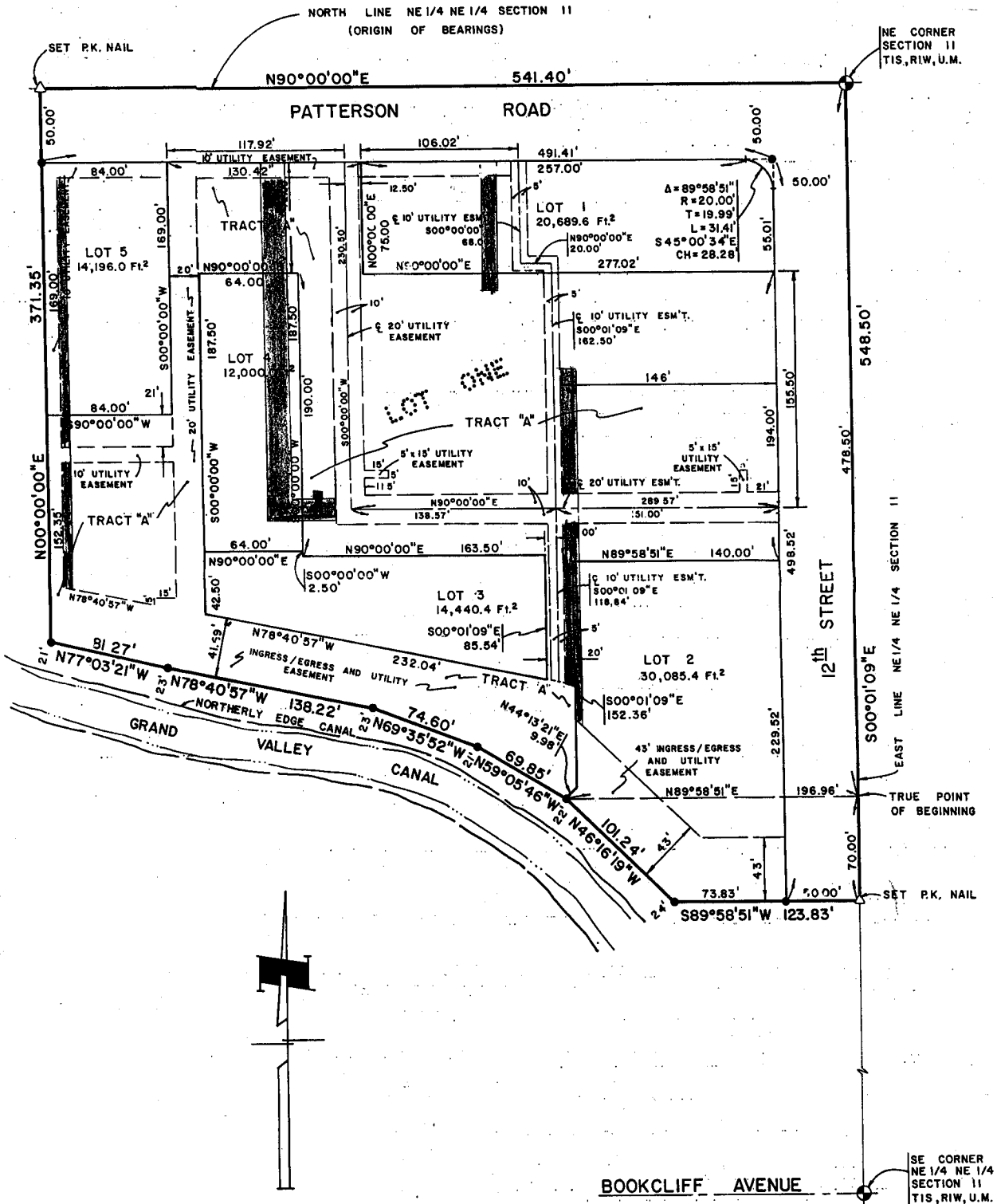


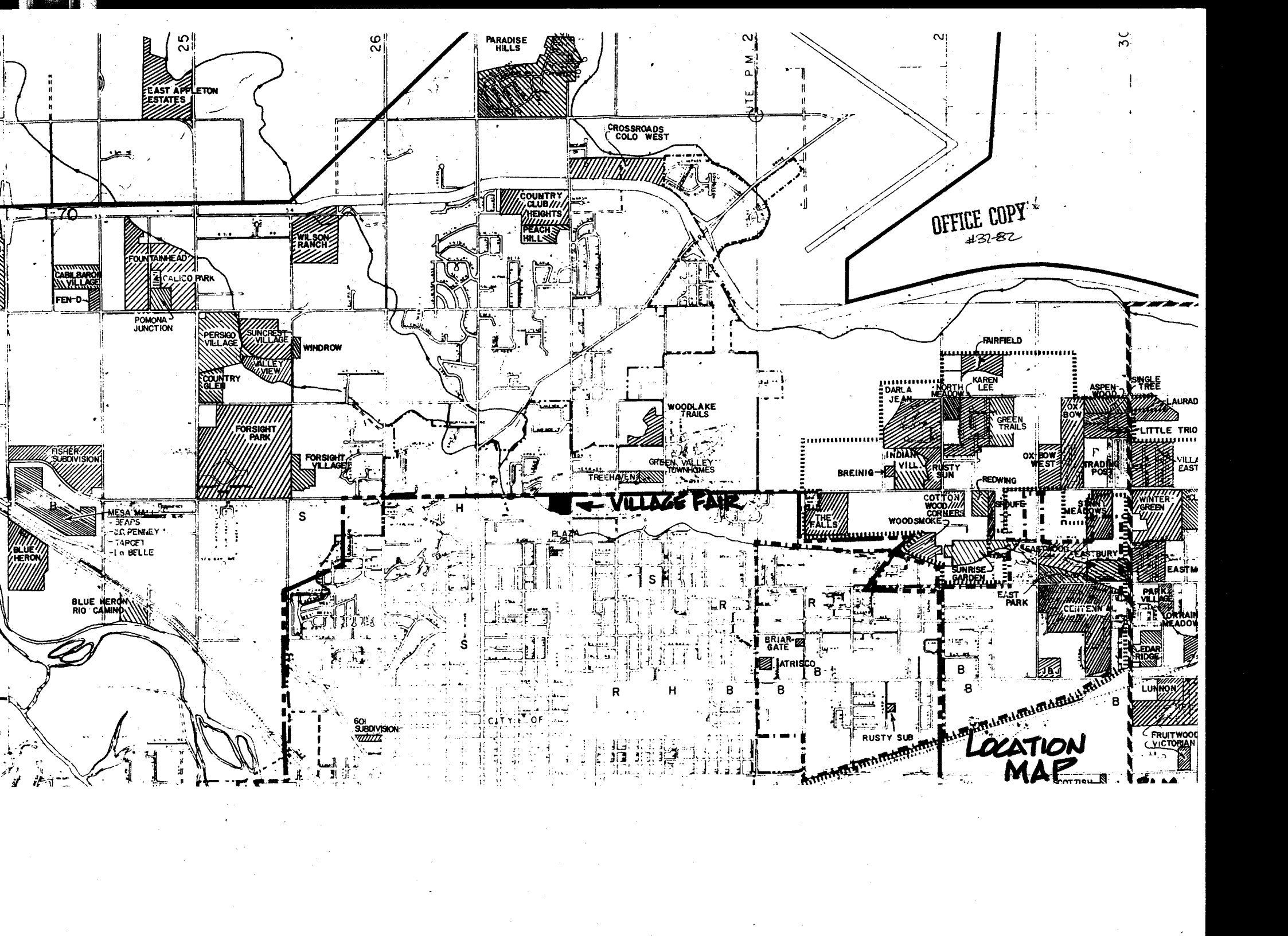
2945-122-00-011 Bray, Jack L. 2628½ N 12th Street Grand Junction, CO 81501 #3782	2945-111-20-001, 002 SSM Investments 735 Bookcliff Grand Junction, CO 81501 #3782	2945-024-08-013 The Loft Partnership 950 Northern Way Grand Junction, CO 81501 #3782
2945-122-00-015 Brown, Lawrence 1427 Chipta Grand Junction, CO 81501 #3782	2945-111-16-003 Schuman, Frederick 2323 N 7th Street Grand Junction, CO 81501 #3782	2945-024-00-975 Mesa County Society of Crippled Children & Adults #3782
2945-122-00-042 Bray, Jack L. 2707 Patterson Road Grand Junction, CO 81501 #3782	2945-111-00-009 Ryan, Ronald 1101 Patterson Grand Junction, CO 81501 #3782	2945-024-00-036 Kubby, Dan Etal 1515 Arapahoe St Suite 1600 Denver, CO 80202 #3782
2945-122-00-141, 021 Head, Roger 686 Crestridge Drive Grand Junction, CO 81501 #3782	2945-111-00-010 Horizon Ventures Corporation 2709 Midway Grand Junction, CO 81501 #3782	2945-013-00-951 Bookcliff Baptist Church 12th & Patterson Grand Junction, CO 81501 #3782
2945-122-00-020 Peterson, Nora 2546 N 12th Street Grand Junction, CO 81501 #3782	2945-111-00-900 Grand Valley Irrigation Co. 688 26 Road Grand Junction, CO 81501 #3782	
2945-122-00-022 Clemento, Ed. 2528 N 12th Street Grand Junction, CO 81501 #3782	2945-024-08-012 Walters, Ronald 545 Totavi Street Los Alamos, NM 87544 #3782	
2945-111-00-005 Village Fair P.O. Box 518 Grand Junction, CO 81502 #3782	Paragon Engineering 2784 Crossroads Blvd Grand Jct. CO 81501 #3782	

