

CITY OF GRAND JUNCTION

ORDINANCE NO. 4117

**AN ORDINANCE VACATING AN ALLEY RIGHT-OF-WAY
ADJACENT TO MESA STATE COLLEGE PROPERTIES**

LOCATED AT 1257 ELM AVENUE AND 1260 KENNEDY AVENUE

Recitals:

Mesa State College has requested the vacation of an alley right-of-way adjacent to their properties to allow for expansion of the campus, in accordance with the 1999 Facilities Master Plan. The vacated right-of-way must be retained as a Utility and Access Easement to allow for the adequate circulation of through traffic and access to utilities. Only sod or asphalt surface treatment will be allowed within said Utility and Access Easement. Other surface treatment shall be subject to review and approval by the City of Grand Junction.

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. It also meets the criteria of Section 2.11 of the Zoning and Development Code with the conditions of approval which are the dedication of the Utility and Access Easement.

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 right-of-way is hereby vacated subject to the listed conditions:

That certain 20.00 foot wide Alley lying in the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 12, Township 1 South, Range 1 West, Ute Meridian, lying within Block 2, Henderson Heights Subdivision, as same is recorded in Plat Book 4, Page 2, Public Records of Mesa County, Colorado; bounded on the West by previously vacated alley document Ordinance No. 2050 at Book 1372, Page 253; bounded on the South by Lots 18 and 19, of said Block 2; bounded on the East by the right of way of 13th Street; bounded on the North by Lots 16 and 17 of said Block 2, all within said Henderson Heights Subdivision, Grand Junction, Mesa County, Colorado.

The identified right-of-way as shown on "Exhibit A" as part of this vacation description. Provided, however, that those certain alley right-of-way vacated herewith shall be retained by the City as a Utility and Access Easement for general traffic circulation and access to existing utilities.

Applicants shall pay all recording/documentary fees for the Vacation Ordinance.

Introduced for first reading on this 5th day of September, 2007

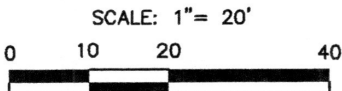
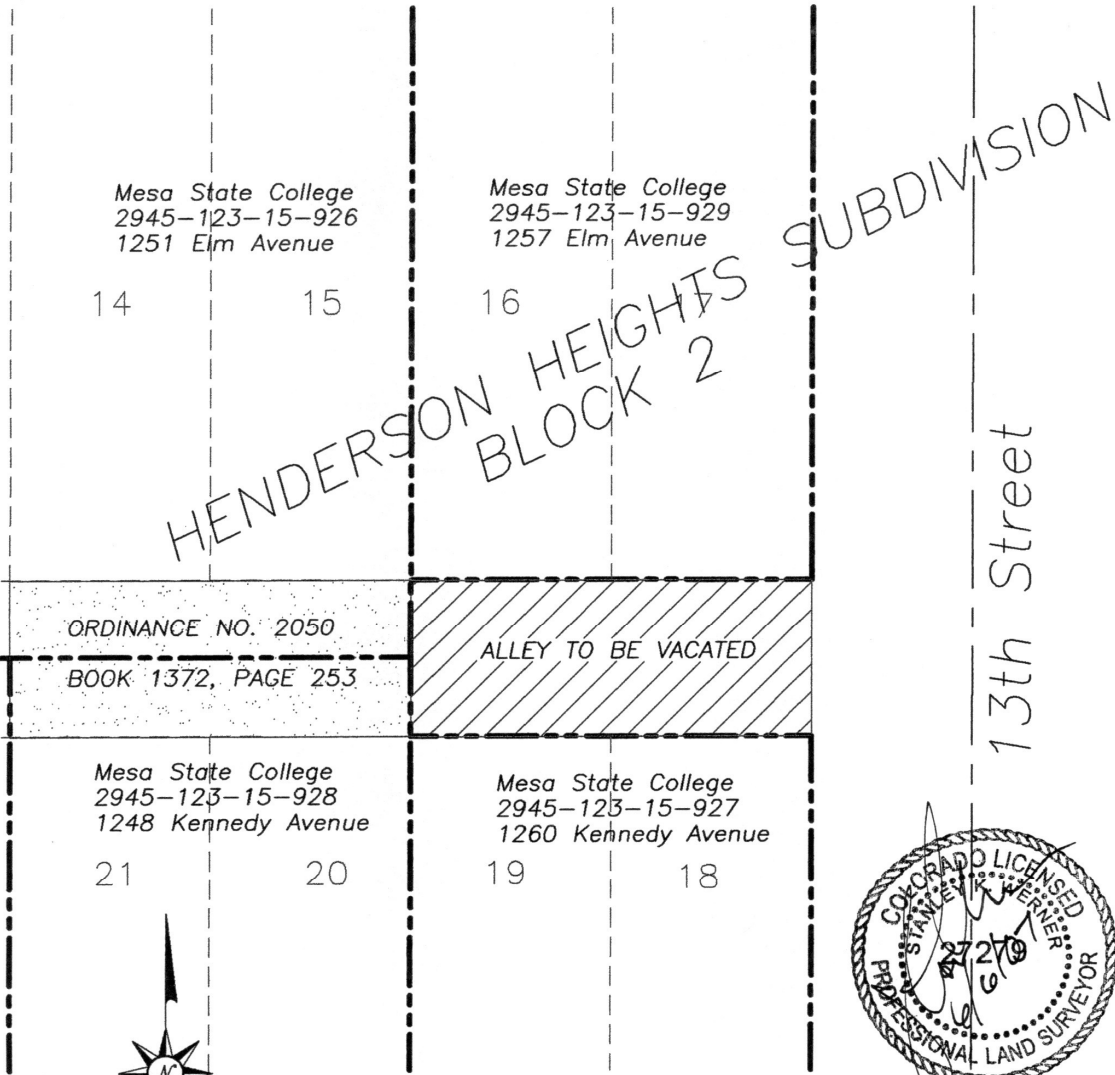
PASSED and ADOPTED on second reading this 19th day of September, 2007.

ATTEST:

/s/: James J. Doody
President of City Council

/s/: Stephanie Tuin
City Clerk

EXHIBIT A



High Desert Surveying, LLC

1673 Highway 50 Unit C
Grand Junction, Colorado 81503
Tele: 970-254-8649 Fax: 970-240-0451

PROJ. NO. 07-33		Drawn	APP'D	SHEET	OF
DATE: March 21, 2007		skw	skw	1	1