

**CITY OF GRAND JUNCTION**

**ORDINANCE NO. 4721**

**AN ORDINANCE VACATING RIGHT-OF-WAY FOR  
NOLAND AVENUE  
LOCATED WEST OF S. 7<sup>TH</sup> STREET**

**RECITALS:**

A vacation of the dedicated right-of-way for has been requested by the adjoining property owner.

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.

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.

**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.

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

Dedicated right-of-way to be vacated:

**ROW VACATION DESCRIPTION**

A certain parcel of land lying in the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of Section 23, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

**BEGINNING** at a point on the West line of Lot 1, Block 9, Amended Plat of Benton Canon's First Subdivision, as same is recorded in Plat Book 4, Page 39, Public Records of Mesa County, Colorado, said point being 89.75 feet South of the Northwest corner of said Lot 1 and assuming the North line of said Lot 1 bears N 89°54'28" W with all other bearings contained herein being relative thereto;

**THENCE** from said Point of Beginning, S 89°54'27" E along a line parallel with

and 89.75 feet South of, the North line of said Lot 1, a distance of 145.77 feet; thence S 00°05'33" W, a distance of 16.00 feet; thence N 89°54'28" W, a distance of 131.21 feet; thence N 42°12'39" W, a distance of 21.63 feet, more or less, to the Point of Beginning.

CONTAINING 2,216 Square Feet or 0.050 Acres, more or less, as described.

Introduced for first reading on this 21<sup>st</sup> day of September, 2016 and ordered published in pamphlet form.

PASSED and ADOPTED this 5<sup>th</sup> day of October, 2016 and ordered published in pamphlet form.

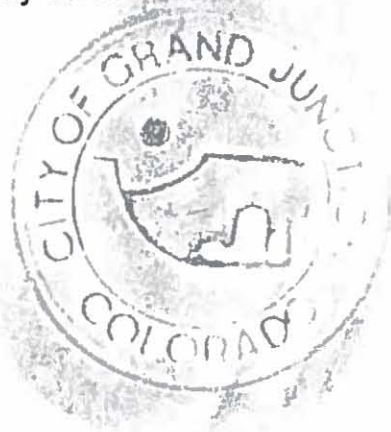


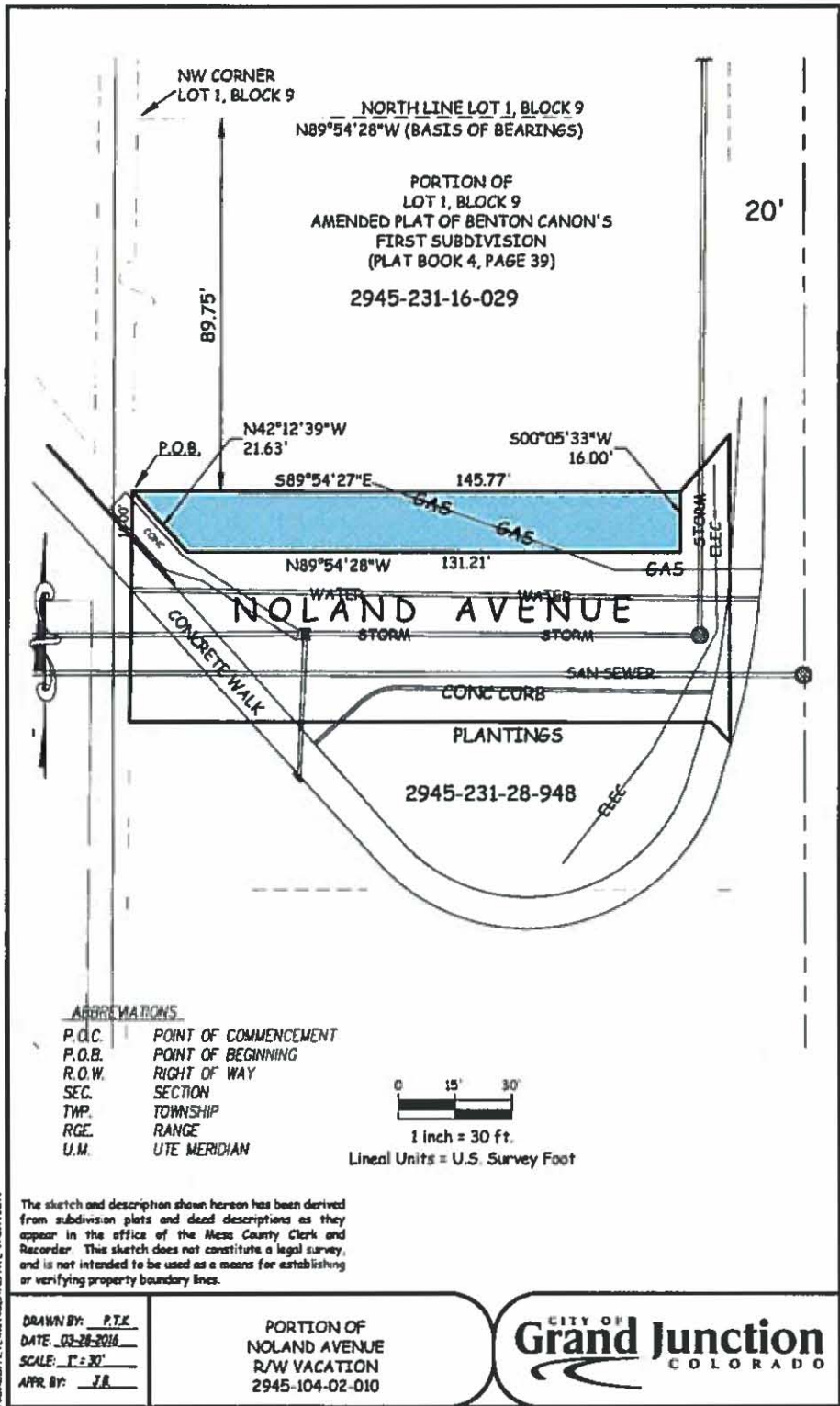
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President of City Council Pro Tem

ATTEST:

  
City Clerk





- ABBREVIATIONS**
- P.O.C. POINT OF COMMENCEMENT
  - P.O.B. POINT OF BEGINNING
  - R.O.W. RIGHT OF WAY
  - SEC. SECTION
  - TWP. TOWNSHIP
  - R.G.E. RANGE
  - U.M. UTE MERIDIAN



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: P.T.K.  
 DATE: 03-28-2016  
 SCALE: 1" = 30'  
 APPR BY: J.R.

PORTION OF  
 NOLAND AVENUE  
 R/W VACATION  
 2945-104-02-010




NAC200/PETER/NOLAND AVE VACATION

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4721 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 21<sup>st</sup> day of September, 2016 and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 5<sup>th</sup> day of October, 2016, at which Ordinance No. 4721 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 13<sup>th</sup> day of October, 2016.

  
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Stephanie Tuin, MMC  
City Clerk

Published: September 23, 2016  
Published: October 7, 2016  
Effective: November 6, 2016

