

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 25-10

**A RESOLUTION VACATING EASEMENTS LOCATED EAST OF
BASE ROCK STREET AND WEST OF HIGHWAY 6 AND 50 FOR THE
REDEVELOPMENT OF PROPERTIES ASSOCIATED WITH
AMERICAN FURNITURE WAREHOUSE**

Recitals:


A request for the vacation of 12,025 square feet of sanitary sewer easements, 5,924 square feet of domestic waterline easement, 16,596 square feet of multi-purpose easement and 1,655 square feet of a turn-around easement has been submitted in accordance with the Zoning and Development Code. The applicant has requested the subject easements located at 750 Maldonado Street, 700 Maldonado Street, 2571 Highway 6 and 50, and 2569 Highway 6 and 50, with the unaddressed parcels identified by tax parcel identification numbers of 2945-151-00-031 and 2945-151-00-019 be vacated for the purpose of relocating and providing new easements to clear the property for the future development of American Furniture Warehouse.

In a public hearing, the Planning Commission reviewed the request for vacation of the easements 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 vacations are consistent with the purpose and intent of the Comprehensive Plan. This Resolution is further conditioned upon the relocation of existing utilities and the recording of the Final Plat dedicating new easements for these utilities.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREAS SHOWN ON EXHIBIT A, AND MAPS 1, 2 AND 3 ATTACHED, ARE HEREBY VACATED.

PASSED on this 5th day of May, 2010.

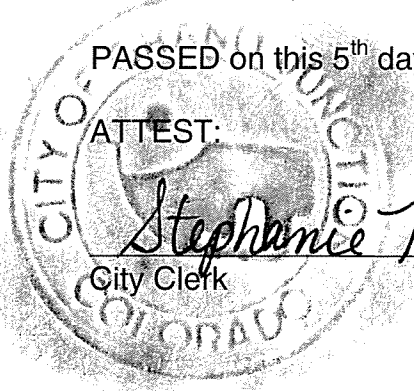
ATTEST:



City Clerk



President of Council



Line Table		
Line #	Direction	Length
L1	N00° 07' 22" W	20.00'
L2	S89° 47' 12" E	513.33'
L3	N89° 47' 12" W	513.21'
L4	N00° 13' 15" E	20.00'
L5	S89° 47' 12" E	172.03'
L6	N89° 47' 12" W	170.17'
L7	S79° 19' 23" E	110.12'
L8	S89° 47' 12" E	82.21'
L9	N79° 19' 23" W	83.69'
L10	S00° 07' 20" E	15.20'
L11	S89° 47' 12" E	30.00'
L12	S89° 47' 12" E	30.00'
L13	S79° 19' 23" E	31.38'
L14	S10° 40' 37" W	20.00'
L15	N79° 19' 23" W	27.57'
L16	N00° 06' 31" W	20.36'
L18	S89° 47' 12" E	214.96'
L20	S45° 55' 08" E	0.08'
L21	S45° 55' 08" E	20.00'
L22	N44° 52' 40" E	72.36'
L23	N44° 52' 40" E	63.80'
L24	N89° 52' 40" E	223.69'
L25	N89° 52' 40" E	231.97'
L26	N00° 07' 20" W	20.00'
L27	N00° 07' 20" W	32.83'
L28	S00° 07' 20" E	16.15'
L29	N45° 02' 42" E	22.77'
L30	S89° 47' 12" E	16.15'
L31	S89° 47' 16" E	30.34'
L33	S00° 07' 20" E	490.34'
L34	S00° 07' 20" E	469.99'
L35	S89° 57' 41" E	14.00'
L36	S89° 52' 40" W	30.00'

