

**CITY OF GRAND JUNCTION**

**ORDINANCE NO. 4337**

**AN ORDINANCE VACATING A PORTION OF F ¼ ROAD RIGHT-OF-WAY  
ADJACENT TO 3032 N 15<sup>TH</sup> STREET**

RECITALS:

A vacation of the dedicated right of way has been requested by the City of Grand Junction on behalf of an adjoining property owner. The City shall reserve and retain a perpetual utility easement on, along, over, under, through and across the entire area of the right-of-way to be vacated.

The City Council finds that the request is consistent with the Growth Plan, 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 with the reservation of the utility easement.

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

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

1. Applicants shall pay all recording/documentary fees for the Vacation Ordinance, any easement documents and dedication documents.
2. The F ¼ Road right-of-way is reserved and retained in full as a utility easement.

The following F ¼ Road right-of-way is shown on Exhibit A as part of this Vacation description:

A certain parcel of land lying in the Southeast Quarter of the Southwest Quarter (SE 1/4SW1/4) of Section 1, Township One South, Range One West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado, and being more particularly described as follows:

ALL of that certain 14.50 foot right of way for F 1/4 Road as described in Book 1502, Page 291 and depicted on that certain plat of Nellie Bechtel Gardens, as same is recorded in Plat Book 14, Pages 35 and 36, Public records of Mesa County, Colorado, lying East of the East right of way for 27 1/4 Road as laid out and now in use.

Containing 9,097 square feet, more or less, as described.

Introduced for first reading on this 18th day of February, 2009.

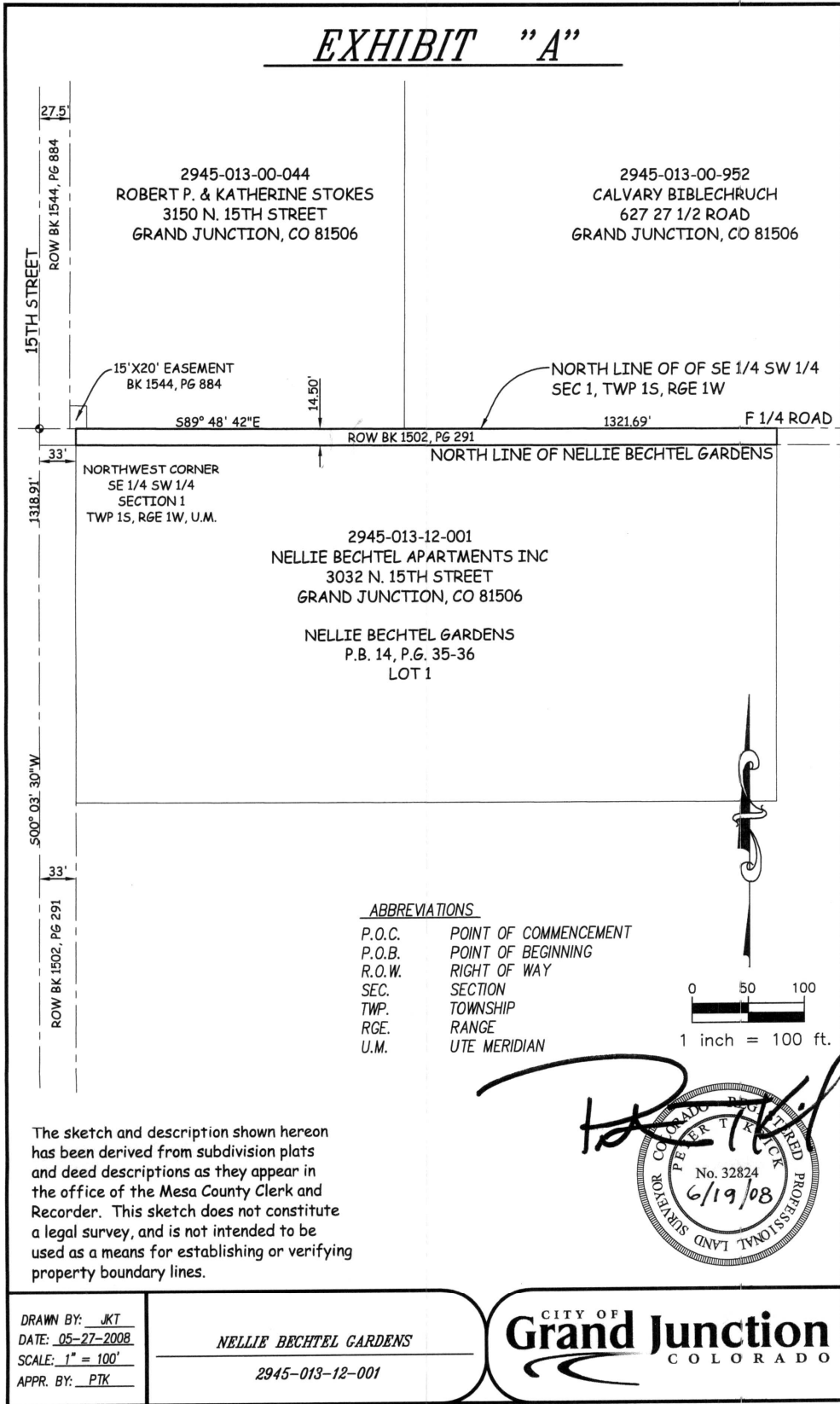
PASSED and ADOPTED this 4<sup>th</sup> day of March, 2009.

ATTEST:

/s/: Gregg Palmer  
President of City Council

/s/: Stephanie Tuin  
City Clerk

# EXHIBIT "A"



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



DRAWN BY: JKT  
DATE: 05-27-2008  
SCALE: 1" = 100'  
APPR. BY: PTK

*NELLIE BECHTEL GARDENS*

2945-013-12-001

CITY OF  
**Grand Junction**  
COLORADO