

**CITY OF GRAND JUNCTION**

**ORDINANCE NO. 3607**

AN ORDINANCE VACATING 10' OF THE 100' WIDTH RIGHT-OF-WAY  
ON HORIZON DRIVE LOCATED ADJACENT TO LOTS 2 & 3,  
FOURSQUARE MINOR SUBDIVISION  
KNOWN AS: 638 & 640 Horizon Drive

RECITALS:

In conjunction with the approval of a Conditional Use Permit for converting the existing single family home into a five (5) bedroom Bed & Breakfast, the applicant proposes to vacate 10' of the 100' width right-of-way on Horizon Drive located adjacent to Lots 2 & 3, Foursquare Minor Subdivision.

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 10' of the 100' width right-of-way on Horizon Drive located adjacent to Lots 2 & 3, Foursquare Minor Subdivision is hereby conditionally vacated:

A strip of land being 10.00 feet wide situated in the SE 1/4 of Section 2, Township 1 South, Range 2 West of the Ute Meridian, Mesa County, Colorado being more particularly described as follows:

The southeasterly 10.00 feet of Horizon Drive right-of-way as described in Book 877 at Page 345 of the records of Mesa County that abuts Lot 2 and Lot 3 of Foursquare Minor Subdivision as recorded in Plat Book 14 at Page 290 and 291 of said Mesa County records:

Said strip contains 7723 sq. ft. more or less.

This 10' right-of-way vacation is conditioned and contingent upon the filing of a 20' Multi-Purpose Easement be granted to the City for the existing underground utilities.

INTRODUCED on First Reading on the 18<sup>th</sup> day of February, 2004 and ordered published.

ADOPTED on Second Reading this 3<sup>rd</sup> day of March, 2004.

ATTEST:

/s/ Stephanie Tuin  
City Clerk

/s/ Jim Spehar  
President of City Council

