

CITY OF GRAND JUNCTION

ORDINANCE NO. 4732

**AN ORDINANCE VACATING RIGHT-OF-WAY FOR
BALANCED ROCK WAY
LOCATED BETWEEN FLAT TOP LANE AND F ¼ ROAD**

RECITALS:

A vacation of dedicated right-of-way for Balanced Rock Way, has been requested by the adjoining property owners.

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 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 dedicated right-of-way 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. The area of the vacated Right-of-Way shall be retained as an easement for the purpose of public access, emergency responders and as a utility easement for existing and future utilities.

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

Dedicated right-of-way to be vacated:

Commencing at the South Center 1/16th Corner of Section 4, Township 1 South, Range 1 West, Ute Meridian, as shown on that certain subdivision plat known as Sundance Village Subdivision, recorded as Reception Number 2457553, in Book 4727 at Page 587, in the office of the Mesa County Recorder and running Thence, South 00°01'19" West, along the West line of the Southwest quarter of the Southeast quarter of Section 4, a distance of 26.00 feet; Thence, North 89°50'07" East, a distance of 329.84; Thence, South 00°10'15" East, a distance of 25.00 feet to the Point of Beginning for this description; Thence, North 89°50'07" East, a distance of 34.50 feet; Thence, South 00°10'15" East, a distance of 95.31 feet; Thence, South 45°11'07" East, a distance of 21.21 feet; Thence, South 00°10'15" East, a distance of 40.00 feet; Thence, South 44°50'33" West, a distance of 21.21 feet;

Thence, South 00°10'15" East, a distance of 149.24 feet; Thence, South 44°50'13" East, a distance of 21.34 feet; Thence, South 00°10'15" East, a distance of 39.80 feet; Thence, South 44°50'33" West, a distance of 21.21 feet; Thence, South 00°10'15" East, a distance of 163.66 feet; Thence, South 89°50'27" West, a distance of 34.50 feet; Thence, North 00°10'15" West, a distance of 548.17 feet to the Point of Beginning.

Contains 0.472 Acres, or 20,560 Square Feet, more or less

Introduced for first reading on this 21st day of December, 2016 and ordered published in pamphlet form.

PASSED and ADOPTED this 4th day of January, 2017 and ordered published in pamphlet form.

Stephanie Tunn
President of City Council

ATTEST:

Stephanie Tunn
City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4732 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 21st day of December, 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 4th day of January, 2017, at which Ordinance No. 4732 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 9th day of January 2017.

Stephanie Tuin
Stephanie Tuin, MMC
City Clerk

Published: December 23, 2016
Published: January 06, 2017
Effective: February 05, 2017

