

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3844

**AN ORDINANCE VACATING A PORTION OF THE ELVIRA DRIVE RIGHT-OF-WAY
LOCATED NORTH OF G ROAD AND WEST OF 26 ROAD**

RECITALS:

A request to vacate a portion of the dedicated right-of-way for Elvira Drive has been submitted by the following applicants:

Wrights Mesa, LLC, (Ted A. Martin, Mgr.)
Juliann A. Martin Family Trust (Juliann A. Martin, Trustee and Ted A. Martin, Trustee)
Douglas B. and Maria T. Rock
Jay A. and Sheryl J. Williams
David R. Olsen
John B. Olsen

The City Council finds that the request to vacate a portion of the dedicated right-of-way for Elvira Drive is consistent with the Growth Plan, the Grand Valley Circulation Plan and Section 2.11.C 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.

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

The following described dedicated right-of-way for Elvira Drive is hereby vacated subject to the listed conditions:

1. Applicants shall pay all recording/documentation fees for the Vacation Ordinance, any easement documents and dedication documents.
2. The vacation ordinance will be recorded and shall be effective concurrent with the recordation of the Fox Run at The Estates subdivision final plat.

The following right-of-way is shown on "Exhibit A Vacated Elvira Drive" as part of this vacation description.

Dedicated right-of-way for Elvira Drive to be vacated:

A strip of right-of-way situated in the SE ¼ of Section 34, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, now being vacated and described as follows: All that part of Elvira Drive, except the south 40.00 feet thereof, which will not be vacated and will remain right-of-way for G Road, as shown on the recorded subdivision plat of Steckel Subdivision as recorded in Plat Book 11 at Page 46 of said Mesa County records. And that portion of Elvira Drive, as

recorded in Book 999 at Page 545 of said Mesa County records. Also the City of Grand Junction will retain a multipurpose easement along the south 482.60 feet of that portion of Elvira Drive that is vacated.

Introduced for first reading on this 16th day of November, 2005

PASSED and ADOPTED this 7th day of December, 2005.

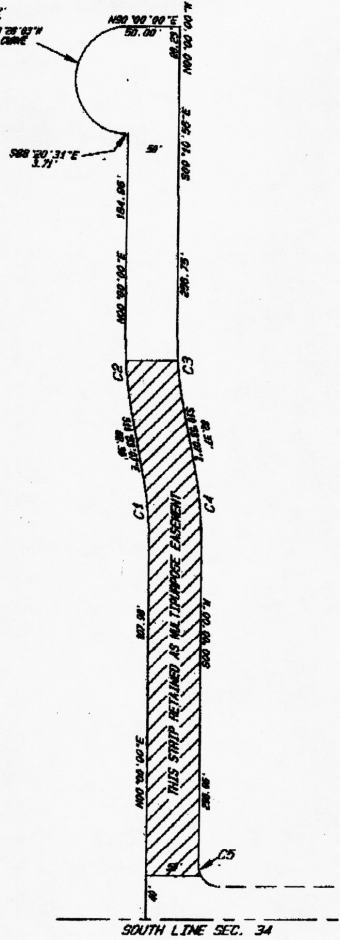
/s/: Gregg Palmer
Council President Pro Tem

ATTEST:

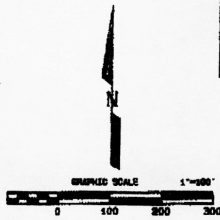
/s/: Stephanie Tuin
City Clerk

EXHIBIT A VACATED ELVIRA DRIVE

Δ = 180°
R = 30.00'
ARC = 59.12°
C1 = 392.35'
C1 BEARING = N05°26'33"W
NON-TANGENT CURVE



C	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
C1	10°53'03"	65.04'	342.35'	64.94'	N05°26'33"W
C2	10°53'07"	74.94'	392.35'	74.43'	N05°26'33"W
C3	10°53'08"	65.04'	342.35'	64.94'	S05°26'33"E
C4	10°53'08"	74.94'	392.35'	74.43'	S05°26'34"E
C5	29°55'23"	10.45'	20.00'	10.33'	S14°55'12"E



D H SURVEYS, INC.