

CITY OF GRAND JUNCTION

ORDINANCE NO. 3891

**AN ORDINANCE VACATING RIGHTS-OF-WAY FOR 25-3/4 and G-1/2 ROADS
IN THE VICINITY OF 2561 G-1/2 ROAD
WITHIN THE PROPERTY KNOWN AS THE WOODRIDGE SUBDIVISION**

Recitals

A vacation of a segment of undeveloped remnant right-of-way along the alignment of 25-3/4 Road as further described above is requested. The right-of-way is not necessary for future development of the street network since it is already bisected by the developed Interstate 70 right-of-way. The properties surrounding it are concurrently being platted into a new residential project to be known as the Woodridge Subdivision and the right-of-way impedes the redevelopment of the property.

In addition, a vacation of a segment of G-1/2 Road right-of-way as further described above is requested. The road is currently developed but the vacation is requested in order to realign the roadway making the property more conducive to development and improving the safety and function of G-1/2 Road.

The City Council finds that the vacation requests are consistent with the Growth Plan and meet the criteria of section 2.11 of the Zoning and Development Code.

The Planning Commission, having heard and considered the requests, found the criteria of the Code to have been met and recommended that the vacations 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:

25-3/4 Road: All of the right-of-way for 25-3/4 Road as it crosses the following described parcels of land:

PARCEL 1

Commencing at the Northwest corner of the SE1/4 of said Section 34, thence North 90°00'00" East along the North line of the SE1/4 of said Section 34 a distance of 596.23 feet to the True Point of Beginning, thence continuing North 90°00'00" East along the North line of the SE1/4 of said Section 34 a distance of 12.60 feet, thence North 25°08'30" West 82.68 feet to a point on the South right-of-way of Interstate 70, thence along said South right-of-way of Interstate 70 by the following 4 courses and distances;

- 1) along the arc of a curve to the left whose radius is 2965.00 feet and whose long chord bears North 79°15'22" East 60.20 feet,
- 2) North 76°40'49" East 305.10 feet,
- 3) North 75°40'19" East 175.00 feet,
- 4) North 76°39'26" East 229.99 feet, thence South 00°03'30" West 247.06 feet to a point on the North bank of the Grand Valley Canal, thence along the North and East bank of the Grand Valley Canal by the following 7 courses and distances:
 - 1) South 29°34'51" West 6.54 feet,
 - 2) South 45°29'19" West 171.38 feet,
 - 3) South 56°44'15" West 301.17 feet,
 - 4) South 80°30'15" West 107.47 feet,
 - 5) North 74°13'45" West 135.85 feet,
 - 6) North 47°02'00" West 80.36 feet,
 - 7) North 14°08'30" West 217.97 feet to the True Point of Beginning.

PARCEL 2

Commencing at the Northwest corner of the SE1/4 of said Section 34, thence North 90°00'00" East along the North line of the SE1/4 of said Section 34 a distance of 608.83 feet, thence North 25°08'30" West 82.68 feet to a point on the South right-of-way of Interstate 70, thence along said South right-of-way of Interstate 70 by the following 4 courses and distances:

- 1) along the arc of a curve to the left whose radius is 2965.00 feet and whose long chord bears North 79°15'22" East 60.20 feet,
- 2) North 76°40'49" East 305.10 feet,
- 3) North 75°40'19" East 175.00 feet,
- 4) North 76°39'26" East 229.99 feet to the True Point of Beginning,

thence along the South right-of-way of Interstate 70 by the following 2 courses and distances:

- 1) North 76°41'12" East 64.92 feet,
- 2) along the arc of a curve to the right whose radius is 2765.00 feet and whose long chord bears North 82°45'20" East 393.80 feet to a point on the centerline of Leach Creek, thence along the centerline of Leach Creek by the following 2 courses and distances:

- 1) South 04°18'03" West 104.14 feet,
- 2) South 55°42'53" West 131.26 feet to the centerline of the Grand Valley Canal, thence along the centerline of the Grand Valley Canal the following 6 courses and distances:

