

**CITY OF GRAND JUNCTION**

**Ordinance No. 3438**

**VACATING A PORTION OF CROSBY ROAD  
LOCATED BETWEEN THE UNION PACIFIC RR RIGHT-OF-WAY  
AND 25 ½ ROAD**

RECITALS:

A vacation of a portion of the dedicated right-of-way for Crosby Road has been requested by the adjoining property owners.

The City Council finds that the request is consistent with the Growth Plan, the Grand Valley Circulation Plan and Section 2.11 of the Zoning and Development Code.

The Planning Commission, having heard and considered the request, found the criteria of the Code to have been met, and recommends that the vacation be approved.

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

The following described dedicated right-of-way for Crosby Road is hereby vacated subject to the listed conditions:

1. Applicants shall pay all recording/documentary fees for the Vacation Ordinance, any easement documents and dedication documents.
2. Prior to the recording of the Vacation Ordinance, the existing house located adjacent to the proposed dedicated right-of-way for 25 ½ Road shall be relocated to an area that meets all City development criteria.
3. Easement(s) shall be recorded at the time of recordation of the Vacation Ordinance for any utilities that may be existing within the right-of-way to be vacated.
4. Dedication of right-of-way for 25 ½ Road shall be recorded concurrently with the Vacation Ordinance.

The following right-of-way is shown on "Exhibit A" as part of this vacation of description.

Dedicated right-of-way to be vacated:

A portion of a parcel of land located in the Southeast Quarter of the Northwest Quarter (SE ¼ NW ¼) of Section 15, Township 1 South, range

1 West of the Ute Meridian, described in Book 24, Page 129, being more particularly described by metes and bounds, as follows:

Commencing at the Northwest corner of the SE  $\frac{1}{4}$  NW  $\frac{1}{4}$  said Section 15, whence the Northeast corner of said SE  $\frac{1}{4}$  NW  $\frac{1}{4}$  said corner bears South 89 degrees 55 minutes 45 seconds East, a distance of 1321.19 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence, along the North line of said SE  $\frac{1}{4}$  NW  $\frac{1}{4}$  said Section 15, south 89 degrees 55 minutes 45 seconds East, a distance of 911.29 feet to a point on the Southeasterly right-of-way line of Crosby Road, as described in Book 24, Page 129, also being the Northeasterly right-of-way line of a 100 foot wide railroad right-of-way, the POINT OF BEGINNING; thence South 89 degrees 55 minutes 45 seconds East, a distance of 79.22 feet, to a point on the Northeasterly right-of-way line of said Crosby Road; thence, along said Northeasterly right-of-way line of said Crosby Road, South 40 degrees 41 minutes 51 seconds East, a distance of 457.13 feet, to a point 33 feet West of the East line of said SE  $\frac{1}{4}$  NW  $\frac{1}{4}$  said Section 15; thence, along said East line, South 00 degrees 03 minutes 59 seconds East, a distance of 92.14 feet, to a point on the Northeasterly right-of-way line of a 100 foot wide railroad right-of-way; thence, along said railroad right-of-way line, North 40 degrees 41 minutes 51 seconds West, a distance of 578.79 feet to the POINT OF THE BEGINNING.

Said parcel containing an area of 0.713 Acres more or less, as described.

Introduced for first reading on this 5<sup>th</sup> day of June, 2002

PASSED and ADOPTED this 26<sup>th</sup> day of June, 2002.

ATTEST:

/s/: Cindy Enos-Martinez  
President of City Council

/s/: Stephanie Tuin  
City Clerk

# EXHIBIT A

NE1/4 NW1/4 SECTION 15

NW Corner  
SE1/4 NW1/4  
Section 15  
BLM 1988

S89°55'45"E  
79.22'

Basis of Bearings  
S89°55'45"E 1321.19'

NE Corner  
SE1/4 NW1/4  
Section 15  
BLM 1988

POB

SE1/4 NW1/4 SECTION 15

HOUSE

690 Crosby Avenue  
Book 2101, Page 875

S40°41'51"E 457.13'  
Crosby Avenue  
Road Book 24, Page 128

ROW to be Vacated  
0.713 Acres

N40°41'51"W 578.79'  
100' Railroad ROW

River Road

20' Utility Easement for Sanitary Sewer  
Book 1007, Page 227

Edge of Existing Powerline

S00°03'59"E  
92.14'

East line SE1/4 NW1/4 Section 15

952.26'  
N00°03'59"W 1333.88'

SE Corner  
SE1/4 NW1/4  
Section 15  
#5 Rebar in  
Concrete Sidewalk



SCALE: 1"=60'

NTS



