

CITY OF GRAND JUNCTION

ORDINANCE NO. 4440

**AN ORDINANCE VACATING RIGHT-OF-WAY FOR
SOUTH 12TH STREET, LOCATED ADJACENT TO 1101 WINTERS AVENUE
(MCCONNELL SOUTH 12TH STREET VACATION)**

RECITALS:

A vacation of the dedicated right-of-way adjacent to 1101 Winters Avenue, along South 12th Street 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 21.02.100 of the Grand Junction Municipal Code.

The Planning Commission, having heard and considered the request, found the criteria of the Grand Junction Municipal 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, Multi-purpose Easement and any 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:

RIGHT OF WAY VACATION

A strip of land situate in the SE 1/4 NE 1/4 of Section 23, Township 1 South, Range 1 West of the Ute Meridian and adjoining the east line of Lot 1, Winters Avenue Industrial Park as recorded in Plat Book 12 at Pages 305 & 306, City of Grand Junction, Mesa County, Colorado, being described as follows;

Beginning at the southeast corner of said Lot 1;
thence N00°15'39"W a distance of 315.12 feet along the east line of said Lot 1;
thence along the arc of a curve to the left 39.15 feet, having a central angle of 89°43'00" and a radius of 25.00 feet, the chord of which bears N45°07'09"W a distance of 35.27 feet along said Lot 1;
thence S89°58'38"E a distance of 12.99 feet;

thence along the arc of a curve to the right 38.22 feet, having a central angle of 87°35'20" and a radius of 25.00 feet, the chord of which bears S46°10'58"E a distance of 34.60 feet;
thence S02°23'18"E a distance of 81.68 feet;
thence S00°15'39"E a distance of 234.36 feet;
thence N89°44'21"W a distance of 16.00 feet to the point of beginning.
Said strip contains 0.12 acres more or less.

Introduced for first reading on this 4th day of October, 2010.

PASSED and ADOPTED this 18th day of October, 2010.

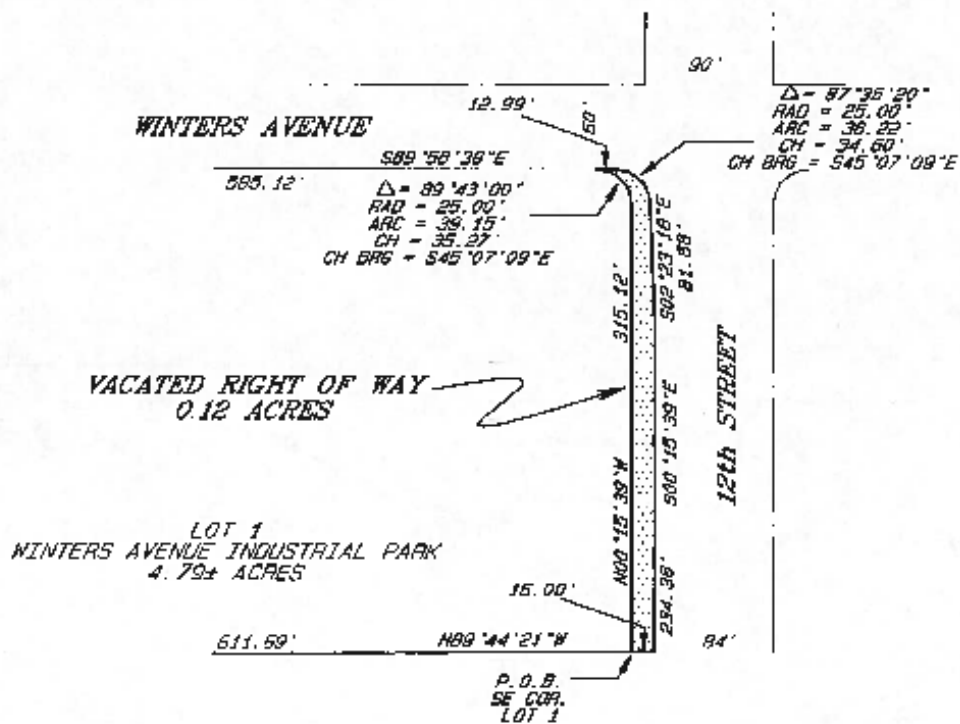
ATTEST:

Teresa A. Coons
President of City Council

/s/: Stephanie Tuin
City Clerk

EXHIBIT A

RIGHT OF WAY VACATION



NOT TO SCALE
LINEAL UNITS = U. S. SURVEY FEET

D H SURVEYS, INC.
970-245-8749
JOB # 1158-09-01