

ORDINANCE NO. 4106

AN ORDINANCE VACATING PORTIONS OF TEXAS AVENUE, COLLEGE PLACE AND ALLEY RIGHTS-OF-WAY ADJACENT TO MESA STATE COLLEGE PROPERTIES

LOCATED AT 1020 THROUGH 1040 TEXAS AVENUE

RECITALS:

Mesa State College has requested the vacation of streets and alleys adjacent to their properties to allow expansion of the campus to the west, in accordance with the 1999 Facilities Master Plan. The interim plans for the vacated rights-of-way are to provide additional parking for the campus. All of the vacated rights-of-way must be retained as Utility and Access Easements to allow for the adequate circulation of through traffic and access to utilities. Only sod or asphalt surface treatment will be allowed within Utility and Access Easements. Other surface treatment shall be subject to review and approval by the City of Grand Junction. The vacated rights-of-way will require the consolidation of the adjacent lots through a replat of the properties.

The City Council finds that the request is consistent with the Growth Plan goals and policies that encourage Mesa State College to remain at their existing location and expand to the west. It also meets the criteria of Section 2.11 of the Zoning and Development Code with the conditions of approval which are the filing of the subdivision plat and the dedication of the Utility and Access Easements.

The Planning Commission, having heard and considered the request, found the criteria of the Code to have been met with the conditions of approval, and recommends that the vacation be approved.

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

The following described dedicated rights-of-way are hereby vacated subject to the listed conditions:

V-1.

A portion of the eighteen-foot alley in South Garfield Park, a subdivision of the City of Grand Junction, Colorado, as recorded by plat on April 18, 1951, in the Office of the Mesa County Clerk and Recorder at Reception Number 539508, said portion being described by the following:

All that portion thereof lying east of the northerly extension of the easterly line of Lot 33 in said South Garfield Park, and also lying west of the westerly line of College Place as vacated by Ordinance Number 3759, recorded in Book 3929 at Page 816.

V-2.

A portion of the twenty-foot alley in Block 6 of Garfield Park Subdivision, a subdivision of the City of Grand Junction, Colorado, as recorded by plat on July 3, 1946, in the Office of the Mesa County clerk and Recorder at Reception Number 444756, said portion being described by the following:

All that portion thereof lying east of the northerly extension of the westerly line of Lot 13 in said Block 6 in said Garfield Park Subdivision, and also lying west of the northerly extension of the easterly line of Lot 11 in said Block 6.

V-3.

A portion of Texas Avenue lying within Garfield Park Subdivision and South Garfield Park, two subdivisions of the City of Grand Junction, Colorado, said portion being described by the following:

All that portion thereof lying east of the southerly extension of the west line of Lot 13 in Block 6 of Garfield Park Subdivision, as recorded by plat on July 3, 1946 in the Office of the Mesa County Clerk and Recorder at Reception Number 444756, and also lying west of the southerly extension of the easterly line of Lot 11 in said Block 6.

V-4

A portion of College Place between the easterly line of Block 6 of Garfield Park Subdivision and the Westerly line of Elam Subdivision, two subdivisions of the City of Grand Junction, Colorado, said portion being described by the following:

All that portion of College Place lying south of the easterly extension of the northerly line of the twenty foot alley in Block 6 of Garfield Park Subdivision, as recorded by plat on July 3 1946 in the Office of the Mesa County Clerk and Recorder at Reception Number 444756, and also lying north of the southerly line of Texas Avenue.

The identified rights-of-way are shown on "Exhibit A" as part of this vacation description.

Provided, however, that those certain street and alley rights-of-way vacated herewith shall be retained by the City as Utility and Access Easements for general traffic circulation and access to existing utilities.

This Ordinance shall not be effective until a Subdivision Plat is recorded for the adjoining properties consolidating lots and identifying the required Utility and Access Easements.

Applicants shall pay all recording/documentary fees for the Vacation Ordinance and any subdivision documents and dedication documents.

