

CITY OF GRAND JUNCTION

ORDINANCE NO. 4412

AN ORDINANCE VACATING ALLEY RIGHT-OF-WAY LOCATED WITHIN BLOCK ONE OF THE SOUTH FIFTH STREET SUBDIVISION NORTH OF NOLAND AVENUE AND SOUTH OF THE RIVERSIDE PARKWAY

RECITALS:

A request to vacate an alley right-of-way located within Block One of the South Fifth Street Subdivision north of Noland Avenue and south of the Riverside Parkway, has been made by the City. The City shall reserve and retain a perpetual Multipurpose Easement on, along, over, under, through and across the entire area of the right-of-ways to be vacated.

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 with the reservation of the Multipurpose Easement.

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:

Vacation # 1

A parcel of land lying in the Northwest Quarter (NW1/4) of Section 23, 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 alley right of way, lying north of the line formed between the Southeast corner of Lot 19 and the southwest corner of Lot 20, Block 1, South Fifth Street Subdivision, as same is recorded in Plat Book 7, Page 19, Public records of Mesa County, Colorado, AND South of the following described curve:

Commencing at the Southeast Corner of said Lot 19, and considering the South line of said Lot 20 to bear N89°06'45"W, with all bearings herein relative thereto; thence N00°52'27"W, along the East line of said Lot 19, a distance of 108.75 feet to the POINT OF BEGINNING; thence 17.09 feet along the arc of a 50.00 foot radius curve, concave South, through a central angle of 19°34'53", and which chord bears N87°46'43"E a distance of 17.00 feet to the West line of said Lot 20.

Containing 1,861 square feet, more or less, as described.

Introduced for first reading on this 1st day of February, 2010.

PASSED and ADOPTED this 1st day of March, 2010.

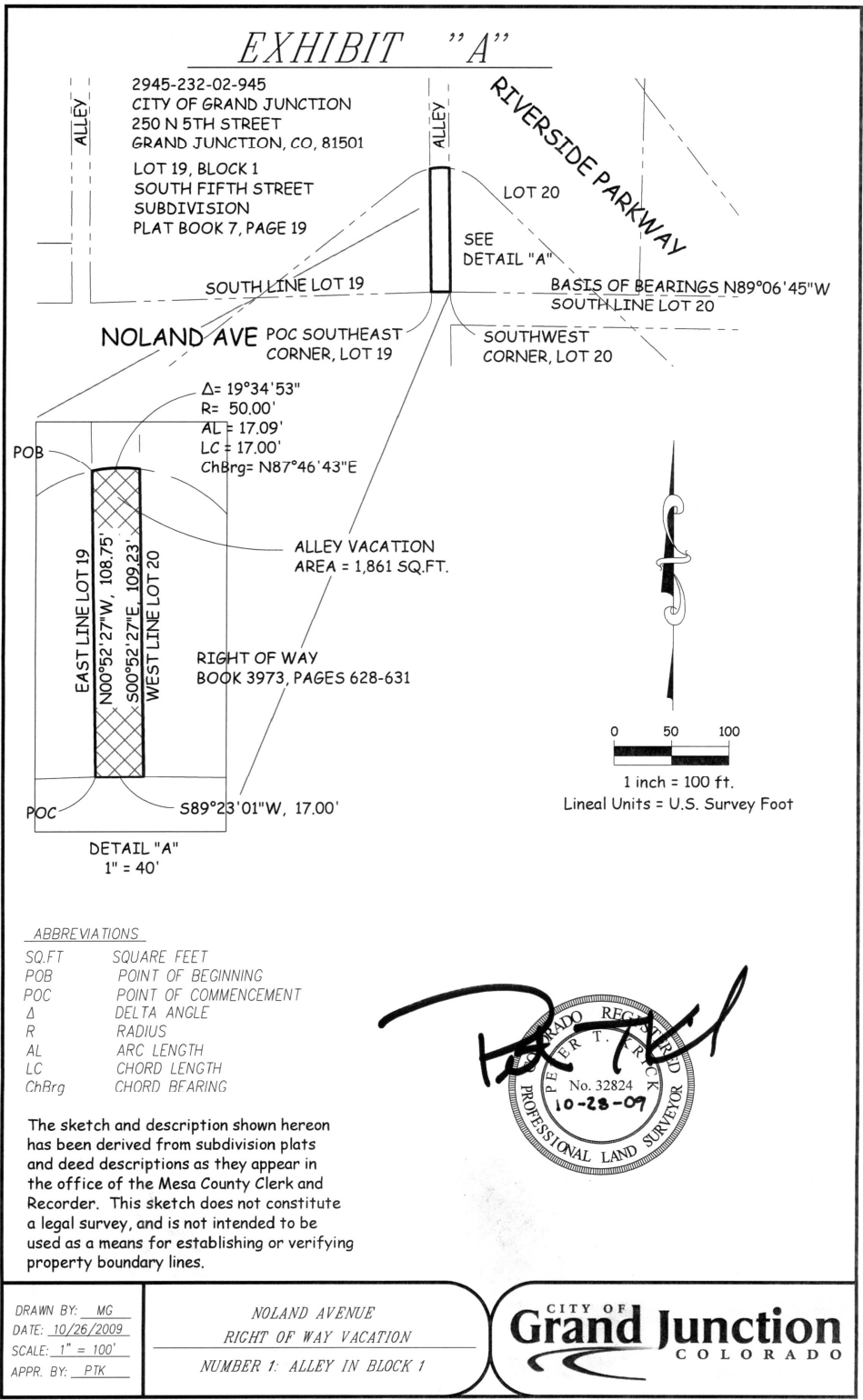
ATTEST:

/s/ Bruce Hill
President of City Council

/s/ Stephanie Tuin
City Clerk

Vacation #1 Exhibit A

EXHIBIT "A"



ABBREVIATIONS

SQ.FT	SQUARE FEET
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
Δ	DELTA ANGLE
R	RADIUS
AL	ARC LENGTH
LC	CHORD LENGTH
ChBrg	CHORD BEARING

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: MG
DATE: 10/26/2009
SCALE: 1" = 100'
APPR. BY: PTK

NOLAND AVENUE
RIGHT OF WAY VACATION
NUMBER 1: ALLEY IN BLOCK 1

CITY OF
Grand Junction
COLORADO