

**CITY OF GRAND JUNCTION**

**ORDINANCE NO. 4338**

**AN ORDINANCE VACATING RIGHT-OF-WAY  
FOR A PORTION OF HOESCH STREET  
LOCATED ADJACENT TO 742 W. WHITE AVENUE**

RECITALS:

A vacation of the dedicated right-of-way for has been requested by the property owner of 742 W. White Avenue. The applicant is proposing to vacate the west 8.5 feet of Hoesch Street for expansion of their existing business. The east 20 feet of right-of-way will be retained for access purposes for adjacent property owner to the north and for utilities.

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:

1. 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:

Being a parcel of land located in Grand River Subdivision, as shown on plat recorded in Plat Book 1, Page 29, Mesa County records and being more particularly described as follows:

The West eight and one-half feet (8.50') of Hoesch Street right-of-way lying East of and parallel to the East line of Lot 2, Block 6, Grand River Subdivision, as shown on plat recorded in Plat Book 1, Page 29, Mesa County records.

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

Lot 1, Block 1  
WDD Subdivision  
Book 4212, Pages 239 & 240

**EXHIBIT A**

Yellow Plastic Cap  
PLS 24942

Riverside Parkway  
Book 4212, Pages 239 & 240

**Alley**

Plat Book 1, Page 29

N89°35'17"E 175.75'

20.00'

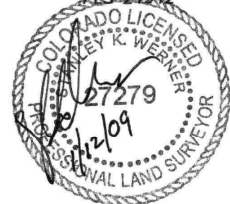
N89°35'17"E

8.50'

25.28' Yellow Plastic Cap PLS 16413  
12.64' 12.64' 25.28'

27.12'

Yellow Plastic Cap  
PLS 24942



Yellow Plastic Cap  
PLS 24942

Block 6  
Grand River Subdivision  
Plat Book 1, Page 29

West 1/2 Lot 4  
East 1/2 Lot 4

N00°16'27"E 125.01'

0.024 Acres

S00°16'27"W 125.01'

Hoesch Street  
Book 1248, Page 715

Lot 1, Block 1  
WDD Subdivision  
Book 4212, Pages 239 & 240

S00°10'19"E 125.00'

6

2

24.94' Yellow Plastic Cap PLS 16413  
12.47' 12.47' 24.94'

28.50'

S89°35'17"W  
8.50'

**West White Avenue**

60' Wide Right-of-Way  
Plat Book 1, Page 29

**A 8.50 Foot Wide Right-of-Way Vacation**

Being a parcel of land located in Grand River Subdivision, as shown on plat recorded in Plat Book 1, Page 29, Mesa County records and being more particularly described as follows:

The West eight and one-half feet (8.50') of Hoesch Street right-of-way lying East of and parallel to the East line of Lot 2, Block 6, Grand River Subdivision, as shown on plat recorded in Plat Book 1, Page 29, Mesa County records.

60.00'



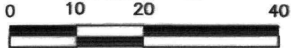
Lot 2, Block 1  
WDD Subdivision  
Book 4212, Pages 239 & 240

Yellow Plastic Cap  
PLS 24942

**High Desert Surveying, LLC**

1673 Highway 50 Unit C  
Grand Junction, Colorado 81503  
Tele: 970-254-8649 Fax: 970-240-0451

SCALE: 1" = 20'



PROJ. NO. 08-110	Drawn	Chk'd	SHEET	OF
DATE: December, 2008	rsk	skw	1	1