CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. ____

AN ORDINANCE AMENDING ORDINANCE NO. 4929 VACATING PREVIOUSLY-PLATTED PUBLIC RIGHTS-OF-WAY WITHIN THE RIVERFRONT AT DOS RIOS DEVELOPMENT LOCATED ALONG THE NORTHEAST BANK OF THE COLORADO RIVER BETWEEN HALE AVENUE AND NEAR THE 5th STREET/HIGHWAY 50 VIADUCT

Recitals:

At a public hearing of May 20, 2020, the City of Grand Junction City Council adopted Ordinance 4929, vacating seven portions of right-of-way within the Riverfront at Dos Rios development. The rights-of-way vacated by Ordinance 4929 include portions of the Lawrence Street right-of-way, the entirety of the Lila Avenue right-of-way, and nearby alleyways originally dedicated as rights-of-way by the O'Boyle’s Subdivision platted in 1908. Though Ordinance 4929 was adopted it has not yet gone into effect, as one of the two conditions of the Ordinance were not met. Namely, a final plat for the Riverfront at Dos Rios has not been recorded.

In the process of preparing said plat, planned to be named Riverfront at Dos Rios Filing Three Subdivision, it has become apparent that errors were made in the right-of-way vacations accomplished by Ordinance 4929. Specifically, under Ordinance 4929, portions of Lawrence Avenue and Lila Avenue would, upon vacation, revert to ownership other than that of the City of Grand Junction, significantly disrupting the design and progression of the Riverfront at Dos Rios development.

The City of Grand Junction City Council finds that the right-of-way vacations accomplished by Ordinance 4929 should be amended to serve the public welfare, and that the right-of-way vacations as amended will continue to be consistent with the Comprehensive Plan, the Grand Valley Circulation Plan, and Section 21.02.100 of the Grand Junction Municipal Code. This Ordinance shall not amend the conditions of Ordinance 4929, which shall remain in effect.

Below are descriptions of two areas of right-of-way vacated under Ordinance 4929 that, by recording of this Ordinance, shall not be vacated. These are the portions Parcel 1 of Ordinance 4929 that are identified as Lawrence Street (Parcel A) and Parcel 5 of Ordinance 4929 which is the entirety of Lila Avenue (Parcel B).

Parcel A – Area Not To Be Vacated

A portion of the 55.0 Foot wide Lawrence Street Right-of-Way within Block 1 of O'Boyle’s Sub-Division, as same is recorded at Reception Number 61369, Public Records of Mesa County, Colorado, described more particularly as follows;

Beginning at the northwest corner of Lot 12 Block 1 of said subdivision, thence Along the westerly line of said Lot 12 Block 1, S 00°09'53" W, a distance of 129.98 feet to the southwest
corner of said Lot 12 Block 1; Leaving said westerly line, N 89°56’44” W, for a distance of 27.50 feet, to the centerline of said Lawrence street right-of-way; Along said centerline of right-of-way N 00°09’53” E, a distance of 129.98 feet; Leaving said centerline S 89°56’44” E, for a distance of 27.50 feet, to the Point of Beginning.

Containing approximately 3,565 square feet. (Exhibit “A”)

Parcel B – Area Not To Be Vacated

A 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 at Reception Number 61369, Public Records of Mesa County, more particularly described as follows;

Beginning at the southeast corner of Lot 8 Block 1 of said subdivision, thence S 00°13’53” W, for a distance of 30.00 feet, to the centerline of said Lila Avenue right-of-way; Along said centerline of right-of-way N 89°56’44” W, a distance of 152.31 feet; Leaving said centerline N 00°09’53” E, for a distance of 30.00 feet to the northerly right-of-way of Lila Avenue; thence along said northerly right-of-way S 89°56’44” E, for a distance of 152.35 feet, to the Point of Beginning.

Containing approximately 4,570 square feet. (Exhibit “A”)

This description was prepared by Jodie Grein LS-38075, for The City of Grand Junction, CO.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT ORDINANCE 4929 SHALL BE AMENDED SUCH THAT THE PREVIOUSLY-DESCRIBED PORTIONS OF RIGHTS-OF-WAY SHALL NOT BE VACATED.

Introduced on first reading this 15th day of July 2020 and ordered published in pamphlet form.

Adopted on second reading this ___ day of _____, 2020 and ordered published in pamphlet form.

ATTEST:

_________________________________________  ____________________________
City Clerk                                Mayor
EXHIBIT "A"

O'BOYLE'S SUB-DIVISION
RECEPTION NUMBER 61369

BLOCK 1

55.0'

20

0.023 Acres
PARCEL 3

S 89°56'44" E
27.50'

P.O.B.-A

27.50'
S 89°56'44" E
124.85'

P.O.B.-B

152.35'

PARCEL B
4570 S.F.
0.105 Acres

N 89°56'44" W 152.31'

LILA AVENUE
RECEPTION NUMBER 61369

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.

ABBREVIATIONS
P.O.B. POINT OF BEGINNING
SEC. SECTION
TWP. TOWNSHIP
RGE. RANGE

1 inch = 40 ft.
Lineal Units = U.S. Survey Foot

DRAWN BY: J.I.G.
DATE: 03/19/20
SCALE: 1" = 40'
APPR. BY: J.A.M.

RIGHT-OF-WAY, NOT TO BE VACATED
PARCELS A & B
T.1S, R.1W, U.M.