

RECEIPT OF APPLICATION

DATE BROUGHT IN: 5-15-03

CHECK #: 1054 AMOUNT: \$450.00

DATE TO BE CHECKED IN BY: 5-20-03

PROJECT/LOCATION: 202 N 7th / 724 Road

Items to be checked for on application form at time of submittal:

- Application type(s)
- Acreage
- Zoning
- Location
- Tax #(s)
- Project description
- Property owner w/ contact person, address & phone #
- Developer w/ contact person, address & phone #
- Representative w/ contact person, address & phone #
- Signatures of property owner(s) & person completing application

314

Yay Location of Alley B-O-W

Planner's Name: **SUBMITTAL CHECKLIST** Date: 12/19/02
SIMPLE SUBDIVISION
 Expiration Date: 6 months from above date

Location: 202 W 4th St / 724 Road Project Name:

Property of Row

ITEMS	DISTRIBUTION																																			
	SSID Reference	City Community Development	City Development Engineer	City Utility Engineer	City Real Estate Manager	City Parks/Recreation	City Attorney	City Fire Dept / Clinton Fire Dept	City Police Department	City Transportation Engineer	City Downtown Dev Authority	City Addressing	Code Enforcement	City G.I. Planning Commission	County Planning	Building Department	Persigo WWT	Walker Field Airport	School District #51	Quest	Excel	GVPP	Cable	Water District	Sewer District	Drainage District	Irrigation District	CDOT	RTPO	Corp of Engineers	Urban Trails	Colorado Geological Survey	U.S. Postal Service	Other <i>City Council</i>		
Date Received: <u>5/2/03</u>																																				
Receipt #: <u>18946</u>																																				
File #: <u>VR-2003-098</u>																																				
DESCRIPTION																																				
Application Fee \$ <u>450</u>	VII-1	1																																		
• Development Application Form*	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
• Submittal Checklist*	VII-4	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	1	1	1	1	1	1	1	1	1	1	1	1	1	
• Location Map	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
• Names & Addresses* Fee \$50	VII-3	1																																		
• General Project Report	X-08	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
• Submittal Form	IX-31	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
• Composite Plan	IX-08	1	2	1	1		1							1																						
• 11"x17" Reduction Composite Plan	IX-08	1			1	1					1		1		1													1								
• Final Plat	IX-12	1	2	1	1	2	1	1		1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
• 11"x17" Reduction of Final Plat	IX-12	1								1	1		1						1																	
• Evidence of Title/Lease Agreement	VII-2	1		1		1																														
• Legal Description*	VII-3	1		1																																
• Deeds	VII-2	1		1		1																														
• Easements	VII-2	1	1	1	1	1		1											1	1	1	1	1													
• Avigation Easement	VII-1	1		1		1												1																		
• ROW-Dedication/Conveyance	VII-3	1	1	1	1	1		1																												
• DIA/Guarantee*	VII-2	1	1	1		1																														
• County Treasurer's Tax Certificate	VII-2	1																																		
• Appraisal of Vacant Land	VII-1	1		1	1																															
• CDOT, 404, or Floodplain Permit	VII-4	1	1																																	
• Inside Cover Sheet	IX-15	1	2																																	
• Detail Sheet	IX-09	1	2																																	
• Road Cross-sections	IX-28	1	2																																	
• Roadway Plan & Profile	IX-28	1	2																																	
• Traffic Impact Study	X-15	1	1					1																												
• Water & Sewer Plan & Profile	IX-35	1	2	1							1																		1	1						
• Water System Design Report	X-17	1	1								1				1						1	1	1	1	1					1					1	
• Sewer System Design Report	X-13	1	1																		1															
• Final Drainage Report	X-5,8	1	1																						1											
• Grading And Drainage Plan	IX-14	1	2																																	
• Storm Drainage Plan - Drawing/Report	IX-32	1	2																																	
• Stormwater Management Plan	X-14	1	1																																	
• Transaction Screen Process / Phase II Environmental Report	X-10,18	1	1																																	
• Final Geotechnical Report	X-07	1	1																																	
• Landscape Plan	IX-19	2	1	1																																
• Covenants, Conditions, & Restrictions	VII-2	1	1			1																														
• Common Space Agreement	VII-1	1	1			1																														
• Fire Flow Form*	XI-3	1									1																									
• Power of Attorney		1	1	1	1	1																														

Notes: * An asterisk in the item description column indicates that a form is supplied by the City.
 May 2002

General Meeting Notes – 202 7th St.

December 10, 2002

SS/VAC

Planner: Faye G.

Engineer: Eric H.

Water: --
Sewer: --
Drainage: --
Flood plain: --
Wetlands: --
Access: see notes below
Site circulation: --
TCP: no
CDOT permit: --
Street class: Minor Art. (7th), Local (Rood)
Street improvements: no
Other: --

Streets/Traffic notes:

At time of Simple Sub, applicant must submit a Power of Attorney committing this property to participation to any future Alley Improvement District. At time of proposed use of this site, access must meet TEDS requirements for spacing from adjacent and opposing accesses and intersections, and must meet onsite stacking requirements. No access will be allowed from 7th St.

Drainage notes:

At time of proposed use of this site, direct discharge of stormwater will be allowed, and applicant's engineer must submit drainage fee calculations.

Utility notes:

At time of proposed use of this site, applicant must provide a Fire Flow Form filled out by the water supplier.



DEVELOPMENT APPLICATION

Community Development Dept
250 North 5th Street
Grand Junction CO 81501
(970) 244-1430

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do hereby petition this:

Petition for (check all appropriate boxes):

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Subdivision Plat/Plan - Simple | <input type="checkbox"/> Site Plan Review - Major | <input type="checkbox"/> Concept Plan |
| <input type="checkbox"/> Subdivision Plat/Plan - Major Preliminary | <input type="checkbox"/> Site Plan Review - Minor | <input type="checkbox"/> Minor Change |
| <input type="checkbox"/> Subdivision Plat/Plan - Major Final | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Change of Use |
| <input type="checkbox"/> Planned Development - ODP | <input checked="" type="checkbox"/> Vacation, Right-of-Way | <input type="checkbox"/> Revocable Permit |
| <input type="checkbox"/> Planned Development - Preliminary | <input type="checkbox"/> Vacation, Easement | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Planned Development - Final | <input type="checkbox"/> Extension of Time | |
| <input type="checkbox"/> Annexation/Zone of Annexation | <input type="checkbox"/> Rezone | <input type="checkbox"/> Growth Plan Amendment |

From: _____

From: _____

From: _____

To: _____

To: _____

To: _____

Site Location:

202 N 7th St + 734 Broad Ave

Site Tax No.(s):

2945-144-08-001, 013, 027

Site Acreage/Square footage:

.402, .072

Site Zoning:

B-2

Project Description:

45C Partnership

Property Owner Name

45C Partnership

Developer Name

Monument Survey Co.

