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File		1976-0082						
Da	te	5/10/00 Project Name: Sundance Builders – Easement Vacation						
P r e s	S c a n	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.						
n t	e d	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						
	ĺ	in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.						
X	X	*Summary Sheet – Table of Contents						
	\neg	Application form						
		Receipts for fees paid for anything						
\dashv	_	*Submittal checklist						
		*General project report						
_		Reduced copy of final plans or drawings						
X		Reduction of assessor's map						
		Evidence of title, deeds						
_		*Mailing list						
_		Public notice cards Record of certified mail						
		Legal description						
	-	Appraisal of raw land						
	\dashv	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						
\dashv		*Planning Commission staff report and exhibits						
-	\dashv	*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	Petition to Vacate 15' Public Utilities						
X	X	Additional List of Affected Property Owners						
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: e	11/12/26	and the second second	Item #	82-16
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Ch a	ck			FROM DEVELOPER Title Investigation

PETITION TO VACATE 15' PUBLIC UTILITIES EASEMENT

The following information is submitted to the Planning Commission and City Council of Grand Junction by Douglas M. Fassbinder, petitioner and owner. Also attached is a list of all the property owners whose properties are contiguous to the easement.

The easement was originally used in 1920 as an irrigation ditch. Subsequently, the ditch was moved to 13th Street and the easement was never vacated and has not been used in the ensuing 56 years. Through the years several structures have been built over the existing easement. Listed below are the property owners directly involved:

Richard Collard

3' of the attached garage

1215 Mesa Ave.

3' of the attached garage

Edward Strnad 1215 Texas Ave.

Byron Hakes

1225 Texas Ave.

West edge of dwelling unit

A legal description of the easement is as follows:

A 15 foot utility easement being 7.5 feet on each side of the common lot line between lot 2 and lot 3 in Block One, and being 7.5 feet on each side of the common lot line between lot 28 and lot 29 in Block One; and being 7.5 feet on each side of the common lot line between lot 2 and lot 3 in Block Two and being 7.5 feet on each side of the common lot line between lot 28 and lot 29 in Block Two all In Prospect Park Subdivision, City of Grand Junction.

It is respectively requested that the utility easement be vacated.

Thank you for your consideration.

Sincerely,

Douglas M. Fassbinder Sundance Builders, Inc.

245-1863

Additional list of affected property owners:

L.D.S. Church
Douglas Cleghorn, Pres.
243-0396
621 26 Road

James R. Collrad 1215 Mesa Avenue Grand Junction, Colorad 81501

Everett Howard 1225 Mesa Avenue Grand Junction, Colorado 81501

Harlien Perino (trustee) 606 Viewpoint Dr. Grand Junction, Colorado 81501

Carl Shriver 1226 Texas Avenue Grand Junction, Colorado 81501

Edward Strnad 1215 Texas Ave. Grand Junction, Colorado 81501

Byron Hakes 1225 Texas Ave. Grand Junction, Colorado 81501

Douglas M. Fassbinder 3005 Hill Court Grand Junction, Colorado 81501