

ORDINANCE NO. 3786
AN ORDINANCE VACATING RIGHTS-OF-WAY FOR AN ALLEYWAY AND
HOESCH STREET WITHIN THE RIVERSIDE SCHOOL SITE

Recitals

Mesa County Valley School District 51 is requesting the vacation of two undeveloped segments of right-of-way within the Riverside School site – one right-of-way is an undeveloped alley and the other is for Hoesch Street, also undeveloped. The proposed vacations are necessary in order for the school district to proceed with location and construction of a new Dual Immersion Academy (DIA) building on the site. The rights-of-way currently run through the vacant area of the site within which the new facility is to be located.

The City Council finds that the School District's request is consistent with the Growth Plan Future Land Use Plan. The application also meets the criteria of 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 recommended that the vacation be approved.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following described dedicated public rights-of-way are hereby vacated for the use and benefit, subject to the conditions stated herein, of Mesa County School District 51:

20' Alley Vacation

A portion of a 20.00 foot wide alley lying in the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of Section 15, Township 1 South, Range 1 West of the Ute Meridian, as shown on the plat of Grand River Subdivision, as same is recorded at Reception number 18387, Public Records of Mesa County, Colorado and being particularly described as follows:

ALL of that 20.00 foot wide platted alley lying within Block Two, as depicted on said Grand River Subdivision, lying West of the West right of way for Hoesch Street and East of the South right of way for Highway 340, as laid out and now in use

CONTAINING 2776.9 Square Feet, more or less, as described.

A Portion of Hoesch Street To Be Vacated

A portion of Hoesch Street lying in the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of Section 15, Township 1 South, Range 1 West of the Ute Meridian, as shown on the plat of Grand River Subdivision, as same is recorded at Reception number 18387, Public Records of Mesa County, Colorado and being more particularly described as follows:

All of that 18.00 foot wide platted right of way for Hoesch Street as depicted on said Grand River Subdivision, lying North of the Easterly extension of the South line of Block Two and South of the South right of way for Highway 340, as laid out and now in use.

CONTAINING 3509 Square Feet, more or less, as described.

See Alley Vacation and Street Vacation Exhibits attached hereto and incorporated by this reference as if fully set forth.

The vacations shall be subject to and contingent upon the City's approval of a Site Development Plan for the Dual Immersion Academy per section 2.2.D.4. of the Zoning and Development Code.

The vacations shall be subject to and contingent upon dedication of an easement for the relocation of the existing east-west sanitary sewer line through the site.

Introduced on first reading this 1st day of June, 2005 and ordered published.

Adopted on second reading this 15th day of June, 2005.

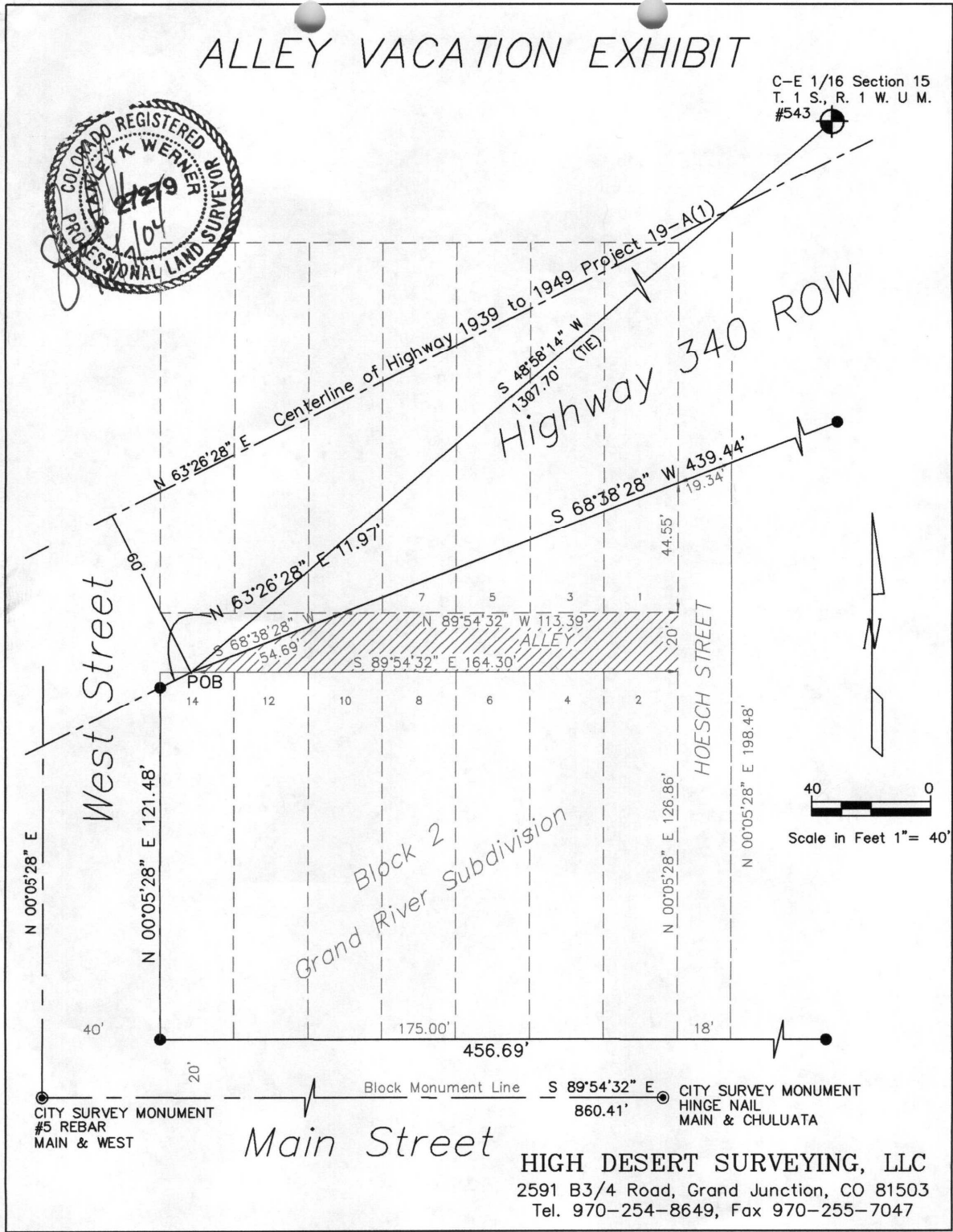
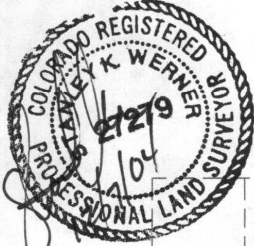
/s/: Bruce Hill
Mayor

