

CITY OF GRAND JUNCTION

Ordinance No. 3558

AN ORDINANCE VACATING A 15' WIDE ALLEY RIGHT-OF-WAY LOCATED
NORTHEAST OF THE INTERSECTION OF NORTH 7th STREET AND
ROOD AVENUE
KNOWN AS: 202 N. 7th Street

RECITALS:

In conjunction with the filing of a Simple Subdivision Plat and in anticipation of future commercial development, the applicant proposes to vacate a 15' wide alley right-of-way which will be converted to a 15' Utility & Drainage Easement.

The Planning Commission, having heard and considered the request on July 8, 2003 and found the criteria of the Code to have been met, recommend that the vacation be approved.

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

1. The following described 15' alley right-of-way is hereby conditionally vacated:

Beginning at the NE corner of Lot 5 in Block 93 of the City of Grand Junction, as recorded in Plat Book 2865, Page 415, and whose North line is assumed to bear N89°58'13"E and all bearings contained herein to be relative thereto; thence N 89°58'13" 15.00 feet to the NW corner of Lot 28 in said Block 93; thence along the West line of said Lot 28, S 00°04'16"E 124.61 feet to the SW corner of said Lot 28 and the North right of way of Rood Avenue; thence along said North right of way N 89°57'52" W 15.00 feet to the SE corner of Lot 1 in said Block 93; thence leaving said North right of way N 00°04'16"W 124.59 feet to the point of beginning, Mesa County, Colorado. See attached Exhibit "A."

This 15' alley right-of-way vacation is conditioned and contingent upon the approval and filing of the Simple Subdivision Plat and the dedication of the 15' Utility & Drainage Easement for the benefit of the existing sanitary sewer line and gas line.

INTRODUCED on First Reading on the 16th day of July, 2003 and ordered published.

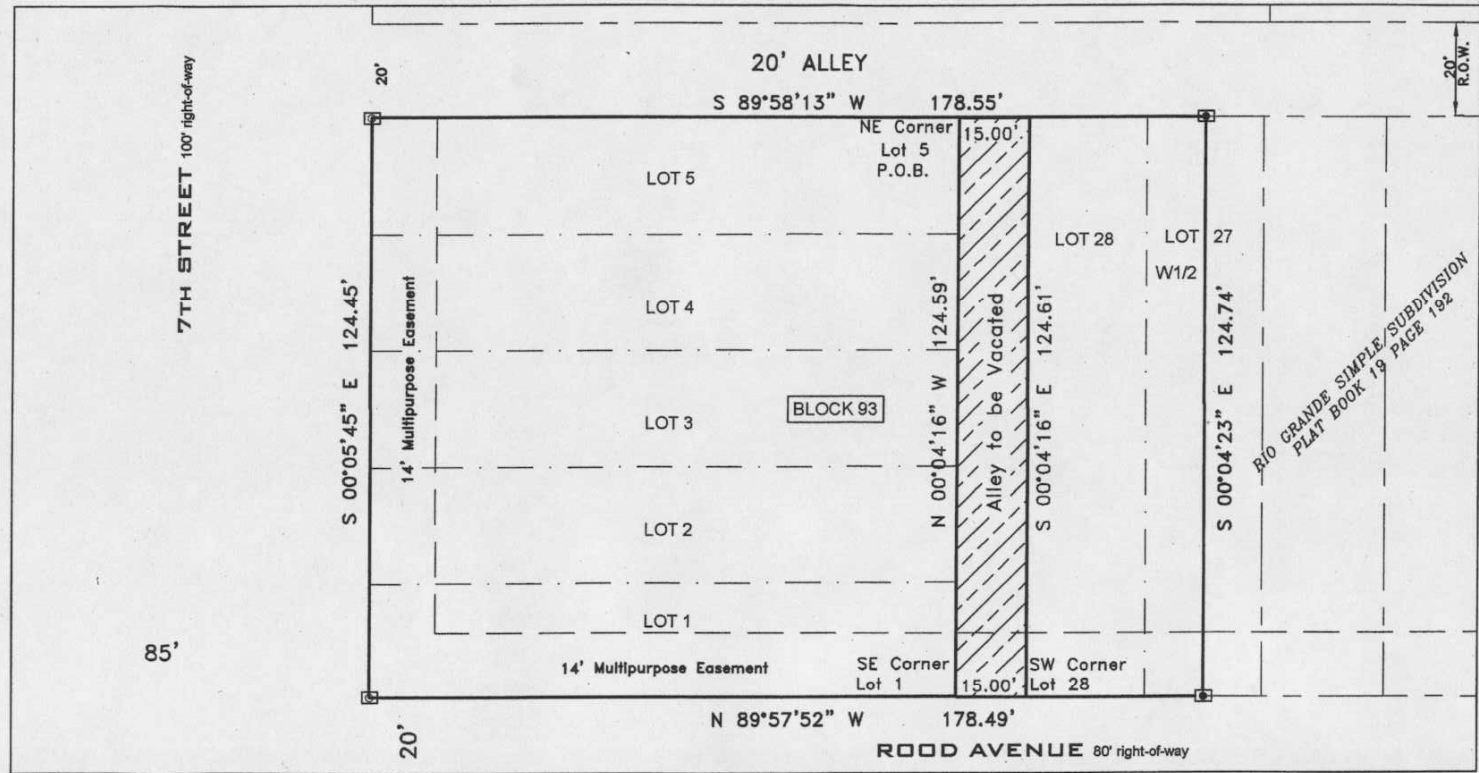
ADOPTED on Second Reading this 6th day of August, 2003.

ATTEST:

/s/ Stephanie Tuin
City Clerk

/s/ Jim Spehar
President of City Council

EASEMENT VACATION EXHIBIT "A"



EASEMENT VACATION DESCRIPTION:

Beginning at the NE corner of Lot 5 in Block 93 of the City of Grand Junction and whose North line is assumed to bear N89°58'13"E and all bearings contained herein to be relative thereto; thence N 89°58'13" E 15.00 feet to the NW corner of Lot 28 in said Block 93; thence along the West line of said Lot 28, S 00°04'16"E 124.61 feet to the SW corner of said Lot 28 and the North right of way of Rood Avenue; thence along said North right of way N 89°57'52" W 15.00 feet to the SE corner of Lot 1 in said Block 93; thence leaving said North right of way N 00°04'16"W 124.59 feet to the point of beginning, Mesa County, Colorado.

RECEIVED

MAY 19 2003

COMMUNITY DEVELOPMENT
DEPT.