

CITY OF GRAND JUNCTION

ORDINANCE NO. 4423

AN ORDINANCE VACATING RIGHT-OF-WAY FOR MALDONADO STREET AND AN UN-NAMED RIGHT-OF-WAY, EAST OF MALDONADO STREET LOCATED EAST OF BASE ROCK STREET (AMERICAN FURNITURE WAREHOUSE)

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 Comprehensive 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.
2. Vacations are conditioned upon the Final Plat being recorded and new right-of-way dedicated thereon.

The following rights-of-way are shown on "Exhibit A" as part of this vacation of description.

Dedicated right-of-way to be vacated:

A road right of way 30.00 feet in width and recorded in Book 2612 at Page 949 of the Mesa County Clerk and Recorder, being situate in the Northwest Quarter of the Northeast Quarter of Section 15, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado being more particularly described as follows:

Commencing at a point on the South line of the NW 1/4 NE 1/4 of said Section 15 from whence the Southeast corner of the NW 1/4 NE 1/4 of said Section 15 bears S89°57'41"E a distance of 522.81 feet; thence N0°07'20"W along the West line of that right of way as described in Book 2612 at Page 849 of the Mesa County Clerk and Recorder a distance of 142.33 feet to the Southeast corner of Lot 1 AFW Subdivision and the Point of beginning; thence N0°07'20"W a distance of 490.34 feet; thence S89°47'12"E along the North line of said right of way a distance of 30.00 feet; thence S0°07'20"E along the East line of said right of way a distance of 490.16; thence S89°52'40"W a distance of 30.00 feet to the Point of Beginning.

Parcel of land contains 0.338 acres as described.

AND

A road right of way 30.00 feet in width and recorded in Book 2612 at Page 984 of the Mesa County Clerk and Recorder, being situate in the Northwest Quarter of the Northeast Quarter of Section 15, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado being more particularly described as follows:

Commencing at a point on the South line of the NW 1/4 NE 1/4 of said Section 15 from whence the Southeast corner of the NW 1/4 NE 1/4 of said Section 15 bears S89°57'41"E a distance of 492.81 feet; thence N0°07'20"W along the West line of that right of way as described in Book 2612 at Page 853 of the Mesa County Clerk and Recorder a distance of 142.33 feet to the Point of beginning; thence N0°07'20"W a distance of 490.16 feet; thence N89°47'12"W along the North line of said right of way a distance of 30.00 feet; thence S0°07'20"E along the East line of said right of way a distance of 489.99; thence S89°52'40"W a distance of 30.00 feet to the Point of Beginning.

Parcel of land contains 0.338 acres as described.

AND

A road right of way 52.00 feet in width and recorded in Book 4519 at Page 984 of the Mesa County Clerk and Recorder, being situate in the Northwest Quarter of the Northeast Quarter of Section 15, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado being more particularly described as follows:

Beginning at the Northwest corner of that road right of way as described in Book 4519 at Page 984 of the Mesa County Clerk and Recorder, said point bears N89°57'42"W a distance of 462.81 feet and N0°07'20"W a distance of 632.41 feet from the NE 1/16 corner of said Section 15 and considering the South line of the NW 1/4 NE 1/4 of said Section 15 to bear N89°57'42"W, with all other bearings herein relative thereto: thence S89°47'12"E along the North line of said right of way a distance of 214.96 feet to the Westerly right of way line for Highway 6&50 as described in Book 686 at Page 235; thence S45°55'08"E along said right of way a distance of 75.03 feet to the Northeasterly corner of Lot 1 Gold's Gym Subdivision; thence N89°47'12"W along the North line of said Lot 1 a distance of 268.75 feet to the East line of that road right of way for Maldonado Street as described in Book 2612 at Page 853; thence N0°07'20"W along said right of way a distance of 52.00 feet to the Point of Beginning.

Parcel of land contains 0.289 acres as described.

