



DEVELOPMENT APPLICATION

Community Development Department
 250 North 5th Street, Grand Junction, CO 81501
 (303) 244-1430

Receipt _____

Date _____

Rec'd By _____

File No. _____

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input checked="" type="checkbox"/> Vacation			27 1/4 ROAD	—	<input checked="" type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

Walker Field Airport Authority same Michael E. Sutherland-PDM Group
 Name Name Name

2828 Walker Field Dr., Suite 211 336 Main St., Suite 201
 Address Address Address

Grand Junction, CO 81506 Grand Junction, CO 81501
 City/State/Zip City/State/Zip City/State/Zip

970/244-9100 970/241-4457
 Business Phone No. Business Phone No. Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

x Michael Sutherland 6/25/96
 Signature of Person Completing Application Date

x Corinne C. Nystrom 6/25/96
 Signature of Property Owner(s) - attach additional sheets if necessary Date

Ms. Corinne Nystrom, Interim Airport Director

SUBMITTAL CHECKLIST

VACATION (ROW)

Location: 27 1/4 ROAD

Project Name: 27 1/4 ROAD VACATION

ITEMS	DISTRIBUTION																						
DESCRIPTION	SSID REFERENCE	● City Community Development	● City Dev. Eng.	● City Utility Eng.	● City Property Agent	○ City Fire Department	○ City Police Department	● City Attorney	○ City Sanitation	● City G.J.P.C. (8 sets)	○ City Downtown Dev. Auth.	● City Council	○ County Planning	○ Irrigation District	○ Drainage District	● Water District - UTE	○ Sewer District	● U.S. West	● Public Service	● GVRP	○ TCI Cable	TOTAL REQ'D.	
● Application Fee \$450	VII-1	1																					
● Submittal Checklist *	VII-3	1																					
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Application Form*	VII-1	1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	
● Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	
● Names and Addresses*	VII-2	1																					
● Legal Description*(1)	VII-2	1		1										1									
● General Project Report	X-7	1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	
● Site Plan	IX-29	1	2	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	
○ Vicinity Sketch	IX-33	1	2	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	
○ Location Map	IX-21	1																					

NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.
 (1) Provide legal description of right-of-way or easement to be vacated.

PRE-APPLICATION CONFERENCE

Date: 6/13/96
Conference Attendance: M. Drollinger; M. Sutherland
Proposal: 27 1/4 ROW VACATION
Location: 27 1/4 ROAD

Tax Parcel Number: -
Review Fee: \$450

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? YES
Adjacent road improvements required? -
Area identified as a need in the Master Plan of Parks and Recreation? -
Parks and Open Space fees required? - Estimated Amount:
Recording fees required? - Estimated Amount:
Half street improvement fees/TCP required? - Estimated Amount:
Revocable Permit required? -
State Highway Access Permit required? -
On-site detention/retention or Drainage fee required? -
Applicable Plans, Policies and Guidelines: devel. Code
Located in identified floodplain? FIRM panel # -
Located in other geohazard area? -
Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? Clear Zone
Avigation Easement required? -

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking, Drainage, Floodplain/Wetlands Mitigation, Other, Screening/Buffering, Landscaping, Availability of Utilities, Land Use Compatibility, Traffic Generation, Geologic Hazards/Soils

Related Files: -

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Signature(s) of Petitioner(s)

Signature(s) of Representative(s)

Walker Field Airport Authority
2828 Walker Field Dr., Ste.211
Grand Junction, CO 81506

Michael E. Sutherland
PDM Group Consultants
336 Main Street, Suite 201
Grand Junction, CO 81501

Corinne Nystrom
Walker Field Airport Authority
2828 Walker Field Dr., Ste.211
Grand Junction, CO 81501

GENERAL PROJECT REPORT

A. Project Description - A vacation of Right-of-Way on 27 1/4 Road

1. Location

A roadway section of 27 1/4 Road approximately 4,800 feet north of the intersection with H Road, west of the main runway at Walker Field.

2. Acreage

The area of roadway is approximately 850 feet long by 50 feet wide, and the area contained in the ROW to be vacated is approximately .98 acre.

