

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4791**

**AN ORDINANCE VACATING THE REMAINING NORTH-SOUTH  
ALLEY RIGHT-OF-WAY OF BLOCK 7,  
RICHARD D. MOBLEY'S FIRST SUBDIVISION**

Recitals:

The Applicant, CenterPoint Development Group, is requesting vacation of the remainder of the alleyway south of West Main Street and between South Spruce Street and South 1<sup>st</sup> Street. The remaining alley right of way to be vacated is divided into two pieces. The northern portion is a square, approximately 0.01 Acre; 20-feet by 25-feet in size. The second portion of the alley right-of-way is 0.02 Acres and is an irregularly shaped piece. The east side is 82.61 feet in length, the west side is 72.61 feet, with a 10-foot by 10-foot jog at the northern end. The attached survey map provides clarity regarding the exact dimensions and location of this vacate request. Another exhibit, a copy of the GCK Subdivision, shows how a previous portion of the alley was partially vacated and will be completed with this vacation request. The vacation of the alley will enable the Applicant to develop the property using their preferred site plan.

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 the alley right-of-way 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 IS VACATED SUBJECT TO THE GRANT OF A UTILITY EASEMENT TO XCEL ENERGY FOR EXISTING OVERHEAD POWER LINES:

A parcel of land located in block 7, Richard D. Mobley's first subdivision to the Town of Grand Junction as shown on plat recorded in Reception Number 11306 of the Mesa County records and in the Southeast Quarter (se $\frac{1}{4}$ ) of Section 15, Township 1 South, Range 1 West of the Ute Meridian, in the City of Grand Junction, Mesa County, Colorado and being that alley right-of-way as described in Reception Number 166098, Mesa County records and more particularly described as follows:

Commencing at the Northeast corner of lot 4, said block 7, Richard D. Mobley's first subdivision; thence north 89°52'34" West, a distance of 124.73 feet, also being the basis of bearings with all bearings contained herein relative thereto, along the North line of said lot 4, block 7 to the point of beginning; thence South 00°05'34" West, a distance of 25.00 feet; thence North 89°52'34" West, a distance of 20.00 feet; thence North

00°05'34" East, a distance of 25.00 feet; thence South 89°52'34" East, a distance of 20.00 feet to the point of beginning.

said parcel containing an area of 0.01 acres, as herein described and as depicted on attached Exhibit A.

and

Commencing at the Southeast corner of lot 1, said block 7, Richard D. Mobley's first subdivision; thence North 89°52'34" West, a distance of 124.65 feet, along the South line of said lot 1, block 7, also being the basis of bearings, with all bearings contained herein relative thereto, to the point of beginning; thence N89°53'47"W, a distance of 10.00 feet; thence North 00°04'13" East, a distance of 72.61 feet; thence North 89°52'34" West, a distance of 10.00 feet; thence North 00°05'34" East, a distance of 10.00 feet; thence South 89°52'34" East, a distance of 20.00 feet; thence South 00°04'13" West, a distance of 82.61 feet to the Point of Beginning.

Said parcel containing an area of 0.02 acres, as herein described and as depicted on attached Exhibit B.

Introduced on first reading this 7<sup>th</sup> day of February 2018 and ordered published in pamphlet form.

Adopted on second reading this 21<sup>st</sup> day of February 2018 and ordered published in pamphlet form.

ATTEST:

