

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 75-24

**A RESOLUTION VACATING A PORTION OF A PUBLIC TRAIL EASEMENT ON THE  
EDDY RIVERFRONT SUBDIVISION FILING 2 PLAT AS RECORDED IN THE  
RECORDS OF THE MESA COUNTY CLERK AND RECORDER AT RECEPTION  
#3083552**

RECITALS:

The Eddy at Grand Junction, LLC has requested the vacation of the southern portion of a Public Trail easement that runs east to west and falls within Lot 1, Lot 2, and Tract A of the Eddy Riverfront Subdivision Filing 2 as recorded in the records of the Mesa County Clerk and Recorder at Reception #3083552. The easement was originally dedicated to the City in the Grant of Trail Easement recorded with Reception #2684027. Additional dedications of the trail easement occurred on the Eddy Riverfront Subdivision plat recorded at Reception #2983444 and then on the Eddy Riverfront Subdivision Filing 2 plat. The trail was constructed as a part of the development of the subdivision and the site plans for the campground and the multifamily residences on the lots.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, and upon conditional recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate the portion(s) of the Public Trail Easement(s) is consistent with the Comprehensive Plan and Section 21.02.100(c) of the Grand Junction Zoning & Development Code.

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

In consideration of the Recitals, the City of Grand Junction hereby vacates the southern portion of the Public Trail easement described in the Recitals including the grants of easements that constitute the *Public Trail easement* originally dedicated to the City in the *Grant of Trail Easement* recorded with Reception #2684027, except for the remaining area described in Exhibit A, attached hereto and incorporated herein, the trail easement dedicated on the Eddy Riverfront Subdivision plat recorded at Reception #2983444 and the dedication on the Eddy Riverfront Subdivision Filing 2 plat. The vacation is conditioned upon:

1. The dedication to and acceptance by the City of Grand Junction of Tract A of the Eddy Riverfront Subdivision Filing 2 along with a public trail easement that is in the location described in Exhibit A Trail Easement Vacation referencing the "REMAINDER OF 50' TRAIL EASEMENT CITY OF GRAND JUNCTION" ensuring the continued existence of the Public Trail Easement for the benefit of the public.

2. The dedication and acceptance as provided in 1 above must be completed on or before 5:00 p.m. October 18, 2025. If not completed by that date, then this Resolution is void and of no effect.

PASSED and ADOPTED this 16<sup>th</sup> day of October 2024.

  
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Abram Herman  
President of City Council

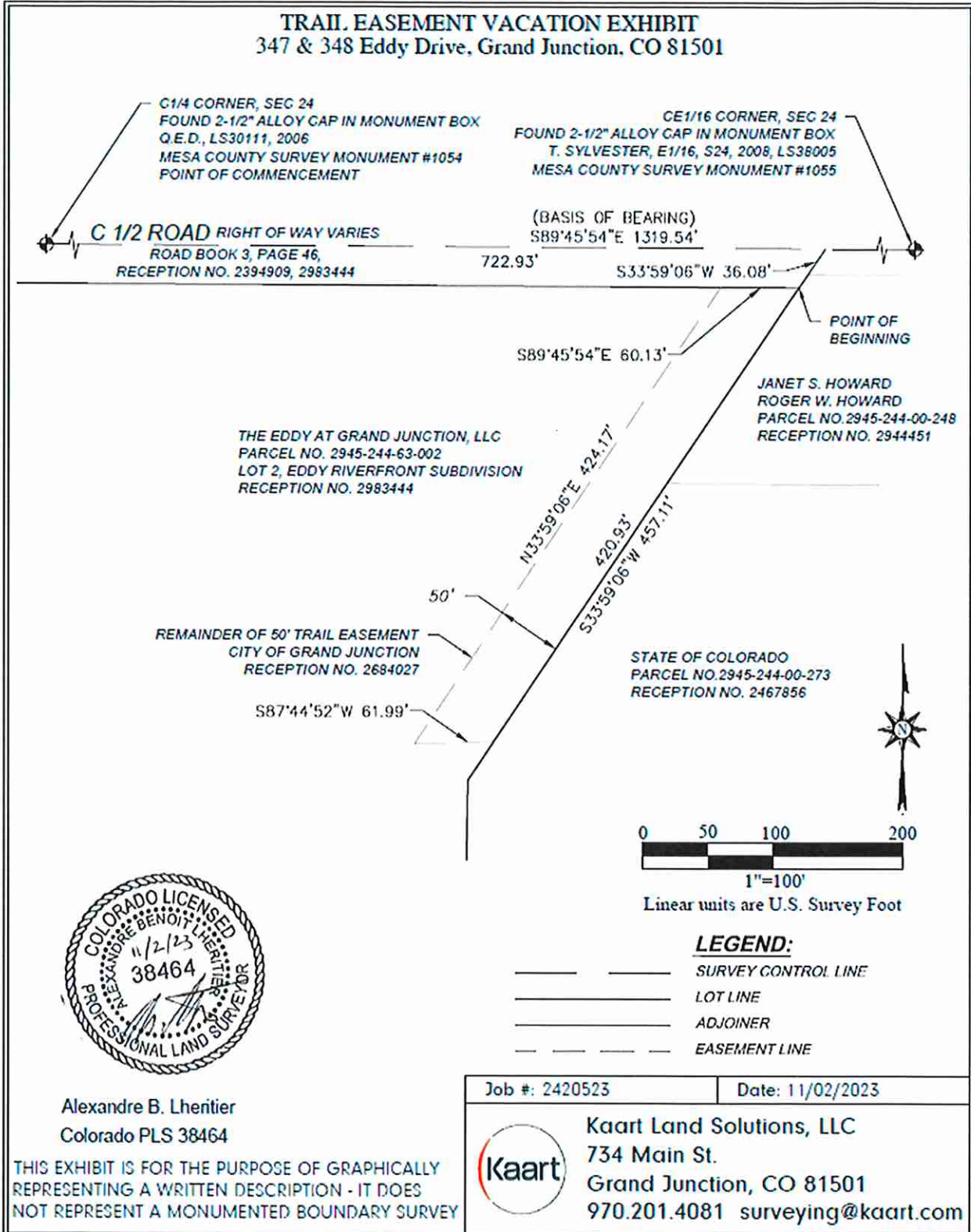
ATTEST:

  
\_\_\_\_\_  
Selestina Sandoval  
City Clerk



# EXHIBIT A

## TRAIL EASEMENT VACATION EXHIBIT 347 & 348 Eddy Drive, Grand Junction, CO 81501



Alexandre B. Lheritier  
Colorado PLS 38464

THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY

Job #: 2420523

Date: 11/02/2023



**Kaat Land Solutions, LLC**  
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