

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4977

**AN ORDINANCE VACATING A PORTION OF AMIR DRIVE RIGHT-OF-WAY AS
RECORDED WITHIN RECEPTION NUMBER 2817666**

LOCATED AT 2026 S. BROADWAY

Recitals:

A vacation of a portion of public right-of-way of Amir Drive has been requested by the property owners, Hooshang David Gowhari and Elizabeth Ann Gowhari Revocable Trust Dated October 12, 2007, in anticipation of future subdivision development of the property. The existing right-of-way for Amir Drive was granted by Warranty Deed as recorded within Reception No. 2817666. Amir Drive has never been constructed and this right-of-way contains no existing utility infrastructure.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate a portion of public right-of-way for Amir Drive as granted by Warranty Deed by Reception No. 2817666, is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Municipal Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING DESCRIBED RIGHT-OF-WAY IS HEREBY VACATED SUBJECT TO THE LISTED CONDITIONS:

1. Applicant shall pay all recording/documentary fees for the Vacation Ordinance, any right-of-way/easement documents and/or dedication documents.

A parcel of land located in the SE1/4NW1/4 of Section 22, Township 11 South, Range 101 West, 6th Principal Meridian, City of Grand Junction, Mesa County, Colorado, being a portion of Amir Drive as deeded to the City of Grand Junction in the Warranty Deed recorded with the Clerk and Recorder of Mesa County as Reception Number 2817666 more particularly described as:

That portion of Amir Drive lying north of the following described line: Commencing at the CW1/16 of said Section 22, from which the C1/4 bears S89°23'15"E 1304.62 feet. Running thence N00°17'31"W 270.06 feet along the west line of the SE1/4NW1/4 of said Section 22 to the Point of Beginning. Running thence N89°42'29"E 30.00 feet to the east side of Amir Drive and the Point of Terminus.

Parcel contains approximately 11,496 sq. ft.

See Exhibit A.

Introduced on first reading this 16th day of December 2020 and ordered published in pamphlet form.

Adopted on second reading this 6th day of January 2021 and ordered published in pamphlet form.

ATTEST:

W Winkelmann

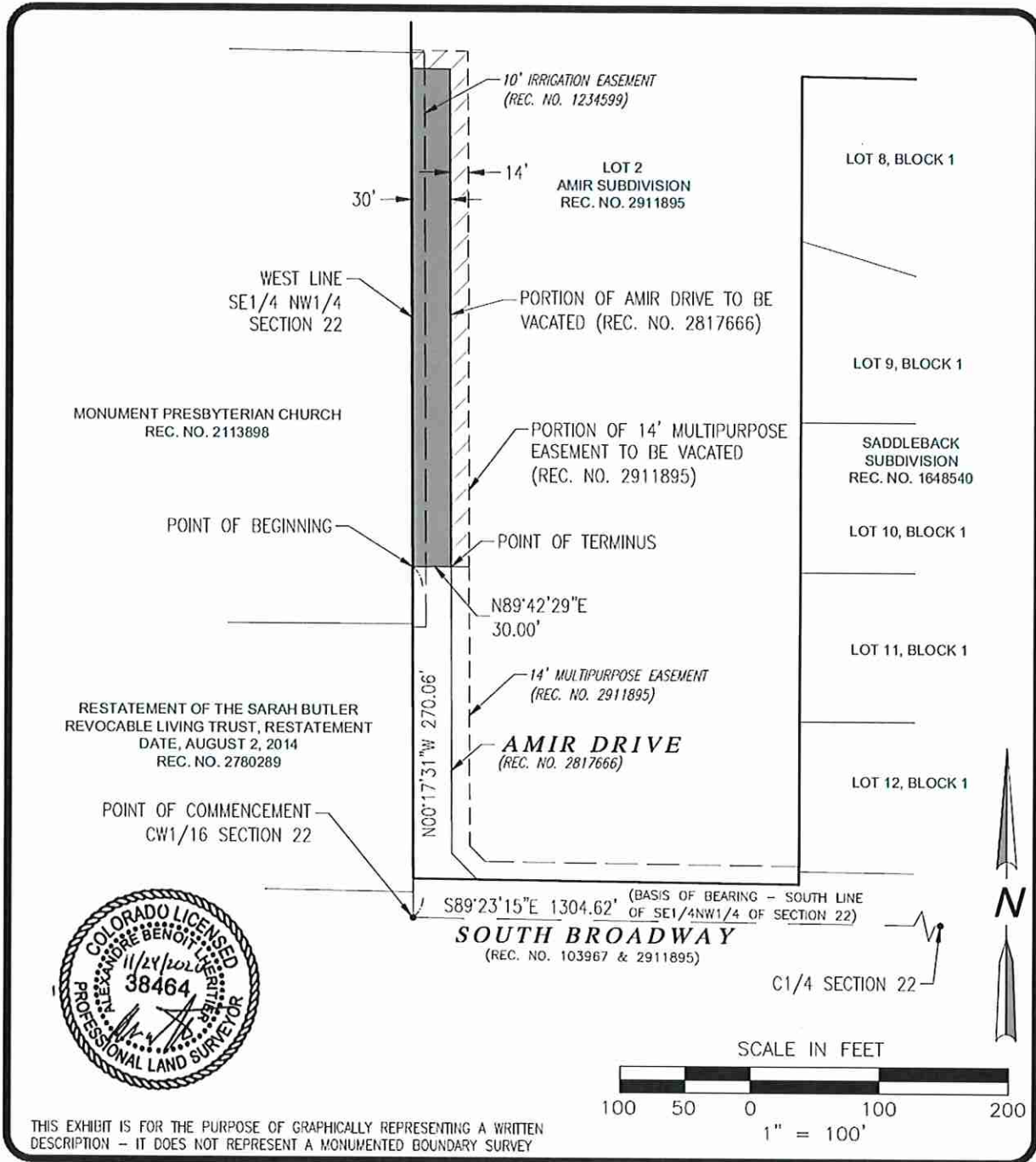
City Clerk

C.S. Peter W. Zeman

Mayor



Exhibit A:



THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY

<p>Magnolia Ridge Estates Filing 1 Amir Drive Vacation</p>		<p>Prepared By VORTEX ENGINEERING, INC. 861 Rood Avenue Grand Junction, CO 81501 (970) 245-9051</p>
<p>PROJECT NO: F19-061</p>	<p>DATE: 11/23/2020</p>	
<p>DRAWN BY: ABL</p>	<p>CHECKED BY: ABL</p>	

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4977 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 16th day of December 2020 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 6th day of January 2021, at which Ordinance No. 4977 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 11th day of January 2021.



Deputy City Clerk

Published: December 18, 2020
Published: January 08, 2021
Effective: February 7, 2021

