

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2720
VACATING A PORTION OF THE PTARMIGAN COURT SOUTH RIGHT-OF-WAY
CITY OF GRAND JUNCTION

Recitals.

Ptarmigan Court South was originally platted as a through street to provide access from North 15th Street to parcels east of the Ptarmigan Ridge subdivision. Ptarmigan Court South was developed as a temporary cul-de-sac to serve the 4 lots in that portion of Ptarmigan Ridge Filing 2. It has been determined that a through street is not needed to access the properties to the east. Consequently, the developer of Ptarmigan Ridge is requesting that the Ptarmigan Court South right-of-way be vacated from the cul-de-sac east to the subdivision boundary.

The Grand Junction Planning Commission, at their November 2, 1993 hearing recommended approval of the vacation provided that an easement was dedicated for the sewer service line which goes to the property to the east.

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 is hereby vacated:

Commencing at the NE corner of Lot 3, Block Two, Ptarmigan Ridge Filing Two, situated in the NW1/4 Section 2, Township 1 South, Range 1 West, Ute Meridian, and considering the North line of said Lot 3, Block Two to bear N 89 degrees 49 minutes 54 seconds W and all bearings contained herein to be relative thereto; thence N 89 degrees 49 minutes 54 seconds W 74.35 feet along the South right-of-way line for Ptarmigan Court South; thence N 00 degrees 10 minutes 06 seconds E 40.00 feet along the North line of Ptarmigan Court South; thence 89 degrees 49 minutes 54 seconds E 74.26 feet along the North line of Ptarmigan Court South to the SE corner of Lot 2, Block Two, Ptarmigan Ridge Filing Two; thence S 00 degrees 02 minutes 34 seconds W 40.00 feet to the Point of Beginning.

Reserving unto the City of Grand Junction, on behalf of the City and of the Public Utilities, the following described two (2) easements:

Easement #1:

An Easement for Utilities, Drainage & Irrigation purposes, together with the right of ingress and egress for workers and equipment, on, along, over, under, through and across the following described parcel of land:

Beginning at a point on the South line of Lot 2 of Block 3, Ptarmigan Ridge Filing 2, from whence the Southeast corner of said Lot 2 bears S 89°49'54" E a distance of 43.23 feet;

thence N 89°49'54" W along the South line of said Lot 2 a distance of 31.03 feet; thence S 00°10'06" W a distance of 40.0 feet to a point on the North line of Lot 3 of Block 3, Ptarmigan Ridge Filing 2; thence S 89°49'54" E along the North line of said Lot 3 a distance of 13.20 feet; thence N 24°11'43" E a distance of 43.79 feet to the Point of Beginning.

Easement #2:

An Easement for Utilities & Drainage purposes, together with the right of ingress and egress for workers and equipment, on, along, over, under, through and across the following described parcel of land:

Beginning at a point on the East boundary of Ptarmigan Ridge Filing 2 from whence the Southeast corner of Lot 2 of Block 3 of Ptarmigan Ridge Filing 2 bears N 00°02'34" E a distance of 1.34 feet; thence S 00°02'34" W along the East boundary of Ptarmigan Ridge Filing 2 a distance of 15.18 feet; thence S 81°21'47" W a distance of 75.11 feet; thence N 00°01'06" E a distance of 15.18 feet; thence N 81°21'47" E a distance of 75.11 feet to the Point of Beginning.

INTRODUCED for FIRST READING and PUBLICATION this 17th day of November, 1993.

PASSED on SECOND READING this 1st day of December, 1993.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ R.T. Mantlo
President of City Council Pro Tem