

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 3239

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 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. The B.4 Road cul-de-sac is improved with a gravel surface and the right-of-way encumbers lots proposed within Filing 2 of Arrowhead Acres II. A portion of the B.4 Road right-of-way was previously vacated with Arrowhead Acres Filing 1. The applicant is proposing to vacate the remainder of the B.4 Road right-of-way and replace with dedication and construction of B.4 Road as a through street from 28-1/2 Road west to Arlington Drive.

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 REMAINDER 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 tract of land dedicated as road ROW on Orchard Villas Estates Subdivision as recorded in Mesa County, located in Lot 1, Blk 4 of Arrowhead Acres II as recorded in Mesa County, CO, now being vacated and described as follows: Beginning at the NE cor Lot 1, Blk 4; N81deg06'34" W 77.91' along the N line of Lot 1, Blk 4; along the arc of a non-tangent curve to the left 172.48', having a central angle of 197deg38"23" and a radius of 50', the chord of which bears S51deg06'34" E 98.82' to the E line of Lot 1, Blk 4; N00deg04'15" E 50' 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