Village Fair

VILLAGE FAIR



Amended vs. Original Easements



25

26

ROUTE P.M. 2

2

30

OFFICE COPY
#37-82

← VILLAGE FAIR

LOCATION
MAP

PARADISE HILLS

CROSSROADS COLO WEST

COUNTRY CLUB HEIGHTS
BEACH HILL

WILSON RANCH

FOUNTAINHEAD
CALICO PARK

CARBON VILLAGE
FEN-D

POMONA JUNCTION

PERSIGO VILLAGE

SUNCREST VILLAGE

WINDROW

COUNTRY GLEN

FORNSIGHT PARK

FORNSIGHT VILLAGE

WOODLAKE TRAILS

GREEN VALLEY TOWNHOMES

TREEWALK

DARLA JEAN

NORTH MEADOWS

KAREN LEE

GREEN TRAILS

OX BOW

ASPEN WOODS

SINGLE TREE

LAURAD

LITTLE TRIO

VILLA EAST

BREINIG

INDIAN VILL

RUSTY SUN

REDWING

OX BOW WEST

TRADEME POST

MESA MALL
36 APTS
SUN PENNEY
TAPCEY
1 to BELLE

FISHER SUBDIVISION

BLUE HERON

BLUE HERON RIO CAMINO

601 SUBDIVISION

CITY OF

BRIAR GATE

MATRISCO

RUSTY SUB

SUNRISE GARDEN

EAST PARK

CENTENN

PARK VILLAGE

LOWMAN MEADOW

CEDAR RIDGE

LUNNON

FRUITWOOD VICTORIAN

REVIEW SHEET SUMMARY

FILE NO. 37-82 TITLE HEADING EASEMENT VACATION DUE DATE 5/14/82

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Activity: Easement vacation. Petitioner: Village Fair/Earl Jensen. Location: Southwest corner of 12th St. and Patterson Rd. A request to vacate all utility easements and a sanitary sewer easement as recorded in Plat Book 13, Page 1 on January 7, 1982 in the Office of the Mesa Co. Clerk & Recorder for Village Fair Subdivision in a planned business zone. Consideration of all easement vacations.