The acreage to be dedicated for the new section of roadway is just over 1.00 acre.

3. Proposed Use

The area to be vacated is necessary to accommodate the minimum required safety area for runway 11/29 at Walker Field. A section of 27 1/4 Road approximately 850 feet in length has been relocated to the west to allow for an unobstructed safety area 1,000 feet in length.

B. Public Benefit - A continuing use of Walker Field as a certificated air carrier airport

In order for runway 11/29 to remain as a non-restricted, full-length runway for use by public air carrier aircraft, the safety area must be brought up to meet current design specifications, for which it was formerly allowed as a non-compliant, sub-standard runway overrun area.

C. Project Compliance, Compatibility, and Impact

1. As a condition of receiving federal Airport Improvement Program (AIP) grant funding from the Federal Aviation Administration and the Department of Transportation, the safety area at the west end of the main runway was required to be extended to provide a slope of 5 per cent or less. The non-compliant condition was allowed to exist until such time as the runway was to be funded for rehabilitation. As part of the grant project known as AIP-15, begun in 1995 and completed in June of 1996, the safety area was scheduled for improvement along with the runway surface.

The airport Master Plan Update of 1985, as adopted by Walker Field and supported by the City of Grand Junction and Mesa County (and currently under revision again), implicitly supports efforts to maintain status as a "certificated air carrier airport", which includes maintaining a program of capital improvements. This is one element of that plan.

Additionally, it has been the policies of City Council and the Board of County Commissioners to endorse AIP grant projects through sponsorship and the signing of numerous grant assurances which aid in the long-term improvement and growth of Walker Field.

2. Existing land use in the surrounding areas will not be changes as a result of this ROW vacation. The lands north of Walker Field are under ownership of BLM and 27 1/4 Road will continue to be a primary access route into those public lands. Walker Field Airport Authority owns the land on both sides of the vacated and proposed (to be) dedicated roadway, so the uses for aviation purposes will continue.

3. Site access and traffic patterns will not be significantly impacted. The negative is that where the roadway was previously a straight stretch of road, it now has a slight curve to the west. A positive aspect is that the area was formerly very poor pavement and is now new, smooth asphalt. Driveways to buildings and facilities used by Walker Field and the FAA Airways Facility west of 27 1/4 road are maintained as before, but now have new gates to replace older, less than adequate ones.
4. All existing utilities will be maintained as prior to the road relocation.
5. There will be no special or unusual demands on any utilities as the result of the vacation or relocation.
6. As an element of the project, new six-foot chainlink fencing with barbed wire has been installed to aid in the protection of navigational aids from vandalism, which should save the community money every year.
7. Site soils and geology were taken into account when the roadway section was designed, and accommodations made during construction.
8. There are no known negative impacts on the site soils and no geological hazards have been identified.
9. and 10. are not applicable (Hours of Operation and Signage)

D. Development Schedule and Phasing

At the beginning of this project it was, erroneously, believed that the subject section of 27 1/4 Road existed due to a prescriptive easement, and therefore, the relocation would be a simple matter of filing necessary legal documents. It was the intention of the Airport Authority to dedicate the new roadway as public ROW as an effort to better meet the goals of roadway permanency.

The roadway relocation commenced at approximately the same time as the runway rehabilitation project, and so is completed as of the date of submittal of this application. Recently it was discovered that the section of roadway actually had been dedicated as ROW, thus requiring this vacation process, albeit after the fact.

The rededication of ROW for the new section of roadway is concurrent with this vacation effort, and is being processed by Tim Woodmansee, the City Property Agent in order to ensure that the procedure is completed to City requirements.

REVIEW COMMENTS

Page 1 of 2

FILE #VR-96-153

TITLE HEADING: Vacation of a portion of 27 1/4 Road

LOCATION: 27 1/4 Road - North of H Road

PETITIONER: Walker Field Airport Authority

PETITIONER'S ADDRESS/TELEPHONE: 2828 Walker Field Drive, #211
Grand Junction, CO 81506
244-9100

PETITIONER'S REPRESENTATIVE: Michael Sutherland

STAFF REPRESENTATIVE: Mike Pelletier

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., JULY 26, 1996.

