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File 1980-0049
Date 7/11/01

Project Name: Street Vacation – Horizon /70 Subdivision

P	S	<p>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.</p> <p>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.</p> <p>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.</p>
r	c	
e	a	
s	n	
e	e	
n	d	
t	t	
X	X	*Summary Sheet – Table of Contents
X		Application form
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map
		Evidence of title, deeds
X	X	*Mailing list
		Public notice cards
		Record of certified mail
X		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
X	X	*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	Action Sheet			
X	X	Review Sheet Summary			
X	X	Letter from Alex Candelaria to Jack Treece re: petition approved with stipulations, goes to hearing 8/20/80 – 8/11/80			
X	X	Planning Commission Minutes - ** - 7/29/80			
X	X	Letter from Robert Coburn, Coburn Engineers to Mr. R. Bright re: property has been defined compatible with street right-of-way-no date			
X	X	Letter from Jack Treece to City of Grand Junction 6/2/80			
X		Road Plan			
X		Lot 1 & Lot 2 Access Plann			
X		Site Plan			

Activity STREET VACATION
HORIZON 70 SUBDIVISION

Phase _____ Date Neighbors Notified 7-15-80

Date Submitted 7-1-80 Date CIC/MCC Legal Ad _____

Date Mailed Out 7-2-80 PC Hearing Date 7-29-80

Review Agencies _____ Review Period - Return By July 14

- Send _____ Send _____
- _____ COUNTY ROAD DEPARTMENT
 - _____ COUNTY HEALTH DEPARTMENT
 - _____ COUNTY SURVEYOR
 - _____ COMTRONICS
 - _____ GRAND VALLEY RURAL POWER
 - MOUNTAIN BELL
 - PUBLIC SERVICE
 - _____ SOIL CONSERVATION SERVICE
 - _____ SCHOOL DISTRICT 51
 - _____ STATE HIGHWAY
 - _____ STATE GEOLOGICAL
 - _____ STATE HEALTH - RADIOLOGICAL
 - _____ TRANSAMERICA TITLE
- _____ FIRE
 - _____ IRRIGATION
 - _____ DRAINAGE
 - WATER (UTE) (CLIFTON)
 - _____ SEWER
 - CITY ENGINEER/UTILITIES RISH/PATTERSON
 - _____ MACK, LOMA, MESA, COLLBRAN
 - _____ FRUITA, PALISADE
 - Jim Bragdon
 - ~~_____~~

Board	Date	Comments
<u>3TRC</u>	<u>7/29/80</u>	<u>Rec appl subject to staff & review</u>
<u>CIC</u>	<u>8/20/80</u>	<u>comments approved</u>

Common Location HORIZON DR. & I-70 COURT
(Horizon curb to be vacated)

Staff Comments
Yours

Original Documents

_____ Imp. Agreement \$ _____ Appraisal x .05 = \$ _____ Open Space; _____

_____ Imp. Guarantee Receipt # _____ Check # _____

_____ Covenants _____ Open Space Dedication _____

_____ Power of Attorney _____

_____ Dev. Schedule _____

PROPERTY OWNERS WITHIN 300 FEET OF THE VACATED PROPERTY

Louise Forster
Old Homestead Realty
737 Horizon Drive
Grand Junction, CO 81501

Reed Miller, Inc.
P.O. Box 157
Grand Junction, CO 81502

Mark Magruder
545 West Greenwood Court
Grand Junction, CO 81501

Mr. A. L. Partee
246 26 1/4 Road
Grand Junction, CO 81501

Bookcliff Country Club
2730 G Road
Grand Junction, CO 81501

TREECE LAND INVESTMENTS
RANCH-COMMERCIAL
770 HORIZON DRIVE
GRAND JUNCTION, COLORADO 81501

JACK TREECE

TELEPHONE
303-243-4170

June 2, 1980

City of Grand Junction
Planning Department
City Council
Grand Junction, CO 81501

Gentlemen:

I am writing with reference to the re-location of Horizon/70 Court going to Horizon/70, a commercial subdivision, located at the intersection of Interstate 70 and Horizon Drive. Included with this letter is a copy of the final plat for Horizon/70, the road plan showing the relocated road into Horizon/70 from Horizon Drive which was approved by the City Engineer and the Colorado Highway Department as shown by the original signatures on the plan and a sketch of the relocated Horizon/70 Court into Horizon/70 showing our proposed access to Lot 1 from Horizon/70 Court.

