

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4767**

**AN ORDINANCE VACATING RIGHT-OF-WAY AND EASEMENTS WITHIN THE  
JARVIS SUBDIVISION PLAT, LOCATED AT 1001 S. 3<sup>RD</sup> STREET**

Recitals:

The City acquired the 63-acre site, known as the Jarvis property, located on the north bank of the Colorado River between the Highway 50/railroad bridge and the Riverside neighborhood, in 1990. Since that time, the property has been cleared, the Riverfront Trail was extended, and a backwater pond for endangered fish was created between the trail and River. The remaining acreage was intended for redevelopment.

The property was recently platted to accommodate future redevelopment. This proposal is to vacate certain rights-of-way and easements that are no longer needed to serve the property or the surrounding area. Future development plans for the property will establish new rights-of-way and easements as needed.

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 certain right-of-way and easements within the Jarvis Subdivision plat is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Municipal Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING DESCRIBED DEDICATED RIGHT-OF-WAY AND EASEMENTS ARE HEREBY VACATED:

Five (5) recorded rights of way lying in the Northeast Quarter (NE ¼) of Section 22, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

No. 1

ALL of that certain 60' road right of way, as same is recorded in Book 805, Page 14, Public Records of Mesa County, Colorado and entitled "Riverside Park Drive". CONTAINING 1.97 Acres, more or less, as described. (Exhibit A)

No. 2

ALL of that portion of the 20.0 foot wide Alley lying within the O'Boyle's Sub-Division, as same is recorded in Plat Book 2, Page 43, Public Records of Mesa County, Colorado lying West of Lot 8, Block 3 and South of Lots 9 thru 30 of said Block 3. CONTAINING 10,886 Square Feet or 0.25 Acres, more or less, as described. (Exhibit A)

No. 3

ALL of that portion of the 60.0 foot wide right of way for Lila Avenue lying within the O'Boyle's Sub-Division, as same is recorded in Plat Book 2, Page 43, Public Records of Mesa County, Colorado lying West of the West right of way for Lawrence Avenue (platted as Lawrence Street).

CONTAINING 39,153 Square Feet or 0.90 Acres, more or less, as described. (Exhibit A)

No. 4

ALL of that portion of the 20.0 foot wide Alley within Block 2 of the O'Boyle's Sub-Division, as same is recorded in Plat Book 2, Page 43, Public Records of Mesa County, Colorado lying West of the West line of the East 175.0 feet of Lot A of said O'Boyle's Sub-Division.

CONTAINING 10,936 Square Feet or 0.25 Acres, more or less, as described. (Exhibit A)

No. 5

ALL of that certain 50' road right of way, as same is recorded in Book 741, Page 138, Public Records of Mesa County, Colorado being the South 50.0 feet of the Northeast Quarter of the Northeast Quarter (NE  $\frac{1}{4}$  NE  $\frac{1}{4}$ ) of Section 22, Township 1 South, Range 1 West of the Ute Principal Meridian, LESS HOWEVER, the East 314.35 feet thereof.

CONTAINING 49,943 Square Feet or 1.15 Acres, more or less, as described. (Exhibit B)

Vacation of 20' Sewer Easement (Book 973, Page 993)

ALL of that certain 20.0 foot wide Sewer Easement, as recorded in Book 973, Page 993, Public Records of Mesa County, Colorado and lying in the Southeast Quarter of the Northeast Quarter (SE  $\frac{1}{4}$  NE  $\frac{1}{4}$ ) of Section 22 and the Southwest Quarter of the Northwest Quarter (SW  $\frac{1}{4}$  NW  $\frac{1}{4}$ ) of Section 23, all in Township 1 South, Range 1 West of the Ute Principal Meridian.

CONTAINING 0.81 Acres, more or less, as described. (Exhibit C)

Vacation of 20' Utility Easement (Within Lot 2 of D & R G W Railroad Subdivision)

A certain parcel of land lying in the Northwest Quarter of the Northwest Quarter (NW  $\frac{1}{4}$  NW  $\frac{1}{4}$ ) of Section 23, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of that certain North-South 20.0 foot wide Utility Easement lying within Lot 2 of D & R G W Railroad Subdivision, TOGETHER WITH that certain East-West 10.0 foot wide Utility Easement within said Lot 2 with the West end of said easement being 157.3 feet, more or less, North of the Southwest corner of said Lot 2, all recorded in Plat Book 13, Page 383, Public Records of Mesa County, Colorado.

CONTAINING 22,843 Square Feet or 0.524 Acres, more or less, as described. (Exhibit D)

Introduced on first reading this 4<sup>th</sup> day of October, 2017 and ordered published in pamphlet form.

