Table of Contents

File Date		1979-0042 11/9/00 Proje	ect Name: Vacation Easement - Irwin SubBirney Cox					
r e s e n t	S c a n n e d	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						
-	+	*General project report						
	\dashv	Reduced copy of final plans or drawings						
-	\dashv	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	\dashv	Reduction of any maps – final copy						
\dashv	\dashv	*Final reports for drainage and soils (geotechnical reports)					
\dashv	_	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)	TO	<u></u>	EXIET ODMENTE EXT. E			
	DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:							
X	X	Action Sheet						
X	X	Review Summary						
X	X	Letter from Darrel Lowder to Mesa Co. School Dist. #51 – 5/8/79						
X	X	Planning Commission Minutes - ** - 5/29/79						
Х		Letter from Lori Hill to Mesa Co. School District #51 re: approval of item with conditions – 5/30/79						
X		Petition for Easement Vacation						
X		Letter from Birney Cox to Don Warner re: enclosure of fee payment and supporting utility co. letters – 5/11/79						
X	X	Easement Map						
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Acres	<u> </u>		File # <u>42-79</u>
Units	ACTION SHEET		Zone
Density		Tax Are	a Code
Activity			
Phase	Da	te Neighbors Notifie	d 5-23-79 NA
Date Submitted		te CIC/MCC Legal Ad	
Date Mailed Out		_	T-29-79
Review Agencies			
Send	Sen		
COUNTY ROAD DEPARIMENT		FT RE	
COUNTY HEALTH DEPARIMEN	 NT		
COUNTY SURVEYOR			
COMTRONICS A	Δ		ON)
GRAND VALUE RURAL POW		SEWER	
MOUNTAIN BALL		CITY ENGINEER/UTI	LITIES
PUBLIC SERVICE	\(\frac{1}{2} \)	MACK, LOMA, MESA,	
SOIL CONSERVATION SERV	ICE /	FRUITA, PALISADE	•
SCHOOL DISTRICT 51		_	
STATE HIGHWAY	, v –	7 .	
STATE GEOLOGICAL	, , ,		
STATE HEALTH - RADIOLOG	GICAL	Y	
TRANSAMERICA TITLE	▼		
Board Date Commer	nts		
WPC 5-29-79 JUC		iner Hoter	to comment
010 6-6-79 App	oreal sula to	Jall Jenen	iauta
	LING CHE MAN AF 10	77	
Common Togation A V 4	70 R for E	of silly dit	
Common Location / of /-	10 10 00 0g), C	D JAK CAT	
Staff Comments			
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Original Documents			
Imp. Agreement \$	Appraisal x	.05 = \$O	pen Space;
Imp. Guarantee	Receipt #	Check #	
Covenants	Open Space	Dedication	
Power of Attorney			
Dow Schodule			



City of Grand Junction. Colorado 81501 250 North Fifth St., 303 243-2633

May 8, 1979

Mesa County Valley School Dist. #51 2115 Grand Avenue Grand Junction, CO 81501

Attn: Bernie Cox

RE: Proposed vacation of an existing 10 foot Utility

Easement along the South boundry line of Lot 2

Peterson - Irwin Subdivision.

Dear Mr. Cox:

