

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3567**

**AN ORDINANCE VACATING A PORTION OF UNDEVELOPED RIGHT-OF-WAY  
ALONG THE NORTHERN EDGE OF UNAWEEP AVENUE**

Recitals.

A vacation of a portion of the undeveloped right-of-way for UnawEEP Avenue has been requested by the adjoining property owners. The vacation request is a result of the re-alignment and new construction of UnawEEP Avenue, along the southern portion of the road. This ordinance retains the 14 foot multi-purpose easement in this area.

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.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION  
THAT:**

The following described dedicated right-of-way for UnawEEP Avenue is 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 recorded and shall be effective concurrent with the recordation of the Final Plat for the UnawEEP Heights Subdivision.

**The following right-of-way as shown on “Exhibit A” as part of this vacation of description.**

**Dedicated right-of-way to be vacated:**

A PARCEL OF LAND SITUATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE P.M. ALSO BEING PART OF THE RIGHT-OF-WAY DESCRIBED IN BOOK 3134, PAGE 463 THRU 465 IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF MESA COUNTY, COLORADO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE S 89°58'29" W ALONG THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 842.45 FEET; THENCE N 00°01'31" W A DISTANCE OF 20.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF B3/4 ROAD ALSO BEING A POINT ON A NON-TANGENT CURVE IN WHICH THE RADIUS POINT BEARS N 35°53'16" E A DISTANCE OF 820.00 FEET AND THE TRUE POINT OF BEGINNING; THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 820.00 FEET, A LONG CHORD WHICH BEARS N 40°21'23" W A DISTANCE OF 389.96 FEET, AN ARC DISTANCE OF 393.73 FEET; THENCE N 26°36'03" W A DISTANCE OF 170.28 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID RIGHT-OF-WAY DESCRIBED IN BOOK 3134, PAGE 463 THRU 465 IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF MESA COUNTY, COLORADO; THENCE N 63°23'57" E ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 50.00 FEET; THENCE S 26°36'03" E CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 170.28 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 770.00 FEET, A LONG CHORD WHICH BEARS S 43°06'43" E A DISTANCE OF 437.67 FEET, AN ARC DISTANCE OF 443.79 FEET, THE RADIUS POINT BEARS N 30°22'37" E A DISTANCE OF 770.00 FEET TO A POINT OF NON-TANGENCY AND A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF B3/4 ROAD; THENCE S 89°58'29" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF B3/4 ROAD A DISTANCE OF 91.31 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 29,404 SQ. FT. OR 0.68 ACRES MORE OR LESS.

UNAWEEP AVENUE – SOUTH RESERVED MULTI-PURPOSE EASEMENT  
A PARCEL OF LAND FOR A 14 FOOT WIDE MULTI-PURPOSE EASEMENT SITUATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE P.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE S 89°58'29" W ALONG THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 842.45 FEET; THENCE N 00°01'31" W A DISTANCE OF 20.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF B3/4 ROAD ALSO BEING A POINT ON A NON-TANGENT CURVE IN WHICH THE RADIUS POINT BEARS N 35°53'16" E A DISTANCE OF 820.00 FEET AND THE TRUE POINT OF BEGINNING; THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 820.00 FEET, A LONG CHORD WHICH BEARS N 40°21'23" W A DISTANCE OF 389.96 FEET, AN

ARC DISTANCE OF 393.73 FEET; THENCE N 26°36'03" W A DISTANCE OF 170.28 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF A RIGHT-OF-WAY DESCRIBED IN BOOK 3134, PAGE 463 THRU 465 IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF MESA COUNTY, COLORADO; THENCE N 63°23'57" E ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 14.00 FEET; THENCE S 26°36'03" E A DISTANCE OF 170.28 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 806.00 FEET, A LONG CHORD WHICH BEARS S 41°03'20" E A DISTANCE OF 402.38 FEET, AN ARC DISTANCE OF 406.68 FEET, THE RADIUS POINT BEARS N 34°29'24" E A DISTANCE OF 806.00 FEET TO A POINT OF NON-TANGENCY AND A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF B3/4 ROAD; THENCE S 89°58'29" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF B3/4 ROAD A DISTANCE OF 24.28 FEET TO THE POINT OF BEGINNING.

SAID 14 FOOT WIDE MULTI-PURPOSE EASEMENT CONTAINS 7,986 SQ. FT. OR 0.18 ACRES MORE OR LESS.

Introduced on first reading this 6th day of August, 2003 and ordered published.

**PASSED and ADOPTED** on second reading this 20th day of August, 2003.

Attest:

/s/ Stephanie Tuin  
City Clerk

/s/ Harry Butler  
President of the Council Pro Tem

Exhibit "A"

