

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2924

VACATING A PORTION OF THE EAST SIDE OF THE 28 ROAD RIGHT-OF-WAY
NORTH OF THE 28 ROAD AND PATTERSON ROAD INTERSECTION

Recitals.

The applicant is proposing to subdivide a vacant parcel of land on the east side of 28 Road north of the 28 and Patterson Road intersection into 34 single family residential lots (Dawn Subdivision). The parcel is currently owned by the First Church of the Nazarene. The Church is in the process of constructing a building on another church-owned parcel to the south. The initial stages of the Church development process were done while the Church properties were outside the City limits. During the initial process of reconfiguring the parcels owned by the Church, Mesa County required right-of-way dedication so the east side of 28 Road would have a total of 40 feet of right-of-way.

The City of Grand Junction Proposed Streets Classification map indicates 28 Road to be a collector, which requires only 60 feet of right-of-way. Thus, the additional 10 feet of right-of-way originally dedicated by the Church is not necessary in order to develop 28 Road to the City's collector standard. The only utility in the 10 feet of right-of-way to be vacated is a ditch under the jurisdiction of the Grand Valley Water Users. An easement will need to be retained for the ditch.

The Grand Junction Planning Commission, at its May 7, 1996 hearing, recommended approval of the vacation of this portion of the 28 Road right-of-way.

NOW, THEREFORE 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 MULTIPURPOSE AND DRAINAGE EASEMENT:

A ten foot strip of land along the east side of 28 Road located in the W 1/2 of Lot 7, Section 6, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado; being more particularly described as follows:

Commencing at the S 1/16 corner on the west line of said Section 6, the basis of bearing being S 00 degrees 03 minutes 19 seconds W along said west line to the southwest corner of said Section 6; thence S 89 degrees 58 minutes 15 seconds E 30.00 feet along the north line of said Lot 7 to the point of beginning; thence S 89 degrees 58 minutes 15 seconds E a distance of 10.00 feet along said north line; thence S 00 degrees 03 minutes 19 seconds W a distance of 636.22 feet; thence N 89 degrees 59 minutes 12 seconds W a distance of 10.00 feet; thence N 00 degrees 03 minutes 19 seconds E a distance of 636.29 feet to the point of beginning. Said parcel contains 0.15 acres more or less.

INTRODUCED for FIRST READING and PUBLICATION this 15th day of May, 1996.

PASSED on SECOND READING this 5th day of June, 1996.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Linda Afman
President of Council