CITY COMMUNITY DEVELOPMENT 7/16/96
Mike Pelletier 244-1451

Be sure the dedication of right-of-way occurs before this item goes to City Council on 2nd reading.

CITY DEVELOPMENT ENGINEER 7/16/96
Jody Kliska 244-1591

No comment.

CITY UTILITY ENGINEER 7/16/96
Trent Prall 244-1590

No objections other than the misspelling of alignment.

UTE WATER 7/15/96
Gary Mathews 242-7491

No objections.

PUBLIC SERVICE COMPANY 7/10/96
John Salazar 244-2781

ELECTRIC: Grand Valley Rural Power's service area.

GAS: No objections.

GRAND VALLEY RURAL POWER 7/8/96
Charles Mitisek 242-0040

Grand Valley Power has an access road easement not shown on sheet 5 of 7. Gate alignment has changed accordingly to new road alignment. (See attached sheets)

TO DATE, NO COMMENTS RECEIVED FROM:

City Property Agent

City Attorney

U S West Communications

Response to Review Comments

File # VR-96-153

Vacation of a portion of 27 1/4 Road ROW

Walker Field Airport Authority

Michael E. Sutherland - Petitioner's Representative

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

JUL 26 1996

703 Centauri Drive
Grand Junction
CO 81506
TEL 970/241-4457
FAX 970/245-7617

Response:

CITY COMMUNITY DEVELOPMENT

Mr. Tim Woodmansee, City Property Agent, is preparing the dedication of ROW, and assures us it will be prepared prior to the deadline.

CITY UTILITY ENGINEER

The surveyors, Rolland Engineering, has used the "olde English" version of alignment, but has agreed to change the final record drawings to reflect modern spelling.

GRAND VALLEY RURAL POWER

The Airport Authority is aware of the easement. The issue was discussed with Mr. Mitisek at Grand Valley, and he was assured that there will be no negative affects on their access, nor on their operation.

All other Agencies either had no comments, no objections or did not submit review comments.

Managing Director
Colorado Office

Michael E.
Sutherland, AAE
PRINCIPAL

POSTING OF PUBLIC NOTICE SIGNS


The posting of the Public Notice Sign is to make the public aware of development proposals. The requirement and procedure for public notice sign posting are required by the City of Grand Junction Zoning and Development Code.

To expedite the posting of public notice signs the following procedure list has been prepared to help the petitioner in posting the required signs on their properties.

1. All petitioners/representatives will receive a copy of the Development Review Schedule for the month advising them of the date by which the sign needs to be posted. **IF THE SIGN HAS NOT BEEN PICKED UP AND POSTED BY THE REQUIRED DATE, THE PROJECT WILL NOT BE SCHEDULED FOR THE PUBLIC HEARING.**
2. A deposit of \$50.00 per sign is required at the time the sign is picked up.
3. You must call for utility locates before posting the sign. Mark the location where you wish to place the sign and call 1-800-922-1987. You must allow two (2) full working days after the call is placed for the locates to be performed.
4. Sign(s) shall be posted in a location, position and direction so that:
 - a. It is accessible and readable, and
 - b. It may be easily seen by passing motorists and pedestrians.
5. Sign(s) **MUST** be posted at least **10 days** before the Planning Commission hearing date and, if applicable, shall stay posted until after the City Council Hearing(s).
6. **After the Public Hearing(s) the sign(s) must be taken down and returned to the Community Development Department within FIVE (5) working days to receive a full refund of the sign deposit.** For each working day thereafter the petitioner will be charged a \$5.00 late fee. After eight working days Community Development Department staff will retrieve the sign and the sign deposit will be forfeited in its' entirety.

The Community Development Department staff will field check the property to ensure proper posting of the sign. If the sign is not posted, or is not in an appropriate place, the item will be pulled from the public hearing agenda.

I have read the above information and agree to its terms and conditions.