Adopted on second reading this 18<sup>th</sup> day of October, 2017 and ordered published in pamphlet form.

ATTEST:

W Winkelmann  
City Clerk

S. Mark  
Mayor

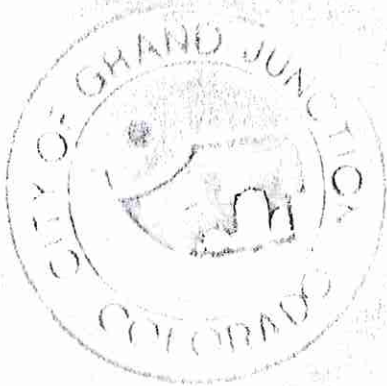
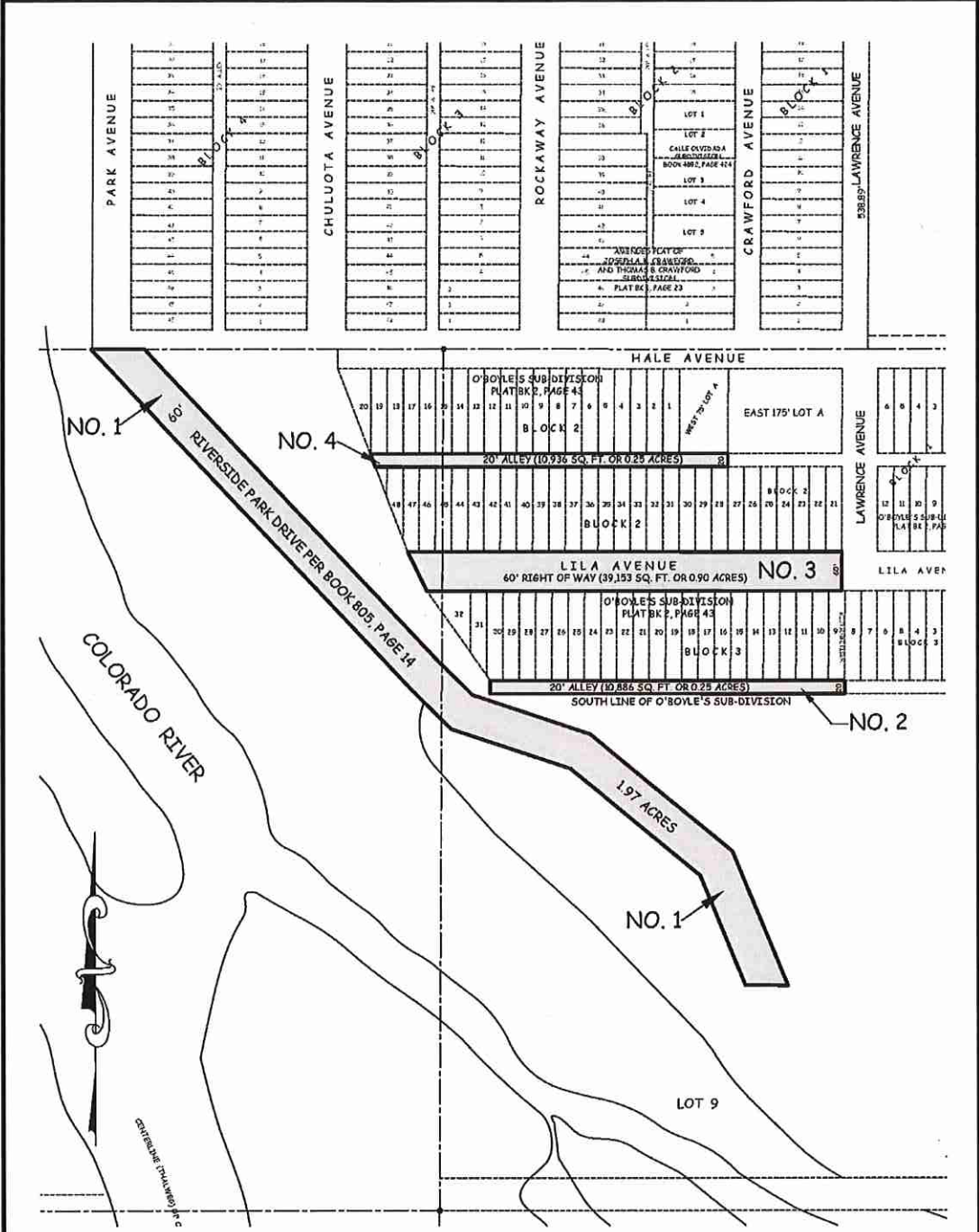


