

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 easements 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.

Original
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#28 85

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 HEADING Neighbors R.V. Park - Vacation DUE DATE 10/14/85

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Location: 24 Road and G Road

Phase: Vacation of portions of GJ Tech Center Sub. Petitioner: GJ Tech Center Inc./

Warren Jacobson

PETITIONER ADDRESS P.O. Box 363 Grand Junction, CO 81502

ENGINEER n/a

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
10/4/85	Mtn. Bell	No objections.
10/14/85	Development Dept.	This department has no objection to the vacation request as long as all other review agency comments are resolved. It should be noted that a similar process (including application fees) will be required for the north half (not vacated included in this application) prior to any additional submittals for Neighbors R.V. Separate deeds for each of the rededications should be drawn up and recorded ASAP once this vacation is approved. The affected agencies should be sent copies.
10/11/85	GJ Drainage	Vacated easements within GJ Tech Center must be dedicated by separate document for the existing drainage ditches and rights-of-way.
10/14/85	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."

sent
10/15/85

