RECEPTION#: 3171110
9/18/2026 3:44:46 PM, 1 of 6
Recording: $43.00,
Bobbie Gross, Mesa County, CO.
CLERK AND RECORDER

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5329

AN ORDINANCE VACATING PORTIONS OF RIGHT-OF-WAY ALONG SOUTH BROADWAY AND 23 ROAD

Recitals:

The Grand Junction Land Company, LLC (Applicant) has requested vacate approximately 18,629 square feet of 50-foot-wide public right-of-way along South Broadway and approximately 1,823 square feet of 30-foot-wide public right-of-way along 23 Road. The Applicant is requesting this vacation to facilitate the realignment of South Broadway and 23 Road associated with the approved Redlands 360 Filing 3 development and construction of a new roundabout intersection. The proposed vacation and associated right-of-way and easement reconfiguration are necessary to accommodate the revised roadway geometry, roadway improvements, utility infrastructure, and circulation network planned as part of the overall Redlands 360 master-planned community.

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 B IS HEREBY VACATED SUBJECT TO THE FOLLOWING CONDITIONS:

- The applicant shall grant a temporary roadway and access easement, in a form acceptable to the city, over the areas necessary to maintain vehicular, emergency, utility, and property access during the reconstruction and reconfiguration of South Broadway and 23 Road, including the construction of brothers boulevard. The temporary roadway and access easement shall remain in effect until the roadway improvements have been completed, accepted by the city, and permanent access has been established for all affected properties.

- The applicant shall construct and make available for use a temporary roadway, subject to review and approval by the city engineer, sufficient to maintain vehicular, emergency, utility, and property access during construction of the permanent roadway improvements. The temporary roadway shall be maintained in a safe and operable condition until the permanent roadway improvements have been completed, accepted by the city, and opened to public use.

- New public right-of-way for road(s)and easement(s) shall be dedicated to the city by plat or by separate instrument reviewed and approved by staff as providing comparable replacement for those being vacated. The roadway improvements, and associated public infrastructure improvements shown on the approved Redlands 360 construction site plan, as depicted on Exhibit 5, and necessary to maintain the public

transportation network and access to adjacent properties shall be constructed, accepted by the city, and available for public use, or a development improvements agreement shall be provided to the city for the construction of the same with acceptable security as deemed appropriate by the city. All utilities in the vacated road(s) and easement(s) shall be relocated to the satisfaction of the city and the utility companies, or a development improvements agreement shall be provided to the city for the relocation of the same with acceptable security as deemed appropriate by the city.

Portions of that fifty (50') foot Right-Of-Way as dedicated to the City of Grand Junction by Redlands 360 Filing 1 Subdivision, as recorded with the Mesa County Clerk and Recorder at Reception Number 3066475, situated in the southeast quarter of the northeast quarter of Section 18, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado. Said portions more particularly described as follows:

Commencing at the north sixteenth corner of said Section 18 and Section 17 whence the east quarter corner of said Section 18 bears South 00°02'39" East, with all bearings herein relative thereto;

Thence South 89°57'30" West, a distance of 434.81 feet along the north line of said southeast quarter of the northeast quarter of Section 18 to the Point of Beginning 1;

Thence South 49°34'08" East, a distance of 52.34 feet to the beginning of a curve;

Thence southeasterly a distance of 187.29 feet along said curve concave to the northeast, having a radius of 500.00 feet and a central angle of 21°27'42" and being subtended by a chord bearing South 60°17'59" East a distance of 186.20 feet;
Thence South 71°01'50" East, a distance of 77.60 feet to the beginning of a curve;

Thence easterly a distance of 47.60 feet along said curve concave to the north, having a radius of 550.00 feet and a central angle of 04°57'31" and being subtended by a chord bearing South 73°30'35" East a distance of 47.58 feet; to the beginning of a non-tangent curve concave to the northwest having a radius of 832.50 feet and a central angle of 02°19'56" and being subtended by a chord which bears South 50°26'19" West 33.88 feet;

Thence southwesterly along said curve, a distance of 33.89 feet to a point of compound curvature;

Thence southwesterly a distance of 27.83 feet along said curve concave to the northwest having a radius of 485.00 feet and a central angle of 03°17'14" and being subtended by a chord which bears South 53°14'54' West 27.82 feet; to the beginning of a non-tangent curve concave to the north having a radius of 600.00 feet and a central

angle of 01°21'15" and being subtended by a chord which bears North 71°42'28" West 14.18 feet;

