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File\_1987-0024

Project Name: Bethesda Care Center - 2825 Patterson Rd - Easement Vacation

P	S	S A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record	on the in some												
r	c	Instances, not an entries designated to be scanned by the department are present in the me. There are	also documents												
e	a n	a specific to cortain files not found on the standard list. For this reason, a checklist has been provided													
s 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.													
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		full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.													
X	X	X Table of Contents													
		Review Sheet Summary	1.2												
		Application form													
		Review Sheets													
-		Receipts for fees paid for anything													
-		*Submittal checklist													
v	X														
X	A	General project report													
		Reduced copy of final plans or drawings													
-	_	Reduction of assessor's map													
<u></u>	<u> </u>	Evidence of title, deeds, easements													
X	X	Training not to dejacont property of the control of													
	<u> </u>	Public notice cards													
		Record of certified mail													
X	X														
		Appraisal of raw land													
		Reduction of any maps – final copy													
		*Final reports for drainage and soils (geotechnical reports)													
		Other bound or non-bound reports													
		Traffic studies													
X	X	X *Petitioner's response to comments													
		*Staff Reports													
		*Planning Commission staff report and exhibits													
		*City Council staff report and exhibits													
		*Summary sheet of final conditions													
	<del>                                     </del>	*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	X	X Action Sheet													
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X		Development Summary – 6/4/87													
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X		Lelamarie Landing – 1/4/79													
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X		Letter from Todd Enninga to Planning re: have not paved parking lot because													
-	1.	wanted to wait for adequate compaction – 9/27/88													
		X Parking Lot Diagram X Planning Clearance - **													
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## PROJECT NARRATIVE

Bethesda Foundation of Nebraska seeks the vacation of three unused easements on its property at 2825 Patterson Road, Grand Junction, Colorado.

The first and second are a 15' irrigation, drainage, and utility easements which run North and South along the East side of the subject property and East and West along the South side of the property. Their vacation is sought to accommodate the expansion of the dining area and South West wing of the existing Bethesda Care Center. Adequate easements are already available to provide irrigation, drainage, and utilities to the care center which is the only property serviced by the easement. Bethesda Foundation also owns the property to the South of the easements.

The third easement is an isolated 15' ingress and egress easement off Patterson Road. The easement does not provide access to any property other than the Bethesda property and is not used by Bethesda since Bethesda's property ajoins Patterson Road to the North.

#24 87

Original
Do NOT Remove
From Office

Ronald J. Bockelman 2811 F. Road Grand Junction, CO 81501 P.O. Box 400

Valley Federal Savings & Loan Grand Junction, CO 81502 Leo H. Warren 2815 Patterson Road Grand Junction, CO 81501

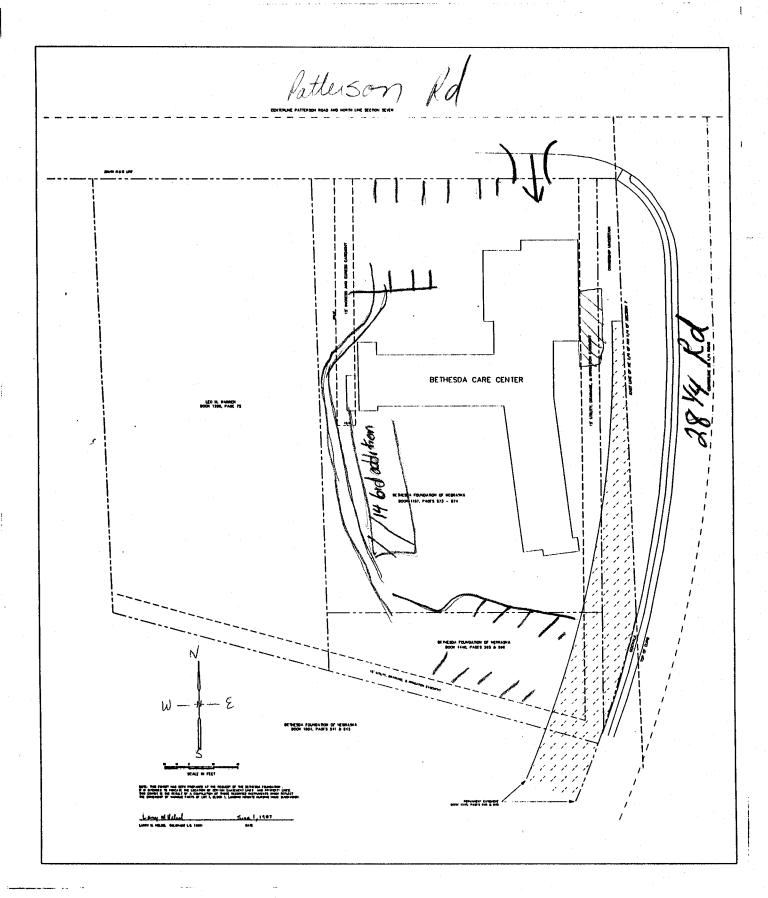
H. Duane Hogue Patricia A. Hogue 2856 F. Road

Joseph Rueben Mixon Carla F. Mixon 2854 F. Road Grand Junction, CO 81506 Grand Junction, CO 81506 Kenneth M. Matchett Thelma H. Matchett 2844 F. Road Grand Junction, CO 81506

Bethesda Foundation 2825 Patterson RD. Grand Junction, CO 81501

W. Bruce Phillips, Esq. 562 White Ave. Grand Junction, CO 81501

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NOTE
A Vacation of a Portion of Lot 4, Marty reights in Book 7, Page 26, Document No. 59602 of the Mesa County Records

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\$200 upan submittal payable to City of G.J.