*W. Winkelman*

City Clerk

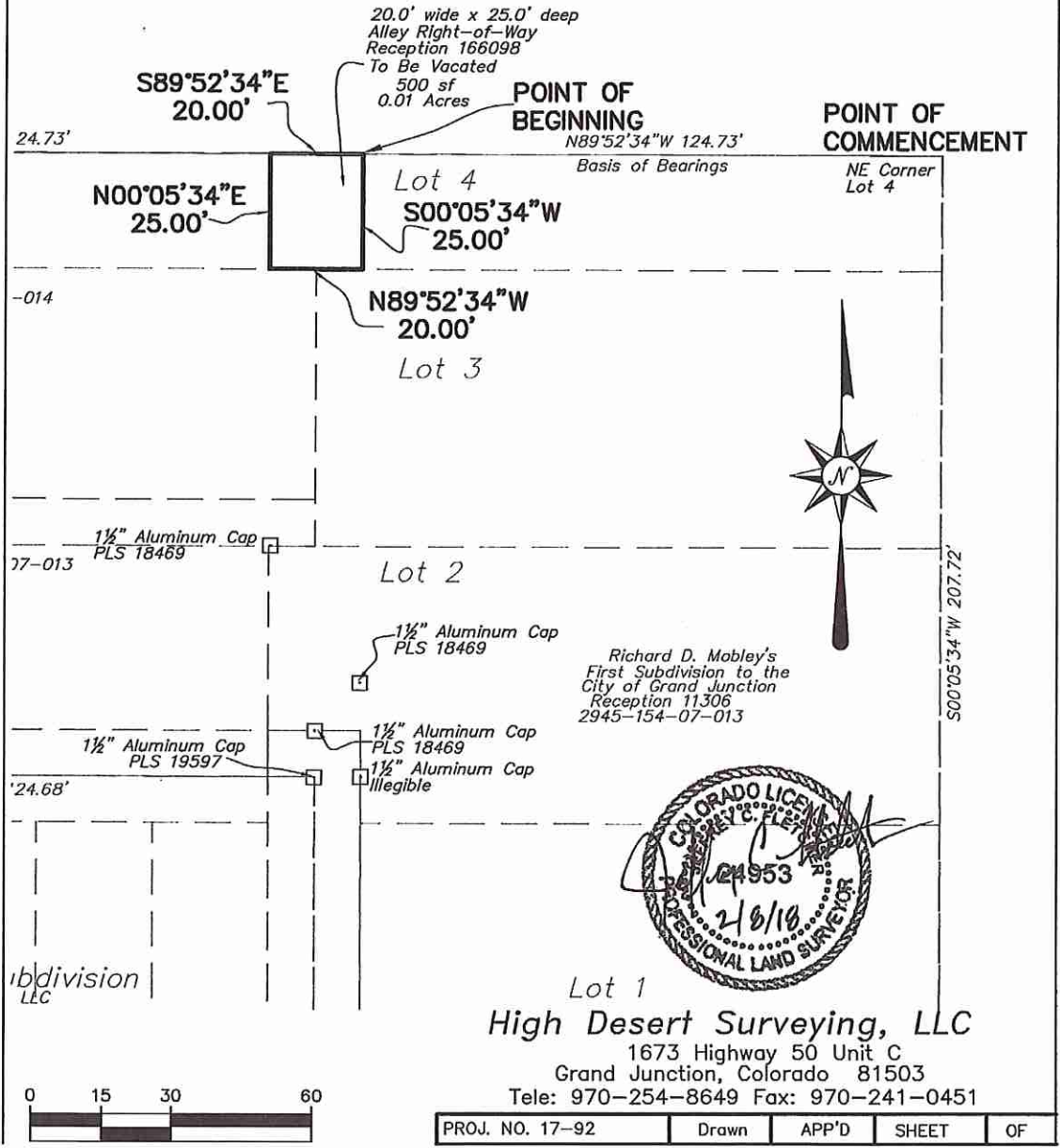
*J. Mark West*

Mayor

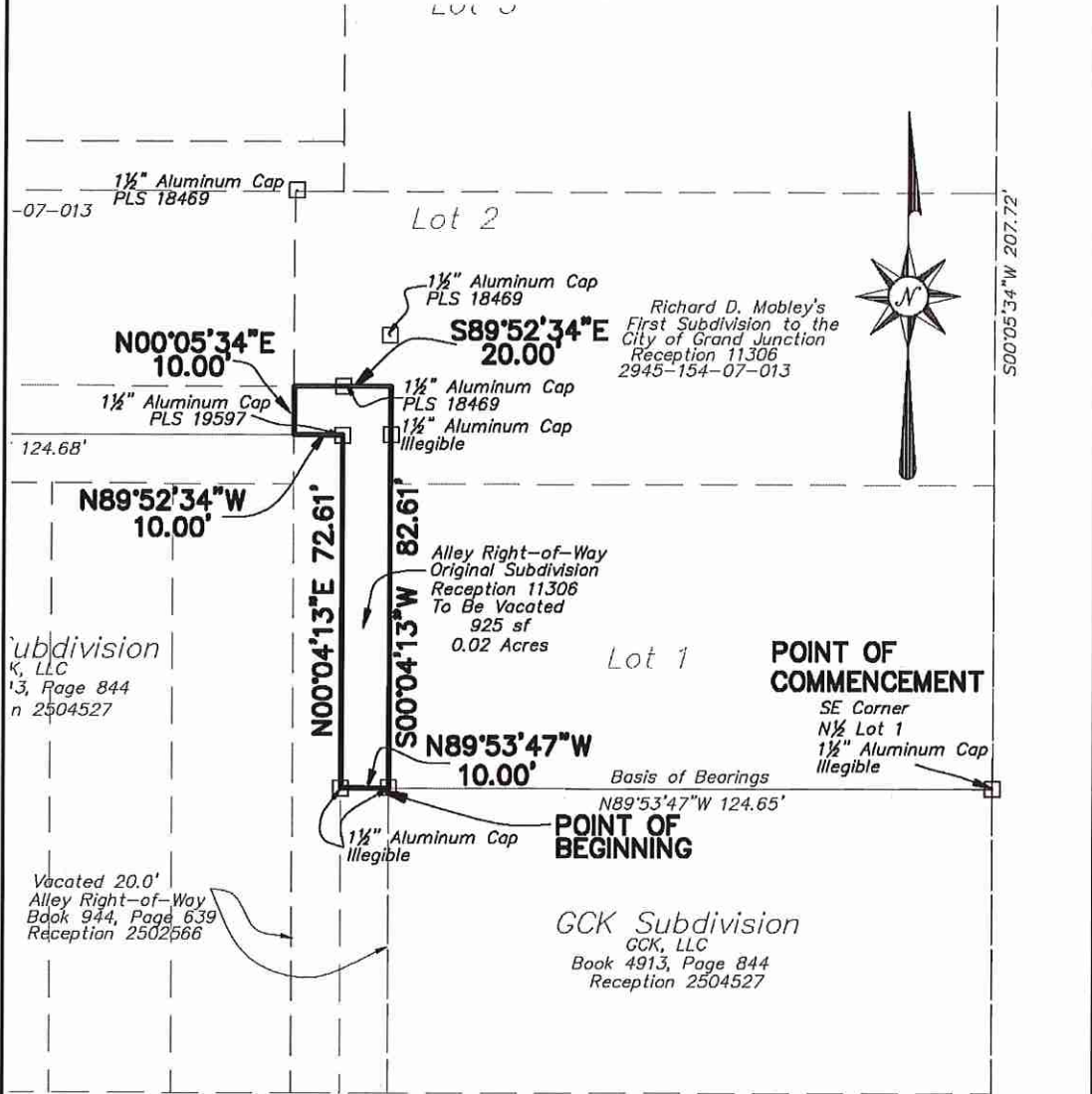


# EXHIBIT A ALLEY RIGHT-OF-WAY VACATION

Main Street



# EXHIBIT B ALLEY RIGHT-OF-WAY VACATION



**High Desert Surveying, LLC**

1673 Highway 50 Unit C  
Grand Junction, Colorado 81503

Tele: 970-254-8649 Fax: 970-241-0451



SCALE: 1" = 30'

PROJ. NO. 17-92	Drawn	APP'D	SHEET	OF
DATE: September, 2017	knr	jcf	1	1

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4791 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 7<sup>th</sup> day of February, 2018 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 21<sup>st</sup> day of February, 2018, at which Ordinance No. 4791 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 27 day of February, 2018.

W Winkelman  
City Clerk

Published: February 09, 2018  
Published: February 23, 2018  
Effective: March 25, 2018

