

Motel 6, Inc.
776 Horizon Drive
Grand Junction, CO 81506

Earnest R. Dill
2315 E. Pikes Peak Ave.
Colorado Springs, CO 80909

Lea Company
2522 Hanover St.
Aurora, CO 80010

Airport Authority
Walker Field
Grand Junction, CO 81506

Bruce & Wilma M. Carrier
2760 H Road Rt. 5
Grand Junction, CO 81506

Treece Land Sales, Ltd.
770 Horizon Drive.
Grand Junction, CO 81506

PROJECT NARRATIVE

This is a request by the Grand Junction Planning Department to vacate the remaining portion of excess right of way on the southeast half of Horizon Drive.

A portion 40 feet by 180 feet was vacated as part of File #5-84 in April, 1984 and another segment of 40 feet by 435 feet was vacated in December 1985 as File #33-85.

This will complete the vacation of all of the excess, unneeded right of way that was dedicated at the time of development of the Grand Junction Technological Center Subdivision, also known as Tech Del Sol.

REVIEW SHEET SUMMARY

FILE NO. 2-87 TITLE HEADING Right of Way Vacation DUE DATE 1-20-87

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES from 776 to 772 Horizon Dr.
Grand Junction Planning Dept.

PETITIONER ADDRESS _____

ENGINEER _____

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
1-08-87	Ute Water	No objections.
1-12-87	Mt. Bell	Please retain as utility easement
1-15-87	Public Service	Gas: Public Service Company has a 2" steel natural gas line in the portion to be vacated. This area needs to be retained as easement to cover those facilities. Electric: No objections.
1-26-87	Planning Dept.	This request is a matter of "house keeping" since two previous requests were processed to vacate unneeded right of way and approved with no opposition.

GRAND JUNCTION PLANNING COMMISSION PUBLIC HEARING FEBRUARY 3, 1987

MOTION: (COMMISSIONER TRANSMEIER) "MADAM CHAIRMAN, ON ITEM #2-87 A RIGHT OF WAY VACATION, I MAKE A MOTION THAT WE SEND THIS TO CITY COUNCIL WITH RECOMMENDATION APPROVAL SUBJECT TO AN EASEMENT BEING GIVEN TO PUBLIC SERVICE AND MOUNTAIN BELL FOR THEIR UTILITIES."

passed by unanimous vote 5-0

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development summary



File # 2-87 Name ROW Vacation at the Grand Junction Tech Center Date 2-4-87

PROJECT LOCATION: 40 feet of Horizon Drive right of way adjacent to Lots 87-100 and Lot 1, Grand Junction Tech Center Subdivision

PROJECT DESCRIPTION: Vacation of excess right of way

REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES		NO *		TECHNICAL REQUIREMENTS	SATISFIED		NOT SATISFIED *	
Complies with adopted policies	X				Streets/Rights Of Way	X			
Complies with adopted criteria	X				Water/Sewer	X			
Meets guidelines of Comprehensive Plan	X				Irrigation/Drainage	X			
					Landscaping/Screening			N/A	
					Other: _____				

* See explanation below

STATUS & RECOMMENDATIONS:

Previous vacation of excess right of way along this subdivision has occurred in a piecemeal fashion. Planning Commission previously requested that staff initiate vacation of remaining portions.

Planning Commission Action

Recommend approval subject to easement for existing utilities.