

CITY OF GRAND JUNCTION

ORDINANCE NO. 3541

**AN ORDINANCE VACATING A PORTION OF LIGRANI LANE AND
PORTIONS OF ADJACENT MULTI-PURPOSE EASEMENTS**

LOCATED BETWEEN RIMROCK AVENUE AND STATE HIGHWAY 6 & 50

RECITALS:

A vacation of a portion of the dedicated right-of-way for Ligrani Lane and portions of adjacent multi-purpose easements 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 Ligrani Lane and adjacent multi-purpose easements are hereby vacated subject to the listed conditions:

1. Applicants shall pay all recording/documentary fees for the Vacation Ordinance.
2. The Vacation Ordinance will be effective and recorded concurrent with the recordation of the Final Plat for the Rimrock Marketplace 3 Subdivision.

**The following right-of-way and multi-purpose easements are shown on
“Exhibit A” as part of this vacation of description.**

Dedicated right-of-way to be vacated:

BEING a portion of the 52 foot wide right-of-way for Ligrani Lane, located in the Rimrock Marketplace 2 Subdivision, as shown on the plat of said subdivision recorded in Plat Book 19, Pages 158 through 161 of the Mesa County records and being more particularly described as follows:

BEGINNING at the corner of Lot 1, Block 3 of said Rimrock Marketplace 2 Subdivision, whence the most Southwesterly Northwest corner of said Lot bears South 90 degrees 00 minutes 00 seconds West, for a basis of bearings, with all bearings contained herein relative thereto; thence North 90 degrees 00 minutes 00 seconds East, a distance of 52.00 feet, to a point on the West line of Lot 1, Block 2 of said Rimrock Marketplace 2 Subdivision; thence, along said West line of Lot 1, Block 2 of said Rimrock Marketplace 2 Subdivision, South 00 degrees 00 minutes 14 seconds West, a distance of 166.73 feet; thence, North 89 degrees 59 minutes 46 seconds West, a distance of 52.00 feet, to a point on the East line of said Lot 1, Block 3 of said Rimrock Marketplace 2 Subdivision; thence, along said East line, North 00 degrees 00 minutes 14 seconds East, a distance of 166.73 feet to the Point of Beginning.

Said parcel containing an area of 0.199 Acres, as described.

Dedicated multi-purpose easements to be vacated:

1) BEING a portion of the 14 foot wide multi-purpose easement West of Ligrani Lane, located in Lot 1, Block 2, Rimrock Marketplace 2 Subdivision, as shown on the plat of said subdivision recorded in Plat Book 19, Pages 158 through 161 of the Mesa County records and being more particularly described as follows:

BEGINNING at the Northwest corner of Lot 1, Block 2 of said Rimrock Marketplace 2 Subdivision, whence the most Southwesterly Northwest corner of said Lot bears South 90 degrees 00 minutes 00 seconds West, for a basis of bearings, with all bearings contained herein relative thereto; thence, along the West line of said Lot 1, Block 2 of said Rimrock Marketplace 2 Subdivision, North 00 degrees 00 minutes 14 seconds East, a distance of 14.00 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 15.73 feet; thence South 00 degrees 00 minutes 14 seconds West, a distance of 180.73 feet; thence North 89 degrees 59 minutes 46 seconds West, a distance of 14.00 feet, to a point on the West line of said Lot 1, Block 2 of said Rimrock Marketplace 2 Subdivision; thence, along said West line of Lot 1, Block 2 of said Rimrock Marketplace 2 Subdivision, North 00 degree 00 minutes 14 seconds East, a distance of 166.73 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 1.73 feet to the Point of Beginning.

Said parcel containing an area of 0.059 Acres, as described.

2) BEING a portion of the 14 foot multi-purpose easement West of Ligrani Lane, located in Lot 1, Block 3, Rimrock Marketplace Subdivision, as shown on the plat of said subdivision recorded in Plat Book 19, Pages 158 through 161 of the Mesa County records and being more particularly described as follows:

BEGINNING at the Northwest corner of Lot 1, Block 3 of said Rimrock Marketplace 2 Subdivision, whence the most Southeasterly Northwest corner of said Lot bears South 90 degrees 00 minutes 00 seconds West, for a basis of bearings, with all bearings contained herein relative thereto; thence, along the East line of said Lot 1, Block 3, Rimrock Marketplace 2 Subdivision, South 00 degrees 00 minutes 14 seconds West, a distance of 166.73 feet; thence North 89 degrees 59 minutes 46 seconds West, a distance of 14.00 feet; thence North 00 degrees 00 minutes 14 seconds East, a distance of 166.73 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 14.00 feet to the Point of Beginning.

Said parcel containing an area of 0.054 Acres, as described.

Introduced for first reading on this 2nd day of July, 2003

PASSED and ADOPTED this 16th day of July, 2003.

/s/ Jim Spehar
President of City Council

ATTEST:

/s/ Stephanie Tuin
City Clerk

EXHIBIT A