Representative Name

134 N. 6th Street

Address

134 N. 6th Street

Address

741 Broad Ave

Address

Grand Junction, Colorado 81501

City/State/Zip

Grand Junction, CO 81501

City/State/Zip

Grand Junction, CO 81501

City/State/Zip

970-245-4040

Business Phone No.

245-4040

Business Phone No.

245-4189

Business Phone No.

n/a

E-Mail

n/a

E-Mail

ccdba@gwest.net

E-Mail

n/a

Fax Number

n/a

Fax Number

245-4674

Fax Number

Jim Dyer

Contact Person

Jim Dyer

Contact Person

Rob Martindale

Contact Person

245-4040

Contact Phone No.

245-4040

Contact Phone No.

245-4189

Contact 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 may be dropped from the agenda and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

Rob Martindale

Signature of Person Completing Application

5/15/03

Date

x James K. Dyer

Required Signature of Legal Property Owner(s) - attach additional sheets if necessary

5/15/03

Date

4SC PARTNERHSIP
P.O. BOX 3112
GRAND JUNCTION, CO 81502

JIM DYER
134 N 6TH STREET
GRAND JUNCTION, CO 81501

MONUMNET SURVEYING CO
CECIL CASTA
741 ROOD AVENUE
GRAND JUNCTION, CO 81501

DAVE R CANADAY
627 GRAND AVE
GRAND JUNCTION, CO 81501-2737

BDBI LLC
3768 HIGHWAY 82
GLENWOOD SPRINGS, CO 81601-
9625

CITY OF GRAND JUNCTION
WENDY - COMM DEV
250 N 5TH ST
GRAND JUNCTION, CO 81501-2628

JAMES GOLDEN
PO BOX 398
GRAND JUNCTION, CO 81502-0398

KEN RABIDEAU
M S RABIDEAU & D J E
861 QUAIL RUN DR
GRAND JUNCTION, CO 81505-8607

ROY T BLYTHE
PAMELA L BLYTHE
3630 SENNA WAY
GRAND JUNCTION, CO 81506-8489

DAVID A HAWKS
COLLEEN M HAWK
890 24 RD
GRAND JUNCTION, CO 81505-9634

HARRY E WILLIAMS
640 ROOD AVE
GRAND JUNCTION, CO 81501-2742

COURTHOUSE PLACE ASSOCIATES
LL
200 N 6TH ST UNIT 2
GRAND JUNCTION, CO 81501-2792

COURTHOUSE PLACE ASSOCATES
LLC
PO BOX 338
GRAND JUNCTION, CO 81502-0338

COURTHOUSE PLACE
INVESTMENTS I
PO BOX 2067
GRAND JUNCTION, CO 81502-2067

ANTHONY W WILLIAMS
WARREN L TURNER & JA
PO BOX 430
GRAND JUNCTION, CO 81502-0430

MESA COUNTY
PARKING LOT
PO BOX 20000
GRAND JUNCTION, CO 81502-5024

ANTHONY W WILLIAMS
ETAL C/O MESA COUNTY
PO BOX 20000
GRAND JUNCTION, CO 81502-5099

TRUMAN F CLAWSON
966 E SOUTH TEMPLE
SALT LAKE CITY, UT 84102-1413

4SC PARTNERSHIP
134 N 6TH ST
GRAND JUNCTION, CO 81501-2726

KAREN L MOORE
687 STEPASIDE LN
GRAND JUNCTION, CO 81506-8317

RUTH HUNT GORMLEY
2433 N 1ST ST
GRAND JUNCTION, CO 81501-2011

BREEZEWAY LLC
2514 OLEASTER CT
GRAND JUNCTION, CO 81505-9614

SENTINEL SQUARE INC
PO BOX 4003
GRAND JUNCTION, CO 81502-4003

GRAND JUNCTION COLORADO
PARKIN
250 N 5TH ST
GRAND JUNCTION, CO 81501-2628

WHITE HALL LLC
300 N 6TH ST
GRAND JUNCTION, CO 81501-2730

ERNEST C HUNT
MARILYN J
1624 CRESTVIEW CT
GRAND JUNCTION, CO 81506

ENERGY OFFICE INC
128 S 5TH ST
GRAND JUNCTION, CO 81501-2602

PJ HOWE SERVICES LLC
PO BOX 507
GRAND JUNCTION, CO 81502-0507

P J HOWE SERVICES
828 WHITE AVE
GRAND JUNCTION, CO 81501-3443

SCHOOL DISTRICT 51
LOWELL SCHOOL
2115 GRAND AVE
GRAND JUNCTION, CO 81501-8007

JACK D BERRY REVOCABLE
TRUST
738 RANCH RD
GRAND JUNCTION, CO 81505-9563

CARROLL E MULTZ
ETAL
859 QUAIL RUN DR
GRAND JUNCTION, CO 81505-8607

DELL COMPANY LLC
PO BOX 1301
GRAND JUNCTION, CO 81502-1301

H & J PROPERTIES LLC
244 N 7TH ST
GRAND JUNCTION, CO 81501-3403

LANCE C KONCHER
PO BOX 1351
GRAND JUNCTION, CO 81502-1351

RONALD L FEDEL
PATRICIA L FEDEL
2518B GARNET AVE
GRAND JUNCTION, CO 81505-7013

LELAND J LINDAUER
2207 DAKOTA DR
GRAND JUNCTION, CO 81503-2532

CHESTER L ALLEN
JANET GARDNER
2067 RIM SHADOW CT
GRAND JUNCTION, CO 81503-9775

U S WEST COMMUNICATIONS INC
6300 S SYRACUSE WAY STE 700
ENGLEWOOD, CO 80111-6727

AMORA L BLEY
LIVING TRUST
7123 FOUR RIVERS RD
BOULDER, CO 80301-3733

MARISA ASSOCIATES
C/O GEORGE WHEELER
3045 TELLER AVE
GRAND JUNCTION, CO 81504-5861

DALE G COLE
235 N 7TH ST
GRAND JUNCTION, CO 81501-3401

WILLIAM P FRIEDRICH
761 WHITE AVE
GRAND JUNCTION, CO 81501-3441

WAYNE H CARRUTH
502 ELDERBERRY DR
FRUITA, CO 81521

KELLY D BURNS
