

CITY OF GRAND JUNCTION, COLORADO  
Ordinance No. 3379  
VACATING A PORTION OF THE B.3 ROAD RIGHT-OF-WAY  
ARROWHEAD ACRES II FILING 3

Recitals.

The applicant is proposing to construct Filing 3 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 subdivision to the west of this property were platted, dedication of turnarounds for B.3 and B.4 Roads was required on this property. The B.3 Road cul-de-sac is improved with a gravel surface and the right-of-way encumbers lots proposed within Filing 3 of Arrowhead Acres II. The applicant is proposing to vacate the right-of-way for the turnaround cul-de-sac for B.3 Road and replace it with dedication and construction of B.3 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 September 18, 2001 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 TURNAROUND CUL-DE-SAC FOR B.3 ROAD WEST OF 28-1/2 ROAD DESCRIBED BELOW AND IDENTIFIED ON EXHIBIT A ATTACHED IS HEREBY VACATED SUBJECT RECORDATION OF THE FINAL PLAT FOR FILING 3 OF THE ARROWHEAD ACRES II SUBDIVISION:

A cul-de-sac on B.3 Road, located in Lot 1, Block 6, Arrowhead Acres II, a subdivision of the County of Mesa, being described as follows:

Commencing at the southeast corner of said Lot 1, Block 6, the basis of bearing being North 89 degrees 58 minutes 03 seconds West along the south line of said Lot 1, Block 6; thence North 07 degrees 16 minutes 24 seconds West a distance of 141.16 feet to a point on the southerly right-of-way of said B.3 Road and the point of beginning; thence along the arc of a curve to the right 263.73 feet, having a central angle of 302 degrees 13 minutes 04 seconds and a radius of 50 feet, the chord which bears North 02 degrees 15 minutes 03 seconds West a distance of 48.31 feet to the northerly right-of-way of said B.3 Road and the point of terminus. Said cul-de-sac contains 0.18 acres more or less. It is the intent of this description to describe the entire cul-de-sac as dedicated on the recorded subdivision plat of Orchard Villa Estates.

INTRODUCED for FIRST READING and PUBLICATION this 19<sup>th</sup> day of  
September, 2001.

PASSED on SECOND READING this 3<sup>rd</sup> day of October, 2001.

ATTEST:

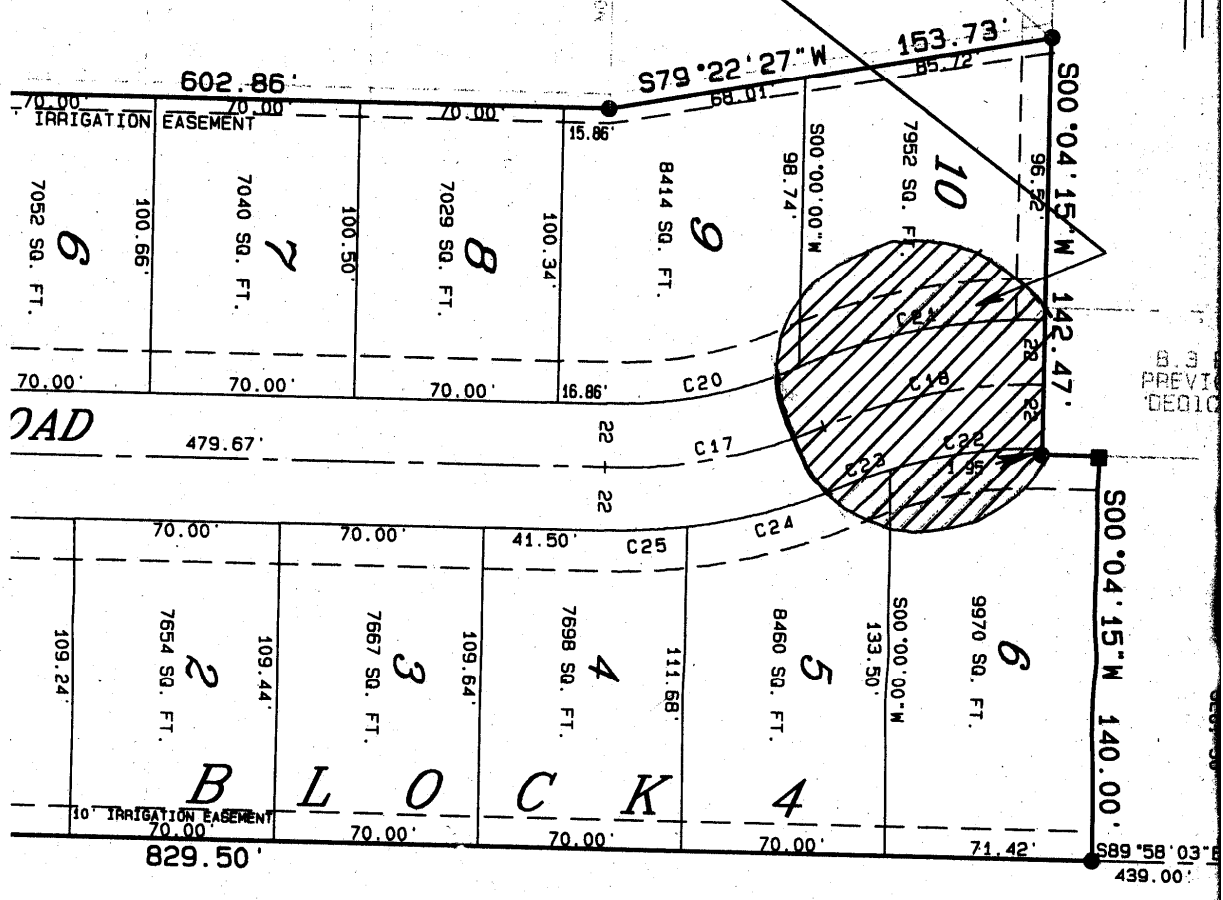
/s/ Stephanie Tuin  
City Clerk

/s/ Cindy Enos-Martinez  
President of Council

SECTION AT PAGES

EXHIBIT A

B.3 ROAD TURNAROUND  
CUL-DE-SAC TO BE VACATED



B.3 PREVIOUS DECISION

ARROWHEAD ACRES II. FILING THROUGH