

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2853

VACATING A PORTION OF THE RIGHT OF WAY OF EWING DRIVE
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8,
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
[North of E Road and approximately 1/4 mile east of 23 Road]

Recitals.

The Developer has made this right-of-way vacation request in conjunction with its major subdivision request for South Rim Filing #3, a proposed 40 lot subdivision on 16.3 acres located at the east end of South Rim Drive. The section of right-of-way proposed to be vacated is an unbuilt portion of Ewing Drive. Adequate right-of-way will remain to construct a turn-around on Ewing Drive, at a future time, if the need arises.

The Grand Junction Planning Commission, at its May 6, 1995 hearing, recommended approval of this right-of-way vacation.

No parcel or lot will be left without adequate access if the vacation request is approved.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

1. THAT THE ROAD RIGHT-OF-WAY DESCRIBED BELOW IS HEREBY VACATED:

BEGINNING at the Northeast corner of Lot 24, Block 3, of South Rim Filing No. Two, with all bearings contained herein relative to the Plat of South Rim Filing No. Two as recorded in Plat Book 14, Pages 241 through 243; thence North 07 degrees 46 minutes 00 seconds East (N 07⁰46'00" E), a distance of 35.34 feet along the West boundary of Ewing Drive as recorded in Book 855 at page 108 of the Mesa County Records; thence along a cul-de-sac following a curve to the right an arc length of 223.14 feet, said curve having a delta angle of 255 degrees 42 minutes 07 seconds (255⁰42'07"), a radius of 50.00 feet, and a long chord that bears South 64 degrees 01 minute 04 seconds (S 64⁰01'04" E), a distance of 78.96 feet; thence south 89 degrees 41 minutes 20 seconds West (S 89⁰41'20" W), a distance of 75.76 feet to the POINT OF BEGINNING.

Said parcel containing 8,115 square feet as described.

INTRODUCED for FIRST READING and PUBLICATION this 5th day of July, 1995.

PASSED on SECOND READING this 19th day of July, 1995.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Ron Maupin
President of Council