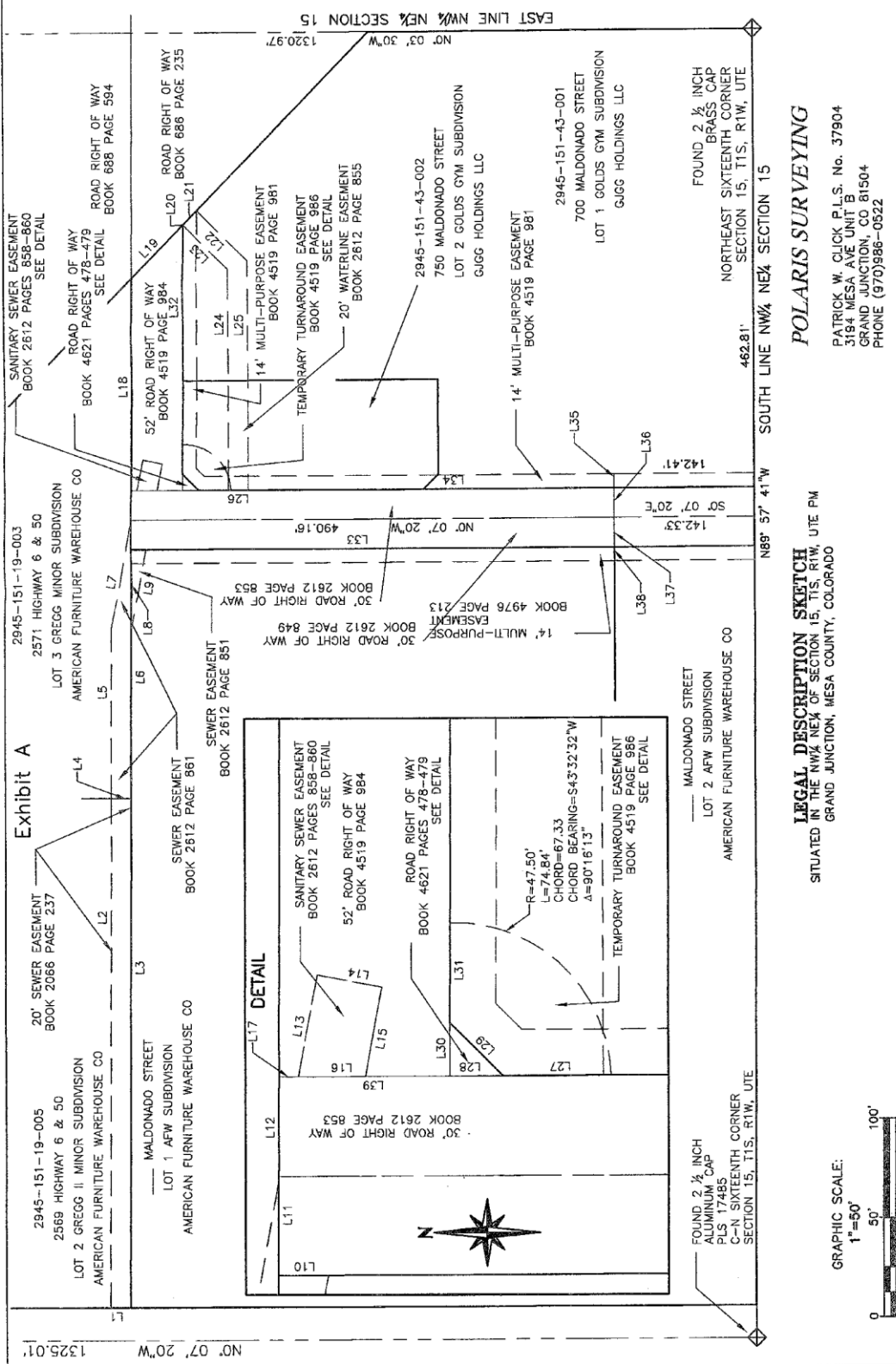


Exhibit A

POLARIS SURVEYING

LEGAL DESCRIPTION SKETCH
SITUATED IN THE NW¼ NE¼ OF SECTION 15, T15S, R17W, U1E PM
GRAND JUNCTION, MESA COUNTY, COLORADO

GRAPHIC SCALE:
1" = 50'
0 50' 100'

FOUND 2 1/2 INCH ALUMINUM CAP PLS 17485 C-N SIXTEENTH CORNER SECTION 15, T15S, R17W, U1E
NORTHEAST SIXTEENTH CORNER SECTION 15, T15S, R17W, U1E
462.81'
SOUTH LINE NW¼ NE¼ SECTION 15
N89° 57' 41" W
142.34'
142.34'
S9° 07' 20" E
142.34'
142.34'
142.41'
L36
L35
L34
L33
L32
L31
L30
L29
L28
L27
L26
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L16
L15
L14
L13
L12
L11
L10
L9
L8
L7
L6
L5
L4
L3
L2
L1
1325.01'
N0° 07' 20" W