Thence westerly along said curve, a distance of 14.18 feet;
Thence North 71°01'50" West, a distance of 77.60 feet to the beginning of a curve;

Thence westerly a distance of 202.45 feet along said curve concave to the northeast, having a radius of 550.00 feet and a central angle of 21°05'24" and being subtended by a chord bearing North 60°29'08" West a distance of 201.31 feet;
Thence North 23°08'12" West, a distance of 71.68 feet non-tangent to said curve, to the beginning of a curve;

Thence northwesterly a distance of 9.22 feet along said curve concave to the southwest, having a radius of 182.50 feet and a central angle of 02°53'36" and being subtended by a chord bearing North 24°35'00" West a distance of 9.22 feet; to a point of cusp;
Thence North 89°57'30" East, a distance of 21.86 feet to the Point of Beginning 1.

Said portion containing 17,304 square feet or 0.40 acres more or less.

Together with:

Commencing at said north sixteenth corner for Sections 17 and 18;

Thence South 0°02'39" East, a distance of 236.67 feet along the easterly line of said Section 18;
Thence North 80°35'56" West, a distance of 25.34 feet to Point of Beginning 2;
Thence North 80°35'56" West, a distance of 54.99 feet to the beginning of a curve;

Thence westerly a distance of 15.95 feet along said curve concave to the north, having a radius of 600.00 feet and a central angle of 01°31'25" and being subtended by a chord bearing North 79°50'14" West a distance of 15.95 feet; to a point of cusp on a curve concave to the northwest having a radius of 887.50 feet and a central angle of 02°43'35" and being subtended by a chord which bears North 49°17'43" East 42.23 feet;

Thence northeasterly along said curve, a distance of 42.23 feet to the beginning of a curve concave to the northeast having a radius of 173.00 feet and a central angle of 15°34'38" and being subtended by a chord which bears South 53°59'41" East 46.89 feet;

Thence southeasterly along said curve, a distance of 47.03 feet;
Thence South 00°02'39" East, a distance of 11.77 feet to the Point of Beginning 2.

Said portion containing 1,325 square feet or 0.03 acres more or less.

AND

Portions of that thirty (30') foot Right-Of-Way as conveyed to the City of Grand Junction, Grantee, by the Grand Junction Land Company LLC, Grantor, as recorded with the Mesa County Clerk and Recorder at Reception Number 3066476, situated in the southeast quarter of the northeast quarter of Section 18, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado. Said portions more particularly described as follows:

Commencing at the north sixteenth corner of said Section 18 and Section 17 whence the east quarter corner of said Section 18 bears South 00°02'39" East, with all bearings herein relative thereto;

Thence South 89°57'30" West, a distance of 11.46 feet to the Point of Beginning 3;

Thence South 00°04'07" East, a distance of 3.25 feet to the beginning of a curve;

Thence southerly a distance of 75.32 feet along said curve concave to the west, having a radius of 149.53 feet and a central angle of 28°51'34" and being subtended by a chord bearing South 14°21'40" West a distance of 74.52 feet; to a point of cusp;
Thence North 00°02'45" West, a distance of 75.43 feet to the north line of said southeast quarter of the northeast quarter of Section 18;
Thence North 89°57'30" East, a distance of 18.54 feet along said north line to the Point of Beginning 3.

Said portion containing 964 square feet or 0.02 acres more or less.

Together with:

Commencing at said north sixteenth corner of Section 18 and Section 17;

Thence South 00°02'39" East, a distance of 123.02 feet along the east line of said Section 18 to the Point of Beginning 4;
Thence South 00°02'39" East, a distance of 58.87 feet along said east line to the beginning of a non-tangent curve concave to the northeast having a radius of 127.00 feet and a central angle of 16°17'13" and being subtended by a chord which bears North 55°16'35" West 35.98 feet;
Thence northwesterly along said curve, a distance of 36.10 feet to the beginning of a non-tangent curve concave to the northwest having a radius of 228.05 feet and a central angle of 12°11'19" and being subtended by a chord which bears North 37°34'25" East 48.42 feet;

Thence northeasterly along said curve, a distance of 48.51 feet to the east line of said Section 18 and the Point of Beginning 4.

Said portion containing 859 square feet or 0.02 acres more or less.

Introduced on first reading this 17th day of June 2026 and ordered published in pamphlet form.

