

**CITY OF GRAND JUNCTION**

**ORDINANCE NO. 4636**

**AN ORDINANCE VACATING A PORTION OF THE HACIENDA STREET RIGHT-OF-WAY FOR THE PROPOSED SOUTH RIM HOLLOW SUBDIVISION**

**LOCATED AT 2312 HACIENDA STREET**

**RECITALS:**

The applicant, Redlands Investment Properties LLC, wishes to vacate a small portion (945 +/- sq. ft. – see attached Exhibit A) of Hacienda Street which is no longer necessary in-lieu of anticipation of developing a future single-family detached residential subdivision located on the property of 2312 Hacienda Street (14 lots on 3.72 +/- acres) which is currently under review (City file number SUB-2014-174).

The proposed vacation of a portion of this right-of-way will not impede traffic, pedestrian movement or access along Hacienda Street. There are also no public utilities located within the vacation area. As proposed, Hacienda Street will be extended into the proposed property and be dedicated as a 38' wide right-of-way in accordance with City's Alternative Residential Street Standards of the TEDS (Transportation Engineering Design Standards) Manual. Current width of the existing right-of-way for Hacienda Street is 50'.

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 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 conditionally 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. Applicant shall pay all recording/documentary fees for the Vacation Ordinance, any easement documents and dedication documents.
2. Approval of the right-of-way vacation is conditioned upon the approval and recording of a subdivision plat for the proposed residential development for the subject property currently under review by the Community Development Division (File # SUB-2014-174).

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 TRACT OF LAND SITUATED IN SECTION 8, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO RECORDED IN BOOK 11, PAGE 66, RECEPTION #1033226 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/16 CORNER ON THE WEST LINE OF SECTION 8, AND CONSIDERING THE WEST LINE OF THE NW1/4 SW1/4 OF SAID SECTION 8 BEARS N 00° 03' 12" E AS THE BASIS OF BEARINGS AND ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, THENCE N 37° 56' 16" E A DISTANCE OF 833.24 FEET TO THE TRUE POINT OF BEGINNING OF THE VACATION OF PORTION OF HACIENDA STREET RIGHT OF WAY, SAID POINT BEING THE NORTHWEST CORNER OF THE OF THE VACATION OF SAID RIGHT OF WAY, THENCE N 89° 58' 35" E A DISTANCE OF 73.09 FEET TO THE EAST LINE OF SAID RIGHT OF WAY, THENCE S 36° 01' 18" E ALONG THE EAST LINE OF SAID RIGHT OF WAY A DISTANCE OF 15.08 FEET, THENCE S 89° 58' 40" W A DISTANCE OF 81.85 FEET, THENCE N 00° 31' 03" W A DISTANCE OF 12.20 FEET TO THE POINT OF BEGINNING.

THE AREA OF THE VACATION IS 945.0 SQ. FT.

Introduced for first reading on this 2<sup>nd</sup> day of July, 2014 and ordered published in pamphlet form.

PASSED and ADOPTED this 16<sup>th</sup> day of July, 2014 and ordered published in pamphlet form.

ATTEST:

