

mailing form
for adv. prop. owners.

Horizon Investments
2522 Hanover Street
Aurora, Colorado 80010

764 Group, Ltd.
6500 Stapleton Drive
Denver, Colorado 80216

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

#5-84

#5-84

#5-84

Jack Treece
770 Horizon Dr.
Grand Jct. CO 81501

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

#5-84

#5-84

+

+

Pavement HORIZON DRIVE

NOTE: PROPERTY LINE
15 1/2' SOUTH OF SIDEWALK

2' CURB & GUTTER

5' SIDEWALK

EXISTING DRAINAGE
DITCH

SEWER LINE

U/Gas

LIGHT POLE

N 54 46' 30" E 180.00'

BUMPER BLOCK (TYP)

16 SPACES @ 10' x 19' @

PROPOSED PARKING LOT

SEWER MANHOLE

S 54 46' 30" W 180.00'

THE BASIS FOR

UNDERGROUND
TELEPHONE LINE

FOUND #5 REBAR WITH
YELLOW PLASTIC CAP
MARKED "ARIX L58873"

B.L.M. BUILDING

TELEPHONE
PEDESTAL

PROPOSED
6" CURB

FOUND #5
REBAR

40' Comes out
1 1/2' behind
sidewalk

Drainage & Utilities
Retained

LOT 78

TREECE BUILDING - 770 HORIZON DRIVE
2705-312-01-115

LOT 86

EXISTING TANKING

(LOTS 78 THROUGH 86, TECH DEL SOL
REPLAT LOTS 2, 3, 4, 5, 6, BLOCK 2 OF
THE GRAND JUNCTION TECHNOLOGICAL
CENTER SUBDIVISION)

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

REVIEW SHEET SUMMARY

FILE NO. #5-84 TITLE HEADING RIGHT-OF-WAY VACATION DUE DATE 3-12-84

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES RIGHT-OF-WAY VACATION. LOCATION: 40 FEET
OF HORIZON DRIVE ADJACENT TO LOTS 78 THROUGH 86, TECH DEL SOL SUBDIVISION.

PETITIONER ADDRESS 770 HORIZON DRIVE GRAND JUNCTION, COLORADO 81501

ENGINEER NONE

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
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 VACATION, 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 ENGINEERING 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

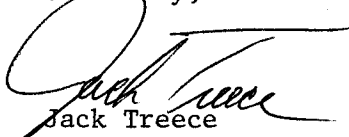
Gentlemen:

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.

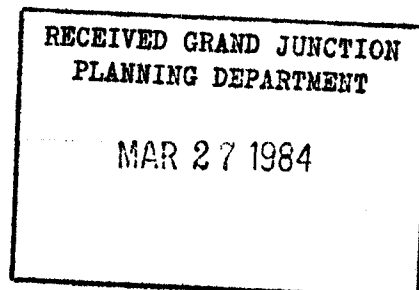
It looks like the only comment that I need to respond to is that from the City Engineer where he asks that a field survey locating existing right-of-way, the existing building, the sidewalk, drainage way, sewer line, gas line and any other utilities in the area.

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

Sincerely,


Jack Treece

JT/bw



Acres 0.3

Row vacation

File No. #5-84

Units N/A

Zone N/A

Density N/A

Tax Parcel Number

Activity Right-of-Way Vacation

Phase

Common Location 40 feet of Horizon Drive adjacent to lots 78 through 86, Tech del Sol Subdivision

Date Submitted 2/4/84 Date Mailed Out 3/2/84 Date Posted 03/16/84 called 3-15-84

10 Day Review Period Return by 3/12/84 MCC Information Sent

Date Adjacent Property Owners Notified of MCP/GJPC Date Adjacent Property Owners Notified of MCC/CIC X dont need BS

review agencies

Table with columns A-GG and rows for various agencies like Development Dept., County Road, County Health, etc. Includes handwritten 'ON packet' and 'PLANNING COMMISSION' with a checkmark.

totals

BOARDS DATE 3/27/84 Approval - PC suggests city initiate vacation of the rest of that ROW. CC 4/18/84 Appr. CA w/ retaining of drainage & utility easement.

STAFF \$425.00 ROW vacation at submittal Bob Goldin 244-1628