



Subdivision

*EASEMENT VACATION*

Date 1-14-76

Item # 3-76

Petitioner

*Phipps CONSTRUCTION*

Preliminary  
Review Agencies Comments

Final  
Review Agencies Comments

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Action Taken

Action Taken

P.C. PASSED 1-28-76

P.C. \_\_\_\_\_

C.C. \_\_\_\_\_

C.C. \_\_\_\_\_

Comments

Comments

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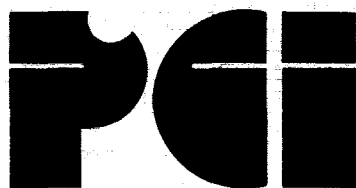
ITEMS REQUIRED FROM DEVELOPER

- |                                       |  |  |
|---------------------------------------|--|--|
| <input type="checkbox"/> Check        | <input type="checkbox"/> Utility Agreement | <input type="checkbox"/> Title Investigation |
| <input type="checkbox"/> Drainage     | <input type="checkbox"/> Landscaping       | <input type="checkbox"/> Covenants           |
| <input type="checkbox"/> Improvements | <input type="checkbox"/> Guarantee         | <input type="checkbox"/> Annexation          |
|                                       |  | <input type="checkbox"/> Other (Specify)     |

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# Phipps Construction Inc.

553 25½ ROAD POST OFFICE BOX 442 GRAND JUNCTION,  
COLORADO 81501 TELEPHONE AREA CODE 303 242-3548

January 13, 1976

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

Attn: Director of Development - Don Warner

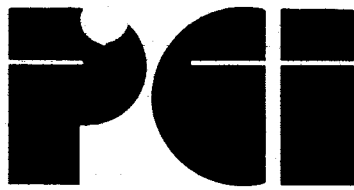
Sir:

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.
5. a.
  1. 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.



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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.