825 WHITE AVE
GRAND JUNCTION, CO 81501-3482

KURT E JOHNSON
LINDA M JOHNSON
1928 CATALINA DR
FRUITA, CO 81521

FREDERIC D TOMPKINS
PO BOX 2632E
GRAND JUNCTION, CO 81502-2632

GRAND VALLEY CONSLTNG
ENGINEER
ETAL
827 ROOD AVE
GRAND JUNCTION, CO 81501-3433

DAVID R JOHNSON
JANET JOHNSON
702 MAIN ST
GRAND JUNCTION, CO 81501-3536

THOMAS R LACROIX
LINDA G LACROIX
244 E FALLEN ROCK RD
GRAND JUNCTION, CO 81503-1131

REGAL BUILDING INC
C/O WARREN F REAMS
PO BOX 118
GRAND JUNCTION, CO 81502-0118

4SC PARTNERSHIP
PO BOX 3112
GRAND JUNCTION, CO 81502-3112

THOMAS JOHN ANSON
NANCY
436 35 RD
PALISADE, CO 81526-9517

MARTHA BARRETT SCOTT
811 WHITE AVE
GRAND JUNCTION, CO 81501-3442

ROGER K BURNETT
MARY K BURNETT
PO BOX 224
NORWOOD, CO 81423-0224

GREGORY S MOORE
PO BOX 4456
GRAND JUNCTION, CO 81502-4456

DARIN C RIENKS
PO BOX 3473
ASPEN, CO 81612-3473

RICHARD M HALL
RANDALL B PEARCE
843 ROOD AVE
GRAND JUNCTION, CO 81501-3433

WTB ENTERPRISES INC
120 N 7TH ST
GRAND JUNCTION, CO 81501-3524

FIDELITY MORTGAGE COMPANY
735 ROOD AVE
GRAND JUNCTION, CO 81501-3431

ROBERT D LOVELACE
DARREN A COOK
751 ROOD AVE
GRAND JUNCTION, CO 81501-3400

ROBERT D LOVELACE
DARREN A COOK
961 CHIPETA AVE
GRAND JUNCTION, CO 81501-3349

LONG VALLEY LLC
RODNEY J & DONNA M W
140 WHITING RD
WHITEWATER, CO 81527-9600

REIMER DEVELOPMENT LLC
2009 S BROADWAY
GRAND JUNCTION, CO 81503-9712

123 GROUP LLC
WM C PRICE
PO BOX 3239
GRAND JUNCTION, CO 81502-3239

EARL STEVENSON
MARY STEVENSON
2156 MCKINLEY CT
GRAND JUNCTION, CO 81503-1054

GRAND PARTNERSHIP ONE PARK
CEN
1515 ARAPAHOE ST STE 1200
DENVER, CO 80202-2112

CHRISTOPHER M BLACKBURN
642 MAIN ST
GRAND JUNCTION, CO 81501-2708

ROBERT J ARMANTROUT
YVONNE C
2291 SHIPROCK RD
GRAND JUNCTION, CO 81503-1189

GRAND JUNCTION COLORADO
DOWNTOWN
DEVELOPMENT AUTHORIT
PO BOX 296
GRAND JUNCTION, CO 81502

CITY OF GRAND JUNCTION
COMMUNITY DEVELOP
250 N 5TH ST
GRAND JUNCTION, CO 81501-2628

PAUL PARKER
509 29 RD
GRAND JUNCTION, CO 81501-5001

INTEGRATED PARTNERS LLC
749 MAIN ST
GRAND JUNCTION, CO 81501-3535

MARY C DONLAN
1104 MAIN ST
GRAND JUNCTION, CO 81501-3543

RIO GRANDE FEDERAL CREDIT
UNIO
563 OURAY AVE
GRAND JUNCTION, CO 81501

NOTICE OF DEVELOPMENT APPLICATION

An application for the development proposal described below, located near property you own, has been received by the Grand Junction Community Development Department. The Department encourages public review of proposed development prior to public hearings. The application, including plans, reports and supporting documentation, is available for review during normal business hours (7:30 A.M. - 5:30 P.M. Monday-Thursday and 7:30 A.M. - 5:00 P.M on Friday) at City Hall, 250 North 5th Street. City Planning staff is also available to answer questions and explain the development review process.

**VR-2003-098 – ALLEY VACATION 7th & ROOD –
202 North 7th Street**
Request approval to vacate the section of alley between
Rood and White east of 7th Street.
Planner **Scott Peterson**

Courtesy notification cards will be mailed to adjoining property owners prior to a public hearing on this item. However, we encourage you to also verify scheduling in one of the following ways:

- ◆ call the Community Development Department at (970) 244-1430
- ◆ look for a display ad in the Daily Sentinel one day prior to the public hearing (held on the second and sometimes the third Tuesday of each month)
- ◆ You may receive a FAX copy of the Planning Commission agendas by calling CITY DIAL at (970) 244-1500 ext. 11.
- ◆ Agendas for Planning Commission, City Council, and Board of Appeals items are available prior to the hearing at City Hall, 250 North 5th Street.

Please do not hesitate to contact the Community Development Department at (970) 244-1430 if you have any questions.



CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT DEPARTMENT
250 N 5TH STREET
GRAND JUNCTION, CO 81501



RECEIVED
JUN 01 2003
COMMUNITY DEVELOPMENT
DEPT.