Exhibit A



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

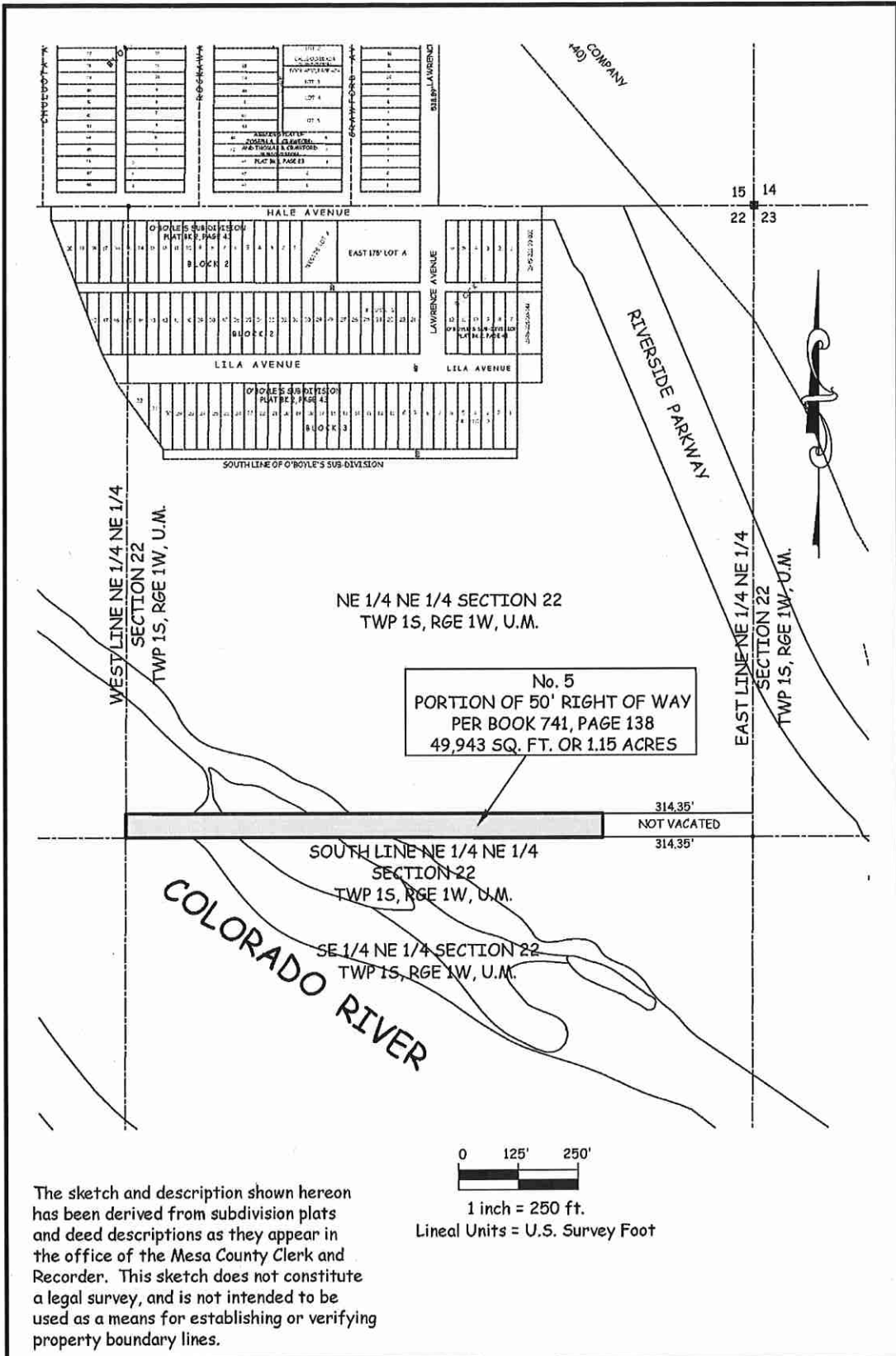
0 100' 200'  
 1 inch = 200 ft.  
 Lineal Units = U.S. Survey Foot

DRAWN BY: P.T.K.  
 DATE: 02-09-2017  
 SCALE: 1" = 200'  
 APPR. BY: PIK

STREET AND ALLEY VACATIONS  
 WITHIN THE  
 NE 1/4 SEC 22, TWP 1S, R6E 1W, U.M.



