

RESOLUTION NO. 80-07

A RESOLUTION VACATING A 35-FOOT PEDESTRIAN EASEMENT LOCATED AT 1631 WELLINGTON AVENUE, IN ORDER TO ACCOMMODATE THE PROPOSED BRICKYARD AT WELLINGTON SUBDIVISION

Recitals:

A request for the vacation of a pedestrian easement has been submitted in accordance with the Zoning and Development Code. The applicant has requested that the 35-foot pedestrian easement which runs parallel to the G.V.I.C. easement along the north bank of the canal be vacated. The pedestrian easement will be replaced with a 20-foot pedestrian easement that will be placed in a Tract on the Final Plat, in accordance with the Urban Trails Master Plan. The vacation request is required to proceed with the Brickyard at Wellington Subdivision.

In a public hearing, the Planning Commission reviewed the request for the vacation request and determined that it satisfied the criteria as set forth and established in Section 2.11.C of the Zoning and Development Code. The proposed vacation is also consistent with the purpose and intent of the Growth Plan.

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

The area described below is hereby vacated.

The 35-foot pedestrian easement which runs parallel to the G.V.I.C. easement, along the north bank of the canal, Recorded at Book 15, Page 290, Lot 1, Brodak Minor Subdivision, and as shown on Exhibit A.

This vacation is effective upon the recording of The Brickyard at Wellington Subdivision plat which shall contain the new easements as described in this Resolution.

PASSED on this 6th day of June, 2007.

ATTEST:

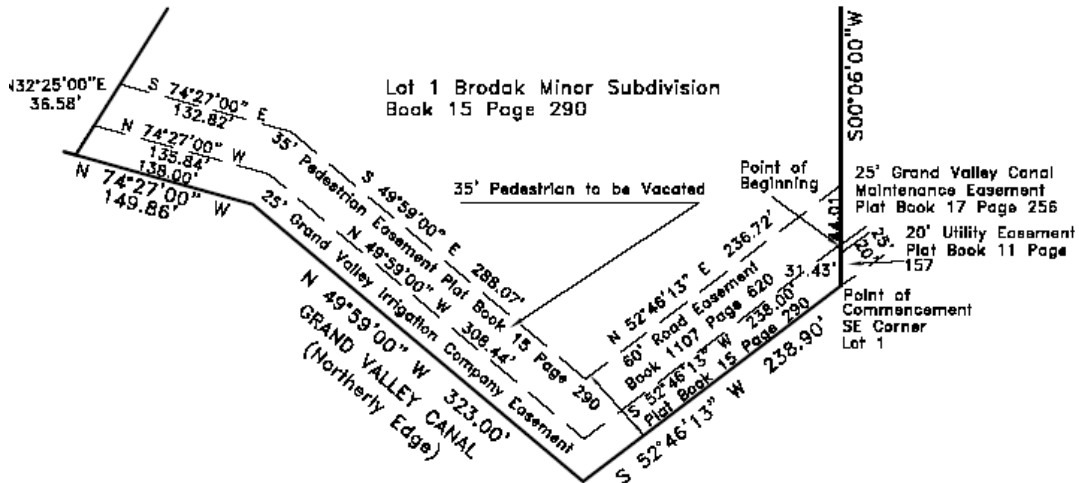
President of the Council

City Clerk

EXHIBIT B



Scale 1"=100'



Description of a 35 foot Pedestrian Easement to be vacated.

Commencing at the SE corner of Lot 1 of Brodak Minor Subdivision as recorded in Plat Book 15 at Page 290 in the Mesa County Clerk and Recorder's Office whose East line is shown as bearing S00°06'00"W and all bearings contained herein to be relative thereto; thence N00°06'00"E 31.43 feet to the point of beginning; thence S52°46'13"W 238.00 feet; thence N49°59'00"W 308.44 feet; thence N74°27'00"W 135.84 feet to the Westerly line of said Lot 1; thence along said Westerly line N32°25'00"E 36.58 feet; thence leaving said Westerly line S74°27'00"E 132.82 feet; thence S49°59'00"E 288.07 feet; thence N52°46'13"E 236.72 feet to the Easterly line of said Lot 1; thence along said Easterly S00°06'00"E 44.01 feet to the point of beginning, City of Grand Junction, Mesa County, Colorado.

Basis of Bearing: A bearing of S00°06'00"W has been used between the number 5 rebar in concrete LS 12085 at the NE corner of Lot 1 Brodak Subdivision and number 5 rebar marked 3' witness corner Monument PLS 24943 in concrete at the SE corner of said Lot 1 of Brodak Subdivision.

	Monument Surveying Inc. 741 Rood Ave. Grand Junction, CO 81501	
	245-4189	11/30/08
	Easement Vacation Lot 1 Brodak Minor Subdivision	