

## CITY OF GRAND JUNCTION

### Ordinance No. 3382

#### VACATING A PORTION OF 27 ½ ROAD RIGHT-OF-WAY LOCATED AT 641 27 ½ ROAD, TUSCANY VILLAGE SUBDIVISION

#### RECITALS:

A vacation of a portion of the dedicated right-of-way of 27 ½ Road has been requested by the property owner of the Tuscany Village Subdivision.

The City Council finds that the request is consistent with the Growth Plan, and Section 2.11 of the Zoning and Development Code.

The Planning Commission, having heard and considered the request, found the criteria of the Code to have been met, and recommends that the vacation be approved.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following described dedicated right-of-way is hereby vacated subject to the following conditions:

1. Applicants shall pay all recording/documentary fees for the vacation.

The following right-of-way is shown on "Exhibit A" as part of this vacation of description.

Dedicated right-of-way to be vacated:

ROW Vacation: A parcel of land lying E of and adjacent to Lot 27 of Crest View Sub, City of Grand Jct, & being more particularly desc as follows: Beg at a pt which bears N00°02'40"E 483.00' & S88°15'00"W 40.00' from the SE cor of the NE1/4SW1/4 Sec 1 T1S R1W of the UM, Mesa Co, CO; N00°02'40"E 356.11' along the E line of Lot 27 of Crest View Sub, leaving line S89°56'14"E 20.83'; along a line 1' W of & parallel to the W back of sidewalk of 27 1/2 Rd, the following 3 courses: 1) S00°25'10"W 4.79'; 2) S2°04'56"W 302.85'; 3) S00°05'32"W 48.35'; leaving line S88°15'00"W 10.00' to the POB, cont. 0.121 ac. more or less.

Introduced on first reading this 3rd day of October, 2001.

PASSED and ADOPTED this 17th day of October, 2001.

ATTEST:

/s/ Stephanie Tuin  
City Clerk

/s/ Cindy Enos-Martinez  
President of City Council

# "Exhibit A"

MFR

## THE KNOLLS PD

242'

EXISTING PROPERTY LINE

TRACT C-1047 SQ.FT.  
UTILITY AND LANDSCAPING EASEMENT  
OWNED AND MAINTAINED BY THE HOA

PROPOSED ROW  
LINE WEST SIDE  
OF 27 1/2 ROAD

S89°56'14"E 182.15

EXISTING SECTION  
60'

EXISTING PAVING  
44'

EXISTING ROW  
LINE EAST SIDE

74'

138'

28'  
PAVING

44'  
ROW

EXISTING  
ROW  
LINE

MONUMENT LINE

STREET CENTERLINE

27 1/2 ROAD-COLLECTOR STREET

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BLOCK 2

9948 SQ.FT.  
3

2  
5576 SQ.FT.

1  
7337 SQ.FT.

97 SQ.FT.  
4

6  
8634 SQ.FT.

7  
7007 SQ.FT.

6 SQ.FT.  
5

UTILITY ESMT

16' PRIVATE DRIVE AND UTILITY EASEMENT  
259'  
END OF PAVING AT WALL

7 SQ.FT.

PROPOSED  
DETENTION  
BASIN  
HOA

2992 SQ.FT.  
1

BLOCK 3

40.00'  
TIE

POINT OF  
BEGINNING  
FOR VACATION  
DESCRIPTION

N 329.76  
RIVE FOR OTHERS  
F THIS PROJECT

S00°02'38"W 356.11

TRACT D = 2359 SQ. FT

356.11

113'

69' TRACT D

58'

56'

66'

56'

56'

56'

56'

56'

