CITY OF GRAND JUNCTION

ORDINANCE NO. 3593

AN ORDINANCE VACATING A 30' WIDE RIGHT-OF-WAY LOCATED WEST OF
26 ½ ROAD AND SOUTH OF THE GRAND VALLEY CANAL AND RESERVING
A 20' PUBLIC UTILITIES EASEMENT
KNOWN AS: 631 26 ½ Road

RECITALS:

      In order to correct a recorded legal description error, the applicant proposes to vacate a 30' wide deeded right-of-way located west of 26 ½ Road and south of the Grand Valley Canal and also reserve unto the City a 20' Public Utilities Easement for the use and benefit of the City and for the use and benefit of the Public Utilities, as approved by the City, as a perpetual easement for the installation, operation, maintenance, repair and replacement of public utilities and appurtenances related thereto, located at 631 26 ½ Road.

      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 30' right-of-way is hereby conditionally vacated:

    A tract of land for road purposes located in the Southwest Quarter of Section Two, Township 1 South, Range 1 West of the Ute Meridian, more particularly described as follows:

    The West 30.00 feet of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter of said Section Two, lying South of the Grand Valley Canal. Said tract of land contains .22 acres; reserving an easement on, along, over, under, through and across the West 20.00 thereof.

    This 30' right-of-way vacation is conditioned and contingent upon the simultaneous dedication of the East 30' of the petitioner's property to the City to officially obtain the road right-of-way for 26 ½ Road.

INTRODUCED on First Reading on the 17th day of December, 2003 and ordered published.
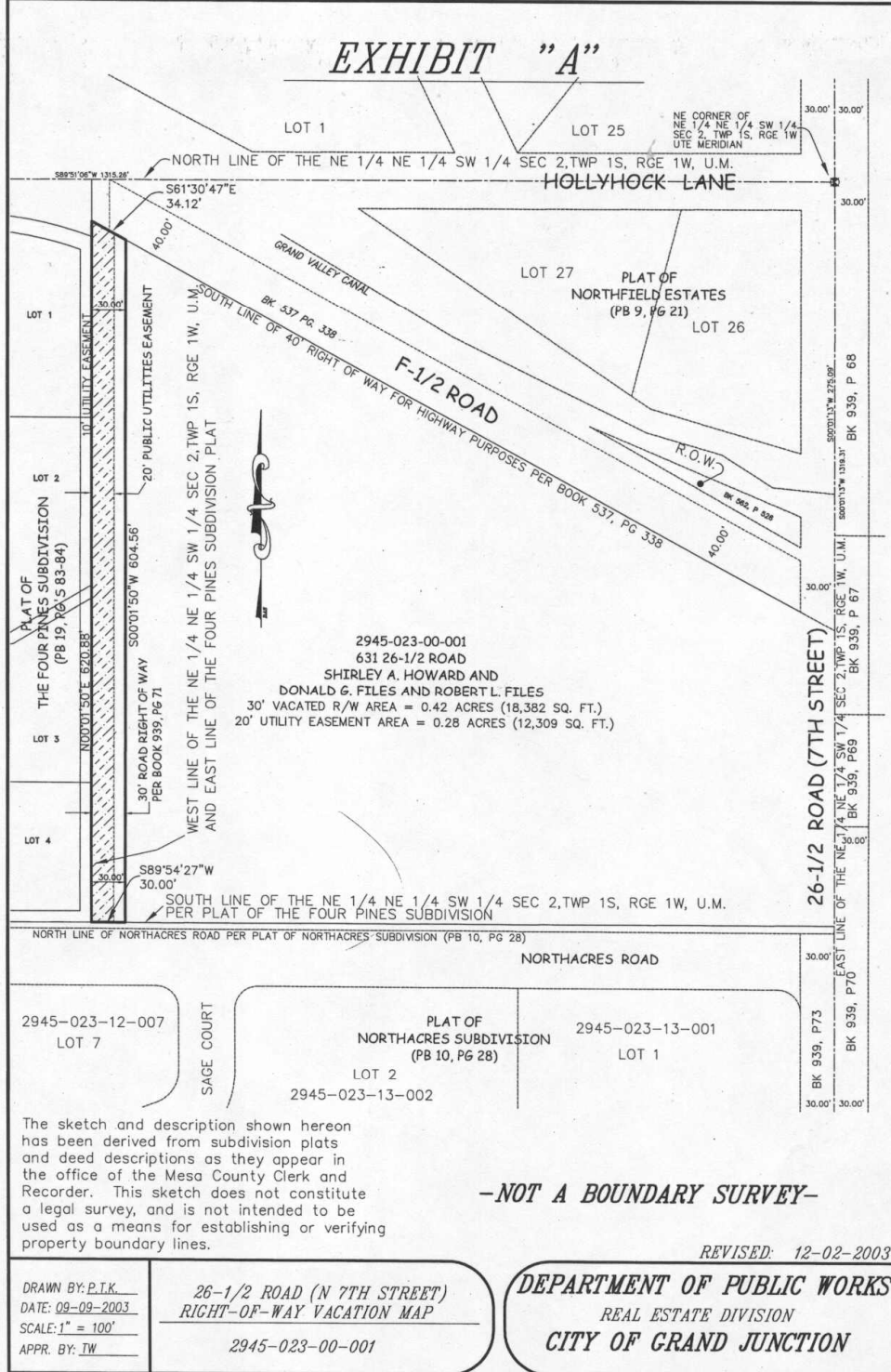
ADOPTED on Second Reading this 7th day of January, 2004.

