

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3813

**AN ORDINANCE VACATING A PUBLIC ROAD RIGHT-OF-WAY LOCATED
AT 641 29 ½ ROAD**

Recitals:

A request to vacate the 25 foot public right-of-way, located on the west side of the Marchum Drain. Approval of the right-of-way vacation is conditioned upon the recordation of the vacation ordinance concurrently with the final plat for the Forrest Run Subdivision.

The City Council finds that the request to vacate the herein described right-of-way is consistent with the Growth 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 Zoning Code to have been met, and recommends that the vacation be approved as requested subject to the condition that the vacation ordinance concurrently with the final plat for the Forrest Run Subdivision.

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

1. The following described right-of-way is hereby vacated:

A strip of land situated in the SE ¼ NE ¼ SW ¼ Section 5, Township 1 South, Range 1 East of the Ute Meridian in Lot 1, Holton's Haciendas, as recorded in Plat Book 13 Page 485 in the records of the Office of the Mesa County Clerk and recorder, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

That strip of land designated as a 25-foot Easement, Operation and Maintenance Road on the west side of a 35-foot Drainage Easement running generally north and south as shown in said Lot 1, Holton's Haciendas, being more particularly described by metes and bounds as follows:

BEGINNING at a point on the north line of said Lot 1 whence the northeast corner of said Lot 1 bears S89°59'58"E, a distance of 309.30 feet with all other bearings contained herein being relative thereto; thence, S00°10'17"W along the east boundary of said 25-foot Easement, Operation and Maintenance Road, a distance of 659.82 feet to the south line of said Lot 1; thence, 89°59'16"W along said south line, a distance of 25.00 feet to the west line of said 25-foot Easement, Operation and Maintenance Road; thence N00°10'17"E along said west line, a distance of 659.83 feet to the north line of said Lot 1; thence S89°59'58"E along said north line, a distance of 25.00 feet to the POINT OF BEGINNING; containing 16,496 square feet or 0.38 acres by these measures.

As depicted on Exhibit "A" attached to this ordinance.

Introduced for first reading on this 20th day of July, 2005.

PASSED and ADOPTED this 3rd day of August, 2005.

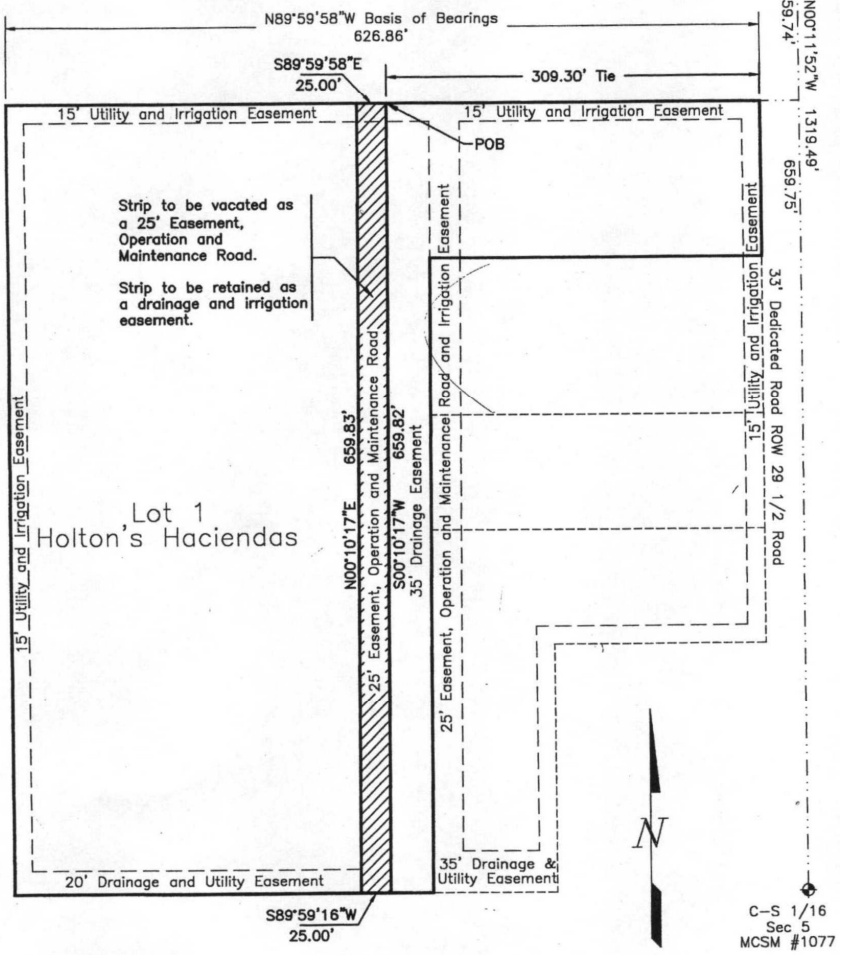
ATTEST:

/s/ Bruce Hill
President of City Council

/s/ Stephanie Tuin
City Clerk

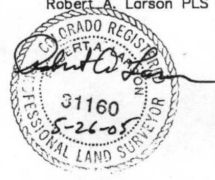
C 1/4
Sec 5
MCSM #58

A Portion of SE 1/4 NE 1/4 SW 1/4 Sec. 5
Township 1 South, Range 1 East, Ute Meridian
in Lot 1, Holton's Haciendas, City of Grand Junction
County of Mesa, State of Colorado



SURVEYORS CERTIFICATE

I hereby certify that I was in responsible charge of the survey represented by this Exhibit and that it was prepared from a field survey completed by me or under my direct supervision.
Robert A. Larson PLS 31160



SCALE 1" = 100'

Found Section Cor

Basis of Bearing: NE Cor. Lot 1, Holton's Haciendas to NW Cor Lot 1, Holton's Haciendas bears N89°59'58"W.

EXHIBIT "A"

James L. & Rosalee Holton Parcel No. 2943-053-56-00

Operation and Maintenance Road Vacation
Drainage and Irrigation Easement Dedication