Table of Contents

File		1976-0003						
Date		1/17/00 Project Name: Phipps Construction – Vacation Easement						
r e s e	S c a n n e d	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included. Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file. Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed						
	in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.							
X	X	*Summary Sheet - Table of Contents						
		Application form						
		Receipts for fees paid for anything						
_	-	*Submittal checklist						
X	X	*General project report						
		Reduced copy of final plans or drawings						
\dashv		Reduction of assessor's map						
\dashv		Evidence of title, deeds						
1		*Mailing list						
	\neg	Public notice cards						
\dashv		Record of certified mail						
\neg	\neg	Legal description						
		Appraisal of raw land						
		Reduction of any maps – final copy						
		*Final reports for drainage and soils (geotechnical reports)						
		Other bound or nonbound reports						
		Traffic studies						
		Individual review comments from agencies						
		*Consolidated review comments list						
		*Petitioner's response to comments						
		*Staff Reports						
		*Planning Commission staff report and exhibits						
		*City Council staff report and exhibits						
		*Summary sheet of final conditions						
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or						
		expiration date)						
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:						
X	X	Follow-Up Form						
X	_	Review Sheets						
X	X	Site Plan						
X		Letter from Duane Scott, Vice President – 1/13/76						
X		Site Plan						
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Subdivision			ASEMENT	(ACATION)
Date 1-14-26	Item	# 3-	76	
Petitioner Phipps	CONS	TRUCTIO	isn	**************************************
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January 13, 1976

City of Grand Junction 5th and Rood Grand Junction, Colorado 81501

Attn: Director of Development - Don Warner

Sir

Enclosed find our application and fees for a vacation of the 10° easement along the east side of Lot 2 and the south 15° of the 10° easement along the east side of Lot 5 in Block 1 of the Olympic Acres Subdivision.

You will also find a copy of letters from the Public Service Company of Colorado, Mountain Bell and Comtronics Cable TV in which they offer no objections to this vacation.

To facilitate the listing of the items your processing procedures require I will go by the numbered items.

1. 12 prints of as-built site plans - attached.

2. Advise us of the Planning Commission meeting date - we will attend.

3. No action on our part.

- 4. Advise us of City Council meeting date we will attend.
- 6. a. l. Due to a change in set back requirements of Patterson Road we have to make adjustments in building locations on the lots.
 - 2. Legal Description 10° easement along the east side of Lot 2 and the south 15° of the 10° easement along the east side of Lot 5 in Block 1 of the Olympic Acres Subdivision.

3. Phipps Construction, Inc.

4. No area property owners use the easement for ingress or egress. Phipps Construction, Inc. owns this entire block.



Page 2 City of Grand Junction Don Warner January 13, 1976

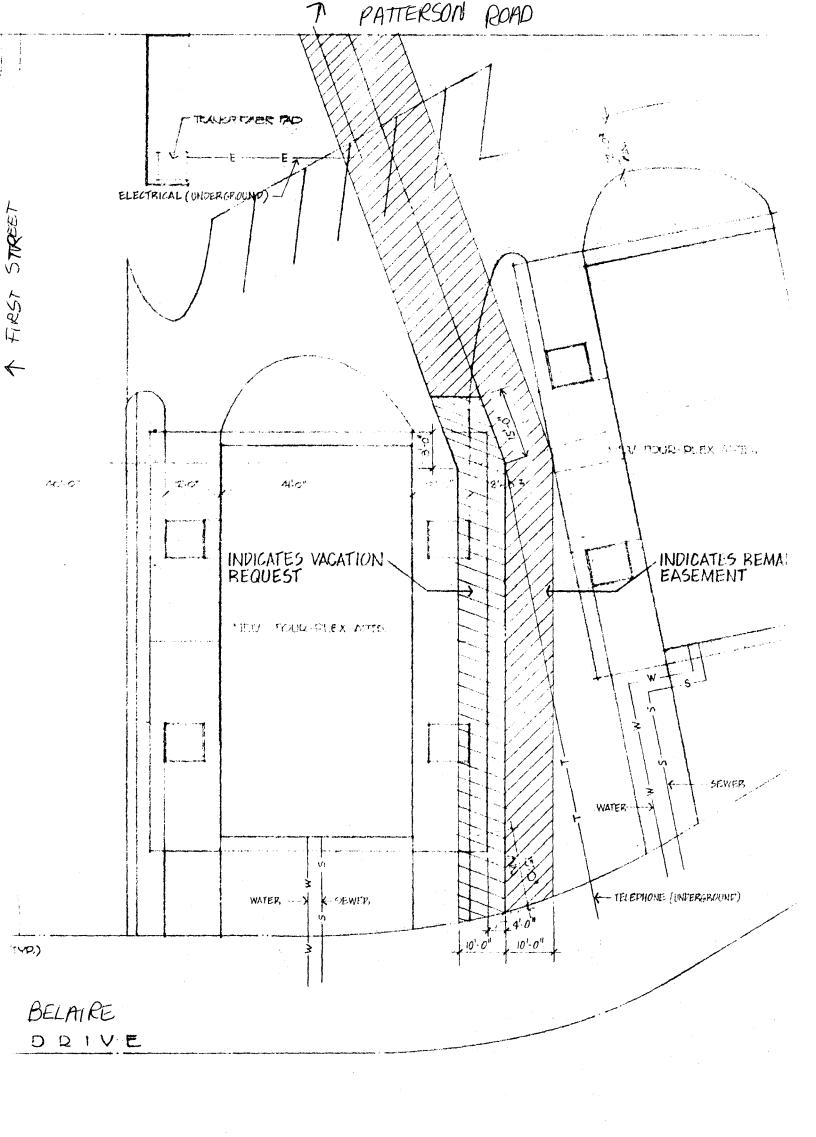
b. 1. Shown on Plan in Item #1.
2. R-2

3. Shown on plan in Item #1
4. Shown on plan in Item #1.
5. Not applicable.
6. Not applicable.

Sincerely,

Duane Scott, Vice President

DS/rw



NOCTH ...