

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4862

AN ORDINANCE VACATING A PORTION OF UNNAMED 50-FOOT-WIDE RIGHT-OF-WAY

LOCATED BETWEEN 379 29 ROAD AND 383 29 ROAD

RECITALS:

A vacation of a publicly dedicated 50-foot-wide wide right-of-way has been requested by the Applicant, Sunshine of Delta, Inc. The applicant's request is to vacate the existing right-of-way and rededicate a new 52-foot-wide right-of-way 70 feet south of the existing right-of-way, in anticipation for better access to accommodate for future development of properties to the west.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate the 52-foot-wide right-of-way between 379 and 383 29 Road 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 portions of public right-of-way is hereby vacated subject to the listed conditions:

1. Applicant shall pay all recording/documentary fees for the Vacation Ordinance, any right-of-way/easement documents and/or dedication documents.
2. Prior to recording of an ordinance vacating the right-of-way, new right-of-way shall be dedicated to the City consistent with the application in City File Number SSU-2019-131.

RIGHT-OF-WAY VACATION

A Right-of-Way Vacation within the Northeast 1/4, Northeast 1/4 of Section 19, Township 1 South, Range 1 East, of the Ute Meridian, being a portion Parcel 1 and Parcel 2 of Reception Number 2411367, Mesa County, State of Colorado;

COMMENCING from the North 1/16 Corner of Section 19, Township 1 South, Range 1 East, of the Ute Meridian, whence the Northeast Corner of Section 19 bears N 00°06'23" E, a distance of 1329.49 feet, with all bearings being relative thereto.

THENCE N 00°06'23" E a distance of 694.53 feet;
THENCE N 89°53'37" W a distance of 40.00 feet to a point on the westerly Right-of-Way of 29 Road, said point being the POINT OF BEGINNING;
THENCE S 00°06'23" W along said westerly Right-of-Way a distance of 50.00 feet;
THENCE N 89°37'07" W leaving the aforementioned Right-of-Way a distance of 290.00 feet to a point on the westerly line of the aforementioned Parcel 2;
THENCE N 00°06'23" E a distance of 50.00 feet along said westerly line of Parcel 2 and the westerly line of Parcel 1;
THENCE S 89°37'07" E leaving said westerly line of Parcel 1, a distance of 290.00 feet to a point on the westerly Right-of-Way of 29 Road, said point being the POINT OF BEGINNING;

CONTAINING 14,500 square feet, more or less.

See Attached Exhibit.

Introduced on first reading this 1st day of July, 2019 and ordered published in pamphlet form.

Adopted on second reading this 17th day of July, 2019 and ordered published in pamphlet form.

ATTEST:

