

CITY OF GRAND JUNCTION

Ordinance No. 2906

VACATING A PORTION OF AN ALLEY
BOUNDED BY LOTS 41, 42, 49 AND 50, MANTEY HEIGHTS
AKA ROSEHAVEN SUBDIVISION

Recitals.

This alley vacation was requested to provide for the replat of four city lots, into one larger, more buildable parcel. Utilities within the alley will be relocated into a utility easement designated on the Rosehaven plat. The remainder of the north-south within this block will not be vacated. At its March 5, 1996 hearing, the Grand Junction Planning Commission recommended approval of this alley vacation. Council finds that the requested alley vacation meets the criteria as set forth in Section 8-3-1 through 8-3-5 of the Zoning and Development Code.

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

A portion of the alley lying between Lots 41, 42, 49 and 50 Mantey Heights subdivision being more fully described as follows:

Commencing at the NE cor of Sec 12, T1S R1W, U.M. and considering the N line of the NE1/4NE1/4 Sec 12, T1S R1W, U.M. to bear N89°56'00"W and all bearings contained herein to be relative thereto; thence N89°56'00"W 310.8ft; thence S00°10'00"E 178.4ft to the SW cor of Lot 41 Mantey Heights Sub, also being the Point of Beginning, thence S89°56'00"E 20ft to the NW cor of Lot 42 Mantey Heights Sub; thence S00°10'00"E 100ft to the NW cor of Lot 43 Mantey Heights Sub; thence N89°56'00"W 10ft to the centerline of the alley; thence S00°10'00"E 40ft; thence N89°56'00"W 10ft to the SE cor of Lot 49 Mantey Heights Sub; thence N00°10'00"W 120ft to the NE cor of Lot 49 Mantey Heights Sub; thence N89°56'00"W 120ft to the NW cor of Lot 49; thence N00°10'00"W 20ft to the SW cor Lot 50; thence S89°56'00"E 120ft to the P.O.B., containing 0.11 acres as described;

is to be vacated. The vacation is expressly contingent upon recordation of Rosehaven subdivision plat depicting and describing utility easements as required by the City.

INTRODUCED for FIRST READING and PUBLICATION this 20th day of March, 1996.

PASSED on SECOND READING this 3rd day of April, 1996.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Ron Maupin
President of City Council