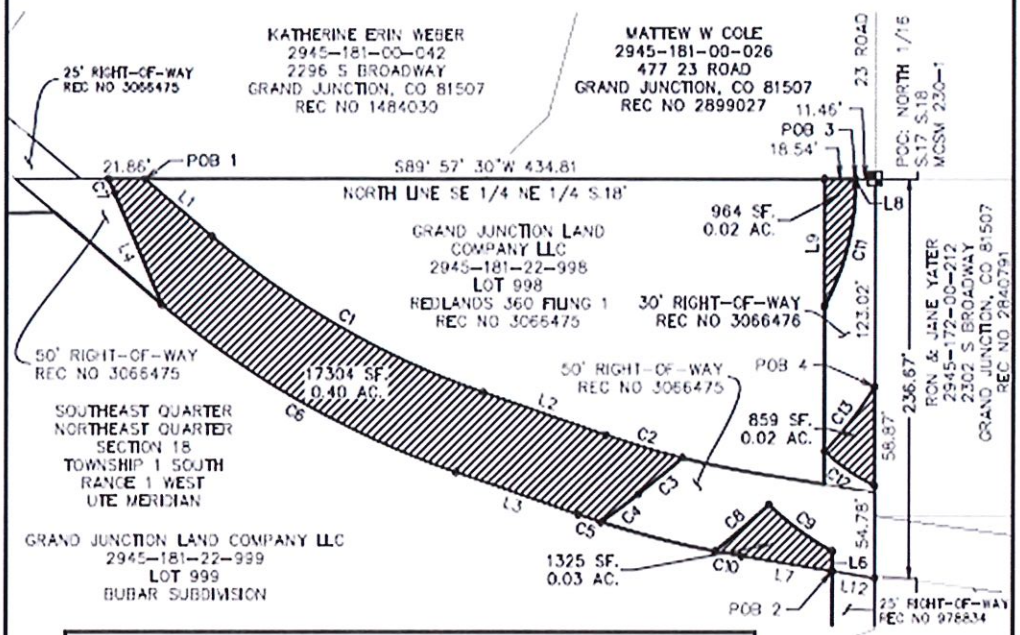
Adopted on second reading this 1st day of July 2026 and ordered published in pamphlet form.

Laurel Lutz
President of the City Council

ATTEST:

Selestina Sandoval
City Clerk

EXHIBIT B



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	187.29'	500.00'	021°27'42"	186.20'	S60° 17' 59"E
C2	47.60'	550.00'	004°57'31"	47.58'	S73° 30' 35"E
C3	33.89'	832.50'	002°19'56"	33.88'	S50° 26' 19"W
C4	27.83'	485.00'	003°17'14"	27.82'	S53° 14' 54"W
C5	14.18'	600.00'	001°21'15"	14.18'	N71° 42' 28"W
C6	202.45'	550.00'	021°05'24"	201.31'	N60° 29' 08"W
C7	9.22'	182.50'	002°53'36"	9.22'	N24° 35' 00"W
C8	42.23'	887.50'	002°43'35"	42.23'	N49° 17' 43"E
C9	47.03'	173.00'	015°34'38"	46.89'	S53° 59' 41"E
C10	15.95'	600.00'	001°31'25"	15.95'	N79° 50' 14"W
C11	75.32'	149.53'	028°51'34"	74.52'	S14° 21' 40"W
C12	36.10'	127.00'	016°17'13"	35.98'	S55° 16' 35"E
C13	48.51'	228.05'	012°11'19"	48.42'	S37° 34' 25"W

Line Table		
Line #	Length	Direction
L1	52.34'	S49° 34' 08"E
L2	77.60'	S71° 01' 50"E
L3	77.60'	N71° 01' 50"W
L4	71.68'	N23° 08' 12"W
L6	11.77'	S00° 02' 39"E

Line Table		
Line #	Length	Direction
L7	54.99'	N80° 35' 56"W
L8	3.25'	S00° 04' 07"E
L9	75.43'	N00° 02' 45"W
L12	25.34'	N80° 35' 56"W

COLORADO LICENSED
KENNETH A. TANNER
38274
09/16/2025
PROFESSIONAL LAND SURVEYOR

POC: POINT OF COMMENCEMENT
POB: POINT OF BEGINNING
REC NO: RECEPTION NUMBER
MCSM: MESA COUNTY SURVEY MONUMENT

ROW TO BE VACATED

GEOMETRY POINT

THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY

1" = 80'
0 80
U.S. Survey feet

RIVER CITY CONSULTANTS
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Grand Junction, CO 81501
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Drawn: TJC	Checked: AKT	7/14/25	Job No. 1988-033

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