

CITY OF GRAND JUNCTION, COLORADO
Ordinance No. 3152
VACATING A PORTION OF THE B.4 ROAD RIGHT-OF-WAY
WEST OF 28-1/2 ROAD

Recitals:

The applicant is proposing to construct Filing 1 of the Arrowhead Acres II Subdivision on vacant parcels west of the southwest corner of B-1/2 and 28 Roads. When the subdivisions to the west of this property were platted, turnarounds for the extension of B.3 and B.4 Road streets were required to be dedicated on this property. The B.4 Road cul-de-sac is improved with a gravel surface and the right-of-way encumbers Lot 14, Block 2 of Arrowhead Acres II Filing 1. The applicant is proposing to vacate that portion of the B.4 Road right-of-way that encroaches on Lot 14 and replace it with dedication of additional temporary turnaround easement. The new easement will be improved with road base and the cost included in the Development Improvements Agreement and Guarantee.

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 B.4 ROAD RIGHT-OF-WAY WEST OF 28-1/2 ROAD DESCRIBED BELOW AND IDENTIFIED ON EXHIBIT A ATTACHED IS HEREBY VACATED:

A portion of a 50-foot radius cul-de-sac as dedicated and recorded in Orchard Villa Estates Subdivision as recorded in Plat Book 12 at Page 33, of the records of the Mesa County Clerk and Recorder being described as follows:

Beginning at the SW corner of Lot 17, Orchard Villa Estates Subdivision, the basis of bearing being N 00 degrees 04 minutes 15 seconds E along the west line of said Lot 17; thence along a non-tangent curve to the left 89.33 feet, having a central angle of 102 degrees 21 minutes 37 seconds and a radius of 50.00 feet; thence S 81 degrees 06 minutes 34 seconds E a distance of 77.91 feet along the chord of the above described arc to the point of beginning.

INTRODUCED for FIRST READING and PUBLICATION this 16th day of June, 1999.
PASSED on SECOND READING this 7th day of July, 1999.

ATTEST:

/s/ Stephanie Nye

/s/ Gene
Kinsey

City Clerk

President of Council