

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4252

**AN ORDINANCE VACATING A PORTION OF THE HOUSTON AVENUE
AND ALLEY RIGHT-OF-WAY
ADJACENT TO MESA STATE COLLEGE PROPERTIES**

**LOCATED ADJACENT TO 1121 AND 1129 HOUSTON AVENUE, 936 AND 950
NORTH AVENUE, AND 1122, 1132 AND 1142 CANNELL AVENUE**

Recitals:

Mesa State College has requested the vacation of street and alley right-of-way adjacent to their properties to allow for expansion of the campus, in accordance with the Mesa State College Master Plan. Utility and Access Easements will be dedicated 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 condition of approval to dedicate 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 condition 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:

Parcel A-1

A portion of the 20 foot wide alley located between Blocks 3 and 6, McMullin and Gormley Subdivision, a subdivision recorded at Reception Number 349926 in the records of the office of the Mesa County Clerk and Recorder, City of Grand Junction, County of Mesa, State of Colorado, being described as follows:

All that portion of said 20' wide alley lying easterly of the southerly extension of the easterly line of Lot 18, Block 3, said McMullin and Gormley Subdivision and easterly of

the northerly extension of the Westerly line of Lot 9, Block 6, said McMullin and Gormley Subdivision.

Parcel A-2

A portion of the 20 foot wide alley located in Block 3, McMullin and Gormley Subdivision, a subdivision recorded at Reception Number 349926 in the records of the office of the Mesa County Clerk and Recorder, City of Grand Junction, County of Mesa, State of Colorado, being described as follows:

All that portion of said 20' wide alley lying southerly of the westerly extension of the northerly line of Lot 15, Block 3, said McMullin and Gormley Subdivision and northerly of the westerly extension of the southerly line of Lot 18, Block 3, said McMullin and Gormley Subdivision.

Parcel R-1

A portion of Houston Avenue, located between the easterly line of Blocks 3 and 6, McMullin and Gormley Subdivision, a subdivision recorded at Reception Number 349926 in the records of the office of the Mesa County Clerk and Recorder, and the Westerly line of Elam Subdivision, a subdivision recorded at Reception Number 2261431, said Mesa County records, all in the City of Grand Junction, County of Mesa, State of Colorado, being described as follows:

All that portion of said Houston Avenue lying north of the westerly extension of the southerly line of said Elam Subdivision and south of the easterly extension of the northerly line of Lot 15, Block 3, said McMullin and Gormley Subdivision.

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

Provided, however, that those certain street and alley right-of-way vacated herewith shall not be effective until the necessary utility and access easements have been dedicated for general traffic circulation and access to utilities.

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

Introduced for first reading on this 4th day of June, 2008

PASSED and ADOPTED on second reading this 18th day of June, 2008.

ATTEST:

/s/ Gregg Palmer
President of City Council

/s/ Stephanie Tuin
City Clerk

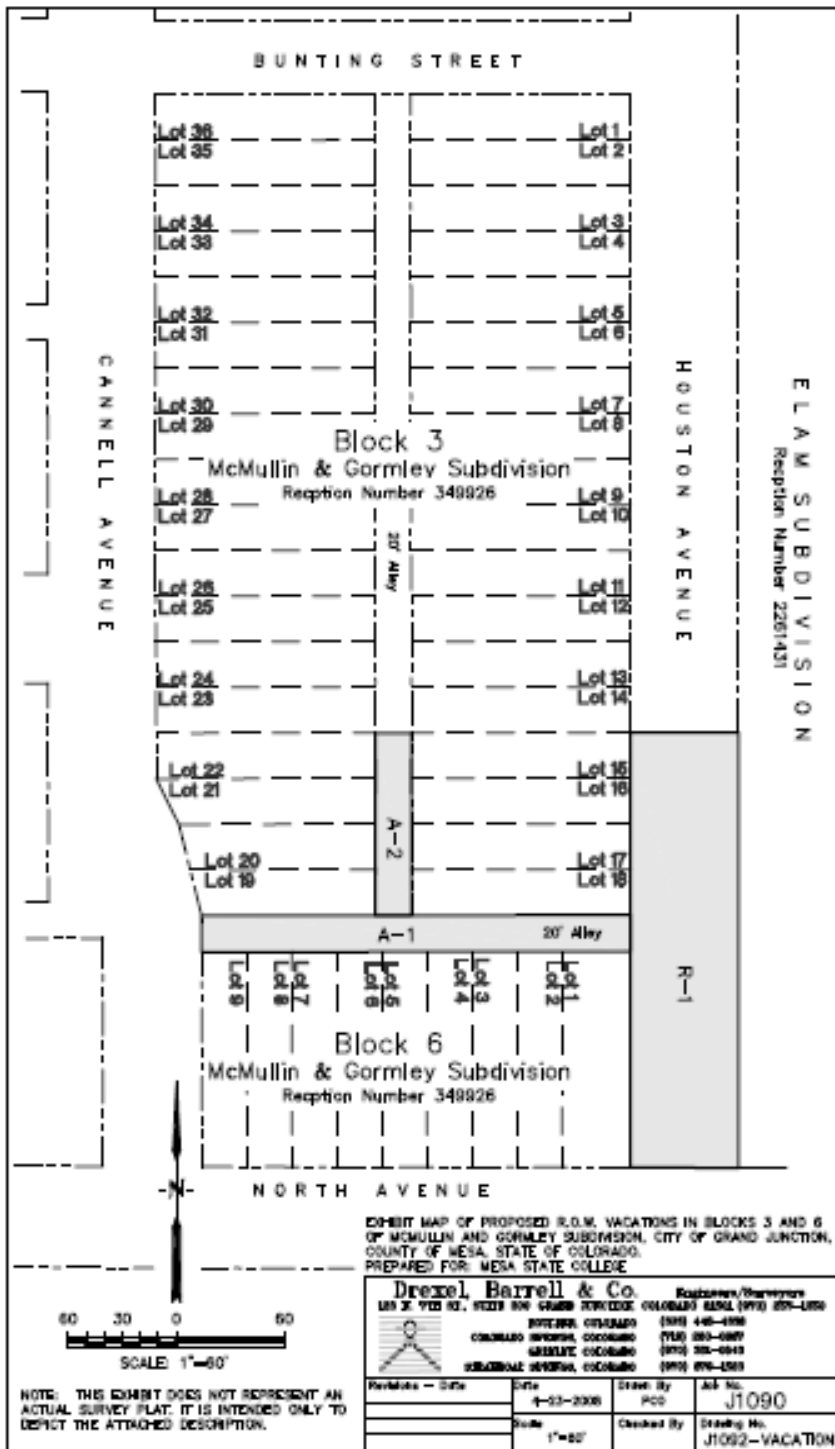


EXHIBIT MAP OF PROPOSED R.O.M. VACATIONS IN BLOCKS 3 AND 6 OF McMULLIN AND GORMLEY SUBDIVISION, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO.
 PREPARED FOR: MESA STATE COLLEGE

Drexel, Barrell & Co. Engineers/Surveyors
 125 N. 1ST ST., SUITE 100 GRAND JUNCTION, COLORADO 81501 (970) 242-1199
 1075 1/2 AVENUE, GRAND JUNCTION, COLORADO (970) 242-1199
 1075 1/2 AVENUE, GRAND JUNCTION, COLORADO (970) 242-1199
 1075 1/2 AVENUE, GRAND JUNCTION, COLORADO (970) 242-1199

NOTE: THIS EXHIBIT DOES NOT REPRESENT AN ACTUAL SURVEY PLAT. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

Revisions - Date	Date	Drawn By	Job No.
	4-23-2008	PCD	J1090
		Checked By	Drawing No.
	1"=60'		J1092-VACATION