SIGNATURE

DATE

FILE #/NAME

VR-96-153

RECEIPT #

4349

PETITIONER/REPRESENTATIVE:

PDM Group Consultants

PHONE #

DATE OF HEARING:

8-6-96

POST SIGN(S) BY:

7-26-96

DATE SIGN(S) PICKED-UP

7-25-96

RETURN SIGN(S) BY:

DATE SIGN(S) RETURNED

9/10/96

RECEIVED BY:

BN

PLANNING COMMISSION STAFF REPORT

FILE: VR-96-153

DATE: August 6, 1996

STAFF: Mike Pelletier

REQUEST: Right-of-way vacation

LOCATION: 27 1/4 Road, approximately 4,800 feet North of H Road

APPLICANT: Walker Field Airport Authority

EXECUTIVE SUMMARY:

The Walker Field Airport Authority desires to vacate right-of-way along 27 1/4 Road that overlaps with a safety area at the end of the runway. The vacation is necessary to meet funding conditions of the Federal Aviation Administration. There are no significant negatives to this vacation.

EXISTING LAND USE: Right-of-way

PROPOSED LAND USE: Safety area at the end of runway

SURROUNDING LAND USE:

NORTH: Aviation
SOUTH: Aviation
EAST: Aviation
WEST: 27 1/4 Road (new location)

EXISTING ZONING: PAD

SURROUNDING ZONING:

NORTH: PAD
SOUTH: PAD
EAST: PAD
WEST: PAD

RELATIONSHIP TO COMPREHENSIVE PLAN:

The City of Grand Junction supports efforts to maintain Walker Field as a "certified air carrier airport." This vacation is consistent with that goal.

STAFF ANALYSIS:

Walker Field Airport Authority has relocated 27 1/4 Road to the west so that it no longer interferes with the required safety zone at the end of their runway. The right-of-way for the new road is in the process of being dedicated to the City at this time. The new location does not present any significant problems for the City and neither does the vacation of the right-of-way as requested.

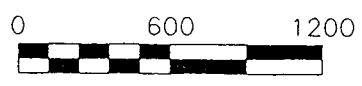
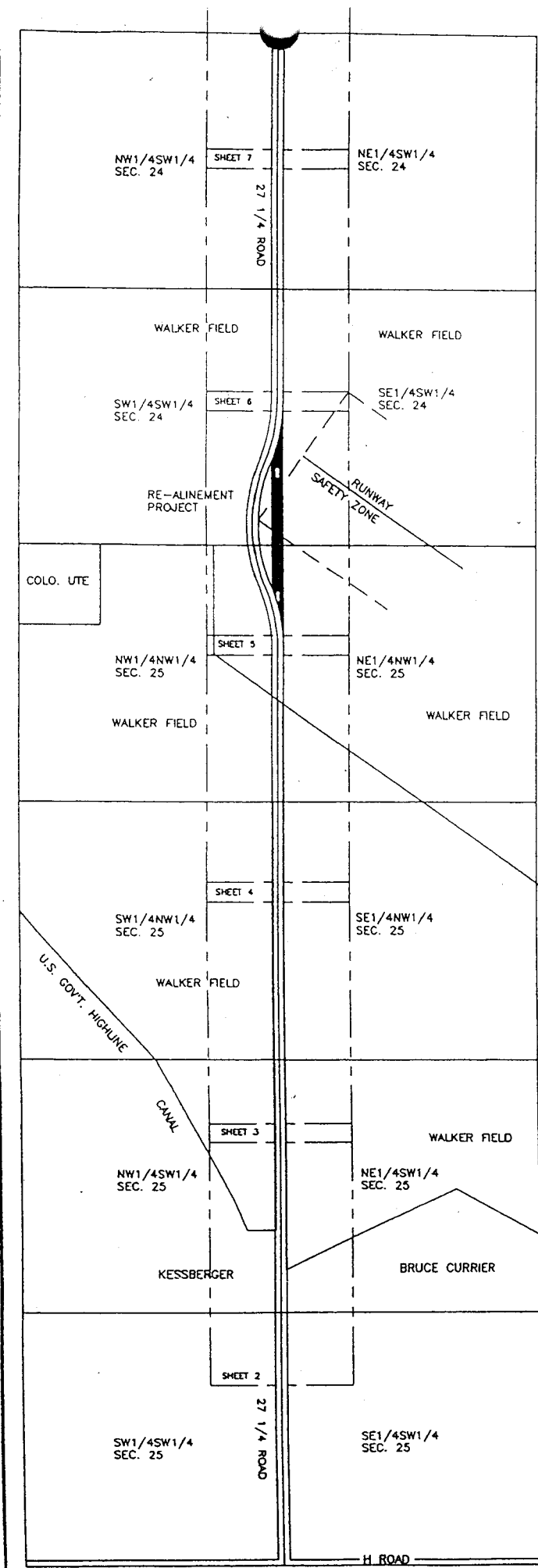
The area to be vacated is .98 acres and the area to be dedicated to the City is just over 1 acre (see the attached map).