- 1) North 64°03'24" West 59.02 feet,
- 2) South 88°41'25" West 35.29 feet,
- 3) South 79°34'22" West 41.79 feet,
- 4) South 61°21'09" West 89.95 feet,
- 5) South 45°25'42" West 125.11 feet,
- 6) South 29°34'51" West 30.01 feet to a point in the North line of the SE1/4 of said Section 34, thence South 90°00'00" West along said North line of the SE1/4 of Section 34 a distance of 25.52 feet to the Northeast corner of the NW1/4

SE1/4 of said Section 34, thence North 00°03'30" East 252.74 feet to the True Point of Beginning.

All in the City of Grand Junction, Mesa County, Colorado.

G-1/2 Road: All of the right-of-way for G-1/2 Road as described in a road petition in Road Book 2 at Page 203, dated April 4, 1910; and all of the road right-of-way shown on the plat of Pomona Park as it crosses the following described parcels of land:

PARCEL 1

Commencing at the Northwest corner of the SE1/4 of said Section 34, thence North 90°00'00" East along the North line of the SE1/4 of said Section 34 a distance of 596.23 feet to the True Point of Beginning, thence continuing North 90°00'00" East along the North line of the SE1/4 of said Section 34 a distance of 12.60 feet, thence North 25°08'30" West 82.68 feet to a point on the South right-of-way of Interstate 70, thence along said South right-of-way of Interstate 70 by the following 4 courses and distances;

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 - 6) North 47°02'00" West 80.36 feet,
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PARCEL 2

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- 2) North 76°40'49" East 305.10 feet,
- 3) North 75°40'19" East 175.00 feet,
- 4) North 76°39'26" East 229.99 feet to the True Point of Beginning, thence along the South right-of-way of Interstate 70 by the following 2 courses and distances:
 - 1) North 76°41'12" East 64.92 feet,

2) along the arc of a curve to the right whose radius is 2765.00 feet and whose long chord bears North 82°45'20" East 393.80 feet to a point on the centerline of Leach Creek, thence along the centerline of Leach Creek by the following 2 courses and distances:

1) South 04°18'03" West 104.14 feet,

2) South 55°42'53" West 131.26 feet to the centerline of the Grand Valley Canal, thence along the centerline of the Grand Valley Canal the following 6 courses and distances:

1) North 64°03'24" West 59.02 feet,

2) South 88°41'25" West 35.29 feet,

3) South 79°34'22" West 41.79 feet,

4) South 61°21'09" West 89.95 feet,

5) South 45°25'42" West 125.11 feet,

6) South 29°34'51" West 30.01 feet to a point in the North line of the SE1/4 of said Section 34, thence South 90°00'00" West along said North line of the SE1/4 of Section 34 a distance of 25.52 feet to the Northeast corner of the NW1/4 SE1/4 of said Section 34, thence North 00°03'30" East 252.74 feet to the True Point of Beginning.

All in the City of Grand Junction, Mesa County, Colorado.

See 25-3/4 and G-1/2 Road Vacation Exhibit attached hereto and incorporated by this reference as if fully set forth.

The vacation of G-1/2 Road shall be subject to and contingent upon: 1) the recording of the Final Plat and Plan for the Woodridge Subdivision per section 2.12.D. of the Zoning and Development Code; 2) reconstruction and acceptance of G-1/2 Road per the approved plans contained within Community Development Department File FPP-2005-240; and 3) relocation and approval of utilities per the same approved plans stated above.

Introduced on first reading this 19th day of April, 2006 and ordered published.