Introduced for first reading on this 20th day of June, 2007

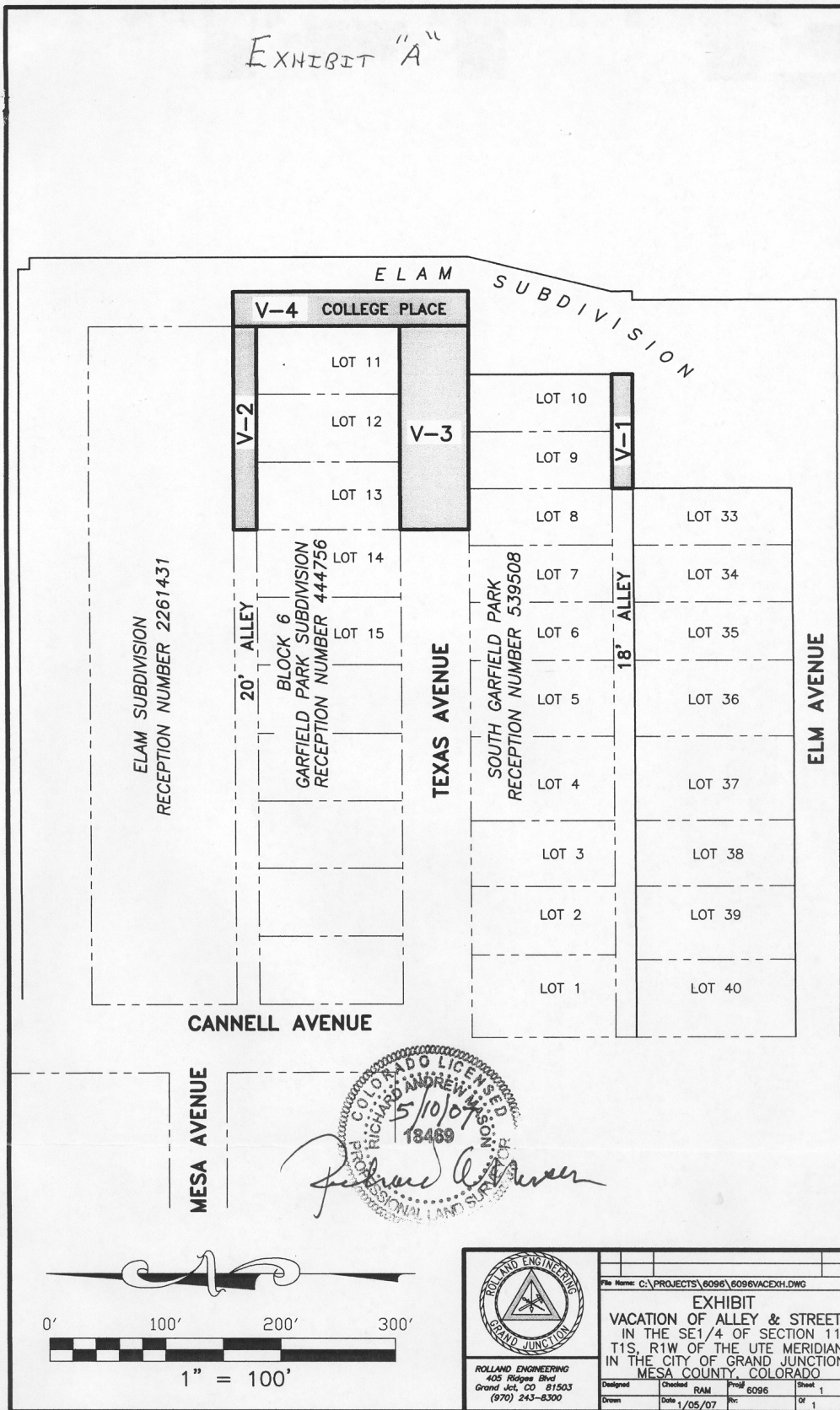
PASSED and ADOPTED on second reading this 18th day of July, 2007.

ATTEST:


/s/: Bonnie Beckstein
President of City Council Pro Tem

/s/: Stephanie Tuin
City Clerk

EXHIBIT "A"



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EXHIBIT VACATION OF ALLEY & STREET IN THE SE1/4 OF SECTION 11 T1S, R1W OF THE UTE MERIDIAN IN THE CITY OF GRAND JUNCTION MESA COUNTY, COLORADO			
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