

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2692

VACATING A PORTION OF RIGHT-OF-WAY AT 372 RIDGES BOULEVARD

RECITALS

The City is in the process of subdividing a portion of designated Open Space within the Ridges subdivision in order to dispose of the property located at 372 Ridges Boulevard (vacant former office of Ridges Metropolitan District). In doing so, it was discovered that a portion of the existing parking lot for the office building encroaches into the Ridges Boulevard right-of-way. Vacation of this portion of the right-of-way is requested in order to rectify the situation.

The Grand Junction Planning Commission at their June 1, 1993 hearing recommended approval that a portion of the right-of-way at 372 Ridges Boulevard be vacated and approved the Ridges Minor Subdivision which includes dedication of the vacated portion as utility easement.

The City Council has duly considered the matter and the recommendation of the Planning Commission and finds that the requirements for vacation of a right-of way, as set forth in section 8-3 of the Zoning and Development Code, have been satisfied.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That the right-of-way described below:

Commencing at a point on the Southerly right-of-way for Ridges Boulevard from whence the East 1/4 Corner of Section 20, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, bears S 39 degrees 48 minutes 48 seconds E a distance of 1320.36 feet; thence S 65 degrees 22 minutes 40 seconds W along the Southerly right-of-way for Ridges Boulevard a distance of 207.40 feet to the Point of Beginning; thence S 65 degrees 22 minutes 40 seconds W a distance of 39.79 feet; thence N 41 degrees 41 minutes 11 seconds E a distance of 25.32 feet; thence S 83 degrees 07 minutes 01 seconds E a distance of 19.47 feet to the Point of Beginning, containing 202.42 square feet, more or less,

is hereby vacated subject to the area described above being retained as utility easement.

INTRODUCED for FIRST READING and PUBLICATION this 16th day of June, 1993.

PASSED on SECOND READING this 7th day of July, 1993.

ATTEST:

City Clerk

President of City Council