

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 3238

VACATING A TEMPORARY TURNAROUND ACCESS EASEMENT FOR
THE B.4 ROAD CUL-DE-SAC WEST OF 28-1/2 ROAD

Recitals.

The applicant is proposing to construct Filing 2 of the Arrowhead Acres II Subdivision on vacant parcels west of the southwest corner of B-1/2 and 28-1/2 Roads. When the subdivisions to the west of this property were platted, turnarounds for the extension of B.3 and B.4 Roads were required to be dedicated on this property. A portion of the B.4 Road right-of-way was previously vacated with Arrowhead Acres Filing 1. That portion was replaced with an additional easement area for temporary turnaround access. The applicant is proposing to vacate the easement that was previously dedicated with Filing 1 and replace it with dedication and construction of B.4 Road as a through street from 28-1/2 Road west to Arlington Drive; and

The Grand Junction Planning Commission, having heard and considered the request at its February 8, 2000 hearing 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 TEMPORARY TURNAROUND ACCESS EASEMENT FOR B.4 ROAD WEST OF 28-1/2 ROAD DESCRIBED BELOW AND IDENTIFIED ON EXHIBIT A ATTACHED IS HEREBY VACATED:

A segment of land used as a temporary turnaround easement, located in Lot 1, Blk 4 of Arrowhead Acres II as recorded in Mesa County, CO, described as follows: Commencing at the NE cor of Lot 1, Blk 4; S00deg41'15" W 50' along E line of Lot 1, Blk 4 the POB; along the arc of a non-tangent curve to the right 120.25', having a central angle of 137deg47'39" and a radius of 50', the chord of which bears N81deg01'56" W 93.29'; along the arc of a non-tangent curve to the left 140.42' having a central angle of 171deg10'33" and a radius of 47', the chord of which bears S79deg29'32" W 93.72'; N00deg04'15" E 2.55' to POB.

This ordinance shall be effective only upon the recording of the Final Plat for Filing 2, Arrowhead Acres II, to include the dedication of B.4 Road, within 90 days of publishing this ordinance.

INTRODUCED for FIRST READING and PUBLICATION this 16th day of February, 2000.

PASSED on SECOND READING this 1st day of March, 2000.

ATTEST:

/s/ Stephanie Nye _____
City Clerk

/s/ Gene Kinsey _____
President of Council