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File 4984 - 0005 Project Name Tech -Del -Sol A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department 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 provided. Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick n e e d guide for the contents of each file. n 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. Table of Contents **Review Sheet Summary** Application form Review Sheets Receipts for fees paid for anything *Submittal checklist *General project report Reduced copy of final plans or drawings Reduction of assessor's map Evidence of title, deeds *Mailing list to adjacent property owners Public notice cards Record of certified mail 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 *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 Action Sheet X Ordinance No. 2192 and 2185 - ** Development Application – 2/14/84 X Letter from Jack Treece to Planning Dept. - 3/27/84 X Planning Commission Minutes - ** - 3/27/84 X Parking Lot Plan

for ady. prop. owners

Horizon Investments 2522 Hanover Street Aurora, Colorado 80010

#5-84

Jack Treece 770 Horizon Dr. Grand Jet. CO 81501 #5-84 764 Group, Ltd. 6500 Stapleton Drive Denver, Colorado 80216

#5-84

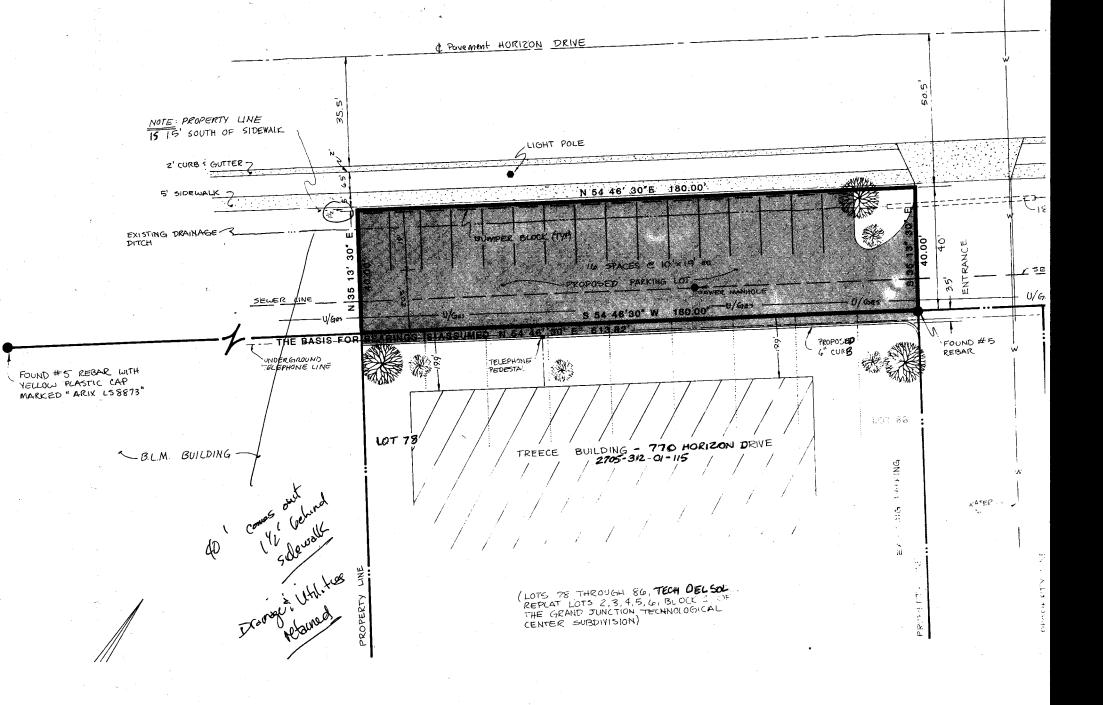
GRAND JUNCTION PLANNING DEPT. 559 White Ave., Room #60 Grand Junction, CO 81501

#5-84

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Bruce and Wilma Currier 2760 H Road Grand Junction, Colorado 81501

