

CITY OF GRAND JUNCTION

Ordinance No. 3866

AN ORDINANCE VACATING A 20' WIDE ALLEY RIGHT-OF-WAY LOCATED EAST OF CHULUOTA AVENUE AND CROSSING LOT 2, BLOCK 9, RICHARD D. MOBLEY'S FIRST SUBDIVISION
KNOWN AS: 411 W. MAIN STREET

RECITALS:

In conjunction with the filing of a Subdivision Plat and in anticipation of future residential development and construction of the Riverside Parkway, the applicant proposes to vacate a 20' wide alley right-of-way which will be converted to a 20' Utility Easement.

The Planning Commission, having heard and considered the request on January 10th, 2006 and found the criteria of the Code to have been met, recommend that the vacation be approved.

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

1. The following described 20' alley right-of-way is hereby conditionally vacated:
All that part of that certain alley situate in the SE1/4 of Section 15, T1S, R1W of the Ute Meridian, lying in Block 9 of Richard D. Mobley's First Subdivision to Grand Junction, and granted to the City of Grand Junction by deed recorded in Book 100 at Page 3 of the Office of the Mesa County Clerk and Recorder, which part is more particularly described as follows:
All of the east-west alley crossing Lot 2 in said Block 9 lying east of the easterly right-of-way line of Chuluota Avenue and extending easterly to the easterly line of said Lot 2. See attached Exhibit "A."
This 20' alley right-of-way vacation is conditioned and contingent upon the approval and filing of the Subdivision Plat and the dedication of the 20' Utility Easement for the benefit of future and anticipated utilities.

INTRODUCED on First Reading on the 1st day of February, 2006 and ordered published.

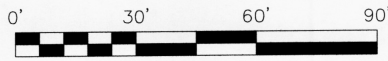
ADOPTED on Second Reading this 15th day of February, 2006.

ATTEST:

/s/: Stephanie Tuin
City Clerk

/s/: Bruce Hill
President of City Council

EXHIBIT A



W. MAIN STREET

CHULIUTA AVENUE

N.E. CORNER
LOT 2

MOBLEY'S SUBDIVISION

LOT 2
BLOCK 9

EAST LINE
LOT 2

SPENDRUP & ASSOC. INC
BOOK 2188 PAGE 755

SPENDRUP & ASSOC. INC
BOOK 2193 PAGE 313

N 00°06'50" E
20.00'

N 89°59'33" E 141.20'

SUBJECT ALLEY (BK 100 PG 3)

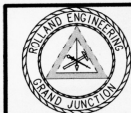
S 89°59'33" W 141.20'

S 00°05'19" W 155.00'

20.00'
S 00°05'19" W

CITY OF
GRAND JUNCTION

SPENDRUP & ASSOC. INC
BOOK 2170 PAGES 740-741



ROLLAND ENGINEERING
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Grand Jct. CO 81503
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File Name: C:\PROJECTS\4017A\4017ASPENEXH.DWG

EXHIBIT
ALLEY VACATION
IN THE SE1/4 SECTION 15
T1S, R1W OF THE UTE MERIDIAN
GRAND JUNCTION, COLORADO

Designed	Checked	Proj#	Sheet
		4017A	1
Drawn	Date	Plc	Of
	12/27/05		1