

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5273

**AN ORDINANCE VACATING AN ALLEY RIGHT-OF-WAY LOCATED BETWEEN
HILL AVE AND GUNNISON AVE**

Recitals:

Mesa County Valley District 51 has requested vacation of public right-of-way. The existing right-of-way for the alley was dedicated in 1905 as a public right-of-way as part of Block 41 and depicted on the Plat of the Resurvey of the Second Division of the Town of Grand Junction, Reception Number 54332. 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 a utility easement retained on the western 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:

An Alley right of way dedicated on Plat of Resurvey of Second Division of City of Grand Junction recorded at Reception No.54332 in the office of the Clerk and Recorder of Mesa County, lying entirely within Block 41 of said Plat of Resurvey situated in the NE1/4 of Section 14, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, more particularly described as follows:

Commencing at the Northwest corner of Block 41 of said Plat of Resurvey, whence the Northeast corner of Block 41 of said Plat of Resurvey bears S89°53'52"E with all bearings contained herein being relative thereto;

thence S21°29'30"E, a distance of 199.50 feet to the Point of Beginning; thence S89°54'31"E, a distance of 388.68 feet;

thence S00°07'53"W, a distance of 20.00 feet;

thence N89°54'32"W, a distance of 388.66 feet; thence N00°04'25"E, a distance of 20.00 feet to the Point of Beginning.

Said parcel contains 7,772 Square Feet as described herein and depicted on Exhibit B.

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
ALLEY VACATION**

**NORTHWEST CORNER
BLOCK 41
POINT OF COMMENCEMENT**

**BASIS OF BEARINGS
S89°53'52"E 482.20'**

**NORTHEAST CORNER
BLOCK 41**

**HILL AVENUE
80' RIGHT OF WAY
RECEPTION NO. 54332**

*Mesa County Valley
School District 51
830 Gunnison Avenue
Grand Junction, CO 81501
Reception No. 299259
Parcel No. 2945-141-22-001*

POINT OF BEGINNING

S31°29'30"E 199.50'

**N. 8TH STREET
93.33' RIGHT OF WAY
RECEPTION NO. 54332, 1396344**

S00°07'53"W 375.82'

**WASHINGTON PARK
SCHOOL DISTRICT 51
RECEPTION NO. 210342
PARCEL NO. 2945-141-21-001**

S00°07'53"W 20.00'

S89°54'31"E 388.68'

VACATION AREA

**20' WIDE PLATTED ALLEY
RECEPTION NO. 54332
7,772 SQ. FT.**

N89°54'32"W 388.66'

N00°04'25"E 20.00'

*Mesa County Valley
School District 51
830 Gunnison Avenue
Grand Junction, CO 81501
Reception No. 299259
Parcel No. 2945-141-22-001*

73.33'

**SOUTHWEST CORNER
BLOCK 41**

N89°55'20"W 481.82'

20'

**GUNNISON AVENUE
100' RIGHT OF WAY
RECEPTION NO. 54332**

**SOUTHEAST CORNER
BLOCK 41**

20'

**N. 9TH STREET VACATION
RECEPTION NO. 985377
EASEMENT FOR EXISTING
UTILITIES AND DRAINAGE
REMAIN.**

**BLOCK 41 DEPICTED ON PLAT OF
RESURVEY OF SECOND DIVISION OF
CITY OF GRAND JUNCTION
RECORDED AT RECEPTION NO. 54332**

0 40 80 160

1"=80'

Linear units are U.S. Survey Foot

LEGEND:

--- SURVEY CONTROL LINE

PL PL PROPERTY LINE

--- EASEMENT LINE

**COLORADO LICENSED
SURVEYOR
CHRISTOPHER C. RANSIER
38089
6/9/25
PROFESSIONAL LAND SURVEYOR**

**Christopher C. Ransier
Colorado PLS 38089
Align Surveying, LLC
Grand Junction, CO 81506
970-623-1001**

Job #: 10569242 Date: 06/09/2025

**Align Surveying, LLC
717 Centauri Drive
Grand Junction, CO 81506
970.623.1001
chris.ransier@gmail.com**

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5273 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. 5273 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

