

**CITY OF GRAND JUNCTION**

**ORDINANCE NO. 4483**

**AN ORDINANCE VACATING RIGHT-OF-WAY (FRONTAGE ROAD)  
ABUTTING LOTS 34A THROUGH 40A, INCLUSIVE, BLOCK TWENTY-FIVE OF THE  
RIDGES, FILING NO. FIVE**

**LOCATED ADJACENT TO WEST RIDGES BOULEVARD AND WEST OF SCHOOL  
RIDGE ROAD**

**RECITALS:**

A vacation of the dedicated right-of-way 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 Title 21.02.100 of the Grand Junction Municipal Code with the condition that a plat be recorded with the first phase of the Plan with the Mesa County Clerk and Recorder including all the lots in abutting the frontage road being eliminated or platted in a manner acceptable to the City's Public Works and Planning Director so that access for the newly platted parcels be accomplished in accordance with City standards. In addition, a 10' multipurpose easement shall be retained and reserved as needed for existing utilities.

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 conditions.

**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. Contingent upon the approval and recording of a plat with the first phase of the amended plan approved by City Council in Ordinance 4482 with the Mesa County Clerk and Recorder including all the lots in The Ridges Filing No. 5 abutting the frontage road being eliminated or platted in a manner acceptable to the City's Public Works and Planning Director so that access for the newly platted parcels be accomplished in accordance with City standards. In addition, a 10' multi-purpose easement shall be retained and reserved as needed for existing utilities.

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

Dedicated right-of-way to be vacated:

A certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 20, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado, being more particularly described as follows:

ALL of that certain parcel of land entitled Frontage Road, lying South of and abutting Lots 34A through 40A, inclusive, Block Twenty-Five of the Ridges, Filing No. Five, as same is recorded in Plat Book 12, Pages 316 through 320, Public Records of Mesa County, Colorado, LESS HOWEVER a 10.0 foot Multipurpose Easement retained and reserved for the City of Grand Junction in the same area as the 10.0 foot wide Ridges Metro District Easement.

CONTAINING 10,984 Square Feet or 0.252 Acres, more or less, as described.  
Drawing depicting the above is attached hereto as Exhibit A.

**INTRODUCED** on first reading on this 7<sup>th</sup> day of September, 2011 and ordered published in pamphlet form.

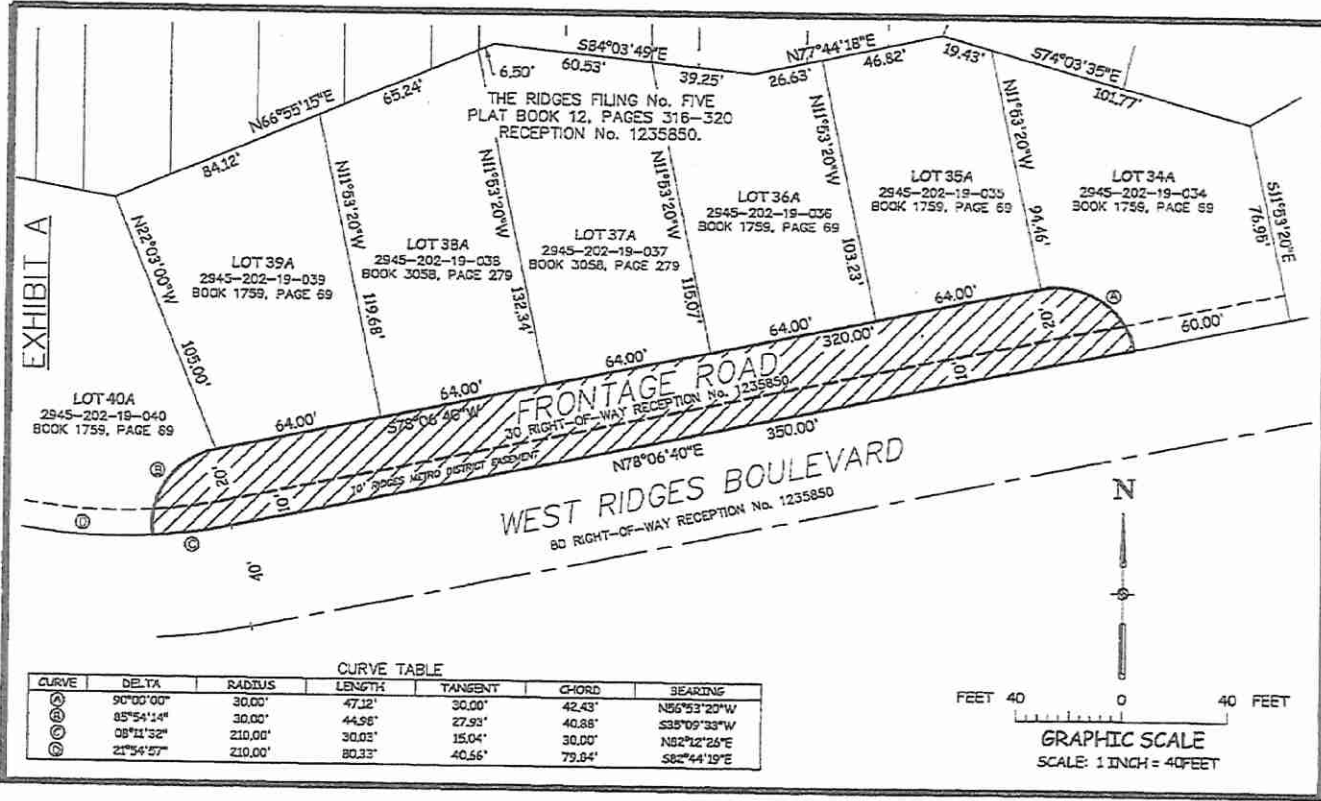
**PASSED and ADOPTED** on second reading this 21<sup>st</sup> day of September, 2011 and ordered published in pamphlet form.

ATTEST:

  
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President of City Council

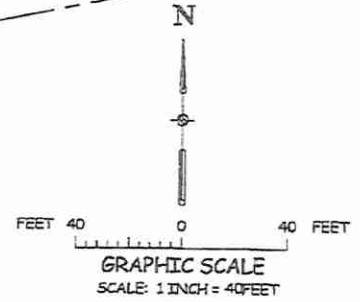
  
\_\_\_\_\_  
City Clerk





CURVE TABLE


CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
①	90°00'00"	30.00'	47.12'	30.00'	42.43'	N56°53'29"W
②	85°54'14"	30.00'	44.96'	27.93'	40.88'	S35°09'33"W
③	08°11'32"	210.00'	30.03'	15.04'	30.00'	N82°12'26"E
④	21°54'27"	210.00'	80.33'	40.56'	79.84'	S82°44'19"E



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4483 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 7<sup>th</sup> of September, 2011 and that the same was published in pamphlet form in The Daily Sentinel, a newspaper published and in general circulation in said City, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 21<sup>st</sup> day of September 2011, at which Ordinance No. 4483 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 23<sup>rd</sup> day of September 2011.

  
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Stephanie Tuin, MMC  
City Clerk

Published: September 9, 2011 in pamphlet form  
Published: September 23, 2011 in pamphlet form  
Effective: October 23, 2011