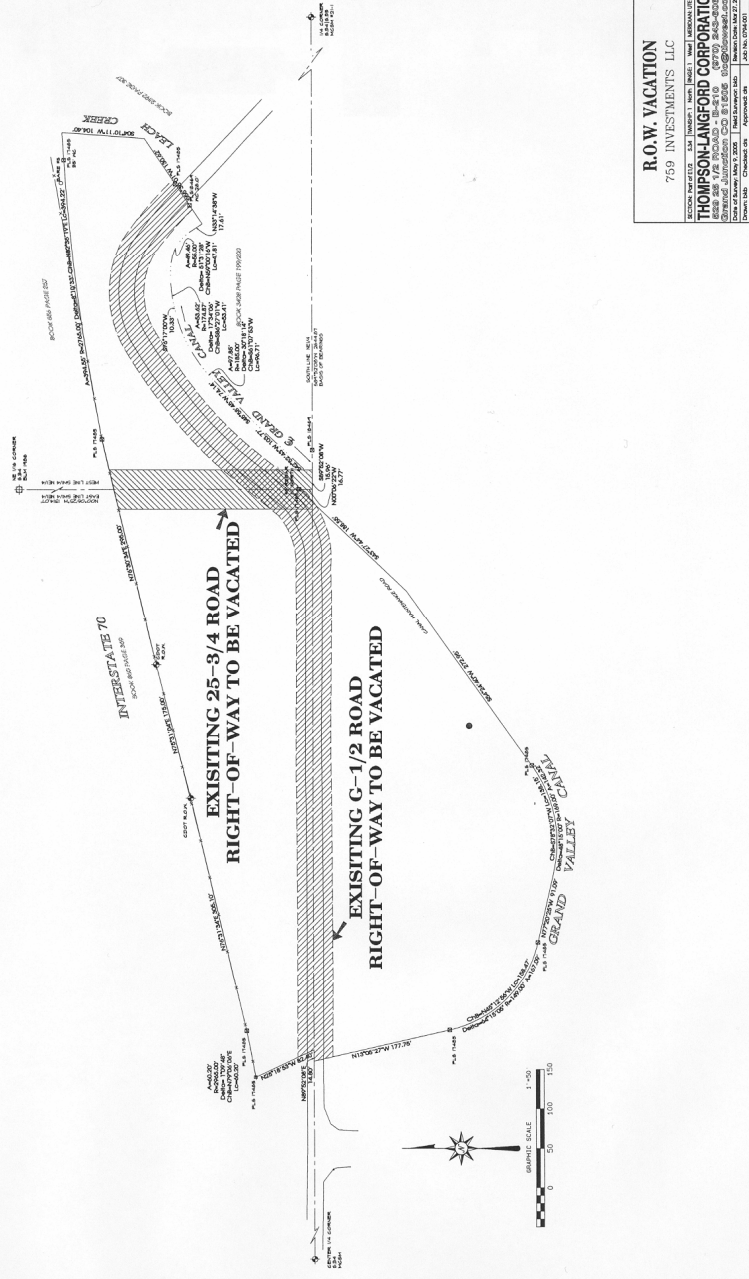
Adopted on second reading this 3rd day of May, 2006.

ATTEST:

/s/ Stephanie Tuin
City Clerk

/s/ Bruce Hill
President of Council

RIGHT OF WAY VACATION EXHIBIT
G-1/2 ROAD IN THE NE1/4 & SE1/4 OF SECTION 34, T1N, R1W, UTE MERIDIAN
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



R.O.W. VACATION							
769 INVESTMENTS LLC							
SECTION 34 OF T1N	R1W	SECTION 34	TRACT 1	TRACT 1	TRACT 1	TRACT 1	TRACT 1
THOMPSON-LANGFORD CORPORATION							
769 INVESTMENTS LLC							
THOMPSON-LANGFORD CORPORATION							
15000 W. GRAND AVENUE, SUITE 1000							
GRAND JUNCTION, COLORADO 81507							
DATE OF PREPARED: MAY 10, 2007							
DATE OF ASSESSMENT: MAY 10, 2007							
DRAWN BY: JAMES W. WATSON							
CHECKED BY: JAMES W. WATSON							
SCALE: AS SHOWN							