

**ORDINANCE NO. 3731**

**AN ORDINANCE VACATING A PORTION OF UNDEVELOPED RIGHT-OF-WAY, OF WINTERS AVENUE, WEST OF SOUTH 7<sup>TH</sup> STREET**

Recitals.

A vacation of a portion of the undeveloped right-of-way of Winters Avenue has been requested by the adjoining property owners. The vacation request is the intention of the submitters to further develop the area along with the adjacent parcel to the south as a commercial business property. The northern half will then go to the property to the north, which is currently vacant. A fourteen foot multi-purpose easement will be provided across the eastern most edge of the southern half of Winters Avenue, which is to be vacated

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 is hereby vacated:

That part of Winters Avenue West of 7<sup>th</sup> Street within the Amended Benton Canons First Subdivision, City of Grand Junction, County of Mesa, State of Colorado. Described as follows:

Beginning at the Northwest corner of Lot 1 Block 8 of said Benton Canons Subdivision; thence Easterly 151.82 feet along the North line of said Lot 1 to the Northeast corner of said Lot 1; thence Northerly 30 feet to the centerline of Winters Avenue; thence Westerly 18.4 feet along the centerline; thence Northerly 30 feet to the Southeast corner of Lot 1 Block 1 of said subdivision; thence westerly along the South line of said Lot 133.4 feet to the West line of the subdivision; thence Southerly 60 feet along the West line of said subdivision to the point of beginning.

A fourteen foot multi-purposed easement is provided as follows:

Beginning at the Northwest corner of Lot 1, Block 8 of said Benton Canons Subdivision; thence Easterly 137.82 feet to the Point of Beginning; thence Northerly 30 feet to the centerline of Winters Avenue; thence Easterly 14 feet along said

centerline; thence Southerly 30 feet to the Northeast corner of said Lot 1, Block, Benton Cannons Subdivision; thence Westerly along the North line of said Lot 1, Block 8, Benton Cannons Subdivision a distance of 14 feet to the Point of Beginning.

Introduced on first reading this 2<sup>nd</sup> day of March, 2005 and ordered published.

Adopted on second reading this 6<sup>th</sup> day of April, 2005.

/s/: Bryce Hill  
Mayor

ATTEST:

/s/: Stephanie Tuin  
City Clerk