

**CITY OF GRAND JUNCTION**

**ORDINANCE NO. 4427**

**AN ORDINANCE VACATING A PORTION OF THE GRAND MESA AVENUE RIGHT-OF-WAY LOCATED ADJACENT TO 545 GRAND MESA AVENUE FOR R AND A SUBDIVISION**

RECITALS:

A request to vacate a portion of the Grand Mesa Avenue Right-of-Way adjacent 545 Grand Mesa Avenue. This request has been made by Ronald and Angelina Ashley.

The City Council finds that the request to vacate the herein described portion of the Grand Mesa Avenue right-of-way is consistent with the Comprehensive Plan and Section 21.02.100 of the Zoning and Development Code.

The Planning Commission, having heard and considered the request on May 11, 2010, found the criteria of the Zoning and Development Code to have been met, and recommends that the vacation be approved as requested.

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

Beginning at the Northeast corner of Lot 3 in Block 3 of ORCHARD MESA HEIGHTS SUBDIVISION recorded at Reception Number 9891 in the Mesa County Clerk and Recorder's Office; thence N89°58'28"W 65.08 feet to the Northwest corner of the East 15 feet of Lot 5 of said ORCHARD MESA HEIGHTS; thence projecting the West line of said East 15 feet N00°17'05"W 8.00 feet; thence S89°58'28"E 65.08 feet; thence on a line projected Northerly on the East line of said Lot 3, S00°17'17"E 8.00 feet to the point of beginning, contains 560 square feet more or less, City of Grand Junction, County of Mesa and State of Colorado, and as depicted on the attached Exhibit B. (There is no Exhibit A).

Basis of Bearing is per the Mesa County Geographic Information System as Measured between the City of Grand Junction monuments located at the intersections of Grand Mesa Avenue and Delores Street and Grand Mesa Avenue and La Veta Street.

Introduced for first reading on this 17<sup>th</sup> day of May, 2010.

PASSED and ADOPTED this 2<sup>nd</sup> day of June, 2010.

ATTEST:

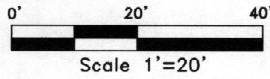
/s/ Teresa A. Coons  
President of City Council

/s/ Stephanie Tuin  
City Clerk

EXHIBIT B

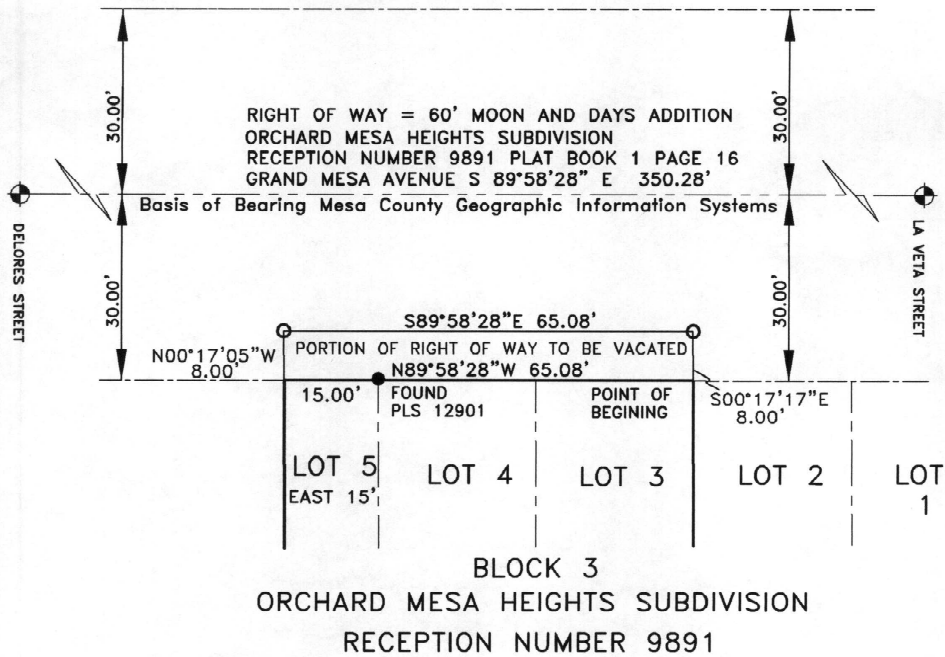


All lineal measurements are in US survey feet.



LEGEND

- FOUND SURVEY MARKER AS DESCRIBED
- ⊕ FOUND CITY MONUMENT
- NO.5 REBAR/CAP L.S. 24943



Cecil D. Caster  
 Registered Professional Land Surveyor  
 P.L.S. Number 24943



Monument Surveying Inc.  
 741 Rood Ave.  
 Grand Junction, CO 81501  
 245-4189 03-03-10  
 EXHIBIT B Street Vacation  
 Grand Mesa Avenue