Table of Contents

P S A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some

File 1985-0028

Project Name Neighbors RV Park - Vacation of portions of GJ Tech Center Sub

e	a	instances, not all entries designated to be scanned by the department are present in the file. There are also documents
s	n	specific to certain files, not found on the standard list. For this reason, a checklist has been provided.
e	n	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick
n	e	guide for the contents of each file.
t	ď	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.
X	X	Table of Contents
X	X	Review Sheet Summary
X		Application form `
X		Review Sheets
\vdash		Receipts for fees paid for anything
$\vdash \vdash$		*Submittal checklist
		*General project report
-		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds, easements
X	X	
<u> </u>		Public notice cards
_		Record of certified mail
X		Legal description
		Appraisal of raw land
	ļ	Reduction of any maps – final copy
ļ		*Final reports for drainage and soils (geotechnical reports)
		Other bound or nonbound reports
<u> </u>	_	Traffic studies
<u> </u>	 —	
<u> </u>		Individual review comments from agencies
<u> </u>	_	*Petitioner's response to comments
<u> </u>		*Staff Reports
-		*Planning Commission staff report and exhibits
	<u> </u>	*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
_	<u> </u>	date)
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:
L	1 0	Action Sheet
X	X	
X	ļ · ·	Review Sheets
X		Development Application – 9/27/85
X		
X		Vicinity Map Project Narrative
X	X	Project Narrauve
-	-	
_	<u> </u>	
-	+-	
\vdash	+	
	t	
_		
-	\vdash	
1	1	

PROJECT NARRATIVE

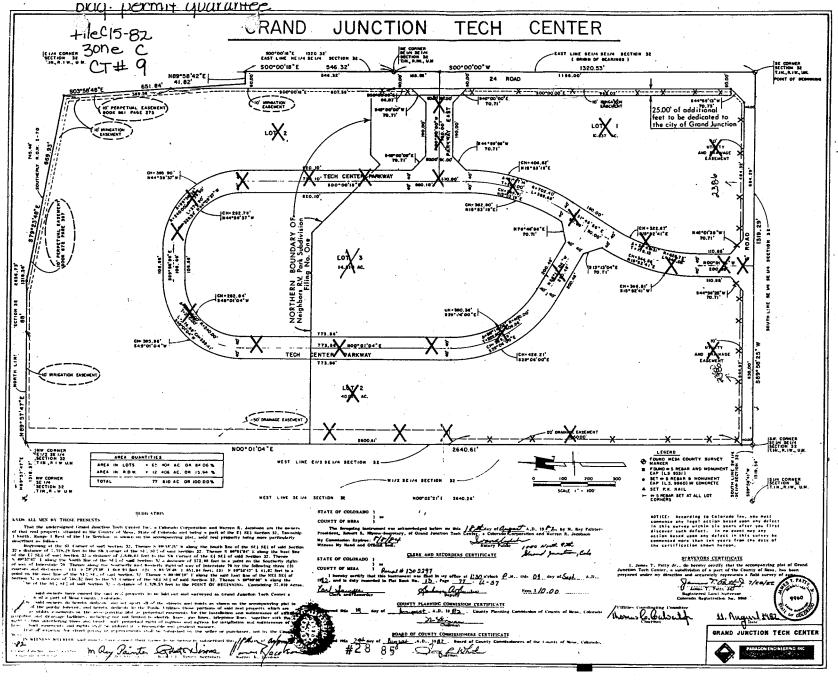
VACATION OF PORTIONS OF THE GRAND JUNCTION TECH CENTER PLAT

As a result of platting and constructing the Neighbors R.V. Park Subdivision in phases, certain existing easements associated with the Grand Junction Tech Center Subdivision will remain while other easements are being requested for vacation. Essentially, all drainage and irrigation easements lying north of the Neighbors R.V. Park Subdivision's Filing One northern boundary will remain as illustrated on the Grand Junction Tech Center Subdivision plat. Conversely, all drainage, utility and irrigation easements lying south of the Neighbors R.V. Park Subdivision's Filing One, northern boundary need to be vacated by the Grand Junction City Council. In addition to the easments mentioned above, the Developers are seeking the vacation of all public streets excluding right-of-way previously dedicated by the Grand Junction Tech Center plat for G Road and 24 Road. The three lots associated with the Grand Junction Tech Center plat also need to be vacated.

The attached illustration shows the easements, streets and lots that are being requested to be vacated as well as the easements that will remain in tact until such time that the Developer seeks approval to plat the Neighbors' Filings Two and Three. Reference to the attached vacation legal description and plat of the Neighbors R.V. Park Subdivision, Filing One, plat provides further clarification of the vacations being sought.

The Neighbors R.V. Park Subdivision, Filing One, plat dedicates the following public easements and street right-of-way.

- 1. 15' drainage easement along the western boundary of the Subdivision. The open ditch will be tiled.
- 2. 5' drainage easement along the southern boundary of the Subdivision. The open ditch will be tiled with the improvements occurring in the G Road right-of-way.
- 3. 25' additional right-of-way dedicated to the City of Grand Junction for the construction of 24 Road. At the request of the City Engineer, all utilities and improvements will occur in the right-of-way; therefore, easements along 24 Road are not being dedicated.