STAFF RECOMMENDATION:

Approval

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #VR-96-153, I move that we forward this on to City Council with a recommendation of approval.



SCALE 1" = 600'

BASIS OF BEARING IS N 01°52'39" E BETWEEN BRASS CAPS FOR THE S.W. COR. AND THE N.W. COR. OF THE NE1/4NW1/4 OF SEC. 25 T1N R1W U.M. ACCORDING TO A DEED RECORDED AT BK. 2050, P. 421 MESA COUNTY RECORDS.

INFORMATION SHOWN HEREON IS FROM MESA COUNTY SURVEYOR RECORDS AND FROM MESA COUNTY REAL PROPERTY RECORDS. THE PURPOSE OF THIS EXHIBIT IS TO SHOW THE CURRENT STATUS OF RIGHT-OF-WAY DISPOSITION ALONG 27-1/4 ROAD, A PROPOSED RE-ALIGNMENT OF PART OF THE ROAD, AND ADDITIONAL RIGHT-OF-WAY GRANTED BY THE WALKER FIELD AIRPORT AUTHORITY TO THE CITY.



ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

MESA COUNTY COLORADO
CITY OF GRAND JUNCTION OWNER
SEC. 24 & SEC. 25, T1N, R1W U. M.

27 1/4 ROAD RIGHT-OF-WAY

INDEX DRAWING

Designed	Checked	Sheet
Drawn	Date	Of

STAFF REVIEW

FILE: #VR-96-153 Right-of-Way Vacation 27 1/4 Road

DATE: August 21, 1996

STAFF: Mike Pelletier, Associate Planner

ACTION REQUESTED: Walker Field Airport Authority requests that City Council approve on first reading the ROW vacation of a portion of 27 1/4 Road.

LOCATION: 27 1/4 Road, approximately 4,800 feet north of H Road

APPLICANTS: Walker Field Airport Authority

EXECUTIVE SUMMARY: The Walker Field Airport Authority desires to vacate a section of the 27 1/4 Road right-of-way north of H Road that crosses over into a safety area at the end of the airport runway. The vacation is necessary to meet funding conditions of the Federal Aviation Administration. The road has been re-routed around the safety area.

EXISTING LAND USE: Right-of-Way

PROPOSED LAND USE: Safety area at the end of runway

SURROUNDING LAND USE

NORTH: Aviation
SOUTH: Aviation
EAST: Aviation
WEST: 27 1/4 Road (new location)

EXISTING ZONING: Planned Airport Development (PAD)

SURROUNDING ZONING

NORTH: PAD
SOUTH: PAD
EAST: PAD
WEST: PAD

STAFF ANALYSIS:

Walker field Airport Authority has relocated 27 1/4 Road to the west so that it no longer interferes with the required safety zone at the end of their runway. The right-of-way for the new section of 27 1/4 Road is in the process of being dedicated to the City by Walker Field. The new location does not present any significant problems for the City and neither does the vacation of the ROW as requested.

The area to be vacated is 0.98 acres and the area to be dedicated to the City is just over 1 acre (see attached map).