ROBERT D LOVELACE
DARREN A COOK
751 ROOD AVE
GRAND JUNCTION, CO 81501-3400

NOTICE

LOVE751* 815012005 1302 05 05/30/03
FORWARD TIME EXP RTN TO SEND
LOVELACE ROBERT
961 CHIPETA AVE
GRAND JUNCTION CO 81501-3349
RETURN TO SENDER

8170123400 CO8A



CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT DEPARTMENT
250 N 5TH STREET
GRAND JUNCTION, CO 81501



GRAND JUNCTION COLORADO
PARKIN
250 N 5TH ST
GRAND JUNCTION, CO 81501-2628



NOTICE OF DEVELOPMENT APPLICATION



CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT DEPARTMENT
250 N 5TH STREET
GRAND JUNCTION, CO 81501



CITY OF GRAND JUNCTION
COMMUNITY DEVELOP
250 N 5TH ST
GRAND JUNCTION, CO 81501-2628



NOTICE OF DEVELOPMENT APPLICATION

TREASURER'S CERTIFICATE OF TAXES DUE

Date: 05/14/2003

Certificate No: 19414

STATE OF COLORADO
COUNTY OF MESA

I, the undersigned do hereby certify that the entire amount of taxes and assessments due upon the real estate or personal property described below, and all sales of the same for unpaid taxes or assessments shown by the books in my office, from which the same may still be redeemed, with the amount required for redemption, are as noted herein:

Title Co	: INDIVIDUAL REQUEST	Order #:	
Seller	:	Buyer	:
Lender	:	Ordered:	4SC PNTRSHP
Tax Year	: 2002	User ID:	
Schedule #:	2945-144-08-013		

Description:
LOT 28 BLK 93 GRAND JUNCTION

Base Tax Amounts Paid:		
02 REAL	\$	284.23

Total Due \$ 0.00

=====

BEFORE PAYING TOTAL DUE, PLEASE CALL FOR UPDATED FIGURES
IF PENALTY IS DUE OR IF THERE ARE OUTSTANDING TAX SALES

-- Continued --



2945-144-08-001

Tax Charges Distribution for Taxing Year '02:

Description	Rate	Amount	Description	Rate	Amount
MESA COUNTY	15.2472	309.52			
COLO RIV TF	0.1801	3.66			
DRAIN GJ TF	1.7933	36.40			
DDA TIF	3.5315	71.69			
TAX INCRMNT	23.0612	468.14			
GJ TIF	5.6504	114.70			
R&B GJ TIF	0.1564	3.17			
LIBRARY TIF	2.1189	43.01			
SCHD 51BTIF	2.7807	56.45			
SCH DST 51	24.2331	491.94			
GJ TMLR TF*	-0.2338	-4.75			
			Totals ----->	78.5190	1593.93



MONIKA TODD
Mesa County Treasurer

By: *Monika Todd*

CERTIFIED DATE

May 14, 2003

2945-144-08-013

Tax Charges Distribution for Taxing Year `02:

Description	Rate	Amount	Description	Rate	Amount
MESA COUNTY	15.2472	55.19			
COLO RIV TF	0.1801	0.65			
DRAIN GJ TF	1.7933	6.49			
DDA TIF	3.5315	12.78			
TAX INCRMNT	23.0612	83.48			
GJ TIF	5.6504	20.45			
R&B GJ TIF	0.1564	0.57			
LIBRARY TIF	2.1189	7.67			
SCHD 51BTIF	2.7807	10.07			
SCH DST 51	24.2331	87.73			
GJ TMLR TF*	-0.2338	-0.85			
			Totals ----->	78.5190	284.23

MONIKA TODD
Mesa County Treasurer

By: *Monika Todd*

CERTIFIED DATE

May 14, 2003



TREASURER'S CERTIFICATE OF TAXES DUE

Date: 05/14/2003

Certificate No: 19413

STATE OF COLORADO
COUNTY OF MESA

I, the undersigned do hereby certify that the entire amount of taxes and assessments due upon the real estate or personal property described below, and all sales of the same for unpaid taxes or assessments shown by the books in my office, from which the same may still be redeemed, with the amount required for redemption, are as noted herein:

Title Co	: INDIVIDUAL REQUEST	Order #:	
Seller	:	Buyer	:
Lender	:	Ordered:	4SC PNTRSHP
Tax Year	: 2002	User ID:	
Schedule #:	2945-144-08-027		

Description:

W2 LOT 27 BLK 93 CITY OF GRAND JUNCTION SEC 14 1S 1W - 0.04AC

Base Tax Amounts Paid:

02 REAL	\$	142.14
---------	----	--------

Total Due \$ 0.00

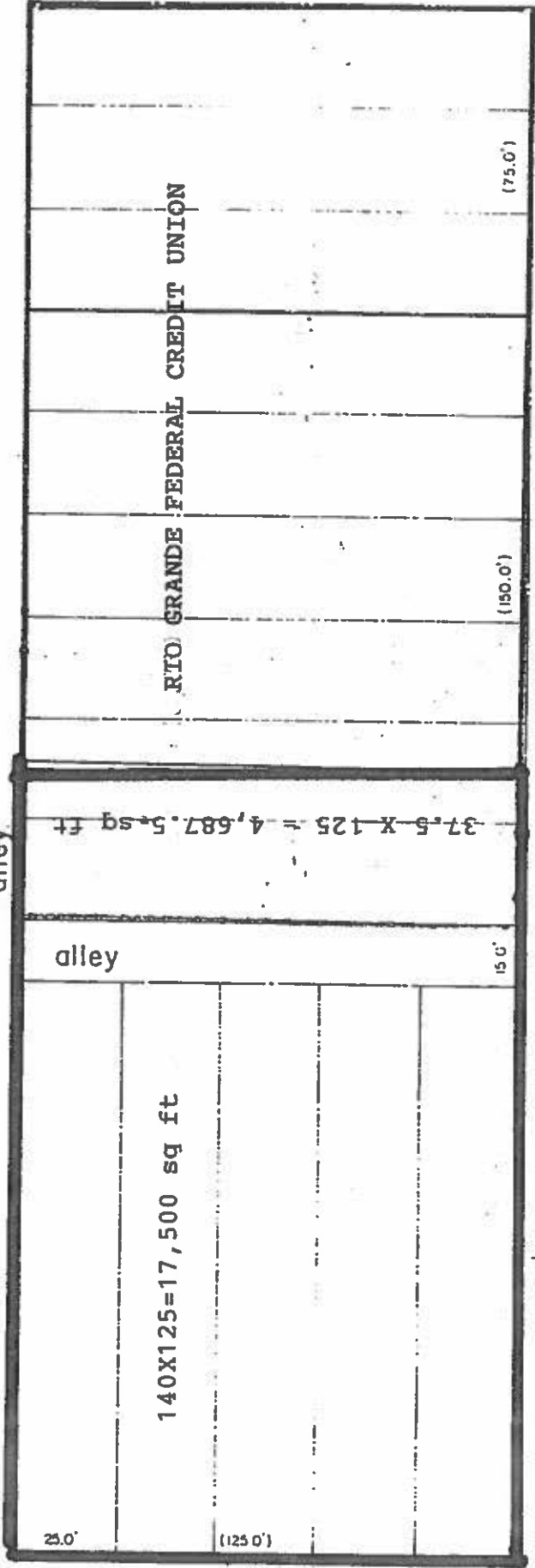
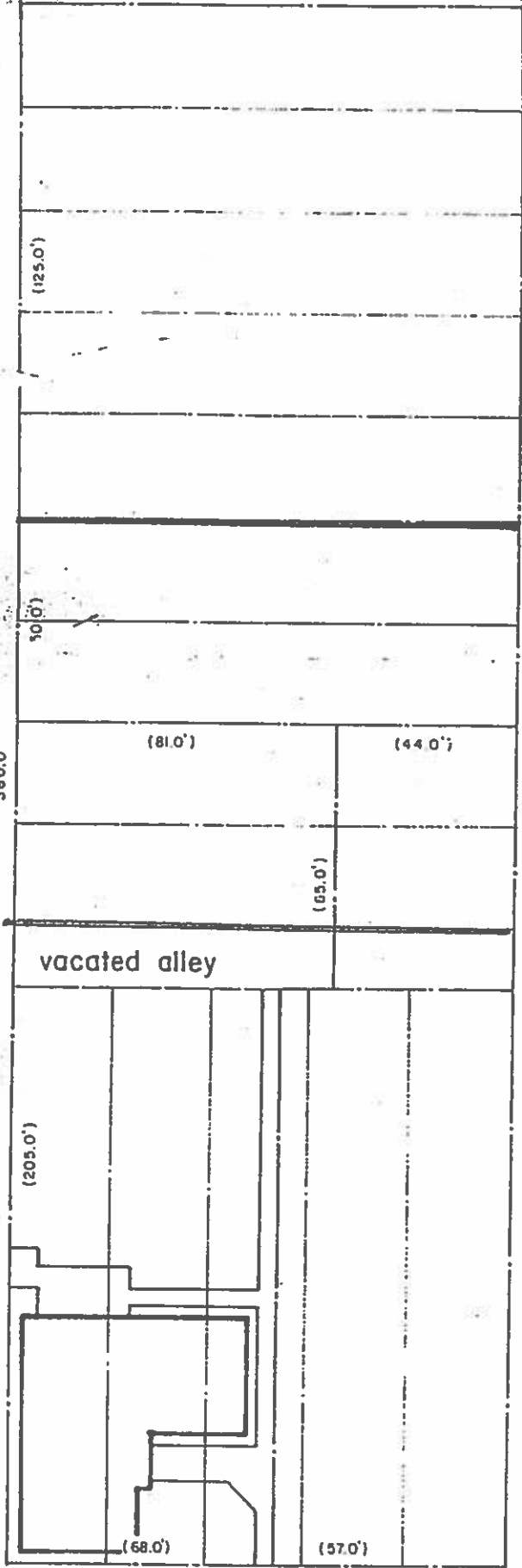
=====

BEFORE PAYING TOTAL DUE, PLEASE CALL FOR UPDATED FIGURES
IF PENALTY IS DUE OR IF THERE ARE OUTSTANDING TAX SALES

-- Continued --



NORTH 8TH STREET



ROOD AVENUE

4SC PARTNERSHIP HAS 22,187⁵ sq ft plus 15ft alley north and south & 10ft alley east and west

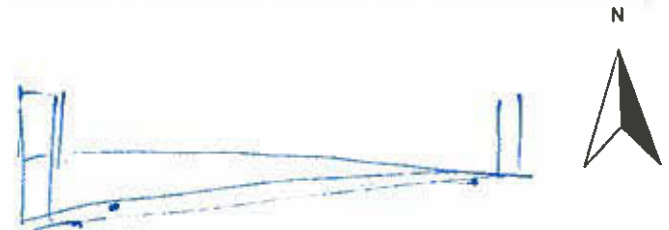
7th St

7th & Rood

-  PUMP STATIONS
-  SANITARY MANHOLES
-  PRIVATE MANHOLES
-  COMBINED SANITARY MANHOLES
-  FORCED MAIN MANHOLES
-  STORM MANHOLES
-  CATCH BASINS
-  IRRIGATION GATES
-  CATCH BASIN LATERALS
-  ABANDONED SEWER
-  FORCE MAINS
-  FORCE MAINS-NOT SURVEYED
-  COMBINED SEWER
-  SANITARY SEWER
-  SANITARY SEWER-NOT SURVEYED
-  STORM SEWER
-  STORM SEWER-NOT SURVEYED
-  IRRIGATION DITCHS
-  Detention Ponds



SCALE 1 : 1,200



SUBDIVISION *Seventh Street Sample Subdivision*

DATE *11-12-03*

OF LOTS *1*

RECEPTION # *2158771*

BK/PG *20,54*

ACRES *.51*

ZONE *B-2*

OWNER *4SC Partnership*

LOCATION *202 N 7th*

SEC/TWP/RNG *14, T1S, R1W*

FILE # *VR-2003-098*

SIF *N/A*

TCP *N/A*

**General Project Report for an Alley right of way Vacation/Simple Subdivision Application
Located at 202 North 7th Street, Grand Junction, Colorado**

This project narrative is for an alley right of way vacation/Simple Subdivision Application for commercial property located in Lots 1-5, 28 and the West half of Lot 27 all in Block 93 of the City of Grand Junction. The need for this proposal is to allow lot 28 and the West half of lot 27 to be utilized in future development. As it stands now lots 28 and the West half of lot 27 are isolated from lots 1-5 by 15-foot alley not allowing lots 28 and west half of 27 to be developed. With the vacation of the alley adjoining lots 1-5 and lot 28 and the West half of 27 will combine to create a 0.51-acre building site. This proposal asks for the vacation of the 15-foot alley right of way and the combining of lots 1-5,28 and the West half of 27. The result will create a new 15-foot utility easement for the existing sanitary sewer line that occupies the current alley location.