ATTEST:

/s/: Stephanie Tuin
City Clerk

ALLEY VACATION EXHIBIT

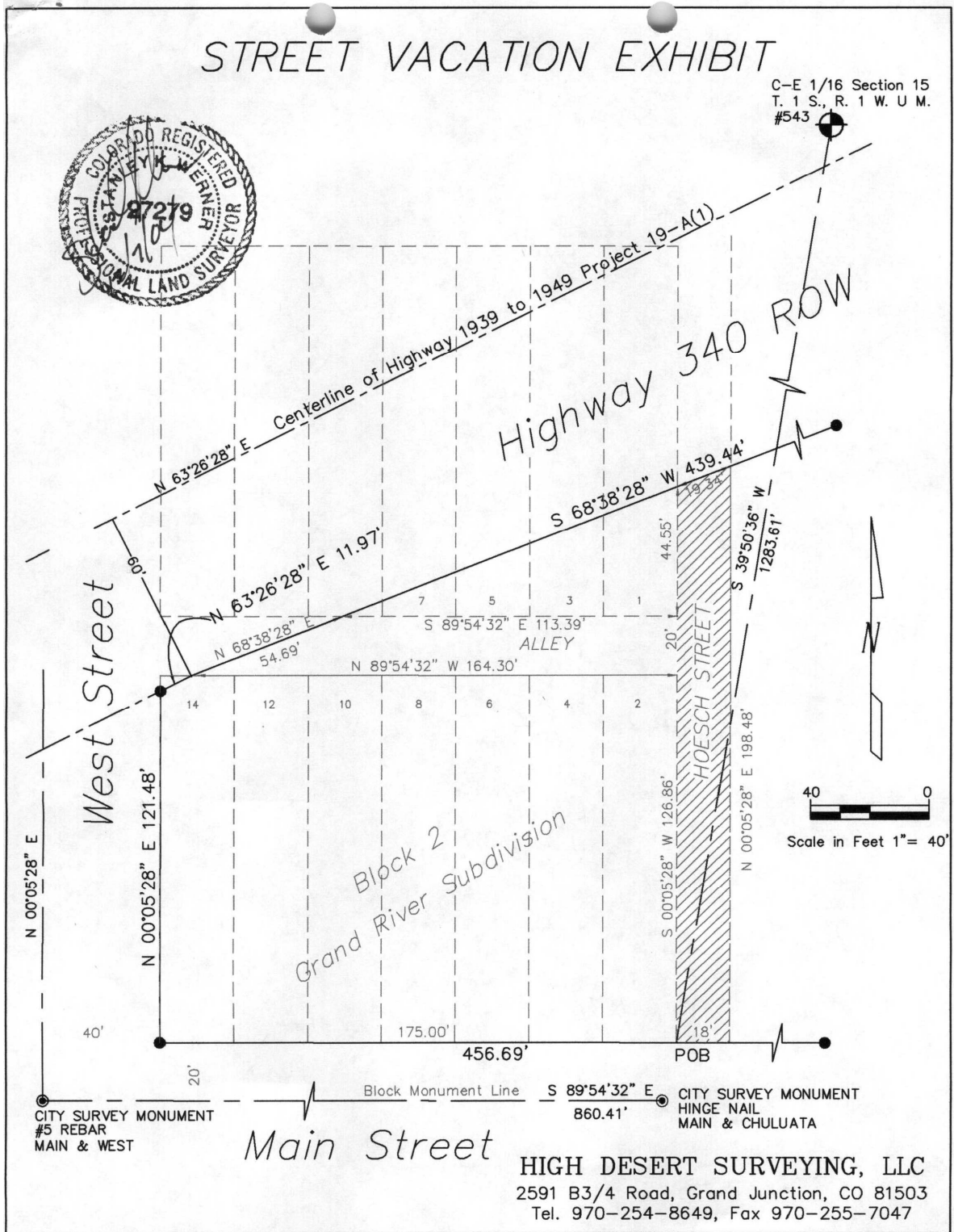
C-E 1/16 Section 15
T. 1 S., R. 1 W. U.M.
#543



HIGH DESERT SURVEYING, LLC
2591 B3/4 Road, Grand Junction, CO 81503
Tel. 970-254-8649, Fax 970-255-7047

STREET VACATION EXHIBIT

C-E 1/16 Section 15
T. 1 S., R. 1 W. U M.
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