AND

A road right of way as dedicated on the plat of Gold's Gym recorded in Book 4621 at Page 478 of the Mesa County Clerk and Recorder, being situate in the Northwest Quarter of the Northeast Quarter of Section 15, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado being more particularly described as follows:

Commencing at a point on the South line of the NW 1/4 NE 1/4 of said Section 15 from whence the Southeast corner of the NW 1/4 NE 1/4 of said Section 15 bears S89°57'41"E a distance of 462.81 feet; thence N0°07'20"W along the West line of Gold's Gym as recorded in Book 4621 at Page 478 of the Mesa County Clerk and Recorder a distance of 564.26 feet to the Point of beginning; thence N0°07'20"W a

distance of 16.15 feet; thence S89°57'12"E a distance of 16.15 feet; thence S45°02'42"E a distance of

22.77 to the Point of Beginning.

Parcel of land contains 130 square feet as described.

Introduced for first reading on this 19th day of April, 2010.

PASSED and ADOPTED this 5th day of May, 2010.

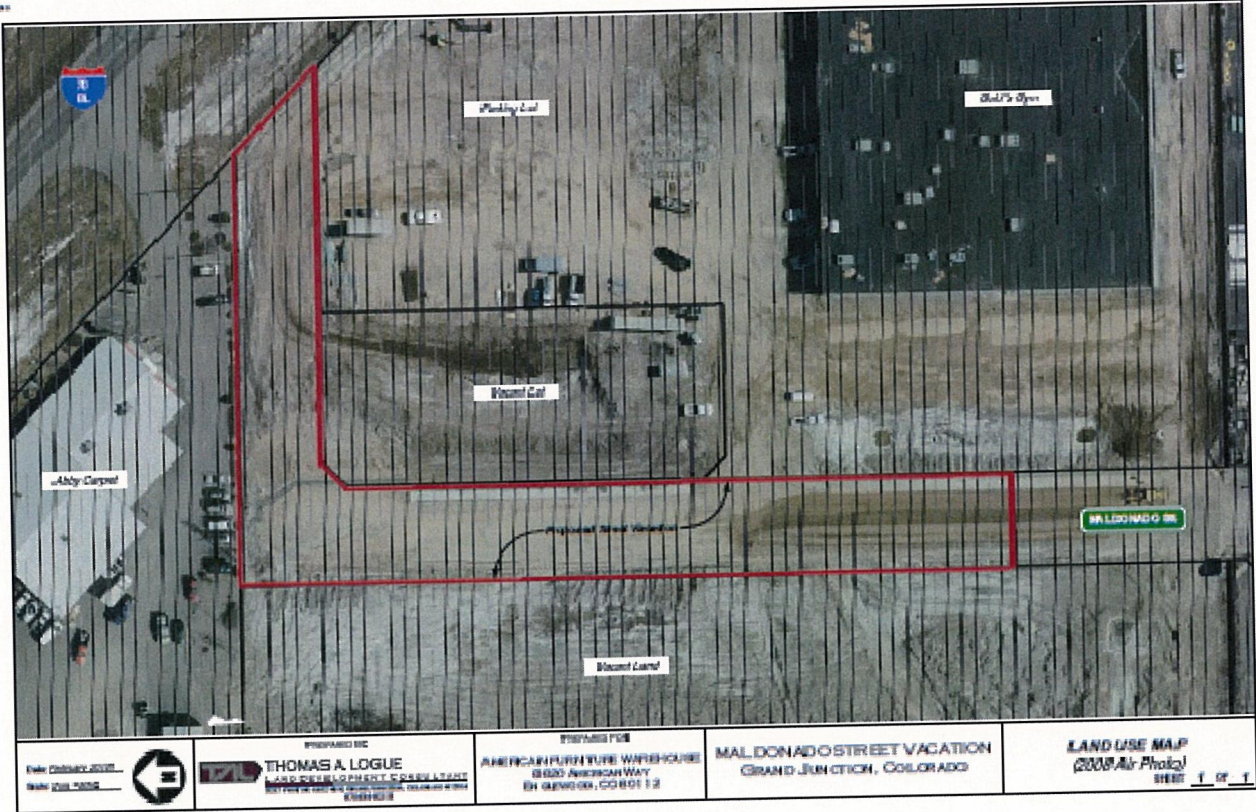
ATTEST:

City Clerk



President of City Council

Exhibit A



RECORDER NOTE: POOR QUALITY DOCUMENT