## **Table of Contents**

Project Name: <u>Horizon Park Plaza - Easement Vacation</u>

File\_1981-0008\_

Date 10/16/01						
P S A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some						
r	c	instances, not all entries designated to be scanned by the department are present in the file. There are also documents				
e	a	specific to certain files, not found on the standard list. For this reason, a checklist has been provided.				
S	n	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick				
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ť	d	Balan to the contents of men inte				
		ries denoted with ("") are to be located using the 1515 Query System. Flanning Clearance will need to be typed in				
w	w	full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.				
X						
X		Application form				
		Receipts for fees paid for anything				
		*Submittal checklist				
		*General project report				
		Reduced copy of final plans or drawings				
	$\neg$	Reduction of assessor's map				
		Evidence of title, deeds				
X	X					
		Public notice cards				
		Record of certified mail				
X	X					
		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				
<u> </u>		*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:						
V	v	Action Sheet				
X		Review Sheet Summary				
X		Review Sheets				
	X					
X		Development Application				
X		Letter from Carl Roach to Price Hatcher re: request for vacation-1/21/81  Letter from Jake Moss to Carl Roach re: relinquishment of rights-1/20/81				
X		Public Notice Posting – 2/17/81				
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January 21, 1981

Mr. Price Hatcher III Commercial & Industrial Engineer Public Service Company, P. O. Box 849 750 Main Street Grand Junction, Colorado 81502

Dear Mr. Hatcher:

In regard to our conversation last week, I am hereby asking the Public Service Company to approve of my request to the City of Grand Junction for vacation of the east 5 feet of the 15 foot easement that forms the west boundary of Lot 20, Horizon Park Plaza (see attached plat). I am requesting this partial vacation of this easement to allow me to position our planned office building one foot into the east edge of the easement, and to allow the roof of the building to project 4 feet into the easement as we discussed last week.

If Public Service approves of this request, I would appreciate an indication of concurrence as suggested by you and as indicated below in the signature block.