The subject property is broken in several city lots located north and east of the intersection of 7th Street and Rood Avenue in City of Grand Junction. The tax parcel numbers are 2945-144-08-001, 2945-144-08-013, and 2945-144-08-027 according to mesa county tax assessor's office

The following are Utility vendors for the property

Electric/Gas = Xcel Energy
Telephone = Qwest Communications
Sewer = City of Grand Junction
Water = City of Grand Junction
Cable = AT&T

City of Grand Junction
Community Development Department
250 North 5th Street
Grand Junction CO 81501

Telephone: (970) 244-1430
Fax: (970) 256-4031
Email: CommDev@ci.grandjct.co.us



Review Agency Comment Sheet

(Petitioner: Please fill in blanks in this section only unless otherwise indicated)

Date: 5/13/03

To Review Agency: City Community Development

File No: VR-2003-098
(To be filled in by City Staff)

Staff Planner: SCOTT Peterson
(To be filled in by City Staff)

Project Name: 202 N. 7th Street Simple Subdivision

Location: 7th Street and Road Ave

Development Review Meeting Date: 6/17/03
(To be filled in by City Staff)

COMMENTS *(For Review Agency Use)*

Outside Review Agencies: Please email comments to: CommDev@ci.grandjct.co.us, FAX comments to (970) 256-4031 or mail written comments to the above address. **NOTE:** If this form is not returned, additional review information will not be provided.

City Review Agencies: Please type your comments in Impact AP.

**All comments must be returned to the
Community Development Department no later than**

(To be filled in by City Staff)

6/16/03

NOTE: Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

Reviewed By _____

Date _____

APPLICATION COMPLETENESS REVIEW

Use "N/A" for items which are not applicable

Date: 5/20/03

Project Name: _____ (if applicable)

Project Location: 202 N. 7th St & 724 Road (address or cross-streets)

Check-In Staff

Community Development: _____

initials of check-in

Development Engineer: _____

staff members

APPLICATION TYPE(S):

Vac of R/W & SS

(e.g. Site Plan Review)

FEE PAID:

Application:

\$450⁰⁰

BALANCE DUE:

Acreage: _____

Yes amount \$ _____

Public Works: _____

No

COMPLETENESS REVIEW:

Originals of all forms received w/signatures? Yes No, list is missing items below

- _____
- _____
- _____

Missing drawings, reports, other materials: No Yes, list missing items below

Note: use SSID checklist

- _____
- _____
- _____

Incomplete drawings, reports, other materials? No Yes, list missing items below

Note: Attach SSID checklist(s) w/incomplete information identified

- _____
- _____
- _____

Professional stamp/seal missing from drawings/reports?

No

Yes, list missing items below

- _____
- _____
- _____

Other: Please list below

PROJECT ASSIGNMENT AND PROCESSING

Project Manager: _____

Scott

Special Processing Instructions:



May 22, 2003

ACCEPTANCE LETTER

A submittal for the Alley Vacation 7th & Rood (VR-2003-098) has been accepted for review.

If you have any questions regarding the status of this project review, please contact Scott Peterson, the project planner, at 244-1447 or scottp@ci.grandjct.co.us.

Review comments for the project will be available on 6/24/03 after 4:00 P.M., approximately 5 weeks from the application submittal date.

If this project requires a public hearing, a sign must be posted on the property a minimum of ten (10) days in advanced of the hearing. There will be a \$50.00 refundable deposit required at the time the sign is picked up from Community Development.

cc: VR-2003-098

May 23, 2003

AP
5/27/03

202 North 7th Street Simple Subdivision
Community Development Department
250 North 5th Street
Grand Junction, CO 81501

Dear Jim Dyer,

We are in receipt of the plat map for your new subdivision, **202 North 7th Street Simple Subdivision**. I would like to notify you that we will be working with the other utilities to provide service to this subdivision in a timely manner

I would like to take this opportunity to bring to your attention a few details that will help both of us provide the services you wish to have available to the new home purchasers. These items are as follows:

1. We require the developers to provide, at no charge to Bresnan Communications, an open trench for cable service where underground service is needed and when a roadbore is required, the developer too must provide that. The trench may be the same one used by other utilities however; **the road-bore must have a 2" conduit for the sole use of cable TV.**
2. We require developers to provide, at no charge to Bresnan Communications, fill-in of the trench once cable has been installed in the trench.
3. We require developers to provide, at no charge to Bresnan Communications, a 4" PVC conduit at all utility road crossings where cable TV will be installed. The cable TV crossings will be in the same location as power and telephone crossing. **If the conduit is not installed, we will be unable to place our lines until one is installed. This 4" conduit will be for the sole use of cable TV.**
4. Should your subdivision contain cul-de-sac's the driveways and property lines (pins) must be clearly marked prior to the installation of underground cable. Any need to relocate pedestals or lines will be billed directly back to your company.
5. Bresnan Communications will provide service to your subdivision so long as it is within the normal cable TV service area. Any subdivision that is out of the existing cable TV area may require a construction assist charge, paid by the developer, to Bresnan Communications in order to extend the cable TV service to that subdivision.
6. Should Bresnan Communications be required to perform work on any existing aerial or underground cable TV lines to provide service to the subdivision, Bresnan Communications may require a construction assist charge, to be paid by the developer.

