

ORDINANCE NO. 3865

**AN ORDINANCE VACATING UNDEVELOPED RIGHT-OF-WAY
ALONG SWAN LANE**

Recitals.

A vacation of a portion of the undeveloped right-of-way along Swan Lane has been requested by the property owner. The vacation request is a result of the Redlands Valley Subdivision's proposal to develop 12 single family lots on 2.8 acres of vacant land, zoned RSF-4. The request to vacate is specifically for that dedication recorded in the Mesa County Clerk & Recorder's records at Book 10 Page 21, less any portion of the described land in the deed actually lying within the Swan Lane right-of-way otherwise dedicated for right-of-way purposes. The legal description prepared by Patrick Grogan, for Rolland Engineering reflects this (Exhibits A and B).

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. This Ordinance shall not become effective until the recording of the Final Plat for the Redlands Valley Subdivision.

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, as described on "Exhibit A", and shown on "Exhibit B", for Swan Lane is hereby vacated:

Dedicated right-of-way to be vacated:

All that part of a certain right-of-way situate in the W1/2 of the SW ¼ Section 7, Township 1 South, Range 1 West of the Ute Meridian, in the City of Grand Junction, Colorado as dedicated on MOCKING BIRD HEIGHTS SUBDIVISION in Plat Book 10 at Page 21, Reception No. 915560 in the Office of the Mesa County Clerk and Recorder, the perimeter of which is more particularly described as follows:

Beginning at the Southeasterly corner of Lot 5, Block 2, MOCKING BIRD HEIGHTS SUBDIVISION from whence a GLO brass cap for the SW corner section 7, Township 1 South, Range 1 West of the Ute Meridian of said section 7 bears S 11° 05'43" W a distance of 885.15 feet, and considering the south line of said section 7 to bear N 89° 50'31" E with all bearings herein contained relative thereto, thence S 68° 18'47" E a distance of 50.67 feet, thence N 30° 59'13" E a distance of 576.36

feet, thence N 89° 31'47" W a distance of 58.04 feet, thence, S 30° 59'13" W a distance of 455.08 feet, thence along a non-tangent 50 radius curve whose chord bears S 30° 59'13" W a chord with a delta angle of 180° 00'00" and a distance of 100 feet to the point of beginning.

(Containing 32,213 square feet).

Introduced on first reading this 1st day of February, 2006 and ordered published.

Adopted on second reading this 15th day of February, 2006.

/s/: Bruce Hill
Mayor

ATTEST:

/s/: Stephanie Tuin
City Clerk

EXHIBIT A

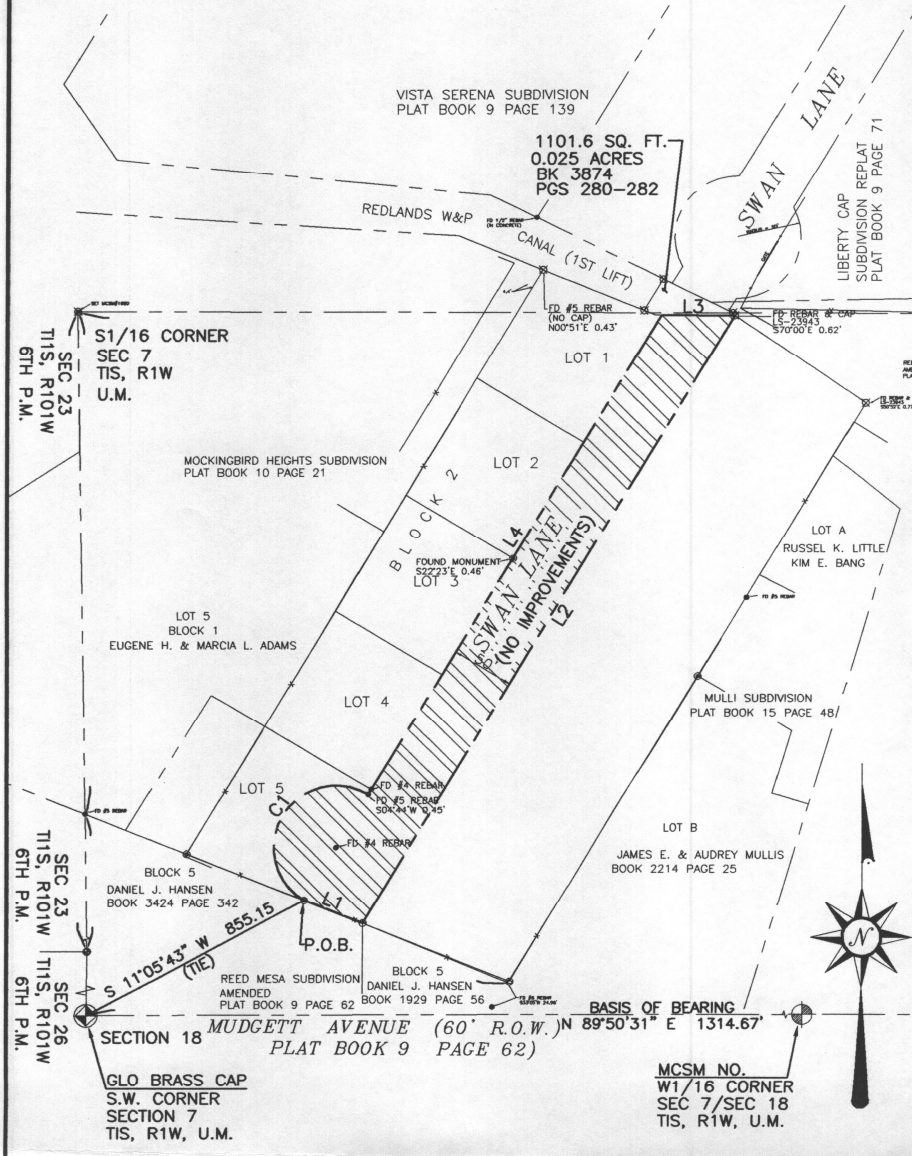
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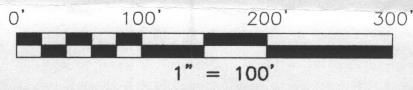
(Containing 32,213 square feet).

LINE	BEARING	DISTANCE
L1	S 68°18'47" E	50.67'
L2	N 30°59'13" E	576.36'
L3	N 89°31'47" W	58.04'
L4	S 30°59'13" W	455.08'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	50.00'	157.08'	100.00'	N 30°59'13" E	180°00'00"	-



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LEGEND

	MCSM	MESA COUNTY SURVEY MARKER
(CALC.)		CALCULATED RECORD
(R)		RECORD
		AREA TO BE VACATED (PLAT BOOK 10 PAGE 21)



File Name: C:\UNNAMED			
SWAN LANE ROW VACATION EXHIBIT			
IN THE W1/2 SW1/4 SECTION 7 T1S, R1W IN THE UTE MERIDIAN MESA COUNTY COLORADO			
Designed	Checked	Plot	Sheet
Drawn	Date	Rc	Of
KTS	6/13/05		1

Exhibit B