City Clerk

  
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President of City Council

# EXHIBIT 'A'

## RIGHT OF WAY VACATION

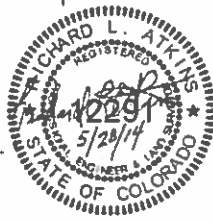
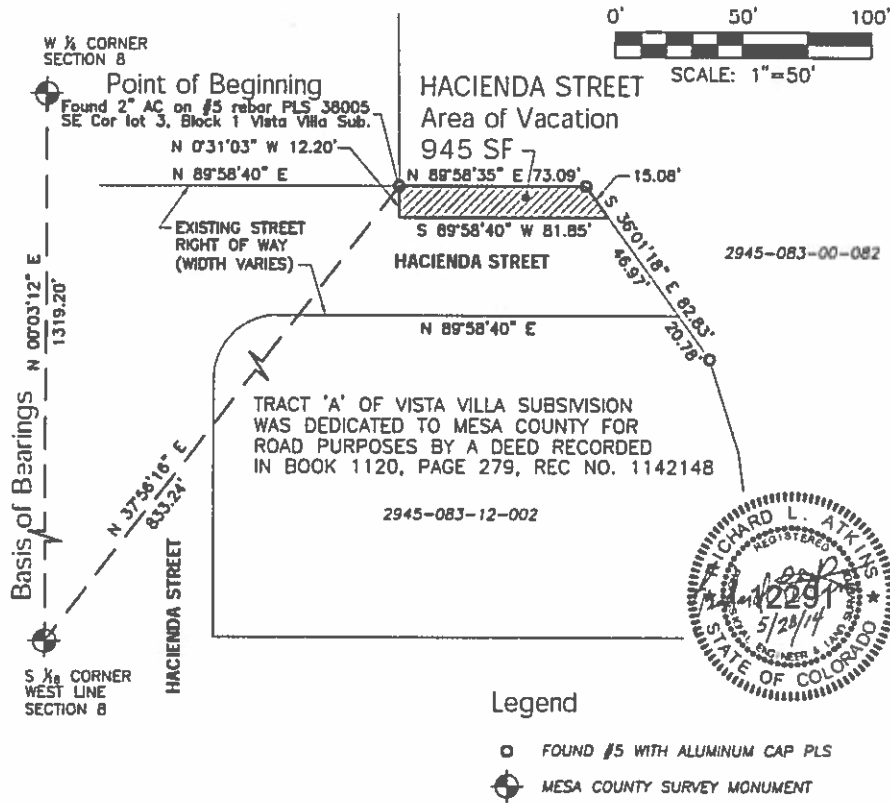
VACATION OF A PORTION OF HACIENDA STREET RIGHT OF WAY

**LEGAL DESCRIPTION**

A TRACT OF LAND SITUATED IN SECTION 8, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO RECORDED IN BOOK 11, PAGE 66, RECEPTION #1033226 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH  $\frac{1}{4}$  CORNER ON THE WEST LINE OF SECTION 8, AND CONSIDERING THE WEST LINE OF THE NW $\frac{1}{4}$  SW $\frac{1}{4}$  OF SAID SECTION 8 BEARS N 00° 03' 12" E AS THE BASIS OF BEARINGS AND ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, THENCE N 37° 56' 16" E A DISTANCE OF 833.24 FEET TO THE TRUE POINT OF BEGINNING OF THE VACATION OF PORTION OF HACIENDA STREET RIGHT OF WAY, SAID POINT BEING THE NORTHWEST CORNER OF THE OF THE VACATION OF SAID RIGHT OF WAY, THENCE N 89° 58' 35" E A DISTANCE OF 73.09 FEET TO THE EAST LINE OF SAID RIGHT OF WAY, THENCE S 36° 01' 18" E ALONG THE EAST LINE OF SAID RIGHT OF WAY A DISTANCE OF 15.08 FEET, THENCE S 89° 58' 40" W A DISTANCE OF 81.85 FEET, THENCE N 00° 31' 03" W A DISTANCE OF 12.20 FEET TO THE POINT OF BEGINNING.

THE AREA OF THE VACATION IS 945.0 SQ FT



**Legend**

- FOUND #5 WITH ALUMINUM CAP PLS
- ⊕ MESA COUNTY SURVEY MONUMENT

DRAWING NUMBER <b>1</b> <small>OF 1</small>	SURVEYOR	RLA	RIGHT OF WAY VACATION HACIENDA STREET SOUTH RIM HOLLOW SUBDIVISION GRAND JUNCTION, COLORADO	ATKINS AND ASSOCIATES, INC. 518 28 Road, Suite B-105 Grand Junction, Colorado 81501 P 970 245 6630 F 970 245 2355
	DRAFTING	SLA		
	DATE	5/28/14		
	JOB NO.	14001E		