

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 5324**

**AN ORDINANCE VACATING THE EASTERN 15 FEET OF 24 ¼ ROAD RIGHT-OF-WAY LOCATED BETWEEN 2426 G ROAD AND CANYON VIEW PARK**

Recitals:

The 2426 G Road LLC has requested to vacate the eastern 15 feet of 24 ¼ Road public right-of-way between 2426 G Road and Canyon View Park. The 2426 G Road LLC is initiating this vacation to facilitate a land exchange agreement with 2426 G Road LLC. 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 along the G Road 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 road 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:

The vacation shall not be effective until the land exchange between the Applicant and City is approved.

That right-of-way parcel situated in the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 33, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southwest corner of said SE1/4 SW1/4, whence the Northwest corner of said SE1/4 SW1/4 bears N00°00'17"W for a basis of bearings with all bearings hereon relative thereto; thence along the West line of said SE1/4 SW1/4, N00°00'17"W a distance of 46.00 feet to the POINT OF BEGINNING; thence continuing along said West line, N00°00'17"W a distance of 613.67 feet; thence S89°55'57"E a distance of 15.00 feet to the Northwest corner of Lot 2, Mendicelli Subdivision, Reception Numbers 1892763 & 1942058; thence along the West line of said Lot 2, S00°00'17"E a distance of 613.66 feet; thence N89°56'51"W a distance of 15.00 feet to the POINT OF BEGINNING.

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

Said parcel contains an area of 0.21 acres, more or less, as herein described.

**INTRODUCED** on first reading this 6<sup>th</sup> day of May 2026 and ordered published in pamphlet form.

**ADOPTED** on second reading this 20<sup>th</sup> day of May 2026 and ordered published in pamphlet form.



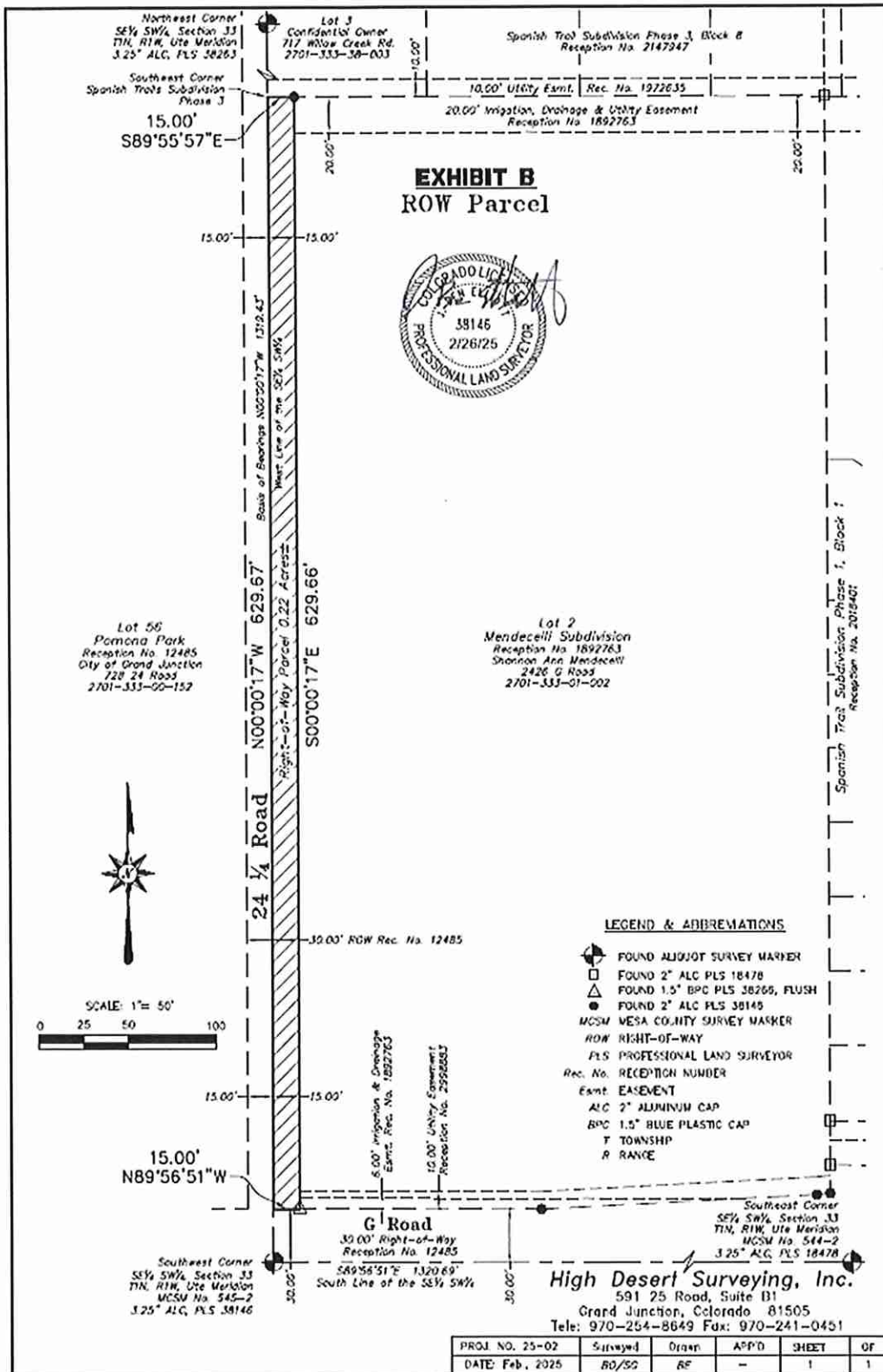
Laurel Lutz  
President of the City Council

ATTEST:



Selestina Sandoval  
City Clerk

# EXHIBIT B



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5324 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 6<sup>th</sup> of May, 2026, 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 20<sup>th</sup> of May 2026, at which Ordinance No. 5324 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 26<sup>th</sup> day of May 2026.

  
Deputy City Clerk

Published: May 9, 2026  
Published: May 23, 2026  
Effective: June 22, 2026

