

CITY OF GRAND JUNCTION

Ordinance No. 3413

**VACATING A PORTION OF FOUNTAINHEAD BLVD. IN CONJUNCTION
WITH FOUNTAIN GREENS FILING 3 SUBDIVISION LOCATED
BETWEEN 24 ³/₄ AND 25 ROADS, NORTH OF G ROAD**

Recitals.

When Fountain Greens Filing 2 was platted it included the right-of-way returns on Fountainhead Blvd. for future public streets that would access the area included in Filing 3. With the new design of Filing 3 that includes private streets these public street entrances and the 14-foot multi-purposes easements adjoining them are no longer necessary. The applicant requests to vacate these rights-of-way. The multi-purpose easements will be vacated by resolution.

At its March 26, 2002 hearing the City Planning Commission found that the request to vacate this portion of Fountainhead Blvd. conforms to the review criteria as set forth in Section 2.11C and recommended approval.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

City Council finds that the vacation meets the criteria set forth in Section 2.11C of the Grand Junction Zoning and Development Code and in accordance therewith the following described portion of Fountainhead Blvd. is hereby vacated:

Parcel 1:

A parcel of land located in Block 5, Fountain Greens Subdivision Filing No, Two, as recorded in Plat Book 17, at Pages 237 through 239, Mesa County, Colorado records, being more particularly described as follows:

Commencing at the Southeast corner of Section 33, Township 1 North, Range 1 West, of the Ute Meridian; Thence along the East line of said Section 33, North 00° 11' 29" West, a distance of 1185.74 feet, to the intersection of the centerlines of 25 Road and Fountain Greens Place; Thence along the centerline of Fountain Greens Place South 89° 48' 31" West, a distance of 58.00 feet; Thence North 00° 11' 29" West, a distance of 26.00 feet to a point on the South line of Block 5, Fountain Greens Subdivision Filing No, Two, as recorded in Plat Book 17, at Pages 237 through 239, Mesa County, Colorado records; Thence along said South line North 44° 48' 31" East, a distance of 11.32 feet to the POINT OF BEGINNING; Thence North 00°11' 29" West, a distance of 277.18 feet;

Thence South 56° 42' 17" East, a distance of 20.38 feet to the East line of said Block 5; Thence along said East line South 00°11' 29" East, a distance of 248.93 feet; Thence South 44° 48' 31" West, a distance of 24.04 feet to the POINT OF BEGINNING.

Parcel 2:

THAT PART OF Fountain Head Boulevard, located in, Fountain Greens Subdivision, Filing No. Two, as recorded in Plat Book 17, at Pages 237 - 239, Mesa County, Colorado records, being more particularly described as follows:

Commencing at the Northwest Corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 33, Township 1 North, Range 1 West of the Ute Meridian; whence the Southwest Corner of the Southeast Quarter, of the Southeast Quarter of Section 33 bears South 00 degrees 07 minutes 59 seconds East, a distance of 1317.69 feet, for a basis of bearing, with all bearings contained herein relative thereto; thence North 00 degrees 07 minutes 59 seconds West, a distance of 286.05 feet; thence North 89 degrees 52 minutes 28 seconds East, a distance of 26.00 feet, to the Southwest Corner of Block 5, said Fountain Greens Subdivision Filing no. Two; thence, along the Northerly Right-of-Way line of said Fountainhead Boulevard, South 45 degrees 07 minutes 46 seconds East, a distance of 35.35 feet; thence, continuing along said Right-of-Way line, North 89 degrees 52 minutes 28 seconds East, a distance of 438.78 feet to the POINT OF BEGINNING; thence North 89 degrees 52 minutes 28 seconds East, a distance of 94.00 feet; thence the following three courses along said right-of-way line; 1) North 45 degrees 07 minutes 32 seconds West, a distance of 35.36 feet; 2) South 89 degrees 52 minutes 28 seconds West, a distance of 44.00 feet; 3) South 44 degrees 52 minutes 28 seconds West, a distance of 35.36 feet ; to the POINT OF BEGINNING.

INTRODUCED for FIRST READING and PUBLICATION this 3rd day of April, 2002.

PASSED on SECOND READING this 17th day of April, 2002.

ATTEST:

/s/ Stephanie Tuin
City Clerk

/s/ Cindy Enos-Martinez
President of City Council