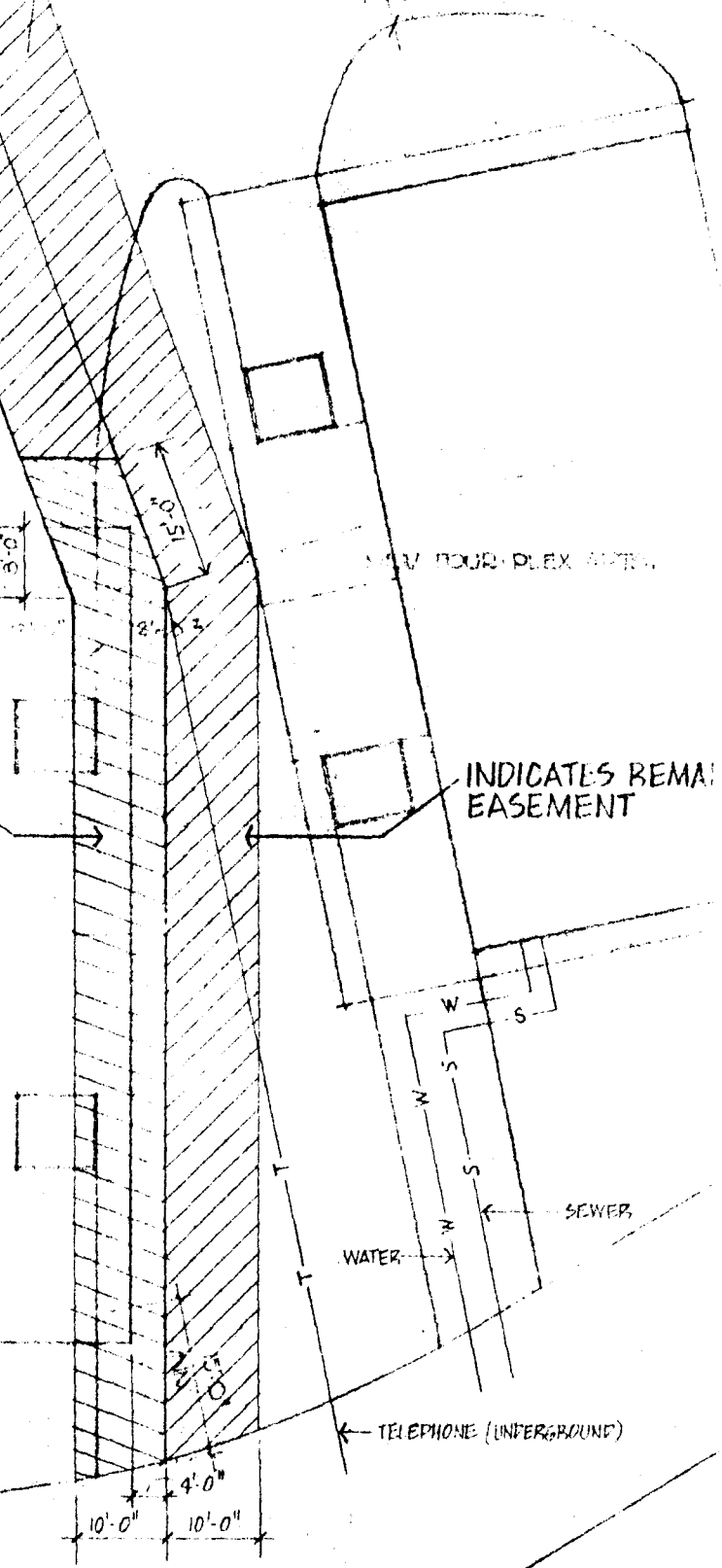
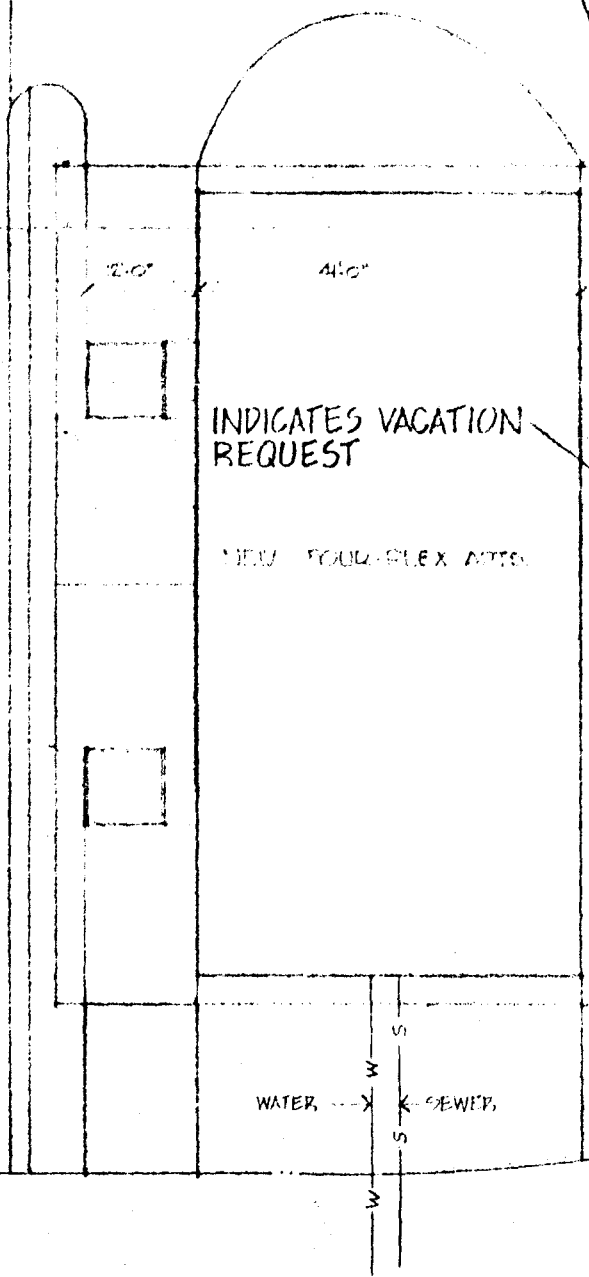
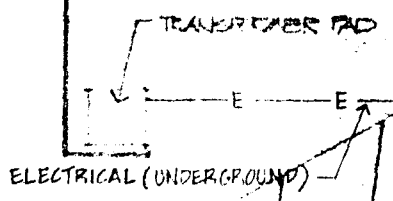
Sincerely,

Duane Scott, Vice President

DS/rw

↑ PATTERSON ROAD

↑ FIRST STREET



BELAIRE DRIVE

