

CITY OF GRAND JUNCTION

ORDINANCE NO. 3524

AN ORDINANCE VACATING A PORTION OF THE 24 1/4 ROAD
RIGHT-OF-WAY

Recitals:

In 1995, a portion of the platted, but unbuilt, 24 1/4 Road right-of-way was vacated in conjunction with the development of Canyon View Park. The southern portion of the right-of-way was not vacated at that time because it would have landlocked a lot in the Pomona Park Subdivision plat. Since then, that lot has been incorporated into the Spanish Trails plans and no longer needs 24 1/4 Road for potential access. The developer is proposing to vacate the portion of the right-of-way adjacent to Spanish Trails, Filing 3. The right-of-way is not needed for future access since Canyon View Park is already developed with alternate access, as is Spanish Trails. Likewise, the Mendicelli property at the NE corner of 24 1/4 Road and G Road does not need additional access. The portion of the right-of-way that is not adjacent to Spanish Trails is not being vacated with this request, but could be in the future.

Staff and Planning Commission find that the proposal to vacate the remainder of 24 1/4 Road meets the criteria of the Zoning and Development Code and recommends approval.

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

That the right-of-way described as follows is hereby vacated:

Legal Description:

A right of way, dedicated for the use as a public highway, over a parcel of land located in the Southwest Quarter (SW 1/4) of Section 33, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, depicted on the Map of Pomona Park, as same is recorded in Plat Book 1, Page 24, Public Records of Mesa County, Colorado, said right of way being more particularly described as follows:

The East one-half (E 1/2) of that certain 30.0 foot road right of way lying South of the Westerly projection of the North line of Spanish Trail Subdivision Phase 1, as same is recorded in Plat Book 18, Pages 240 through 243, inclusive, Public Records of Mesa County, Colorado, and North of the Westerly projection of the North line of Lot 2, Mendicelli Subdivision, as same is recorded in Plat Book 17, Page 19, Public Records of Mesa County, Colorado.

CONTAINING 0.227 Acres, more or less, as described.

INTRODUCED for FIRST READING and PUBLICATION this 2nd day of April, 2003.

PASSED on SECOND READING this 16th day of April, 2003.

ATTEST:

/s/: Stephanie Tuin
City Clerk

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