CRITERIA FOR A ROW VACATION
Section 8-3

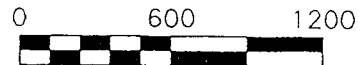
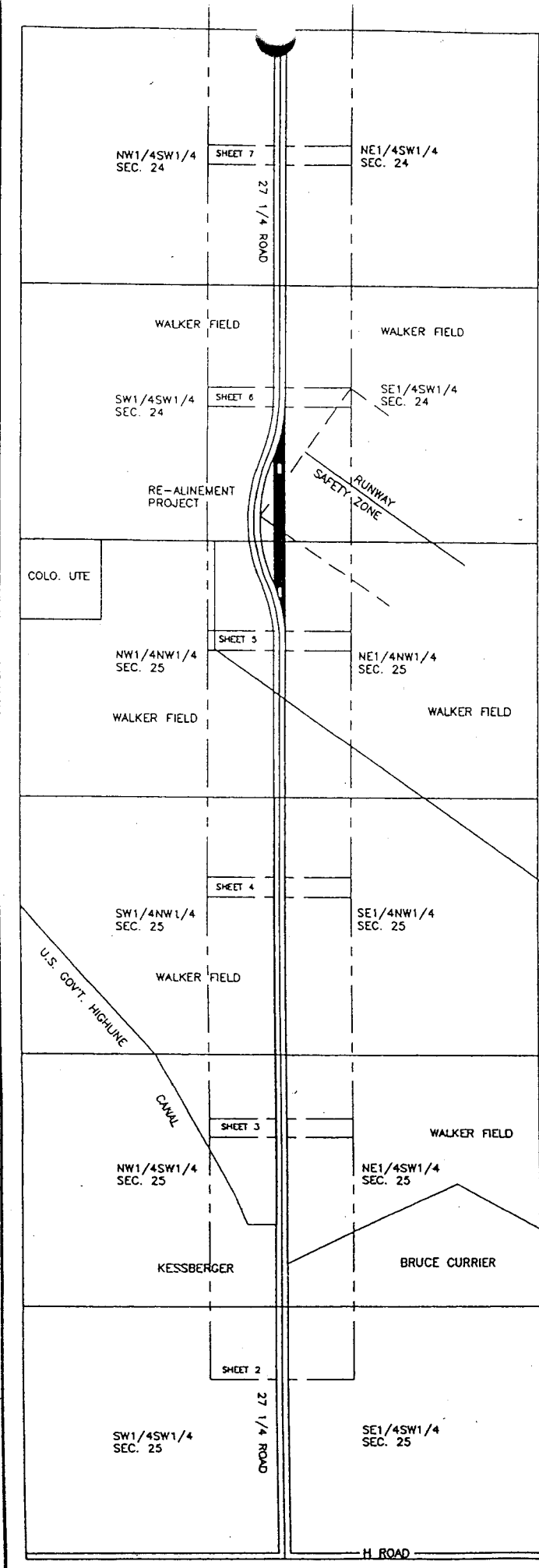
- 8-3-1 **LANDLOCKING** - The proposal does not landlock any parcel of land.
No. Additional land is being dedicated for ROW and the road has been rerouted within that area.
- 8-3-2 **RESTRICTIVE ACCESS** - The proposal shall not so restrict access to any parcel that such access is unreasonable, economically prohibitive, and reduces or devalues any property affected by the proposed vacation.
No. Access is still being maintained through this corridor.
- 8-3-3 **QUALITY OF SERVICES** - The proposal shall have no adverse impacts on the health, safety, and/or welfare of the general community, and shall not reduce the quality of public services provided to any parcel of land, e.g. police/fire protection and utility services.
Quality of services will not be affected.
- 8-3-4 **ADOPTED PLANS & POLICIES** - The proposal shall not conflict with adopted plans and policies. The City of Grand Junction supports efforts to maintain Walker Field as a "certified air carrier airport". This vacation is consistent with that goal.
- 8-3-5 **BENEFITS TO CITY OR COUNTY** - The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.
Benefits are derived by both the City and the County. With the relocation of 27 1/4 Road and vacation of the old section of road, funding conditions of the federal Aviation Administration are being met.

STAFF RECOMMENDATIONS:

Staff recommends approval.

PLANNING COMMISSION RECOMMENDATION:

Planning Commission recommended approval.



SCALE 1" = 600'

BASIS OF BEARING IS N 01°52'39" E BETWEEN BRASS CAPS FOR THE S.W. COR. AND THE N.W. COR. OF THE NE1/4NW1/4 OF SEC. 25 T1N, R1W U.M. ACCORDING TO A DEED RECORDED AT BK. 2050, P. 421 MESA COUNTY RECORDS.

