

CITY OF GRAND JUNCTION
Ordinance No. 3400

VACATING THE PORTION OF THE RIGHT-OF-WAY ON THE SOUTH SIDE OF
CHEYENNE DRIVE BETWEEN 27 3/8 ROAD AND MOUNTAIN VIEW STREET AND
THE RIGHT-OF-WAY FOR VERNON LANE IN THE EAGLE SUBDIVISION

RECITALS:

A vacation of a portion of the dedicated right-of-way for the south side of Cheyenne Drive located between 27 3/8 Road and Mountain View Street, and the dedicated right-of-way for Vernon Lane has been requested by the adjoining property owners. The existing dedicated right-of-way is presently undeveloped.

The City Council finds that the request is consistent with the Growth Plan, the adopted Major Street 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 as shown on "Exhibit A" as part of this vacation of right-of-way description;

Dedicated right-of-way to be vacated:

That part of Cheyenne Drive and Vernon Lane, which are public road rights-of-way as platted and dedicated by Kelley Subdivision, recorded in Plat Book 9 at Page 137 of the Mesa County real property records, the perimeter of which is described as follows:

Commencing at a Mesa County survey marker for the northwest corner of the SW1/4 SE1/4 of Section 24, Township One South, Range One West of the Ute Meridian, from whence a Mesa County survey marker for the South 1/4 of said Section 24 bears S00°03'20"W 1318.36 feet; thence S00°03'20"W 30.00 feet to the beginning; thence S89°53'30"E on the southerly right-of-way line of Cheyenne Drive, for a distance of 336.24 feet to the westerly right-of-way line of Vernon Lane; thence 39.24 feet on the arc of a 25 foot radius curve to the right (the central angle of which is 89°56'30" and the chord of which bears S44°55'15"E 35.34 feet); thence S00°03'00"W for a distance of 102.75 feet; thence N70°46'00"E for a distance of 52.97 feet to the easterly right-of-way line of Vernon Lane; thence N00°03'00"E for a distance of 85.15 feet; thence 39.30 feet on the arc of a 25 foot radius curve to the right (the central angle of which is 90°03'30" and the chord of which bears N45°04'45"E 35.37 feet); thence, on the southerly right-of-way line of Cheyenne Drive, S89°53'30"E for a distance of 74.97 feet; thence N00°03'00"E for a distance of 4.00 feet; thence N89°53'30"W, parallel with said southerly right-of-way line, for a distance of 511.21 feet; thence S00°03'20"W 4.00 feet to the beginning.

Introduced for first reading on this 20th day of February, 2002

PASSED and ADOPTED this 6th day of March, 2002.

ATTEST:

/s/: Stephanie Tuin
City Clerk

/s/: Cindy Enos-Martinez
President of Council