shall be void if the above conditions have not been met within two years of the City Council's approval of the vacation.

A parcel of land situated in Lot 3 (NE¼ NW¼) 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 Northwestern Right-of-Way line of Horizon Drive, Reception Number 813634; thence along said Northwestern 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.

The Conditions stated above shall be completed on or before the date two years from the date of adoption.

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:



City Clerk



Mayor



HIGH DESERT SURVEYING, INC

591 25 Road, Suite B1
Grand Junction, CO 81505
Tel: 970-254-8649 Fax: 970-241-0451

EXHIBIT A

**N. 15th Street Right-of-Way Vacation Parcel
Legal Description**

A parcel of land situated in Lot 3 (NE¼ NW¼) 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 Northwestern Right-of-Way line of Horizon Drive, Reception Number 813634; thence along said Northwestern 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.

City of Grand Junction, County of Mesa, State of Colorado.




23-11 ROW Vacation_Exhibit A.doc
Prepared By: BE
J. Den Elliott, P.L.S. 38146
High Desert Surveying, Inc.

N. 15th Street Right-of-Way Parcel

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