W Winkelmann

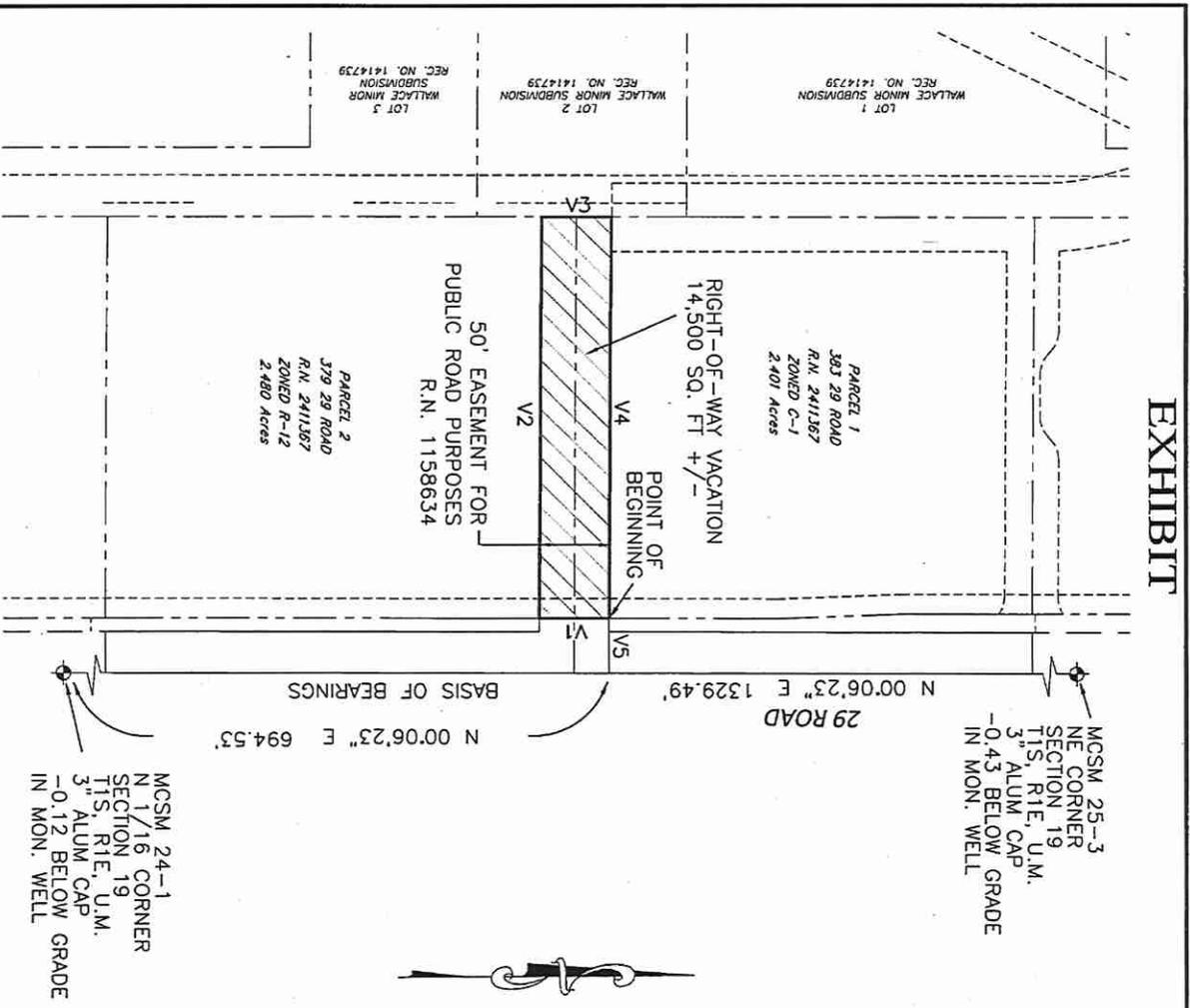
City Clerk

J. Mark

Mayor



EXHIBIT



LINE	BEARING	DISTANCE
V1	S 00°06'23" W	50.00'
V2	N 89°37'07" W	290.00'
V3	N 00°06'23" E	50.00'
V4	S 89°37'07" E	290.00'
V5	N 89°53'37" W	40.00'

The sketch and description shown hereon has been derived for 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.



THIS IS NOT A SURVEY PLAT.

		466 Ridgely Blvd, Suite A Grand Junction, CO 81507 Phone: (970) 241-1273 Fax: (970) 241-1273 www.mesa.com	
State: CO Title: C:\B8473\B473-EXHIBIT-VACATION-Road.DWG	Date: 08/12/19	Sheet: 1	Total: 1
RIGHT-OF-WAY - VACATION NE 1/4, NE 1/4, SEC. 19, T. 1 SOUTH, R. 1 EAST OF THE U.M., MESA COUNTY, COLORADO			

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4862 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 1st day of July, 2019 and 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 17th day of July, 2019, at which Ordinance No. 4862 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 19th day of July, 2019.



Deputy City Clerk

Published: July 03, 2019
Published: July 19, 2019
Effective: August 18, 2019