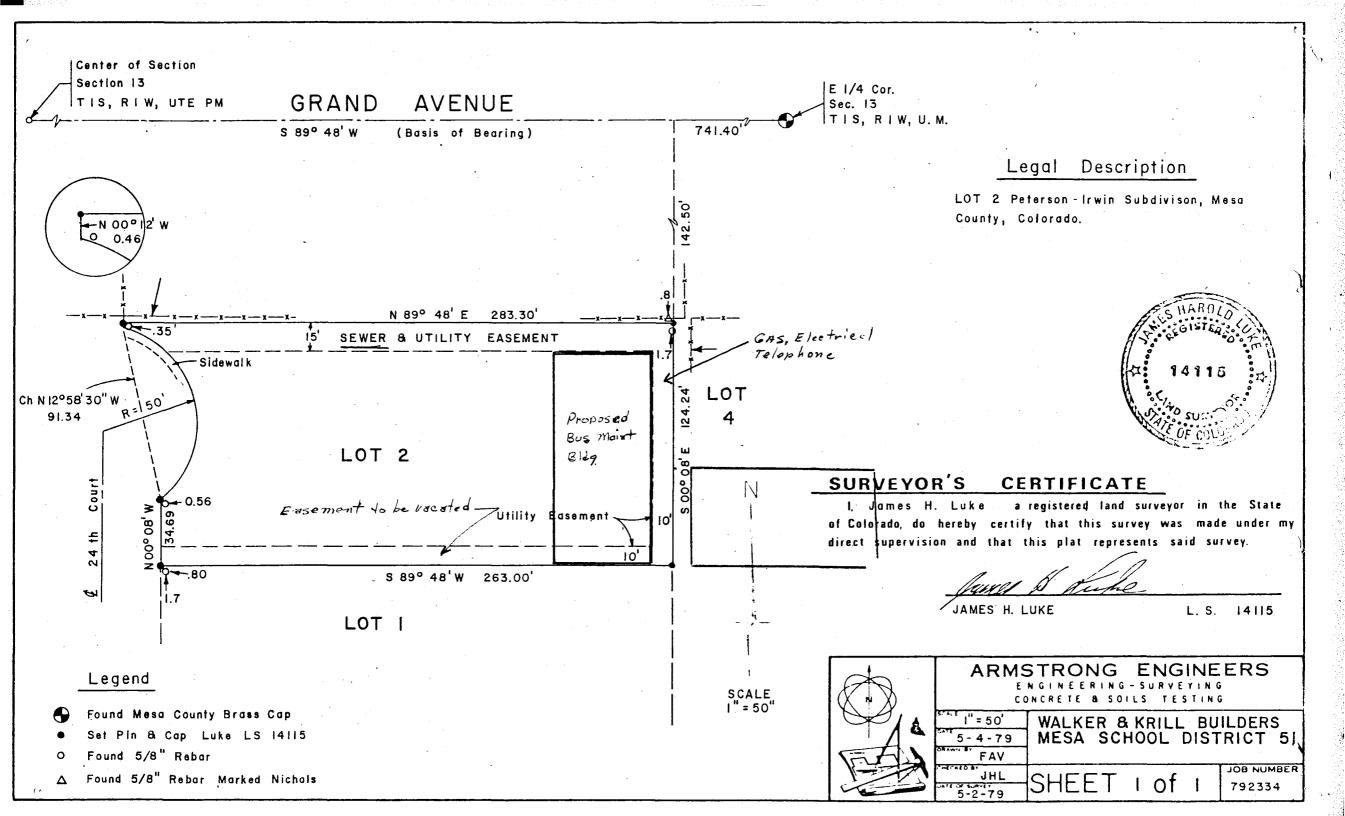
It is my understanding that the Mesa County Valley School District #51 owner of Lot 2 of Peterson - Irwin Subdivision, City of Grand Junction, Mesa County, Colorado, needs the vacation of an existing 10.0 foot utility easement, in order to construct a building 110.0 feet in length within 125.0 feet of the lot width, which has three existing utility easements; one along the Northern boundary, 15 feet in width, one long the Eastern boundary, 10 feet in width, and one along the South boundary line 10 feet in width. Futhermore, it is the existing 10.0 foot utility easement along the South boundary line that is prefer to be vacated since there is utilites present in the other easements located on said property.

I have checked with City departments that would be affected directly by the proposed vacation of said easement and found no existing use nor any future use thereof. Therefore, I would recommend to the City Council that this easement be vacated contingent on the necessary approvals of vacation by any utility company eligible to use said easement as prescribed. However, the City Council has the only authority to vacate rights of ways owned by the City which means that the School District will have to go through the City's formal petition of vacation process before the vacation of said easement can be official.

Yours very truly,

Darrel W. Lowder Right of Way Agent

DWL/rs



Birney Cox 5-2422

