

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4119**

**AN ORDINANCE VACATING UNDEVELOPED RIGHT-OF-WAY  
KNOWN AS LUJAN CIRCLE AND SEVERAL DRAINAGE, IRRIGATION, AND  
UTILITY EASEMENTS AS SHOWN ON THE SUNPOINTE NORTH SUBDIVISION  
PLAT LOCATED AT THE SOUTHWEST CORNER OF 26 ROAD AND G 1/2 ROAD**

**RECITALS:**

A vacation of the dedicated yet un-constructed right-of-way known as Lujan Circle, located near the south west corner of 26 Road and G 1/2 Road has been requested by the property owner. Also requested is the vacation of the drainage, irrigation and utility easements shown thereon. The vacation request is a result of the Ruby Ranch Subdivision's proposal to develop a single family subdivision on 8.42 acres. The request to vacate is specifically for those dedications recorded in the Mesa County Clerk & Recorder's records at Plat Book 13, Page 319.

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 Ruby Ranch Subdivision.

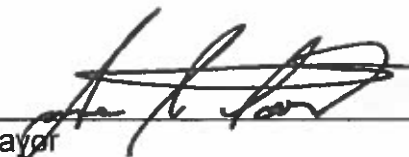
The Planning Commission, having heard and considered the request, found the criteria of the Code to have been met and recommends that the vacation be approved.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION  
THAT:**


The dedicated right-of-way, drainage, irrigation and utility easements as shown on the Sunpointe North Subdivision Plat recorded with the Mesa County Clerk and Recorder at Plat Book 13, Page 319, and as depicted on the attached Exhibit "A" are hereby vacated.

Introduced on first reading this 17<sup>th</sup> day of September, 2007 and ordered published.

Adopted on second reading this 1<sup>st</sup> day of October, 2007.

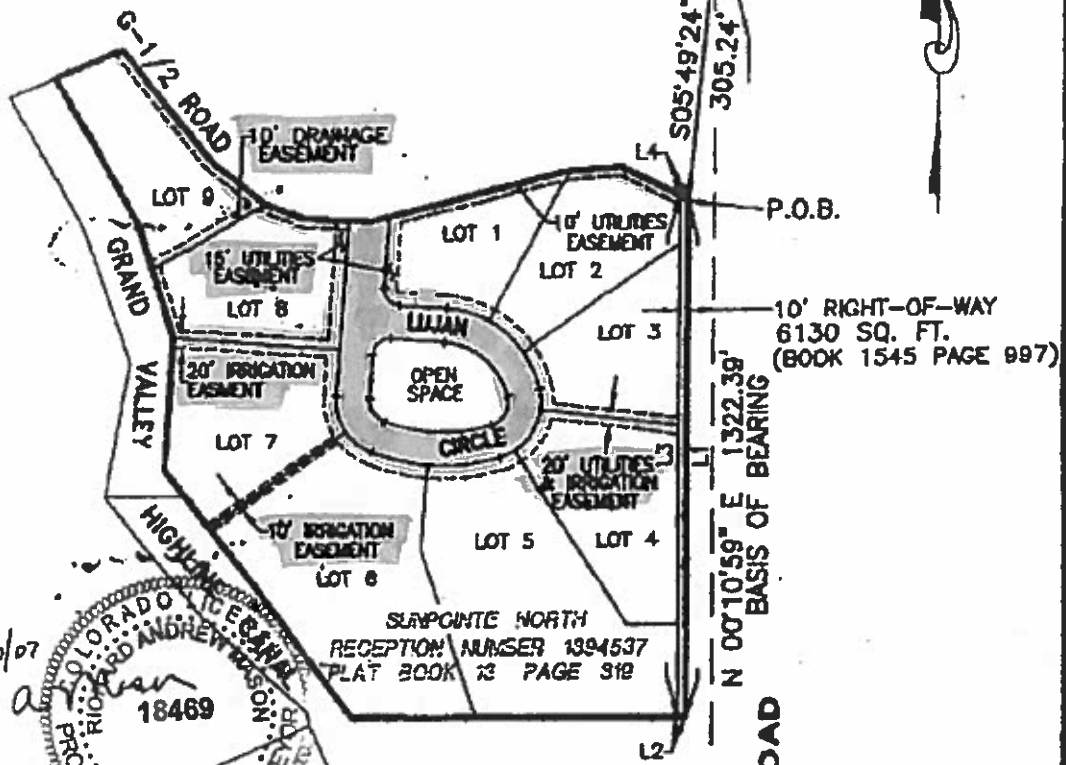
  
\_\_\_\_\_  
Mayor

ATTEST:

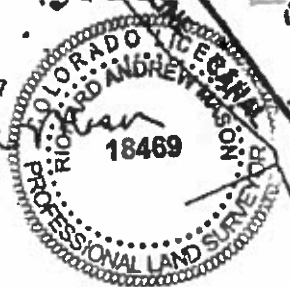
  
\_\_\_\_\_  
City Clerk

LINE	BEARING	DISTANCE
L1	S 00°10'59" W	810.53'
L2	N 89°49'01" W	10.00'
L3	N 00°10'59" E	615.47'
L4	S 63°32'18" E	11.15'

MCSM (P.O.C.)  
E1/4 CORNER  
SECTION 34  
T1N, R1W, U.M.



*Richard A. ...*  
1/30/07

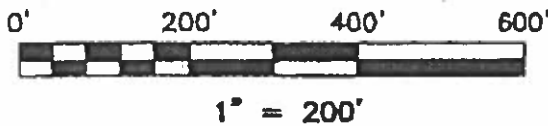


STARTING POINT NORTH  
RECEPTION NUMBER 1394537  
PLAT BOOK 13 PAGE 312

**LEGEND**

- BLM MONUMENT
- MESA COUNTY SURVEY MARKER
- BLM BUREAU OF LAND MANAGEMENT
- MCSM MESA COUNTY SURVEY MARKER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

B.L.M. MARKER  
S.E. CORNER  
NE1/4 SE1/4  
SECTION 34  
T1N, R1W, U.M.



RECORD ENGINEERING  
and Surveying  
Division of the  
PROF. REG. DIV.  
P.O. BOX 244-6388

NO.	DATE	BY	REVISION
1	1/31/07		

EXHIBIT  
VACATION OF STREETS,  
RIGHTS-OF-WAY  
AND EASEMENTS

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4119 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 17<sup>th</sup> of September, 2007 and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 1<sup>st</sup> day of October, 2007, at which Ordinance No. 4119 was read, considered, adopted and ordered published in full by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 8<sup>th</sup> day of October, 2007.

  
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Stephanie Tuin, MMC  
City Clerk

Published: September 19, 2007  
Published: October 3, 2007  
Effective: November 2, 2007