

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4261**

**AN ORDINANCE VACATING RIGHT-OF-WAY FOR TELLER COURT  
LOCATED AT THE CUL-DE-SAC WEST OF 30 ROAD  
AT THE 29 3/4 ROAD ALIGNMENT**

Recitals:

Cal Frac Well Services Corp owners of 489 30 Road and desire to subdivide their property and dedicate and build 29 3/4 Road located at the west end of Teller Court. They are requesting the vacation of Right-of-Way located with the “bulb area” of the dedicated cul-de-sac adjacent to their property. The proposed vacations are being requested because the “bulb area” will no longer be needed when 29 3/4 Road is dedicated and built as part of the Calfrac Subdivision which will connect Teller to 29 3/4 Road eliminating Teller Court as a dead-end street.

The City Council finds that the property owner’s request is consistent with the Growth Plan Future Land Use Plan and the Grand Valley Circulation Plan. The application also meets the criteria of 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 Teller Court is hereby vacated subject to the listed conditions:

1. Applicants shall pay all recording/documentary fees for the Vacation Ordinance, and
2. Provided that the Calfrac Subdivision Plat is recorded dedicating 29 3/4 Road that will connect to Teller Court.

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

Dedicated right-of-way to be vacated:

### **Right-of-Way Vacation Parcel 1**

A parcel of land for right-of-way to be vacated located in Northeast Quarter of Section 17, Township 1 South, Range 1 East of the Ute Meridian in the City of Grand Junction, Mesa County, Colorado, and being more particularly described as follows:

Commencing at the Northeast corner of said Section 17 whence the Southeast corner of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) bears South 00 degrees 00 minutes 55 seconds East, a distance of 1319.12 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence South 58 degrees 45 minutes 39 seconds West, a distance of 1270.41 feet to the POINT OF BEGINNING; thence South 89 degrees 58 minutes 02 seconds East, a distance of 8.84 feet, along the existing North right-of-way line for Teller Court; thence, leaving said North right-of-way line, along a non-tangent curve to the left, having a delta angle of 01 degrees 34 minutes 16 seconds, with a radius of 324.09 feet, an arc length of 8.89 feet, with a chord bearing of South 83 degrees 43 minutes 42 seconds West, with a chord length of 8.89 feet, to a point on the arc of the Teller Court cul-de-sac right-of-way line; thence along a non-tangent curve to the right, having a delta angle of 00 degrees 44 minutes 44 seconds, with a radius of 75.00 feet, an arc length of 0.98 feet, with a chord bearing of North 00 degrees 19 minutes 44 seconds West, with a chord length of 0.98 feet to the POINT OF BEGINNING.

Said parcel containing an area of 4 square feet, as described.

### **Right-of-Way Vacation Parcel 2**

A parcel of land for right-of-way to be vacated located in Northeast Quarter of Section 17, Township 1 South, Range 1 East of the Ute Meridian in the City of Grand Junction, Mesa County, Colorado, and being more particularly described as follows:

Commencing at the Northeast corner of said Section 17 whence the Southeast corner of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) bears South 00 degrees 00 minutes 55 seconds East, a distance of 1319.12 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence South 54 degrees 01 minutes 49 seconds West, a distance of 1249.38 feet to the POINT OF BEGINNING; thence along a non-tangent curve to the right, having a delta angle of 50 degrees 46 minutes 32 seconds, with a radius of 75.00 feet, an arc length of 66.47 feet, with a chord bearing of North 64 degrees 37 minutes 36 seconds West, with a chord length of 66.31 feet, along the arc of the Teller Court cul-de-sac right-of-way line; thence along a non-tangent curve to the right, having a delta angle of 04 degrees 51 minutes 10 seconds, with a radius of 276.00 feet, an arc length of 23.38 feet, with a chord bearing of North 87 degrees 36 minutes 23 seconds East, with a chord length of 23.37 feet; thence South 89 degrees 58 minutes 02 seconds East, a distance of 34.75 feet; thence South 00 degrees 00 minutes 55 seconds East, a distance of 28.51 feet, along the common line between existing right-of-way line for Teller Court and that parcel described in Book 1933, Page 12, to the POINT OF BEGINNING.

Said parcel containing an area of 0.027 acres, as described.

See Right-of-Way Vacation Exhibit A attached hereto and incorporated by this reference as if fully set forth.

*Provided, however, that the Calfrac Subdivision Plat is recorded dedicating 29 3/4 Road that will connect to Teller Court.*

**Introduced** on first reading this 18th day of June, 2008.

**PASSED** and **ADOPTED** this 2<sup>nd</sup> day of July, 2008.

ATTEST:

/s/ Gregg Palmer  
President of City Council

/s/ Stephanie Tuin  
City Clerk

## EXHIBIT A Rights-of-Way Vacation

