**CITY OF GRAND JUNCTION**

**ORDINANCE NO. 4721**

**AN ORDINANCE VACATING RIGHT-OF-WAY FOR**

**NOLAND AVENUE**

**LOCATED WEST OF S. 7TH 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 21st day of September, 2016and ordered published in pamphlet form.

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

/s/ Martin Chazen Norris

President of City Council Pro Tem

ATTEST:

/s/ Stephanie Tuin

City Clerk

