

ORDINANCE NO. 4161

**AN ORDINANCE VACATING RIGHT-OF-WAY FOR PORTIONS OF
PALMER STREET AND DOMINQUEZ AVENUE
LOCATED AT 2675 HIGHWAY 50**

Recitals.

A vacation of the dedicated right-of-way for has been requested by the adjoining property owners.

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.

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.

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

The following described dedicated right-of-way for is hereby vacated subject to the listed conditions:

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

The following right-of-way is shown on "Exhibit A" as part of this vacation of description.

Dedicated right-of-way to be vacated:

A portion of the easterly right-of-way of Palmer Street and a portion of the right-of-way of Dominguez Avenue situate in the NW1/4NE1/4 of section 26 in Township One South, Range One West of the Ute Meridian in the City of Grand Junction, Mesa County, Colorado, said portion being more particularly described as follows:

Commencing at a #5 rebar for the Center-East 1/16 Corner of said Section 26; thence N00°05'41"W for a distance of 1321.24 feet to a "P.K." nail for the NE1/16 Corner of said Section 26; thence N74°54'25"W for a distance of 819.38 feet to the intersection of the southerly right-of-way line of Dominguez Avenue with the easterly right-of-way line of Palmer Street and the Point of Beginning; thence the following:

1. S00°18'14"E, on said easterly right-of-way line, for a distance of 193.89 feet;
2. Departing said easterly right-of-way line, northwesterly 73.71 feet on the arc of a non-tangent 270.00-foot radius curve to the right subtended by a central angle of 15°38'33" and having a chord which bears N08°07'30"W a distance of 73.48 feet;

3. N00°18'14"W, parallel with said easterly right-of-way line, for a distance of 194.41 feet to the southerly right-of-way line of U.S. Highway 50;
4. S65°00'43"E, on said southerly right-of-way line, for a distance of 174.34 feet to the intersection with the southerly right-of-way line of Dominguez Avenue;
5. Departing said Highway 50, N89°51'07"W for a distance of 147.63 feet to the Point of Beginning.

Containing approximately 7,470 square feet, more or less

Introduced for first reading on this 17th day of December, 2007

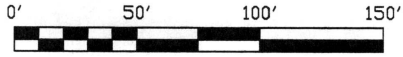
PASSED and ADOPTED this 2nd day of January, 2008.

ATTEST:

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

/s/: Stephanie Tuin
City Clerk

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	270.00'	73.71'	73.48'	N 08°07'30" W	15°38'33"
NON-TANGENT					



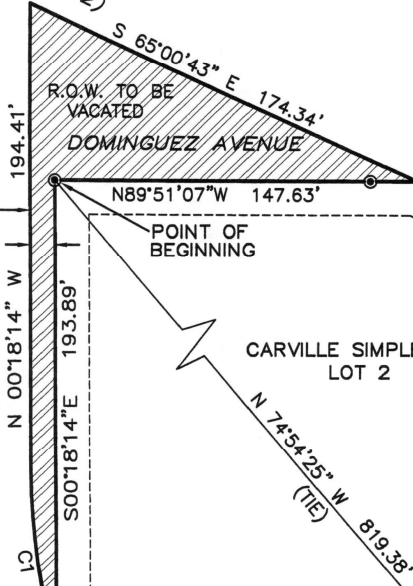
(100' HIGHWAY 50
RIGHT-OF-WAY)
(NO RECORD AVAILABLE)
(SEE CDOT HIGHWAY PLANS
PLANS FO19-1 (4),
REVISED DATE 1/23/1962)

ORCHARD MESA
HEIGHTS SUBDIVISION
RECEPTION #9891

DOMINGUEZ AVENUE
80' R.O.W.
(RECEPTION NO. 9891)

2945-261-14-001
JOHNATHAN H. JAMESON
MARINNDA L. JAMESON

PALMER STREET
80' R.O.W.
(REC NO. 9891)



CARVILLE SIMPLE SUB.
LOT 2

CARVILLE SIMPLE SUB.
LOT 2

NW1/4 NE1/4, SEC. 26

BASIS OF BEARINGS STATEMENT:

Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the #5 rebar at the center-east one-sixteenth corner of Section 26, and the PK Nail at the northeast one-sixteenth corner of Section 26. The measured bearing of this line is N00°05'41"W.

NORTHEAST 1/16 CORNER
SECTION 26
FOUND PK NAIL

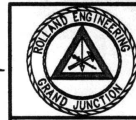
CENTER-EAST 1/16 CORNER
SECTION 26
#5 REBAR IN RANGEBOX
POINT OF COMMENCEMENT

N 00°05'41" W
1321.24'
BASIS OF BEARINGS

Richard Andrew Mason
11/8/07
18469



THIS IS NOT A SURVEY PLAT



ROLLAND ENGINEERING
422 Ridgeway Blvd
Grand Jct. CO 81503
(970) 243-8300

File Name: C:\8051\8051ROWVAC.DWG

PALMER STREET
R.O.W. VACATION
IN THE NW1/4 NE1/4 SECTION 26
T1S, R1W OF THE UTE MERIDIAN
IN THE CITY OF GRAND JUNCTION,
MESA COUNTY, COLORADO

Designer: JLG	Checked: RAM	Plot: 8051	Sheet: 1
Drawn: JLG	Date: 8/13/07	By: JLG	Of: 1