2945-151-19-003
2571 HIGHWAY 6 & 50
LOT 3 GREGG MINOR SUBDIVISION
AMERICAN FURNITURE WAREHOUSE CO

2945-151-19-005
2569 HIGHWAY 6 & 50
LOT 2 GREGG II MINOR SUBDIVISION
AMERICAN FURNITURE WAREHOUSE CO

MALDONADO STREET
LOT 1 AFW SUBDIVISION
AMERICAN FURNITURE WAREHOUSE CO

SEWER EASEMENT
BOOK 2612 PAGE 881

SEWER EASEMENT
BOOK 2612 PAGE 851

SEWER EASEMENT
BOOK 2612 PAGE 853

SEWER EASEMENT
BOOK 2612 PAGE 849

SEWER EASEMENT
BOOK 4976 PAGE 213

14' MULTI-PURPOSE EASEMENT
BOOK 2612 PAGE 855

20' WATERLINE EASEMENT
BOOK 2612 PAGE 855

TEMPORARY TURNAROUND EASEMENT
BOOK 4519 PAGE 986
SEE DETAIL

14' MULTI-PURPOSE EASEMENT
BOOK 4519 PAGE 981

14' MULTI-PURPOSE EASEMENT
BOOK 4519 PAGE 981

750 MALDONADO STREET
LOT 2 GOLDS GYM SUBDIVISION
GUGG HOLDINGS LLC

2945-151-43-002
750 MALDONADO STREET
LOT 2 GOLDS GYM SUBDIVISION
GUGG HOLDINGS LLC

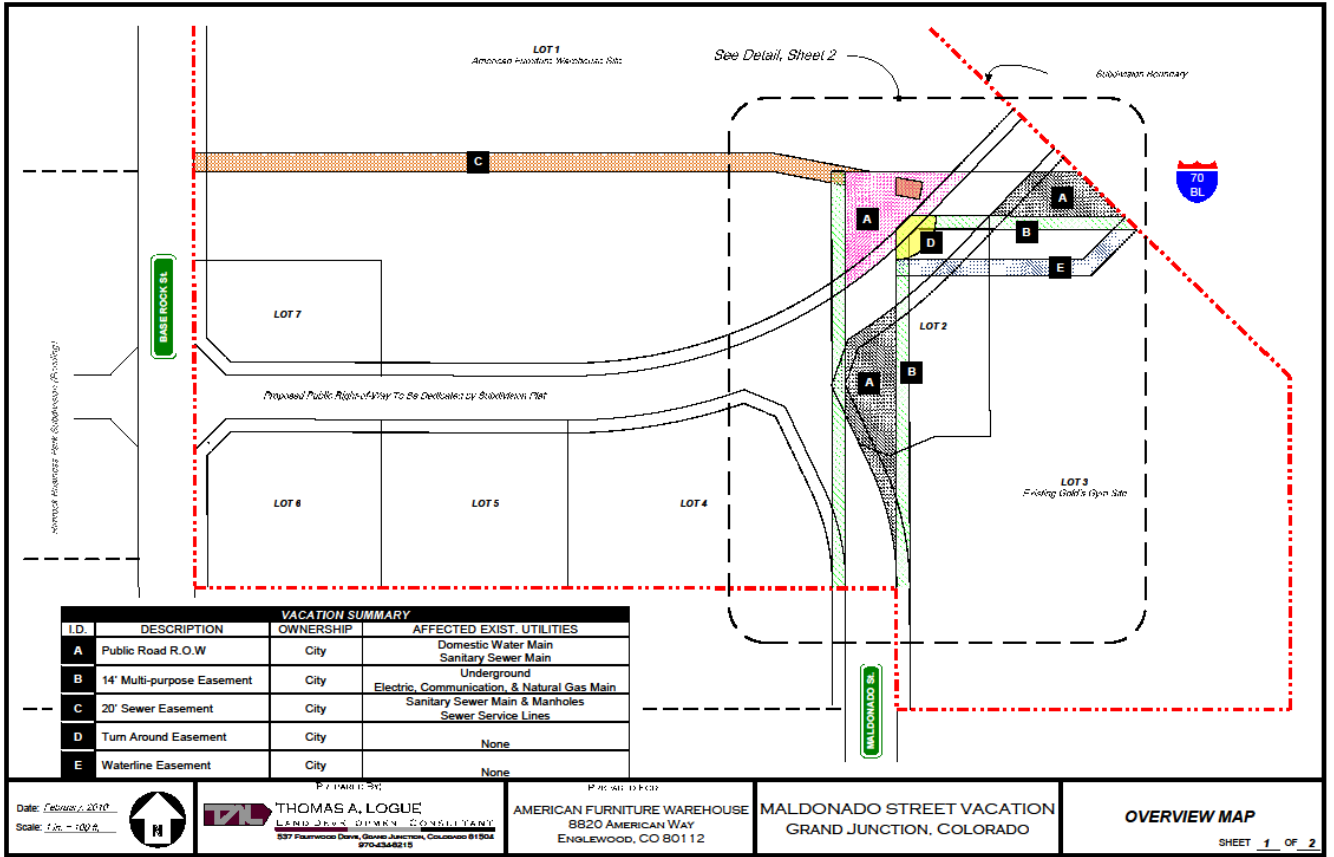
2945-151-43-001
700 MALDONADO STREET
LOT 1 GOLDS GYM SUBDIVISION
GUGG HOLDINGS LLC