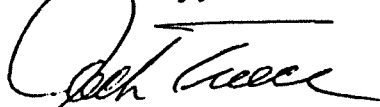
Notice that the access point from Horizon Drive using the new road has not been changed. We started at the same centerline on Horizon Drive and merely took the curve out of the road providing a safer and generally more feasible access to the subdivision with the rest of Horizon/70 Court remaining the same.

We plan to vacate the additional land between the new access road and Lots 1 and 2 thus automatically adding this land to the lots.

The straighter access road now makes it possible to have ingress and egress to and from Lot 1 directly from Horizon/70 Court instead of having to go through Lot 2 in order to get to Lot 1. We showed the sketch of the new access point to Ron Rish, City Engineer of the City Grand Junction, and he seemed to think the new access to Lot 1 would be O.K. You will notice that, on the final plat, it states in a note along side Lot 1 that "Lot 1 shall be subject to the following deed restriction: Access to said Lot 1 shall be from Lot 2 only and not Horizon/70 Court." Will you please remove this deed restriction so that we may construct the new Horizon/70 Court.

We have begun installation of utilities and construction of the road but decided to stop everything until you release this deed restriction. Since we are in the middle of construction, we would appreciate very much your removing the deed restriction as soon as possible.

Sincerely,


JACK TREECE

6-2-80 - Delivered this to City Council lunch meeting

REVIEW SHEET SUMMARY

FILE# 49-80

ITEM ROAD VACATION

DATE SENT TO REVIEW DEPT. 7-02-80

DATE DUE 7-14-80

PETITIONER Jack Treece

LOCATION Horizon Circle to be vacated-Westerly of Horizon Dr., S of I-70

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
7-11-80	CITY ENGR.	Will the remaining street right-of-way fit the revised street plans? Will the remaining street right-of-way and/or easements fit the sanitary sewer?
7-16-80	TRANS. ENG.	No comment
7-16-80	PUBLIC SERVICE	Electric: Requests that a 10 foot wide front lot utility easement be added to the new areas of Lot 2 as was done on Lot 1. Also no objections to the vacation of the existing 10' utility easements adjacent to the former front lot line which are not in conflict with the 10' easement adjacent to the new front lot line. Gas: No objections.
7-17-80	UTILITIES	None
7-18-80	MT. BELL	No comments-no objection

STAFF RECOMMENDATION

Recommend approval subject to conform with sanitary sewer & recommend that restriction on lot 1 be lifted provided an adequate site plan is submitted when lot is developed.

7-29-80 GJPC - SIMONETTI /FLAGER PASSED 4-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF # 49-80 ROAD VACATION, SUBJECT TO STAFF COMMENTS, AND IN THE EVENT LOT ONE IS DEVELOPED, A SITE PLAN WILL BE PRESENTED TO THE PLANNING COMMISSION FOR REVIEW.



COBURN ENGINEERS, INC.

(303) 245-5808

2820 1/2 NORTH AVENUE
GRAND JUNCTION
COLORADO 81501

Mr. R. Bright
Development Dept.
Court House Annex
Grand Junction, CO
81501

RE: Horizon/70 Commerical Park

Dear Bob;

This letter is in response to the review sheet comments on the vacation requests for property along the front lot lines of the reference subdivision.

The vacated property has been defined to be compatible with the street Right-of-Way and redesigned road layout as approved by the City Engineer and State Highway Department.

Robert S. Coburn, P.E.

RSC:lj

City
County
Development
Department

CITY OF GRAND JUNCTION—MESA COUNTY—COLORADO 81501
359 WHITE AVE.—ROOM 60—DIAL (303) 243-9200 EXT. 343

August 11, 1980

Mr. Jack Treece
770 Horizon Drive
Grand Junction, Colorado 81501

Dear Mr. Treece:

On July 29, 1980, the Grand Junction Planning Commission voted to approve your petition for a road vacation and re-alignment of Horizon/70 Court, subject to staff and review comments.

You are encouraged to resolve all unresolved review agency comments mentioned on the enclosed review sheet prior to your public hearing with the Grand Junction City Council on August 20, 1980, at 7:30 p.m.

The petitioner or a representative must be present at this public hearing for the request to be heard and acted upon.

Please contact this office if you have any questions or concerns.

Sincerely,

Alex Candelaria/dh

Alex Candelaria
City Staff Planner

AC:dh

Enclosure

Xc: Coburn Engineering, Inc.
2820½ North Avenue
File # 49-80