

CITY OF GRAND JUNCTION

ORDINANCE NO. 3586

AN ORDINANCE VACATING A 15' WIDE ALLEY RIGHT-OF-WAY LOCATED
NORTHEAST OF THE INTERSECTION OF NORTH 7th STREET AND
BELFORD AVENUE
KNOWN AS: 722 BELFORD AVENUE

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 north/south alley right-of-way located northeast of the intersection of N. 7th Street and Belford Avenue.

The Planning Commission, having heard and considered the request 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:

That certain 15.00 foot wide Alley lying in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 14, Township 1 South, Range 1 East of the Ute Meridian, lying within Block 5 of the Resurvey of Second Addition City of Grand Junction, as same is recorded in Plat Book 2 Page 37, Public Records of Mesa County, Colorado; bounded on the South by the North right of way for Belford Avenue; bounded on the North by the South line of that certain 20.00 foot wide East-West Alley within said Block 5; bounded on the East by the West line of Lot 30, Block 5; bounded on the West by the East line of Lots 1 through 6, inclusive, Block 5, all within said Resurvey of Second Addition City of Grand Junction.

This 15' alley right-of-way vacation is conditioned and contingent upon the approval and filing of the Simple Subdivision Plat and the review and approval of the Site Plan Review for the commercial office building and abandonment and/or relocation of utilities.

INTRODUCED on First Reading on the 5th day of November, 2003 and ordered published.

ADOPTED on Second Reading this 19TH day of November, 2003.

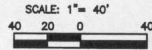
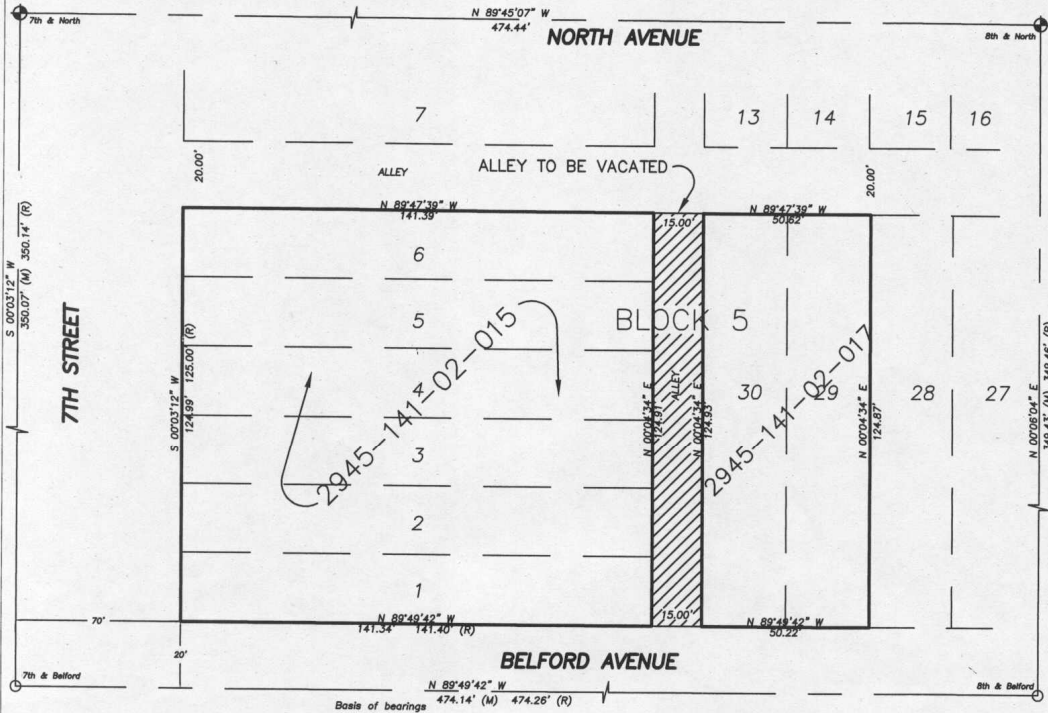
ATTEST:

/s/: Stephanie Tuin
City Clerk

/s/: Jim Spehar
President of City Council

ALLEY VACATION EXHIBIT

GRAND, JUNCTION
MESA COUNTY, COLORADO



LEGEND

- ⊕ CITY OF GRAND JUNCTION MONUMENTS
- CITY OF GRAND JUNCTION REFERENCE POSITION

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER THE FIRST DISCOVERY OF SUCH DEFECT. IN NO EVENT, ANY AND ALL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF COMPLETION SHOWN HEREON.

ALLEY VACATION EXHIBIT
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

HIGH DESERT SURVEYING	
2591 B 3/4 Road, Grand Jct., CO 81503	
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SUR. BY:	DRAWN BY: SKW
JOB NO. 03-23	SHEET 1 OF 1