INFORMATION SHOWN HEREON IS FROM MESA COUNTY SURVEYOR RECORDS AND FROM MESA COUNTY REAL PROPERTY RECORDS. THE PURPOSE OF THIS EXHIBIT IS TO SHOW THE CURRENT STATUS OF RIGHT-OF-WAY DISPOSITION ALONG 27-1/4 ROAD, A PROPOSED RE-ALIGNMENT OF PART OF THE ROAD, AND ADDITIONAL RIGHT-OF-WAY GRANTED BY THE WALKER FIELD AIRPORT AUTHORITY TO THE CITY.



ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

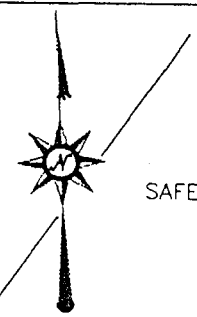
MESA COUNTY COLORADO
CITY OF GRAND JUNCTION OWNER
SEC. 24 & SEC. 25, T1N, R1W U. M.

27 1/4 ROAD RIGHT-OF-WAY
INDEX DRAWING

Designed	Checked	Sheet
Drawn	Date	Of

96-153

WALKER FIELD



SAFETY AREA



SCALE 1" = 100'

BASIS OF BEARING IS N 01°52'39" E BETWEEN BRASS CAPS AT THE S.W. COR. AND THE N.W. COR. OF THE NE1/4NW1/4 SEC. 25 T1N R1W UM ACCORDING TO A DEED RECORDED AT BK. 2050, P. 421 MESA COUNTY RECORDS

RE-ALINEMENT

CURVE TABLE					
C NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	22°19'21"	818.18'	318.76'	316.75'	N 09°17'01" W
C2	15°13'07"	818.18'	217.32'	216.68'	N 12°50'08" W
C3	29°46'53"	818.18'	425.28'	420.51'	N 09°39'52" E
C4	22°42'00"	818.18'	324.15'	322.04'	N 13°12'19" E

SW1/4SW1/4 SEC. 24

SAFETY AREA

WALKER FIELD

NW1/4NW1/4 SEC. 25

NE1/4NW1/4 SEC. 25

WALKER FIELD

WALKER FIELD



ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

MESA COUNTY COLORADO
CITY OF GRAND JUNCTION OWNER
SEC. 24 & SEC. 25, T1N, R1W U. M.

27 1/4 ROAD RIGHT-OF-WAY

EXHIBIT "A"

Designed	Checked	Sheet
Drawn	Date	of
RAM	5-20-1998	5 of 7

SHEET 4
MATCH LINE

BEGIN RE-ALINEMENT

N.W. COR.
NE1/4NW1/4
S. 25 T1N R1W
MCSM

PREC. R.O.W.
R.O.W. BOOK 945 PG. 391

N 24°33'19" E
10.70'

60.0'

25.0'

N.W. COR.
NE1/4NW1/4
S. 25 T1N R1W
MCSM

PREC. R.O.W.
R.O.W. BOOK 945 PG. 391

N 20°26'41" W
2.85'

N 01°52'39" E
540.36'

N 01°52'39" E
119.88'



703 Centauri Drive
Grand Junction
CO 81506
TEL 970/241-4457
FAX 970/245-7617

Memorandum

DATE: September 11, 1996
TO: Mike Pelletier, City Dev. Staff
FROM: Mike Sutherland, PDM Group MS
RE: 27 1/4 Road ROW Dedication @
Walker Field (file VR-96-153)
CC: Dennis Wiss, Walker Field

Attached is the executed Warranty Deed from Walker Field required as part of the vacation of ROW. Included is a revised legal description for the new ROW on 27 1/4 Road. Tim Woodmansee has made the changes that were identified for revision.

I believe that all requirements of the vacation process have now been completed. Please contact me at your earliest convenience if there are any outstanding issues or requirements that may have been overlooked.

Thanks for your assistance throughout this project. It has been greatly appreciated!

Managing Director
Colorado Office

Michael E.
Sutherland, AAE
PRINCIPAL