

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 3015

VACATING A PORTION OF THE DARREN WAY RIGHT-OF-WAY

Recitals.

The applicant is proposing to subdivide a vacant 3.1-acre area of land into 11 single family parcels. The proposal will be filing 3 of the Del-Mar subdivision which is located at F-1/4 Road and 29-3/8 Road. The primary access ways to this filing are an existing stub street at Darren Way and an extension of 29-3/8 Road to the north. A cul-de-sac was platted as part of the right-of-way at the end of Darren Way in Del-Mar filing 1. The portions of the cul-de-sac that will no longer be needed with the completion of Darren Way must be vacated as a concurrent process with the subdivision. If not vacated, these portions of right-of-way would be an encumbrance on the adjacent parcels to be created within filing 3 of the Del-Mar subdivision. The Grand Junction Planning Commission, at its June 3, 1997 hearing, recommended approval of this right-of-way vacation.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE STREET RIGHT-OF-WAY FOR A PORTION OF DARREN WAY AS DESCRIBED BELOW IS HEREBY VACATED:

An Irregular parcel of land located in the SE 1/4 of the SW 1/4 of Section 5, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado, more particularly described as follows:

Beginning at the northwesterly corner of an Irregular parcel, which is identical with the southeasterly corner of Lot 7, Block 1 of Filing 1, Del-Mar Subdivision as recorded in Plat Book 14 at Page 288 of the records of the Mesa County Clerk and Records Office, whence the SW 1/16 corner of Section 5, Township 1 South, Range 1 East of the Ute Meridian bears N 00 degrees 8 minutes 22 seconds W, 111.53 feet and N 89 degrees 54 minutes 55 seconds W, 399.02 feet and considering the north line of the SE 1/4 of the SW 1/4 of said Section 5 to bear N 89 degrees 54 minutes 55 seconds W, with all other bearings contained herein relative thereto;

1. Thence 18.55 feet along the arc of a circular curve to the left with a radius of 20.00 feet, a delta of 53 degrees 7 minutes 48 seconds and a chord bearing N 63 degrees 26 minutes 6 seconds E, 17.89 feet;
2. Thence 249.81 feet along the arc of a circular curve to the right with a radius of 50.00 feet, a delta of 286 degrees 15 minutes 37 seconds and a chord bearing S 00 degrees W, 60.00 feet;
3. Thence 18.55 feet along the arc of a circular curve to the left with a radius of 20.00 feet, a delta of 53 degrees 7 minutes 48 seconds and a chord bearing N 63 degrees 26 minutes 6 seconds W, 17.89 feet;
4. Thence N 90 degrees W, 13.90 feet;
5. Thence N 17 degrees 31 minutes 50 seconds E, 46.14 feet to the point of beginning.

A drawing depicting the above is attached hereto as Exhibit "A".

The right-of-way as described above contains 0.196 acres more or less.

INTRODUCED for FIRST READING and PUBLICATION this 18th day of June 1997.

PASSED on SECOND READING this 2nd day of July, 1997.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Janet L. Terry
President of Council