LEGEND

STREETS, LOTS AND EASEMENTS TO BE VACATED = X

EASEMENTS TO REMAIN INTACT AS PLATTED BY GRAND JUNCTION TECH CENTER SUBDIVISION

Original
Do MOT Remove
From Office

#28 8**5**

Colorado Kenworth, Inc. 4901 York Street Denver, CO 80216

E.M. Thrailkill 766 24 Road Grand Junction, CO 81505

Dallas B. Rondel /and/ Leonard Long 726 24 Road Grand Junction, CO 81505

Leonard Long 726 24 Road Grand Junction, CO 81505

Jean Urruty 465 Mesa Court Grand Junction, CO 81501

John and Shirley Murray 724 23-1/2 Road Grand Junction, CO 81505

Occidental Oil Shale c/o Prop. Tax Department Box 868 Houston, TX 77001

James R. Hardy 738 23-1/2 Road Grand Junction, CO 81501

Charles G. Kohles, etal 522 Grand Valley Drive Grand Junction, CO 81504

REVILW SHEET SUMMARY

FILE NO. 28-85 TITLE HEA	DING Neighbors R.V. Park - Vacation	DUE DATE 10/14/85
ACTIVITY - PETITIONER - LOCAT	ION - PHASE - ACRES <u>Location: 24 Road</u>	l and G Road
Phase: Vacation of portions	of GJ Tech Center Sub. Petitioner: GG	Tech Center Inc./
Warren Jacobson		
PETITIONER ADDRESS P.O. Box	363 Grand Junction, CO 81502	
ENGINEERn/a	<u> </u>	
DATE REC. AGENCY	COMMENTS	
0/4/85 Mtn. Bell	No objections.	
0/14/85 Development Dept.	This department has no objection to the long as all other review agency commends should be noted that a similar process fees) will be required for the north in this application) prior to any add Neighbors R.V. Separate deeds for each should be drawn up and recorded ASAP proved. The affected agencies should	nts are resolved. It s (including application half (not vacated included itional submittals for ch of the rededications once this vacation is ap-
0/11/85 GJ Drainage	Vacated easements within GJ Tech Cent separate document for the existing dr rights-of-way.	
0/14/85 City Engineer	No comments.	

MOTION:

"MR. CHAIRMAN, ON ITEM #28-85 2A, I MOVE WE SEND THIS TO CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL SUBJECT TO RECORDING THIS AT THE TIME OF THE RECORDING OF THE FINAL PLAT."



	A	CA.	TIC	JN.			Tě	ix Pa	rcer i	Number
	(G									
). 160	h (*	inter)						
							-			
		D-to Mail	ad Out				Date	Posted		
		Date Hall	ed Odt_				Duce	703000		1/1
			en Spac	e Fee Reau	ired \$			Paid	Receipt	, 'X,
										CC DD EE
				Kin	T i	122	11	25	TIT	
		• •		+	++-	H	++		 • • 	•
0 0						•				
					11.	Q	$\bot \bot$			
The state of the s									30123	
00		10								1. I jai 25.
0 0		+	4		++-				i pojeka Mario	
3 6	+++				\mathbf{H}				7 (14 (14) 3 (14 (14)	
	148					6	\prod			•
_+ -	1 1	1-1-1-			++		++		+	•
		+++-				•	$\pm \pm$			•
						•				• ### (Fig. 1)
Control Street	+++				901 eri			and by		
		1 2 2	***	in all is		16		(10.53)	474.2	
90					#-	- 9	44			College Personal
0 0					11					
0 0						0	\Box			0
		+++		+	+	-	++		++-	0
•						•				0
9 9	+44	+++	Ш	++++	++-	1-1-1	++	+44		
60					廿		11			oer
44		+++	+++		44	H	44	444	44.	
	-111	444		++++	44		44	444	113	
-+	+++		\vdash	++++	++			+	++-	
+++		+++	+++	 	++		+	+H		
					止	GA4				
					ساسك					
	Am	Sulvin	.4	- Uac	Herm		dia	.40	loo !	recorded
<u> </u>		1						<u>ucc</u>	ve	· Carcac
	1000	record	a B	<u>pt</u> +	md	1	197			
	_πρριο	vell	()H				<i>~</i>			
										
		·	<u> </u>							
					-					
						-				
			·	····	<i>-</i>					
										- `
										
		,								
_	D	- A -	C.	EFF -	75-		E -		-	
م مصح	Nα Ω. Ω αν		IUIV	ree i	ط 22 الد الا	·UIF	EIV	i = IV I	3	
-		<u>~</u>		- Origin	OT T	0000	v/te			
	S A B S S S S S S S S S S S S S S S S S	A B C D F A B C D F A B C D F A B C D F A B C D F A B C D F A B C D F A B C D F A B C D F A B C D F A B C D F A D C D F	Approved A B C D F G H I A B C D F G H	Approved 12A	App Subject to Vac App Subject to Vac Approved OA Approved OA	APPLICATION FEE REG APPLICATION FEE REG Oniginal Do NOT F	ABCOXFGHIJKLHNOPQXSXX	Application fee requirem Approved PA Do NOT Remove	Application FEE REQUIREMENT Approved 12 Approved 13 Approved 13 Approved 13 Approved 14 Approved 15 Approved 15 Approved 16 Approved 16 Approved 17 Ap	App Subject to Vocation ordinace be Approved 124 Approved 124 Approved 124 Approved 124 Approved 127 Approve



OOOOOOOOOOOOOOOO