

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 3214

VACATING A PORTION OF RIGHT-OF-WAY IN THE VICINITY OF
THE NORTHEAST CORNER OF HORIZON DRIVE AND 12th STREET

Recitals.

A vacation of an unnamed segment of right-of-way located in the vicinity of the northeast corner of Horizon Drive and 12th Street has been requested for the property located at 2558 F Road for purposes of subdividing the property into five commercial parcels . City Council finds that the requirements for a vacation as set forth in Section 8-3 of the Zoning and Development Code have been satisfied.

The Grand Junction Planning Commission, at its November 9, 1999 hearing, recommended approval of the vacation request.

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:

Commencing at the SW cor of the NW1/4 NW1/4 of Section 1, T1S, R1W, of the UM, whence the SE cor of said NW1/4NW1/4 bears S 89° 51' 28" E, a distance of 1320.84', for a basis of bearing, with all bearings contained herein relative thereto; thence S 89° 51' 28" E, a distance of 40.00' to the POB, being a point on the E ROW line of Twelfth Street (27 Road); thence, along said E ROW line, N 00° 02' 55" E, a distance of 25.00'; thence S 89° 51' 28" E, a distance of 423.76 ', to a point on the NW ROW line of Horizon Drive; thence, along said NW ROW line of Horizon Drive, S 52° 45' 10" W, a distance of 41.17', to a point at the intersection of the NW ROW line of Horizon Drive and the S line of the said NW1/4NW1/4 of Section 1; thence, along the S line of the said NW1/4NW1/4, N 89° 51' 28" W, a distance of 391.01' to the POB. Said parcel containing an area of 0.234 Acres, as described.

Subject, however to the condition that, if the City requires right-of-way for road, utility or other public purpose for the improvements to Horizon Drive, city staff shall inform the owner, obtain the necessary documents, and inform the Council at the meeting on January 19, 2000. If there is no need for such conveyance, or if the staff cannot determine the need by that date, Council intends to terminate this condition.

INTRODUCED for FIRST READING and PUBLICATION this 17th day of November, 1999.

PASSED on SECOND READING this 1st day of December, 1999.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Gene Kinsey
President of Council