PETITIONER ADDRESS P.O. Box 518, Grand Junction, CO 81502

ENGINEER Paragon Engineering, 2784 Crossroads Blvd., Grand Junction, CO 81501

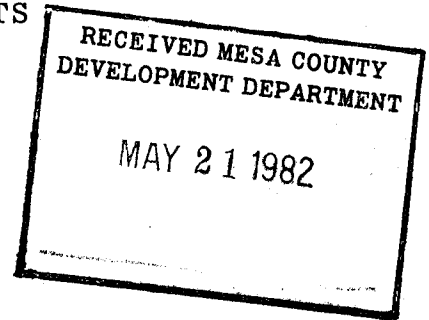
<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
5/10/82	G. J. Fire	This office has no objections to the vacation easement in Village Fair.
5/12/82	Mountain Bell	No objections.
5/12/82	Planning Staff Comments	If all other review agencies' concerns are resolved and give approval, this department has no problem.
5/12/82	Public Service	Gas: Vacation of easements as recorded on original plat of Village Fair: no objections. Electric: No objections.
5/13/82	City Engineer	I do not understand this petition nor did I receive any drawings showing said easements. Therefore, it is not possible for me to have an opinion concerning the proposed vacations.
5/14/82	City Utilities	?

Review Sheet Summaries mailed 5/17/82

6/8/82 GJPC Minutes of 5/25/82 MOTION: (COMMISSIONER TRANSMEIER) "MADAM CHAIRMAN, ON CASE #37-82, EASEMENT VACATION FOR VILLAGE FAIR, I MAKE A MOTION WE SEND THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL SUBJECT TO STAFF COMMENTS."
COMMISSIONER RINKER SECONDED THE MOTION. CHAIRWOMAN QUIMBY REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED 5-0.

May 20, 1982

RESPONSE TO REVIEW SHEET COMMENTS



File No.: 37-82
Item: Village Fair Subdivision
Phase: Easement Vacation

Agency

Response

General

This proposal is for the vacation of all of the utility easements plus a sanitary sewer easement on Village Fair Subdivision which was recorded in Plat Book 13, Page 1 in the Office of the Mesa County Clerk and Recorder. Since that time, an amended plat for Village Fair has been recorded, rededicating all necessary easements. This mass easement vacation was determined the most expeditions way of accomplishing the easement vacations desired.

Grand Junction Fire

Indicated no objection

Mountain Bell

Indicated no objection

Planning Staff

Indicated if all the review agency concerns are resolved, they had no problem.

Public Service - Gas

Indicated no objection

Public Service - Electric

Indicated no objections

City Engineer

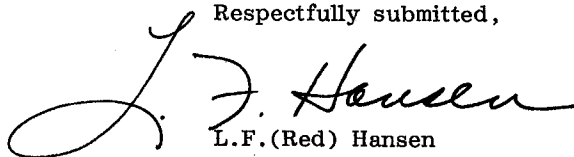
Stated he did not receive any drawings showing the easements. He has been forwarded those drawings plus the drawings showing the easements covering utilities which are actually in place.

ACTION SHEET

VILLAGE FAIR

As per telephone conversation with Bob Goldin, April 29, 1982;
This Vacation Request may be submitted without Pre-application Conference
or Action Sheet.

Respectfully submitted,



L.F. (Red) Hansen
Planning Assistant
Paragon Engineering, Inc.

See related file 89-79 (2082)

5/10/82 Called E. Jensen about sign, to be posted 5/14/82 KH

date	board	comments
5/25/82	GJPC	approved
6/16/82	CC	Appr.