ATTEST:

/s/ Stephanie Tuin   /s/ Jim Spehar
City Clerk   President of City Council

EXHIBIT "A"

LOT 1   LOT 25

NE CORNER OF
NE 1/4 NE 1/4 SW 1/4
SEC 2, TWP 1S, RGE 1W
UTE MERIDIAN

30.00' | 30.00'

NORTH LINE OF THE NE 1/4 NE 1/4 SW 1/4 SEC 2, TWP 1S, RGE 1W, U.M.

S89°51'06"W 1315.26'

HOLLYHOCK LANE

30.00'

S61°30'47"E
34.12'

40.00'

GRAND VALLEY CANAL

LOT 27

PLAT OF
NORTHFIELD ESTATES
(PB 9, PG 21)

LOT 26

LOT 1

10' UTILITY EASEMENT

20' PUBLIC UTILITIES EASEMENT

BK 537, PG 338

SOUTH LINE OF 40' RIGHT OF WAY FOR HIGHWAY PURPOSES PER BOOK 537, PG 338

F-1/2 ROAD

R.O.W.

BK 662, P 828

40.00'

30.00'

S00°01'13"W 275.00'

BK 939, P 68

LOT 2

SOUTH LINE OF THE NE 1/4 NE 1/4 SW 1/4 SEC 2, TWP 1S, RGE 1W, U.M.
AND EAST LINE OF THE FOUR PINES SUBDIVISION PLAT

S00°01'50"W 604.56'

WEST LINE OF THE NE 1/4 NE 1/4 SW 1/4 SEC 2, TWP 1S, RGE 1W, U.M.

PLAT OF
THE FOUR PINES SUBDIVISION
(PB 19, PG'S 83-84)

N00°01'50"E 620.88'

30' ROAD RIGHT OF WAY
PER BOOK 939, PG 71

LOT 3

2945-023-00-001
631 26-1/2 ROAD
SHIRLEY A. HOWARD AND
DONALD G. FILES AND ROBERT L. FILES
30' VACATED R/W AREA = 0.42 ACRES (18,382 SQ. FT.)
20' UTILITY EASEMENT AREA = 0.28 ACRES (12,309 SQ. FT.)

S00°01'13"W 1315.37'

BK 939, P 67

BK 939, P69

30.00'

LOT 4

26-1/2 ROAD (7TH STREET)

EAST LINE OF THE NE 1/4 NE 1/4 SW 1/4 SEC 2, TWP 1S, RGE 1W, U.M.

S89°54'27"W
30.00'

30.00'

SOUTH LINE OF THE NE 1/4 NE 1/4 SW 1/4 SEC 2, TWP 1S, RGE 1W, U.M.
PER PLAT OF THE FOUR PINES SUBDIVISION

NORTH LINE OF NORTHACRES ROAD PER PLAT OF NORTHACRES SUBDIVISION (PB 10, PG 28)

NORTHACRES ROAD

30.00'

2945-023-12-007
LOT 7

SAGE COURT

PLAT OF
NORTHACRES SUBDIVISION
(PB 10, PG 28)

LOT 2
2945-023-13-002

2945-023-13-001
LOT 1

BK 939, P73

BK 939, P70

30.00' | 30.00'

The sketch and description shown hereon
has been derived from subdivision plats
and deed descriptions as they appear in
the office of the Mesa County Clerk and
Recorder. This sketch does not constitute
a legal survey, and is not intended to be
used as a means for establishing or verifying
property boundary lines.

—NOT A BOUNDARY SURVEY—

REVISED: 12-02-2003

DRAWN BY: P.T.K.	26-1/2 ROAD (N 7TH STREET)	**DEPARTMENT OF PUBLIC WORKS**
DATE: 09-09-2003	RIGHT-OF-WAY VACATION MAP	REAL ESTATE DIVISION
SCALE: 1" = 100'		**CITY OF GRAND JUNCTION**
APPR. BY: TW	2945-023-00-001	