Should you have any other questions or concerns please feel free to contact me at any time. If I am out of the office when you call please leave your name and phone number with our office and I will get back in contact with you as soon as I can.

Sincerely,



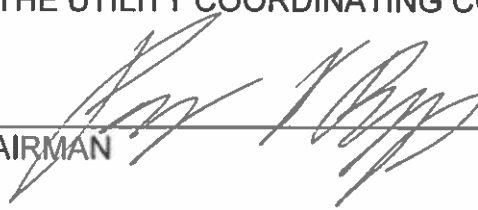
Chuck Wiedman,
Construction Supervisor
Phone: 263-2313

UCC APPROVAL FORM

JUNE 11, 2003

CITY OF GRAND JUNCTION FILE # VR-2003-098 ALLEY VACATION 7TH & ROOD
LOCATED AT 202 NORTH 7TH STREET HAS BEEN REVIEWED AND APPROVED
BY THE UTILITY COORDINATING COMMITTEE.

CHAIRMAN



DATE

6-11-03

will call after ✓

make all utility easement

QUALITY COORDINATING COMMITTEE
MINUTES

Wednesday, June 11, 2003

1:30 p.m.

Public Service Company Conference Room
2538 Blichmann Ave.

Those in attendance were:

Perry Rupp	Grand Valley Power	242-0040
J Daughery	Ute Water	242-7491
Ed Tolan	Ute Water	242-7491
Ronnie Edwards	City of Grand Junction	256-4038
Phil Bertrand	Grand Valley Irrigation Co.	242-2762
Mike Verketis	CDOT	248-7243
Dave Reinertson	Clifton Water	434-7328
Dan Steinkirchner	Xcel Energy	244-2656

Perry Rupp opened the meeting at 1:30 pm

City of Grand Junction Community Development

1) VE-2002-205 FINAL PLAT – CIMARRON MESA FILING #1

Ronnie E. LOCATION: 255 Linden Ave
PETITIONER: Darren Davidson

Action taken: Reviewed and approved.

2) VR-2003-098 VACATION OF ROW – ALLEY VACATION 7TH & ROOD

Scott P. LOCATION: 202 North 7th Street
PETITIONER: 4SC Partnership – Jim Dyer

Action taken: Reviewed and approved

CITY OF FRUITA

New Items:
None

Old Items: IRON WHEEL RANCH PUD SUBDIVISION
LOCATION: 959 19 Road

This was a mid-month review.

Action taken: Reviewed and approved

Discussion Items

Mike Verketis of CDOT discussed using a GIS system to provide GPS longitude and latitude coordinates and an Internet Web site to request locates instead of phoning in section, township, and range. Mesa County will be contacted to discuss this as an agenda item at the next meeting.

June 10, 2003

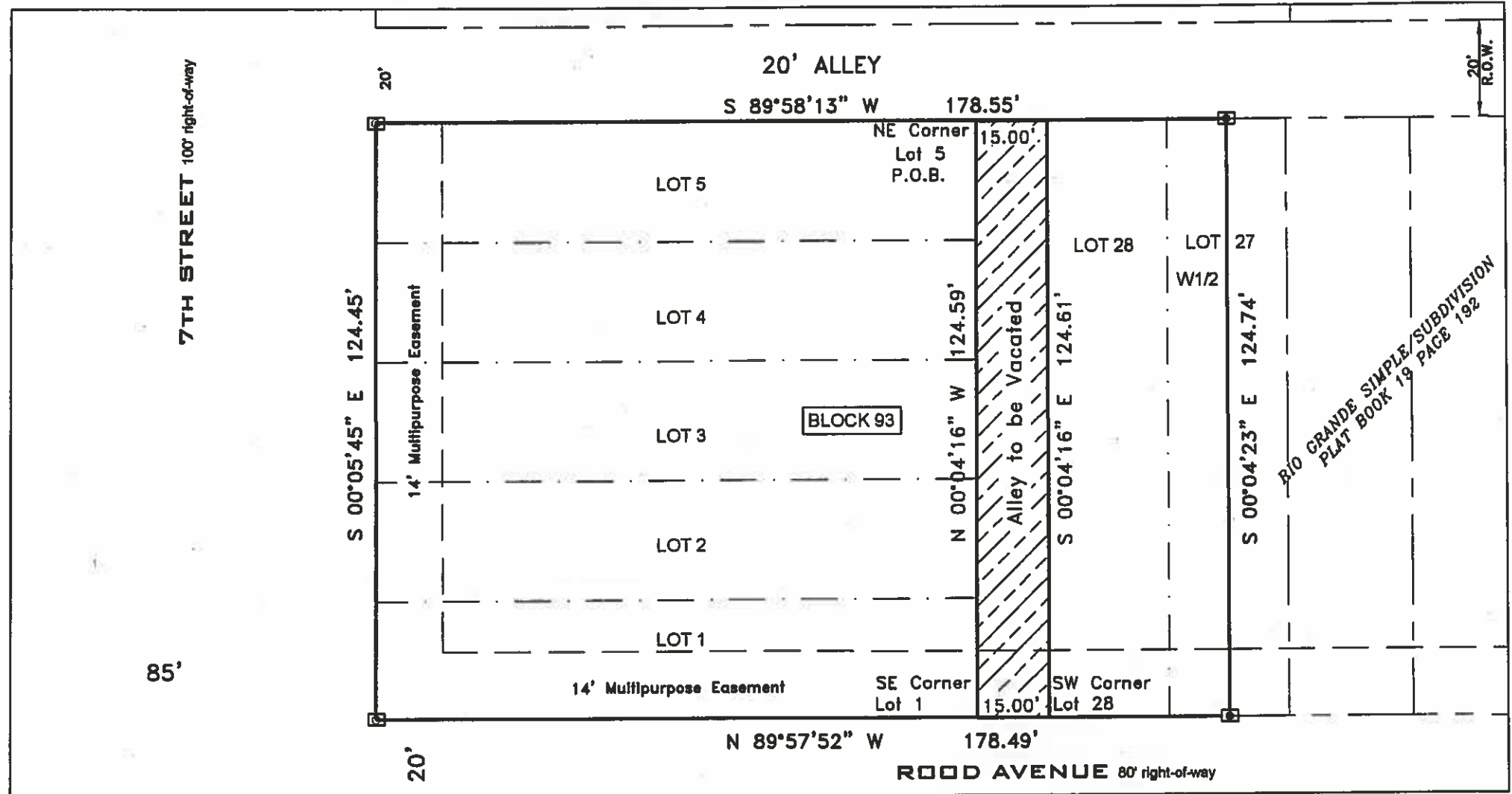
Re: VR-2003-089
202 NORTH 7TH STREET SIMPLE SUBDIVISION