FOUND 2 1/2 INCH ALUMINUM CAP
PLS 17485
C-N SIXTEENTH CORNER
SECTION 15, T15S, R17W, U1E

PATRICK W. CLUCK P.L.S. No. 37904
3184 MESA AVE. UNIT B
GRAND JUNCTION, CO 81504
PHONE (970)986-0522

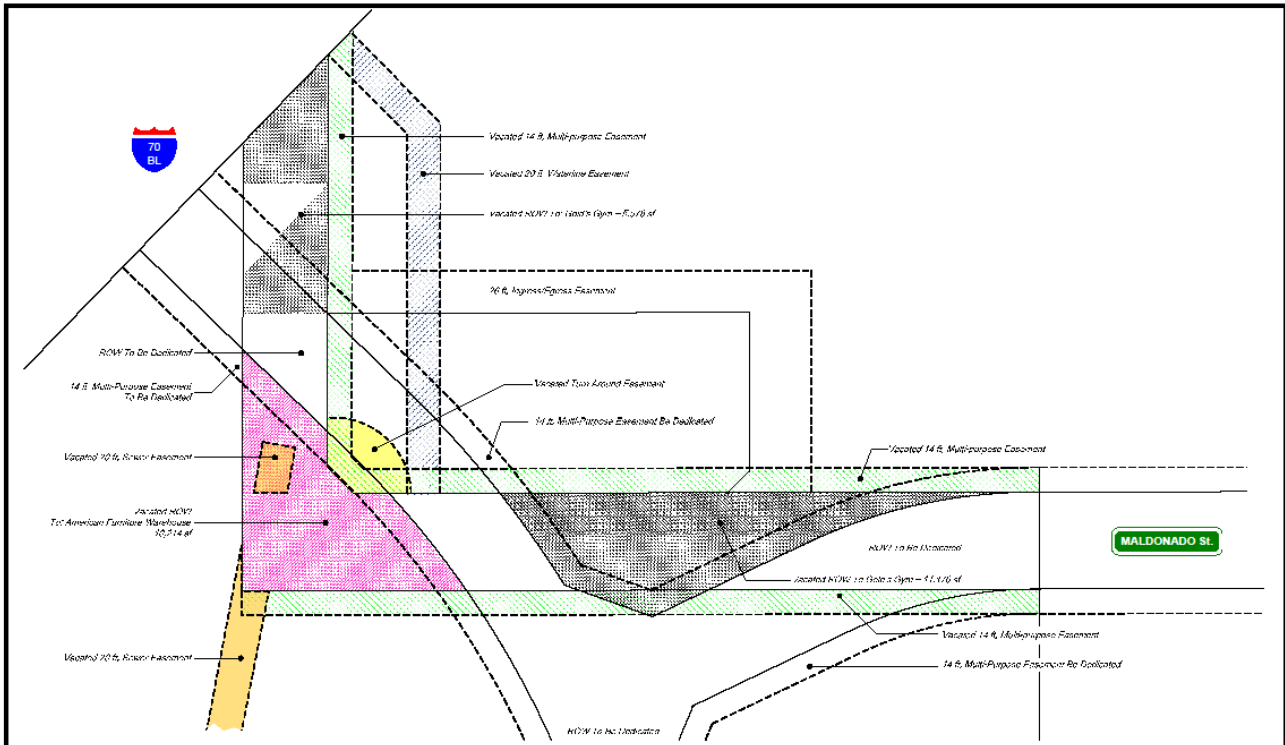
Map 1

Plot Date: 2/10/2010



Map 2

Plot Date: 2/10/2010



<p>Date: February, 2010</p> <p>Scale: 1" = 50 ft</p> 	<p>THOMAS A. LOGUE LAND DEVELOPMENT CONSULTANT</p> <p>537 Fairwood Drive, Grand Junction, Colorado 81504</p> <p>970-244-6219</p>	<p>AMERICAN FURNITURE WAREHOUSE 8820 AMERICAN WAY ENGLEWOOD, CO 80112</p>	<p>MALDONADO STREET VACATION GRAND JUNCTION, COLORADO</p>	<p>DETAIL MAP</p> <p>SHEET 2 OF 2</p>
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Map 3

