



CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

Public Vacation Request

Street Right of Way Vacation

plat of the TOWN OF GRAND RAPIDS MINNESOTA, lying adjacent to and abutting Lot 12, Block 18, GRAND RAPIDS

December 16, 2024



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Petitioner: Eclipse Building Partners

Requested Vacation: A part of Third Street as dedicated on the plat of the TOWN OF GRAND RAPIDS MINNESOTA, lying adjacent to and abutting Lot 12, Block 18, GRAND RAPIDS

All that part of Third Street as dedicated on the plat of the TOWN OF GRAND RAPIDS MINNESOTA, according to the recorded plat thereof, Itasca County, Minnesota lying adjacent to and abutting Lot 12, Block 18, said GRAND RAPIDS described as follows:

Commencing at the Northwest corner of said Lot 12; thence East, along the North line of said Lot 12 for a distance of 7.00 feet to the point of beginning of the right of way vacation of said Third Street; thence continue East, along the North line of said Lot 12 for a distance of 21.00 feet to a line parallel with and distant 28.00 feet East of the West line of said Lot 12; thence North, along the Northerly extension of said parallel line 9.00 feet to a line parallel with and distant 9.00 feet North of the North line of said Lot 12; thence West, along said parallel line 21.00 feet; thence South 9.00 feet to the point of beginning. Said right of way vacation contains 189 square feet.

Petitioner's Stated Reason for Request: Allow(s) for code required acceptability improvements to be made as part of a project to redevelop and adaptively reuse the existing building at 12 NW 3rd Street. The building will be converted into a restaurant establishment.



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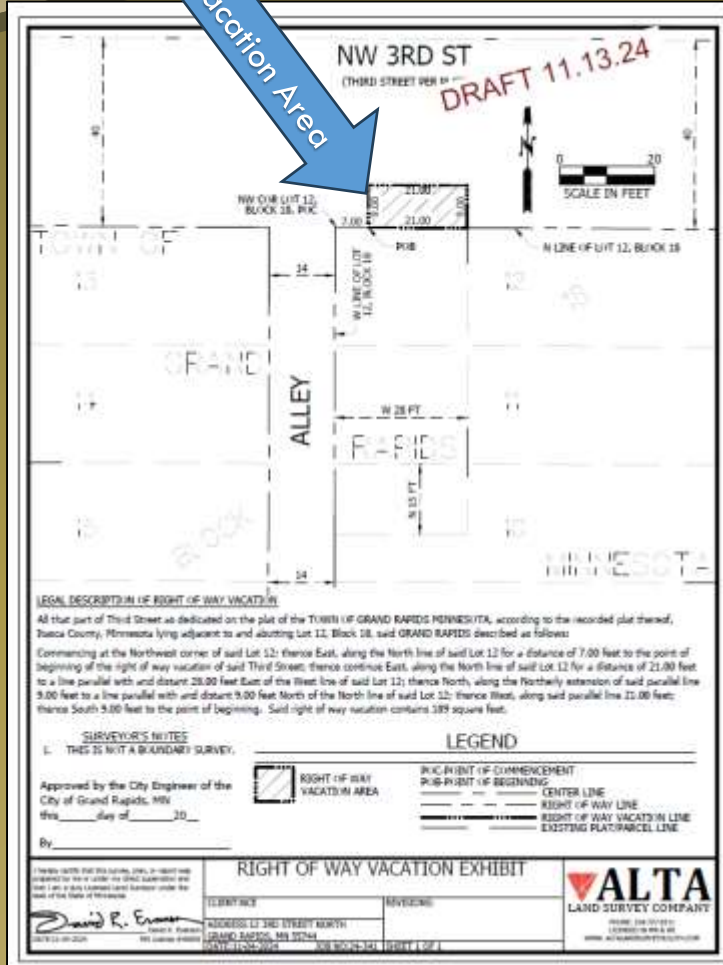
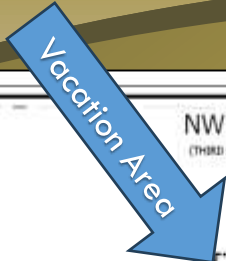
12 Northwest 3rd Street





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Staff Review Committee

- **The Engineering Department/Public Works Department have no objections to the petitioned vacations.**
- **Staff review committee consists of: Engineering/Public Works Department, Community Development Department, Fire Department and the Grand Rapids Public Utilities Commission.**



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The Planning Commission reviewed this requested vacation at their December 5th meeting.

Based upon their review and list of considerations, the Planning Commission made findings that supported their recommendation to the city council for approval of the request.

Their findings are incorporated into the draft resolution to be considered following the public hearing.

PLANNING COMMISSION

Considerations

RIGHT-OF-WAY VACATIONS

1. Is the right-of-way needed for traffic purposes?
Why/Why not?

2. Is the right-of-way needed for pedestrian purposes?
Why/Why not?

3. Is the right-of-way needed for utility purposes?
Why/Why not?

4. Would vacating the right-of-way place additional land on the tax rolls?
Why/Why not?

5. Would vacating the right-of-way facilitate economic development in the City?
Why/Why not?



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Questions...