

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2944

VACATING A PORTION OF THE SPRINGSIDE COURT RIGHT-OF-WAY

Recitals.

The Pheasant Ridge Estates project is located on a vacant parcel of land just west of the northwest corner of the 28 and Patterson road intersection. the parcel was originally planned with the Spring Valley subdivision to be developed as Pheasant Run condominiums. The public right-of-way for Springside Court was platted through the parcel but no further development occurred. The current developer is requesting a vacation of the original alignment of Springside Court in order to realign it for the proposed Pheasant Ridge Estates project.

The Utility Coordinating Committee (UCC) approved this vacation request at its September 11, 1996 meeting.

The Grand Junction Planning Commission, at its September 3, 1996 hearing, recommended approval of the vacation of this 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:

A parcel of land situated in Sec 1, T1S, R1W, U.M., City of Grand Junction, County of Mesa, State of Colorado being more particularly described as follows: Beg at a pt which bears N66°41'-58"E 782.38ft from the E1/16 cor on the S line of Sec 1, a Mesa County Survey Marker whence the SE cor of Sec 1, a Mesa County Survey Marker, bears S89°46'00"E 1321.57ft with all bearings herein relative thereto; thence S00°00'00"W 29.24ft; thence 17.28ft along the arc of a 136.50ft radius non-tangent curve to the left, through a central angle of 7°15'11", with a chord bearing S61°34'36"W 17.27ft; thence S57°57'00"W tangent to said curve 95.42ft; thence 92.12ft along the arc of a 163.50ft radius tangent curve to the right through a central angle of 32°17'00", with a chord bearing S74°05'30"W 90.91ft; thence N89°46'00"W tangent to said curve 103.73ft; thence 72.59ft along the arc of a 163.50ft radius tangent curve to the right, through a central angle of 25°26'20", with a chord bearing N77°02'50"W 72.00ft; thence N64°19'40"W tangent to said curve 26.77ft; thence 86.99ft along the arc of a 163.50ft radius tangent curve to the right, through a central angle of 30°29'00", with a chord bearing N49°05'10"W 85.97ft; thence N33°50'40"W tangent to said curve 48.22ft; thence 215.61ft along the arc of a 50.00ft radius tangent curve to the right, through a central angle of 247°04'22", with a chord bearing N89°41'31"E 83.35ft; to a pt of reverse curvature; thence 85.13ft along the arc of a 50.00ft radius curve to the left, through a

central angle of  $97^{\circ}33'24''$ , with a chord bearing  $S15^{\circ}33'00''E$  75.22ft; thence  $S64^{\circ}19'40''E$  tangent to said curve 26.77ft; thence 60.60ft along the arc of a 136.50ft radius tangent curve to the left, through a central angle of  $25^{\circ}26'20''$ , with a chord bearing  $S77^{\circ}02'50''E$  60.11ft; thence  $S89^{\circ}46'00''E$  tangent to said curve 103.73ft; thence 76.91ft along the arc of a 136.50ft radius tangent curve to the left, through a central angle of  $32^{\circ}17'00''$ , with a chord bearing  $N74^{\circ}05'30''E$  75.90ft; thence  $N57^{\circ}57'00''E$  tangent to said curve 95.42ft; thence 32.97ft along the arc of a 163.50ft radius tangent curve to the right, through a central angel of  $11^{\circ}33'14''$ , with a chord bearing  $N63^{\circ}43'37''E$  32.91ft to the POB. Containing 0.507 acres, more or less.

INTRODUCED for FIRST READING and PUBLICATION this 18th day of September, 1996.

PASSED on SECOND READING this 2nd day of October, 1996.

ATTEST:

/s/ Stephanie Nye  
City Clerk

/s/ Linda Afman  
President of Council