#5-84



REVI.W SHEET SUM JARY

| FILE NO. | #5-84 TITLE HEADI | NG RIGHT-OF-WAY VACATION DUE DATE 3-12-84 | | | |
|-----------|----------------------------|--|--|--|--|
| ACTIVITY | - PETITIONER - LOCATIO | N - PHASE - ACRES RIGHT-OF-WAY VACATION. LOCATION: 40 FEET | | | |
| OF | HORIZON DRIVE ADJACENT | TO LOTS 78 THROUGH 86, TECH DEL SOL SUBDIVISION. | | | |
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| | | | | | |
| | | | | | |
| PETITIONE | ER ADDRESS 770 HORIZ | ON DRIVE GRAND JUNCTION, COLORADO 81501 | | | |
| ENGINEER_ | NONE | | | | |
| DATE REC. | . AGENCY | COMMENTS | | | |
| 3/5/84 | City Utilities | None. | | | |
| 3/7/84 | Public Service Gas: | PSCO has an existing 2" natural gas line located in this vacation proposal. Easement for said line must be maintained. (See sketch) C.B. 3/2/84 | | | |
| | Electric: | No objection to vacation. T.H.I. 3/5/84 | | | |
| 3/12/84 | Transportation Engineer | From a traffic operations standpoint, I see no problem with this vacation request. | | | |
| 3/9/84 | Development Dept. | The City Planning Department has no objection to the R.O.W. vacation as long as all other review agency comments are met. We do, however, request as we have before, that the entire portion of excess R.O.W. be vacated all at once, rather than piecemeal. (This is only a recommendation.) We do realize it is dependent, in part, on the affected property owners, but offer this comment. | | | |
| 3/12/84 | City Engineer | The exact location of the property line and street improvements are somewhat questionable. In order to properly evaluate this request, please submit a survey by a registered Colorado Land Surveyor that locates the existing right-of-way, the existing building, the sidewalk, drainage way, sewer line, gas line, and any other utilities in the area. | | | |
| | | We are willing to consider a vacation of right-of-way at this location when these items have been addressed. | | | |

GJPC RECOMMENDATION 3/27/84

MOTION:

(COMMISSIONER O'DWYER) "MR. CHAIRMAN, ON ITEM #5-84, RIGHT-OF-WAY VACADION, I MOVE THAT WE FORWARD THIS TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL OF THIS RIGHT-OF-WAY VACATION PENDING THE EASEMENT AND ALSO THE ENGENEERING SURVEY WHICH MR. TREECE HAS PROMISED."

JACK TREECE

770 HORIZON DRIVE GRAND JUNCTION COLORADO 81501 303/243-4170

March 27, 1984

Grand Junction City Planning Department Grand Junction, Colorado 81501

Gentlemen:

I am writing in answer to your summary for my right-of-way vacation file #5-84 for vacating about 40 feet of Horizon Drive adjacent to lots 78 to 86, Tec Del Sol subdivision.

It looks like the only comment that I need to respond to is that from the City Engineer where he asks that a field survey locating existing right-of-way, the existing building, the sidewalk, drainage way, sewer line, gas line and any other utilities in the area.

I am working with my engineer to complete this survey as soon as possible.

Sincerely,

Jack Treece

JT/bw

RECEIVED GRAND JUNCTION PLANNING DEPARTMENT

MAR 27 1984

| | O FF 000000 | 2000000 | | File No. #5-84 | ET |
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| | Acres 0.3 | Row | | Zone NA | |
| | Units NA Density NA | vacatio |)N | Tax Parcel Number | |
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| | Activity Right-c | of May Vacation | <u>~</u> | | |
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| 4 | Common Location 40 | t) | Drive adja | | |
| | Date Submitted 20484 | | | = Posted 03/16/84 Called | 15 84 |
| | dny Review Period Retu | um by 3112184 | MCC Information S | | ± |
| | Date Adjacent Property Owners Notified | | Date Adjacent Property Owner | V | F GC |
| | review agencies | | M N O P Q R S T U | V W X Y Z X BB CC DD EE | FF GG |
| | Development Dept. County Road | | | | 4 |
| | County Health | | | | |
| | County Surveyor County Parks/Recreation | | | | + |
| | County Engineer | | | 6 0 | |
| | Transportation Engineer City Engineer | | | | |
| S | City Utilities Otity Parks/Recreation | | | | |
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| • | Ocounty Sheriff Ofloodplain Administration | | | | |
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| | State Geological State Health Dept. | | | | |
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| , | Fruita, Palisade, Grand Jct. OTHER: | | | | |
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