

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 3067

VACATING WEST 1 FOOT OF MALDONADO STREET
NORTH OF WEST GUNNISON AVENUE
AND AN UTILITY EASEMENT

Recitals:

This ordinance vacates 1 foot of right-of-way along the west side of Maldonado Street north of West Gunnison Avenue and an utility easement. The vacation is necessary to legitimize the existing 22 unit storage building which was built 6 inches into the right-of-way and into the utility easement to be vacated. The street is improved with curb, gutter, and sidewalk and will not likely need widening. The building lies 36 inches behind the sidewalk and will not create a problem for the public safety. The easement contains no utility lines and the utility providers have indicated the easement is not needed.

The Planning Commission, having heard and considered the request and found the criteria of the Code to have been met, recommends that the vacation be approved.

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

1. The following described right-of-way is hereby vacated:

A tract of land being part of Maldonado Street (60 feet of right-of-way), as platted in Six and Fifty West Subdivision, Filing No. Two (Plat Book 12, at Page 101, Mesa County Records), being more particularly described as follows:

Beginning at the Northeast corner of Lot 1, Block 5, Six and Fifty West Subdivision, as recorded in Plat Book 12, at Page 101, Mesa County Records; Thence S 89°46'46"E, along the north line of said Six and Fifty West Subdivision, a distance of 1.00 feet; Thence S 00°08'28"E, parallel with the West Right-of-way line of Maldonado Street (being a 60 foot right-of-way), a distance of 268.55 feet; Thence S 89°51'32"W, a distance of 1.45 feet to a point on the existing West Right-of-way line of the East line of said Lot 1; Thence along the arc of a non-tangent curve to the left with a radius of 25.00 feet, a central angle of 10°54'46", an arc length of 4.76 feet, whose chord bears N 05°18'52"E, a distance of 4.76 feet to a point of tangent; Thence N 00°08'28"W, along the East line of said Lot 1, a distance of 263.82 feet to the Point of Beginning.

The above described tract contains 0.0062 acres, more or less.

Basis of Bearing:

The East line of Lot 1, Block 5, Six and Fifty West Subdivision between the northeast corner and the point of curvature at the southeast corner. Said line bears S 00°08'28"E, as shown on said Plat.

2. The following described utility easement is hereby vacated:

A tract of land being part of Lot 1, Block 5, Six and Fifty West Subdivision, Filing No. Two (Plat Book 12, at Page 101, Mesa County Records), being more particularly described as follows:

Commencing at the Northeast corner of Lot 1, Block 5, Six and Fifty West Subdivision, as recorded in Plat Book 12, at Page 101, Mesa County Records; Thence S 00°08'28"E, along the East line of said Lot 1, a distance of 263.82 feet to a point of curvature and the True Point of Beginning; Thence along the arc of a curve to the right, with a radius of 25.00 feet, a central angle of 10°54'46", an arc length of 4.76 feet, whose chord bears S 05°18'52"W, a distance of 4.76 feet; Thence S89°51'32"W along a non-tangent line a distance of 10.32 to a point on a curve; Thence along the arc of a curve to the left with a radius of 15.00 feet, a central angle of 18°24'51", an arc distance of 4.82 feet, whose chord bears N 09°03'43"E, a distance of 4.80 feet; Thence N 89°51'32"E, along a radial line, a distance of 10.00 feet to the Point of Beginning.

The above described tract contains 0.001 acres, more or less.

Basis of Bearing:

The East line of Lot 1, Block 5, Six and Fifty West Subdivision between the northeast corner and the point of curvature at the southeast corner. Said line bears S 00°08'28"E, as shown on said Plat.

INTRODUCED for FIRST READING and PUBLICATION this 5th day of August, 1998.

PASSED on SECOND READING this 19th day of August, 1998.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Janet L. Terry
President of City Council