Exhibit B



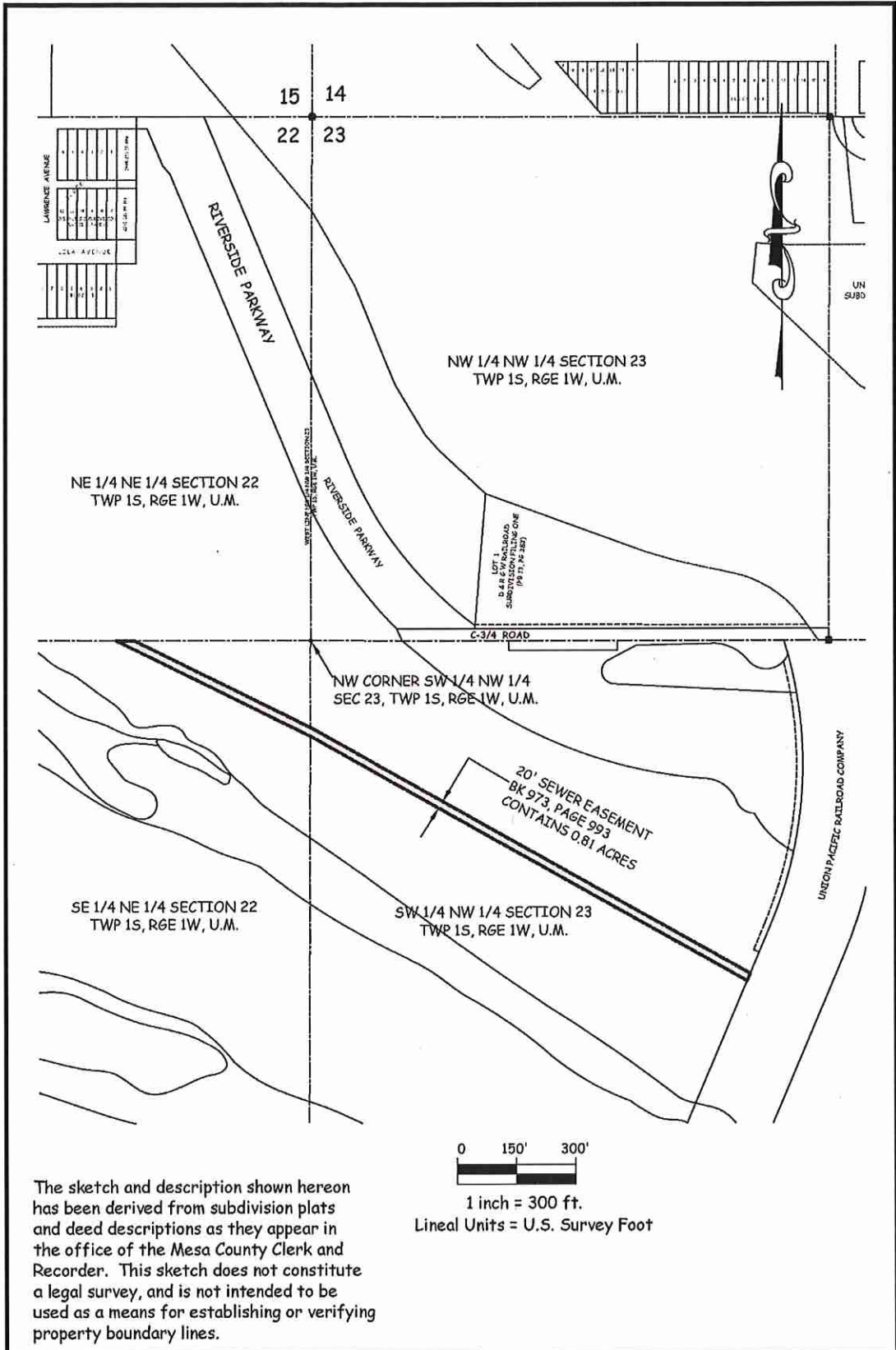
The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: P.T.K.  
 DATE: 02-09-2017  
 SCALE: 1" = 250'  
 APPR. BY: PIK

50' STREET VACATION  
 PER BK 741, PG 138  
 WITHIN THE NE 1/4 OF THE  
 NE 1/4 SEC 22, TWP 15, RGE 1W, U.M.



