

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5271

**AN ORDINANCE VACATING A PORTION OF ALLEY RIGHT-OF-WAY
LOCATED BETWEEN RIVERSIDE PARKWAY AND WEST MAIN STREET**

Recitals:

The City of Grand Junction (City) has requested vacation of a portion of alley public right-of-way of east of the Dual Immersion Academy. The City is initiating this vacation to facilitate a land exchange agreement with Mesa County Valley School District 51. The proposed right-of-way vacation will have no impact on public facilities or services provided to the public because they will continue to exist within easements retained on the eastern end of the right-of-way.

After public notice and public hearing as required by the Grand Junction Zoning and 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 alley public right-of-way, is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.050 of the Grand Junction Municipal Code.

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

A utility easement shall be retained for the use and benefit of the City over the westernmost 190.00 feet of the vacated alley right-of-way, and a multipurpose easement shall be retained over the easternmost 10.00 feet of the vacated alley right-of-way, as shown on Exhibit B; and,

A twenty foot (20.0') wide Alley Right-of-Way to be vacated and being located in the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of Section 15, Township 1 South, Range 1 West of the Ute Meridian, as conveyed by instrument recorded under Reception Number 358921 and being more particularly described as follows:

COMMENCING at the City Survey Marker at the intersection of Main Street and Chuluota Avenue whence the City Survey Marker at the intersection of Main Street and West Avenue bears N89°54'32"W, a distance of 860.41 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence along said block line of Main Street N89°54'32"W, a distance of 363.72 feet; thence N00°05'28"E, a distance of 177.70 feet; to the Southwest corner of said Alley right-of-way and the POINT OF BEGINNING; thence N00°05'28"E, a distance of 20.00 feet; thence S89°54'32"E, a

distance of 200.00 feet; thence S00°05'28"W, a distance of 20.00 feet; thence N89°54'32"W, a distance of 200.00 feet to the POINT OF BEGINNING.

Said parcel containing an area of 4000.0 square feet, 0.09 Acres, as herein described and depicted on Exhibit B.

AND retaining the westernmost 190.00 feet of the vacated alley right-of-way as a utility easement and the easternmost 10.00 feet of the vacated alley right-of-way as a multipurpose easement.

Introduced on first reading this 16th day of July 2025 and ordered published in pamphlet form.

Adopted on second reading this 6th day of August 2025 and ordered published in pamphlet form.

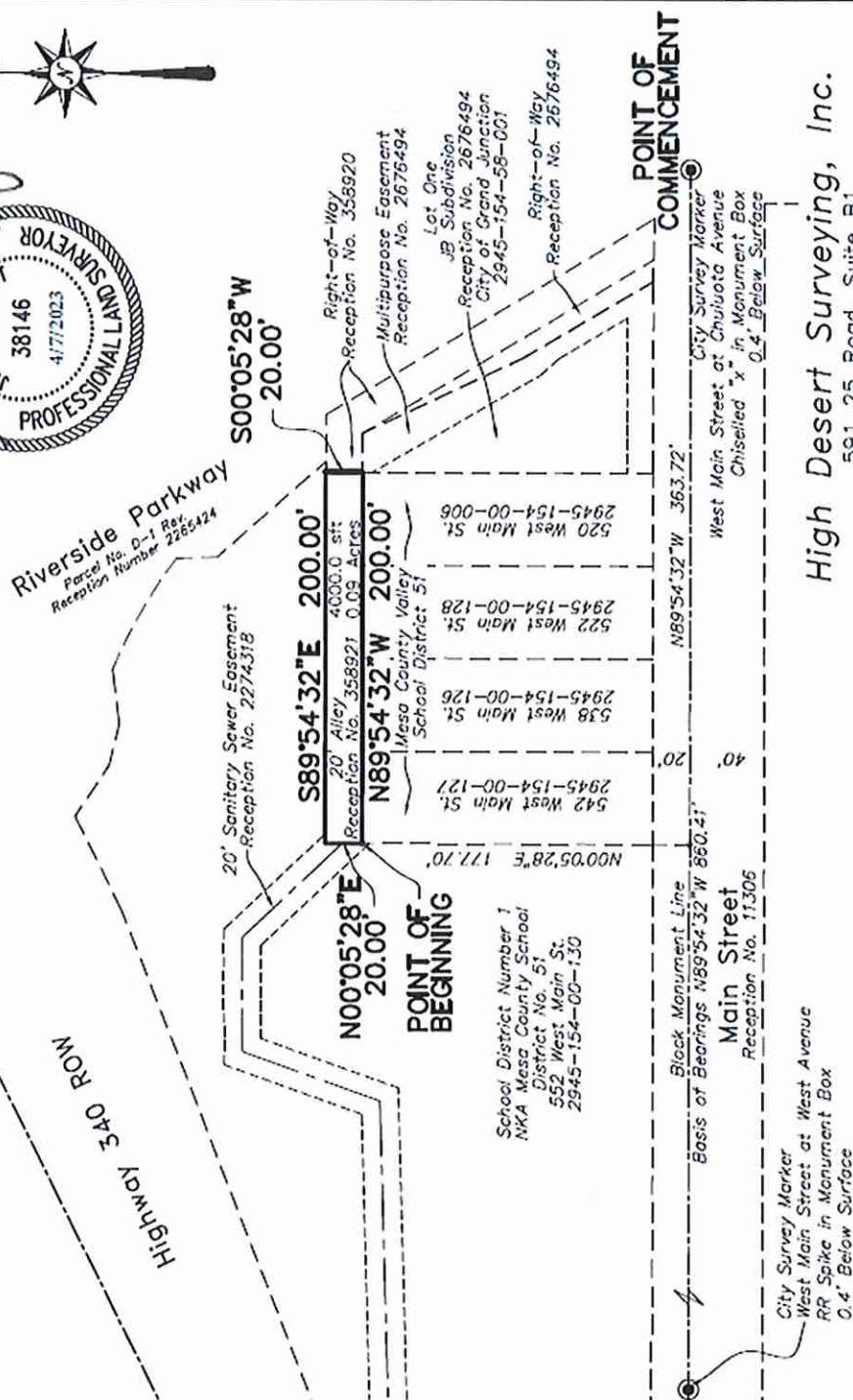
ATTEST:


Selestina Sandoval
City Clerk




Cody Kennedy
City Council President

EXHIBIT B



High Desert Surveying, Inc.

591 25 Road, Suite B1

Grand Junction, Colorado 81501

Tele: 970-254-8649 Fax: 970-241-0451

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PROJ. NO. 23-04	Drawn	APP'D	SHEET	OF
DATE: April, 2023	SE	GJ	1	1

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5271 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 16th day of July, 2025, 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 day of the 6th of August 2025, at which Ordinance No. 5271 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 11st day of August 2025.


Deputy City Clerk

Published: July 19, 2025
Published: August 9, 2025
Effective: September 8, 2025

