

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4352

**AN ORDINANCE VACATING RIGHT-OF-WAY FOR THE NORTH/SOUTH ALLEY
LOCATED EAST OF SOUTH 7TH STREET, NORTH OF WINTERS AVENUE**

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:

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:

A portion of an alley situated in Block 2, Benton Canon's First Subdivision Amended to Grand Junction, CO in Section 23, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado, more particularly described as follows:

Beginning at the SE Corner of Lot 1, Block 2, Benton Canon's First Subdivision to Grand Junction, and considering the line between the Grand Junction City Monuments at the corner of the 4th Avenue and South 7th Street and 4th Avenue and South 8th Street to bear N89°56'15"E 456.53 feet and all bearings contained herein to be relative thereto; thence N00°04'10"W 124.03 feet to the NE Corner of Lot 5 of said Block 2; thence N89°59'02"E 15.00 feet to the NW Corner of Lot 28 of said Block 2; thence S00°04'10"E 124.04 feet to the SW Corner of said Lot 28; thence N89°58'10"W 15.00 feet to the point of beginning, containing 0.04 acres as described.

Introduced for first reading on this 1st day of April, 2009

PASSED and ADOPTED this 15th day of April, 2009.

ATTEST:

/s/ Gregg Palmer
President of City Council

/s/ Stephanie Tuin
City Clerk

Exhibit "A"

DESCRIPTION

A portion of an alley situated in Block 2, Benton Canon's First Subdivision Amended to Grand Junction, CO in Section 23, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado, as recorded in Plat Bk.1, Pg.2 on May, 15, 1894.



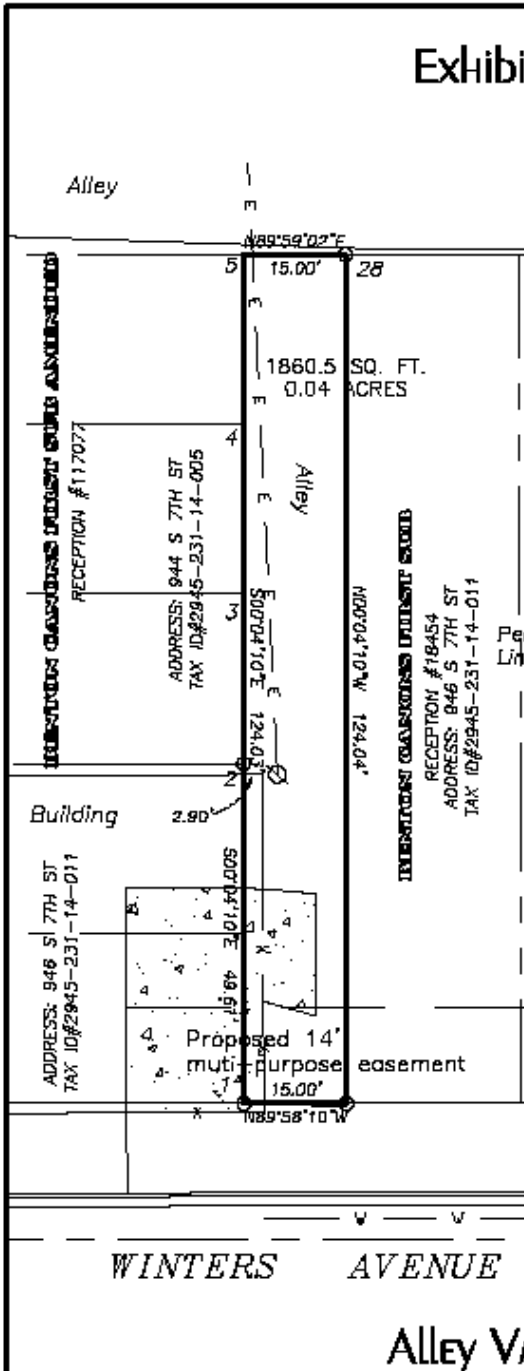
Per Colorado Statute number 38-51-106(i) all linear units on this plat are U.S. Survey feet.

NOTES:

1.) THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION- IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY

LEGEND

- NO.5 REBAR W/CAP L.S. 30111
- x — FENCE LINE
- w — WATER LINE
- e — OVERHEAD POWER LINE
- ⊗ TELEPHONE/POWER/SERVICE POLE
- CONCRETE



WINTERS AVENUE

Alley Vacation

SITUATED IN THE SW1/4 NE1/4 SECTION 23, T1S, R1W OF THE UTE MERIDIAN

FOR: LEE WYNNE	 <p>Q.E.D. SURVEYING SYSTEMS, Inc. 1018 Colorado Ave Grand Junction, CO 81501-3521 (970) 241-2370 Fax: 241-7825</p>	SURVEYED BY: SB GP
ACAD ID: WYNSHP VAC		DRAWN BY: RM
SCALE: 1" = 20'		CHECKED BY: MEM
DATE: 9/05/08		SHEET NO.
		FILE: 2007-306.03