

CITY OF GRAND JUNCTION, COLORADO  
Ordinance No. 3072

VACATING A PORTION OF THE BONITO AVENUE RIGHT-OF-WAY

Recitals:

The developer of Del-Mar Subdivision located at 29-3/8 and F Roads, is in the process of platting Filing 4 of the subdivision. Del-Mar filing 4 is to be accessed by a proposed cul-de-sac (Landon Court) off of existing Bonito Avenue. Originally, with Filing 1 of the Del-Mar Subdivision, Bonito Avenue was platted as a cul-de-sac which terminated where the proposed Landon Court intersects with Bonito Avenue. Bonito Avenue has since been completed as an east-west through-street through the Del-Mar Subdivision. The developer is requesting to vacate the portion of the cul-de-sac that will no longer be needed with the completion of Landon Court.

The Planning Commission, having heard and considered the request and found the criteria of Section 8-3 of the Zoning and Development Code to have been met, recommended approval of the vacation request.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PORTION OF THE BONITO AVENUE RIGHT-OF-WAY DESCRIBED BELOW AND IDENTIFIED ON EXHIBIT A ATTACHED IS HEREBY VACATED:

Beginning at the northeasterly corner of an Irregular parcel, which is identical with the northwesterly corner of lot 6, blk 2 of Filing #2, Del Mar Subdivision as recorded in Plat Bk 14 Pg 393, Mesa County, Colorado, whence the S1/4 cor of Sec 5, T1S, R1E, U.M. bears S00°09'51"E 698.05' and S89°59'59"E 906.84' and considering the south line of the SE1/4 SW1/4 of Sec 5 to bear N89°59'59"W, with all other bearings herein relative thereto; thence S00°09'51"E 20.26'; thence southwesterly 70.04' along the arc of a circular curve to the right with a radius of 50.00', a delta of 80°15'47" and a chord bearing S88°52'56"W 64.45'; thence northeasterly 14.78' along the arc of a circular curve to the right with a radius of 127.00', a delta of 06°40'01" and a chord bearing N34°12'18"E 14.77'; thence N37°32'19"E 16.62'; thence northeasterly 27.84' along the arc of a circular curve to the right with a radius of 20.00', a delta of 79°45'54" and a chord bearing N77°25'15"E 25.65'; thence southeasterly 22.97' along the arc of a circular curve to the left with a radius of 222.00', a delta of 05°55'46" and a chord bearing S65°39'41"E 22.96' to the POB, containing 0.047 acres more or less.

INTRODUCED for FIRST READING this 2nd day of September, 1998.

PASSED on SECOND READING this 16th day of September, 1998.

ATTEST:

/s/ Christine English  
Acting City Clerk

/s/ Reford C. Theobald  
President of Council Pro Tem



LOT 1, BLOCK 4  
 FILING 2, DEL-MAR SUBDIVISION,  
 BOOK 15, PAGE 379

LOT 6, BLOCK 2  
 FILING 2, DEL-MAR SUBDIVISION,  
 BOOK 15, PAGE 379

POINT OF  
 BEGINNING

S 00°09'51" E  
 20.26'

VACATION OF STREET  
 RIGHT-OF-WAY

BONITO AVENUE

N 37°32'18" E  
 16.62'

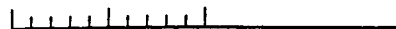
LANDON COURT

LOT 2, BLOCK 3  
 FILING 1, DEL-MAR SUBDIVISION,  
 BOOK 14, PAGE 286

EXHIBIT A



FEET 30 0 30 FEET



GRAPHIC SCALE

SCALE: 1 INCH = 30 FEET

CURVE INFORMATION

(A) Δ = 80° 15' 47"	R = 50.00'	L = 70.04'	T = 42.15'	C = 64.45'	CB = S 88° 52' 56" W
(B) Δ = 06° 40' 01"	R = 127.00'	L = 14.78'	T = 7.40'	C = 14.77'	CB = N 34° 12' 18" E
(C) Δ = 79° 45' 54"	R = 20.00'	L = 27.84'	T = 16.71'	C = 25.65'	CB = N 77° 25' 15" E
(D) Δ = 05° 55' 46"	R = 222.00'	L = 22.97'	T = 11.50'	C = 22.96'	CB = S 65° 39' 41" E