

CITY OF GRAND JUNCTION

ORDINANCE NO. 4456

**AN ORDINANCE VACATING
A NORTH-SOUTH ALLEY IN BLOCK 160**

**ORIGINAL PLAT OF THE TOWN OF GRAND JUNCTION AND REPLATTED IN
GRAND JUNCTION PLAT OF PART OF SECOND DIVISION RESURVEY AS
AMENDED;**

**AN AREA ORIENTED EAST-WEST BETWEEN THE SOUTH BOUNDARY OF
BLOCK 160 AND THE NORTH BOUNDARY OF LOT 1 OF SECOND AMENDED
PLAT OF D&RGW RAILROAD SUBDIVISION;**

**APPROXIMATELY 5 FEET OF 6TH COURT ADJACENT TO LOT 1, BLOCK 160;
AND
AN IRREGULAR PORTION OF SOUTH AVENUE ADJACENT TO BLOCK 160
(SPENDRUP VACATIONS)**

RECITALS:

A vacation of dedicated rights-of-way and an additional area that has been treated previously as an alley has been requested by the adjoining property owner.

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 right-of-ways are hereby vacated, with any conditions of vacation listed with the description of the right-of-way:

All that portion of the S ½ of Section 14, Township One South, Range One West of the Ute Meridian lying south of the south line of Block 160 in the City of Grand Junction, west of the west right-of-way line of 7th Street, and east of the east right-of-way line of 6th Street (aka 6th Court) situate in Mesa County.

Containing approximately 3247 square feet.

The vacation of this piece is subject to the City of Grand Junction retaining the following easement:

A Utility Easement is hereby reserved by the City of Grand Junction on, along, over, under, through and across the area of this right-of-way to be vacated for the benefit of the public for use of City-approved public utilities as perpetual easements for the installation, operation, maintenance and repair of said utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, waterlines, telephone lines, equivalent other public utility providers and appurtenant facilities.

It is City Council's intent with this ordinance that the City's interest in fee in this land described above shall transfer to the owner of Block 160 of the original PLAT OF THE TOWN OF GRAND JUNCTION except for a utility easement that is retained by the City in the same area as described above.

The subject right-of-way is shown on "Exhibit A" as part of this vacation description.

Dedicated right-of-way to be vacated:

All of the north-south alley located in Block 160 of the City of Grand Junction, situate in the S ½ of Section 14, Township One South, Range One West of the Ute Meridian, Mesa County, Colorado.

Containing approximately 1966 square feet.

TOGETHER WITH

A portion of 6th Street (aka 6th Court) and a portion of South Avenue adjacent to Block 160, City of Grand Junction and situate in the S ½ of Section 14, Township One South, Range One West of the Ute Meridian, Mesa County, Colorado, said portions being more particularly described as follows:

Commencing at a two-inch pipe monument for the S ¼ Corner of said Section 14, whence an alloy cap for the N 1/16 Corner of Section 23, Township One South, Range One West of the Ute Meridian bears South 00 degrees 11 minutes 26 seconds West a distance of 1315.10 feet, more or less, thence North 89 degrees 50 minutes, 40 seconds West for a distance of 271.86 feet to the east line of said 6th Street and the Point of Beginning; thence the following six courses and distances:

1. North 89 degrees 50 minutes 40 seconds West, on the northerly line of the Amended Plat of D&RGW Railroad Subdivision (Reception No. 1584004), for a distance of 4.79 feet;

2. North 00 degrees 01 minutes 52 seconds East, parallel with the west line of Lot 1 in said Block 160, for a distance of 145.28 feet;

3. South 89 degrees 51 minutes 37 seconds East, parallel with the north line of Lots 1 through 7 in said Block 160, for a distance of 172.91 feet;

4. South 44 degrees 54 minutes 05 seconds East for a distance of 8.49 feet to the south line of said South Avenue;

5. North 89 degrees 51 minutes 37 seconds West for a distance of 174.13 feet;

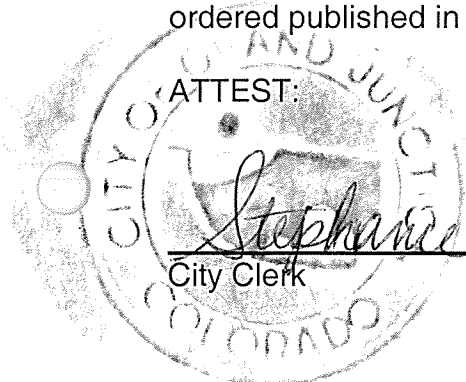
6. South 00 degrees 01 minutes 52 seconds West on the west line of Lot 1 in said Block 160, for a distance of 139.24 feet to the beginning.

Containing approximately 1722 square feet.

INTRODUCED on first reading the 14th day of February, 2011 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the 28th day of February, 2011 and ordered published in pamphlet form.

ATTEST:

The seal of the City of Grand Junction, Colorado, is circular and features a central emblem with a mountain and a river. The text "CITY OF GRAND JUNCTION" is written around the top inner edge, and "COLORADO" is written around the bottom inner edge.
Stephanie Lunn
City Clerk

Teren L. Coors
President of City Council

LEGEND AND ABBREVIATIONS:

- ◆ CITY MONUMENT IN RANGE BOX UNLESS OTHERWISE INDICATED
- ◆ FOUND REBAR & ALLOY CAP PLS-18413
- ◆ FOUND 5/8" REBAR & ALLOY CAP IN CITY MONUMENT BOX (ILLEGIBLE)
- ◆ FOUND 5/8" REBAR & ALLOY CAP PLS-4307
- ◆ FOUND PK NAIL & WASHER PLS-4307
- ◆ FOUND 5/8" REBAR & ALLOY CAP PLS-26832
- ◆ FOUND 2" PIPE WITH 1/2" BRASS STEM
- ◆ FOUND 5/8" REBAR (NO CAP) UPGRADED WITH PLASTIC CAP PLS-18469
- ◆ FOUND 3/4" REBAR (NO CAP) UPGRADED WITH WIRE TAG PLS-18469
- ◆ SET 5/8" REBAR & PLASTIC CAP PLS-18469
- ◆ SET PK NAIL & WASHER PLS-18469
- (POB) POINT OF BEGINNING
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION



JUN 11 2011
COMMUNITY DEVELOPMENT
DEPT

RIGHT-OF-WAY VACATION FOR

JOHN O. SPENDRUP LLC
IN THE S1/2 OF SECTION 14 AND N1/2 SECTION 23 TOWNSHIP 1 SOUTH RANGE 1 WEST OF THE 10TH MERIDIAN CITY OF GRAND JUNCTION, COUNTY OF MESA, COLORADO

REC
RESURVEILLING ENGINEERS, LLC
485 Ridge Blvd Suite A
Grand Junction, Colorado
Phone: 970.241.1723
www.recenj.com

Sheet 1 of 1
File Name: A0274A.A0274BASE--sp.dwg/A0274

