

Subdivision EASEMENT VACATION - LA VILLA GRANDE

Date 9-10-76

Item # 64-76

Petitioner ~~XXXXXXXXXX~~ Schumann, Carrick, Reeder, & Forster

Preliminary Review Agencies Comments

Final Review Agencies Comments

ENG. - CORRECT LEGAL DESC.

NEED CURB DE SAC ON 8th

City Utilities - 5' EASEMENT

TOO SMALL MIN. FOR 1

UTILITY SHOULD BE 15'

+ 5 ft/ea. ADDITIONAL LINE

QUESTION LOCATION OF FIRE HYDRANT. (NO ACCESS)



Action Taken

Action Taken

P.C. Approved 29 SEPT. 1976

P.C. _____

C.C. Approved 20 Oct, 1976

C.C. _____

Comments

Comments

Subject to 1) moving hydrant to more accessible location

AND 2) 15' easement instead of 5'.

Reqmt for above easmt deleted.



ITEMS REQUIRED FROM DEVELOPER

- Check
- Drainage
- Improvements
- Utility Agreement
- Landscaping
- Guarantee
- Title Investigation
- Covenants
- Annexation
- Other (Specify)

August 27, 1976

PETITION TO VACATE ROAD EASEMENT

The following information is submitted to the Planning Commission and City Council of Grand Junction by the Petitioners and the owners of property adjoining, and the only possible users of the road easement hereinafter described. This easement was originally intended as a temporary measure by the owners of the property, as shown on the attached site plan and subdivision plat. The owners of this property, and the owners of any property in the near vicinity have never, and do not now, intend to use this particular road easement, and they therefore respectively request that the road easement be vacated and a 5 ft. utility easement along the South boundary of Lot 2, Block 1 of the LaVilla Grande Subdivision be substituted in its place. The present zoning is R-3 and the intended use of the property is for a retirement center, which is an allowed use in the R-3 zoning.

Following is a list of names and addresses of the Petitioners and of any potential users of the easement for which they are submitting this request.

Merritt & Betty Schumann
688 Myrtle Street
Grand Junction, Colorado

Alfred B. & Eula Carrick
623 26½ Road
Grand Junction, Colorado

Dr. Harold W. & Ann Reeder
567 20 Road
Grand Junction, Colorado

Louise Forster
737 Horizon Drive
Grand Junction, Colorado

The legal description of the easement to be vacated is attached.

The above information is submitted by Pat Edwards for the Petitioners and property owners mentioned above.

Sincerely,

OLD HOMESTEAD REALTY



Pat Edwards
MANAGER

LEGAL DESCRIPTION OF ROADWAY EASEMENT

Beginning Southwest Corner Lot 2, Block 1, LaVilla Grande
Subdivision; thence North 30 feet, thence East 352.98 feet,
thence South 56°00' West 157.85 feet; thence South 34°00'41"
East 30 feet; thence North 56°00' West 157.85 feet; thence
West 352.98 feet to the point of beginning; Mesa County,
Colorado.

In lieu of an easement over and across the South 5 feet of
Lot 2, Block 1, LaVilla Grande Subdivision to be used for
utility purposes.

5 30 1 LOT 2 43
LaVilla Grande Sub

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