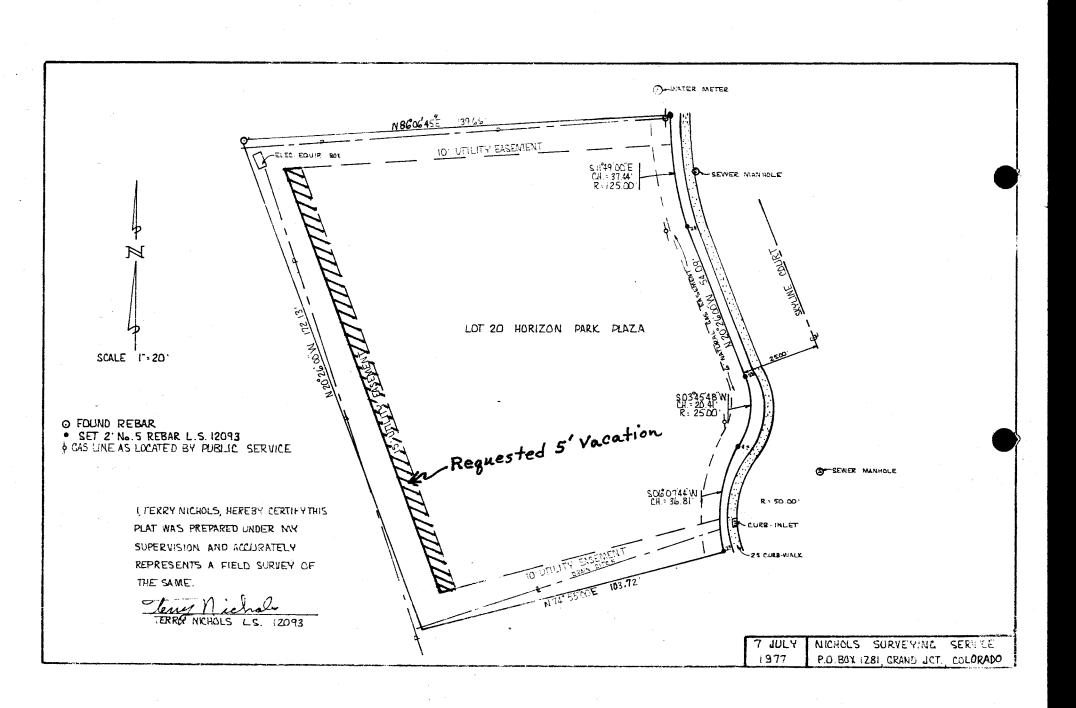
Respectfully yours,

Bars W. Roach

Approved:

Paul Hage

Electric Engineering Supervisor



2701-364-00-070 Howard Johnson Co. Director of Taxes 8-81 250 Granite St. Braintree Mass. 02184 (752 Horizon) 2701-364-26-021 Pond Brothers Inc. c/o Airoplane Restaurant 8-81 Walker Field 2795 Skyline Ct. Grand Junction, Colo. 81501 2701-364-26-019 Stettner's Inc. 8-81 2791 Skyline Dr. Grand Junction, Colo. 81501

2701-364-26-017
Redlands Hills Assoc. 9-81
258 Grand Ave.
Grand Junction, Colo. 81501

Carel H. Roach 2131 Rainbow Ranch Dr. grand Junction, Co. 81503 #8-81

## REVIEW SHEET SUMMARY

FILE# 8-81 DATE SENT TO REVIEW DEPT. ITEM EASEMENT VACATION FINAL DATE DUE 2/13/81 PETITIONER Carl H. Roach - 2131 Rainbow Ranch Dr., G.J. LOCATION Lot 20 Horizon Park Plaza **AGENCY** COMMENTS DATE REC. 2/6/81 City Fire This office would have no objection to this easement vacation. 2/9/81 G.J. Drain Out of District. 2/10/81 Public Serv. Electric: No objections. T.I. 2-5-81. Gas: No objections. CB 2/5/81 Gas & Elec. 2/11/81 Ute Water No objections. 2/13/81 City Util. None. (Jim Patterson) 2/17/81 Mt. Bell We have no objections. 2/17/81 City Eng. No comments. 2/17/81 Trans. Eng. No Comments. (Bragdon) 2/24/81 PICKENS/SIMONETTI PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #8-81, EASEMENT VACATION, LOT 20, HORIZON PARK PLAZA.

Acres	CITY ACTI	ON SHEET	File # <b>2-8</b>
Units			
Density			Zone
Phase Submitted / 28	restion	Date Neighbors Notifi City Council Date CIC Legal Ad	
Date Mailed Out 2/3/2	2/	Hearing Date	
Data Bastad		Planning Commission	2/21/8
Legal Ad Date		Hearing Date	· <u>~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~</u>
Date Neighbors Notified		· ·	
Planning Commission 2.	20-81	/odeyReview Period-Ret	
<u></u>	0.7		<u> </u>
Review Agencies	-		
Send COUNTY ROAD DEPARTME	กา	CITY UTILITIES	
MOUNTAIN BELL		CITY POLICE	
2 PUBLIC SERVICE COMPA	NΥ	TRANSPORTATION	ENGINEER
FIRE		PARKS AND RECRI	
IRRIGATION		ENERGY OFFICE	
Prainage G.T.	· · · · · · · · · · · · · · · · · · ·	TECH REVIEW	
SEWER		WATER AND POWE	R RESOURCES
WATER (UTE CLIFTON)			•
FLOODPLAIN			
CITY ENGINEER			<u> </u>
Common Location	20- 9	Foregan Par	B. Llana
	<u> </u>		- July
Board Date Com CIC 3/18/81 C	ments Pol		
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Original Documents			
Improvement Agreemen	t	Covena	nts

Improvement Guarantee

Development Schedule