Exhibit C

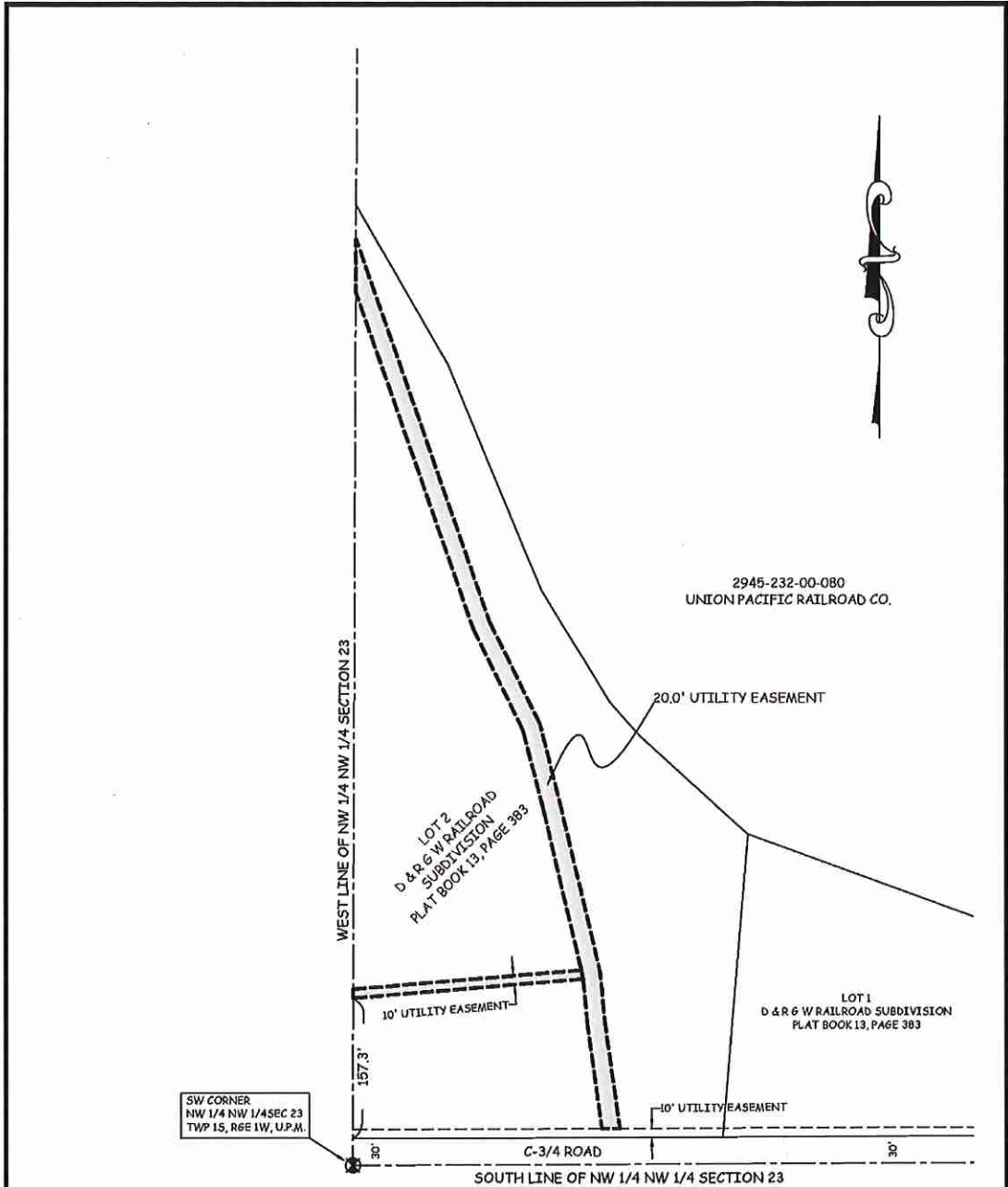


DRAWN BY: P.T.K.  
 DATE: 02-09-2017  
 SCALE: 1" = 300'  
 APPR. BY: PTK

VACATION OF  
 20' SEWER EASEMENT BK 973, PG 993  
 SE 1/4 NE 1/4 SEC 22  
 SW 1/4 NW 1/4 SEC 23  
 TWP 1S, R6E 1W, U.M.



Exhibit D



1 inch = 150 ft.  
Lineal Units = U.S. Survey Foot

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: P.T.K.  
DATE: 02-09-2017  
SCALE: 1" = 150'  
APPR. BY: PTK

VACATION OF  
20' SEWER EASEMENT WITHIN  
LOT 2  
D & R G W RAILROAD SUBDIVISION  
PLAT BOO 13, PAGE 383



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4767 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 4<sup>th</sup> day of October, 2017 and that 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 18<sup>th</sup> day of October, 2017, at which Ordinance No. 4767 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 20 day of October, 2017.

W Winkelman  
City Clerk

Published: October 06, 2017  
Published: October 20, 2017  
Effective: November 19, 2017

