

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2808

VACATING A PORTION OF RICE STREET BETWEEN WHITE AVENUE AND MAIN STREET AND A PORTION OF ROOD AVENUE BETWEEN RICE AND SPRUCE STREETS

Recitals:

Mesa County is requesting the vacation of the undeveloped portion of Rice Street between White Avenue and West Main Street and the undeveloped portion of Rood Avenue between Rice and Spruce Streets to enhance the development potential of the site.

City Resolution #58-90, approving the Special Use Permit for the Mesa County Detention Facility, states that it is understood that the County will proposed the vacation of that portion of Rice Street. It goes on to say that if Rice Street is not vacated by December 31, 1996, the County will be responsible for the improvement of Rice Street south of White Avenue to the north side of West Main Street.

The Grand Junction Planning Commission, at its January 10, 1995 hearing recommended approval of the request to vacate the Rice Street right-of-way between White Avenue and West Main Street and to vacate the Rood Avenue right-of-way between Rice and Spruce Streets.

The City Council has duly considered the petitioner's request to vacate the right-of-way 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 and retained as utility easement subject to the affected properties being replatted to eliminate any land-locked lots:

Rood Avenue

A parcel of land situate in southeast quarter of section 15, township 1 south, range 1 west, of the Ute Meridian, also being a portion of Rood Avenue of Mobley's First Subdivision, more particularly described as follows:

Considering the block monument line between blocks 1 and 2 of said Mobley's First Subdivision to bear N00°01'00" W and all bearings contained herein relative thereto; Beginning at the Southwest corner of block 4 of said Mobley's First Subdivision, whence the East quarter corner of said section 15, Township 1 South, Range 1 West, Ute Meridian, bears N42°56'53"E a distance of 878.21 feet; thence S89°58'41"E along the south line of said block 4 of said Mobley's First Subdivision a distance of 188.65 feet to a point on West sideline of Spruce Street of Mobley's First Subdivision; thence S00°00'29"E along said West sideline of Spruce Street of Mobley's First Subdivision a distance of 20.00 feet to the Northeast corner of Block 5 of Mobley's First Subdivision;

thence N 89°58'41"W along the North line of said Block 5 of Mobley's First Subdivision a distance of 188.64 feet to the Northwest corner of said Block 5 of Mobley's First Subdivision, also being a point on the East sideline of Rice Street of said Mobley's First Subdivision; thence N00°01'00"W along said East sideline of Rice Street a distance of 20.00 feet to point of beginning.

Said parcel contains 3773 sq.ft. or 0.0866 acres more or less.

Rice Street

A parcel of land situate in Southeast quarter of section 15, Township 1 South, Range 1 West, of the Ute Meridian, also being a portion of Rice Street of Mobley's First Subdivision, more particularly described as follows:

Considering the block monument line between blocks 1 and 2 of said Mobley's First Subdivision to bear N00°01'00"W and all bearings contained herein relative thereto; Beginning at the Northwest corner of block 4 of said Mobley's First Subdivision, whence the east quarter corner of said section 15, Township 1 South, Range 1 West, Ute Meridian, bears N58°06'12"E a distance of 704.87 feet; thence S00°01'00"E along the West line of said blocks 4 and 5 of Mobley's First Subdivision a distance of 432.63 feet; thence continuing along said west line of block 5 of Mobley's First Subdivision the following courses: S32°18'46"E a distance of 26.55 feet; thence S00°01'00"E a distance of 166.55 feet to the Southwest corner of said block 5 of Mobley's First Subdivision; thence N89°58'41"W along the North sideline of Main Street of said Mobley's First Subdivision a distance of 30.00 feet; thence N00°01'00"W along the West sideline of Rice Street a distance of 149.96 feet; thence N89°58'41"W a distance 14.19 feet; thence N00°01'00"W along said West sideline of Rice Street a distance of 471.66 feet to a point on the south sideline of White Avenue of Mobley's First Subdivision; thence S89°58'00"E along said South sideline of White Avenue of Mobley's First Subdivision a distance of 30.00 feet to Point of Beginning. Said parcel contains 19043 sq.ft. or 0.4372 acres more or less.

INTRODUCED for FIRST READING and PUBLICATION this 18th day of January, 1995.

PASSED and ADOPTED on second reading this 1st day of February, 1995.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ R.T. Mantlo
President of Council