

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 5342**

**AN ORDINANCE VACATING PORTIONS OF INLAND AVENUE RIGHT-OF-WAY  
LOCATED BETWEEN 25 ROAD AND SOUTH WESTGATE DRIVE**

**Recitals:**

The property owner, Martin Mendoza, has requested vacation of portions of Inland Avenue public right-of-way, adjacent to 567 and 569 South Westgate Drive. The property owner, Martin Mendoza, is initiating this vacation to align the dedicated public Right-of-Way with the constructed Inland Avenue. The proposed right-of-way vacation will have no impact on public facilities or services provided to the public because Inland Avenue has been constructed as a through street and the previously dedicated Right-of-Way for a cul-de-sac on Inland Avenue is no longer needed. Portions of the vacated right-of-way will be retained and reserved for a 14' multipurpose easement along the remaining 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 B IS HEREBY VACATED:

A Parcel of land situated in the Southwest Quarter of the Northwest Quarter of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and lying entirely with the boundary of Sen-Bar Subdivision as recorded at Reception Number 876864 of the Mesa County Records and being more particularly described as follows:

COMMENCING at the Southeast Corner of Lot 3 in said Sen-Bar Subdivision and considering the East Line of said Subdivision to bear N0°05'54"W for a Basis of Bearings, all bearings hereon related thereto; thence 92.91 feet along a non-tangent curve to the right measured from a radius point of 50.00 feet located S53°13'42"E from the start of said curve and a central angle of 106°28'09" whose chord bears S89°59'38"E a distance of 80.11 feet; thence N89°59'38"W a distance of 80.11 feet to the Point of Beginning.

Said North Parcel of land contains 1,124 square feet as described.

Together with:

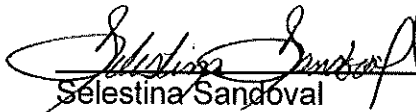
COMMENCING at the Northeast Corner of Lot 6 in said Sen-Bar Subdivision and considering the East Line of said Subdivision to bear  $N0^{\circ}05'54''W$  for a Basis of Bearings, all bearings hereon related thereto; thence  $S89^{\circ}59'38''E$  a distance of 79.89 feet to the start of a non-tangent curve to the right; thence 92.55 feet along said non-tangent curve to the right measured from a radius point of 50.00 feet located  $N53^{\circ}01'10''W$  from the start of said curve and a central angle of  $106^{\circ}03'05''$  whose chord bears  $N89^{\circ}59'38''W$  a distance of 79.89 feet to the Point of Beginning.

Said North Parcel of land contains 1,112 square feet as described.

**INTRODUCED** on first reading this 2<sup>nd</sup> day of September 2026 and ordered published in pamphlet form.

**ADOPTED** on second reading 16<sup>th</sup> day of September 2026 and ordered published in pamphlet form.

ATTEST:

  
Selestina Sandoval  
City Clerk

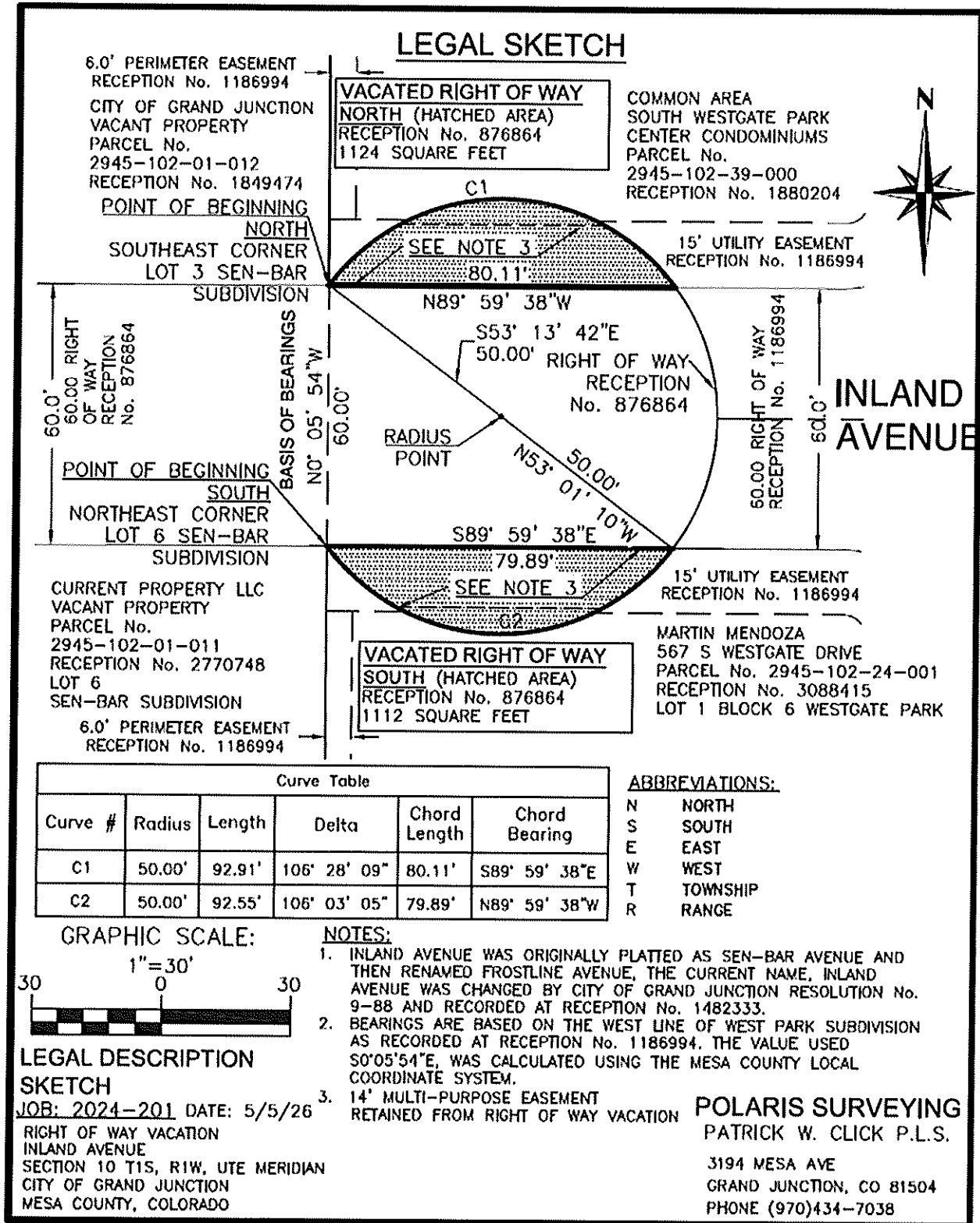




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Laurel Lutz-Cole  
City Council President

# EXHIBIT B



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5342 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 2<sup>nd</sup> September, 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 16<sup>th</sup> September 2026, at which Ordinance No. 5342 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 21<sup>st</sup> day of September 2026.

  
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Deputy City Clerk

Published: September 5, 2026  
Published: September 19, 2026  
Effective: October 19, 2026