REVIEW COMMENTS

1. The name of the Plat shall be revised; the title cannot begin with numerals/numbers. This is a requirement of the SSID Manual, City of Grand Junction. The name cannot begin with numbers, the words *and*, *the* or *replat*.
2. Provide a vicinity sketch (location map).
3. The alley will be vacated by a City Resolution. Provide a note on the Plat indicating the recording information for the Resolution.
4. Provide a Title Certification for the use of the signing Title company.
5. The descriptive reference beneath the name of the Plat indicates that this Plat is just the vacation of the alley. The title block in the lower right corner indicates the same.
6. A signed and sealed copy of an improvement survey is required with the submittal.
7. A field inspection will be performed immediately prior to recordation of the Plat to verify corners indicated on the Plat are in place and as noted.

By: Peter T. Krick
Professional Land Surveyor for
The City of Grand Junction

EASEMENT VACATION EXHIBIT



EASEMENT VACATION DESCRIPTION:

INCLUDE PLAT BOOK & PAGE

Beginning at the NE corner of Lot 5 in Block 93 of the City of Grand Junction and whose North line is assumed to bear N89°58'13"E and all bearings contained herein to be relative thereto; thence N 89°58'13" E 15.00 feet to the NW corner of Lot 28 in said Block 93; thence along the West line of said Lot 28, S 00°04'16"E 124.61 feet to the SW corner of said Lot 28 and the North right of way of Rood Avenue; thence along said North right of way N 89°57'52" W 15.00 feet to the SE corner of Lot 1 in said Block 93; thence leaving said North right of way N 00°04'16"W 124.59 feet to the point of beginning, Mesa County, Colorado.

RECEIVED

MAY 19 2003

COMMUNITY DEVELOPMENT
DEPT.

OF

DEVELOPMENT REVIEW MEETING

Tuesday – June 17, 2003

9:00 A.M.

Community Development Conference Room

Quotes/Brain Ticklers of the week:

Everything in my life has been determined by mistakes.

--- Oscar Wilde

Experience is one thing you can't get for nothing.

--- Oscar Wilde

A. Announcements

B. Pre-Application Conference/General Meeting Issues

C. Special Topics

D. Development Projects

No.	File No.	Project Description	Location	Staff
✓ 1.	VR-2003-098	Alley Vacation 7 th Street & Rood Avenue	202 North 7 th Street - section of alley between Rood and White east of 7 th Street	Scott Peterson
✓ 2.	SPR-2003-102	Executive Office Suites site plan review - construct a 6,900 sq. ft. office building in a PD (Planned Development) zone	607 28 ¼ Road	Scott Peterson
3.	FP-2003-099	St. Mary's Holy Family School parking lot final plan to develop the site north and east of the old Holy Family School buildings into a parking lot with 203 parking spaces	2320 North 7 th Street	Lisa Cox
4.	FP-2003-100	St. Mary's Final Plan to construct a 408 space parking garage on the west campus of St. Mary's Hospital in a PD (Planned Development) zone	7 th Street & Wellington Avenue	Lisa Cox

AP
6/19/03
Scott

From: "Basford, John A" <John.Basford@XCELENERGY.COM>
To: "review agency" <CommDev@ci.grandjct.co.us>
Date: Thu, Jun 19, 2003 2:35 PM
Subject: VR-2003-089 202 N. 7th St

098

There are existing Natural Gas Facilities in this easement serving existing customers. Any and all costs associated with rerouting, or rebuilding of existing facilities shall be born by the developer.

John A. Basford
Planner Design Group
2538 Blichmann Ave.
Grand Junction Co. 81505
Ph.(970)244-2630
Fax (970)244-2661
john.basford@xcelenergy.com

15' NORTH/SOUTH ALLEY.

NOT SHOWN ON UTILITY COMPOSITE PLAN

From: "Basford, John A" <John.Basford@XCELENERGY.COM>
To: "Scott Peterson" <scottp@ci.grandjct.co.us>
Date: 6/23/03 10:56AM
Subject: RE: Clarification - VR-2003-098 - Alley Vacation @ 202 N. 7thStreet

Thats correct. The map provided with the vacation proposal is incomplete and does not picture all of our facilities. John Basford

-----Original Message-----

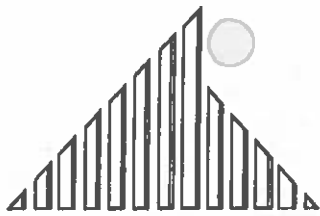
From: Scott Peterson [mailto:scottp@ci.grandjct.co.us]
Sent: Monday, June 23, 2003 10:54 AM
To: Basford, John A
Subject: Clarification - VR-2003-098 - Alley Vacation @ 202 N. 7th Street

John,

Just a clarification on your response to this project. On the Utility Composite plan that the petitioner submitted with this proposal, the only gas line identified is located in the 20' east/west alley, not the 15' north/south alley. The alley right-of-way being requested to be vacated is the 15' north/south alley that only has a sanitary sewer line. Your comment was that, 'There are existing Natural Gas Facilities in this easement serving existing customers.....'

Just wanted to verify that with you for clarification.

Scott Peterson
Associate Planner
City of Grand Junction



ABSTRACT & TITLE CO.
OF MESA COUNTY, INC.

1114 N. 1st Street, Suite 201, P.O. Box 3738, Grand Junction, CO 81502 970/242-8234 Fax 970/241-4925

CC's To:

~~(2) 4 Seasons - Jim Dyer~~

*"Where Title Examination is a Science ... and
Closing is an Art"*

Issuing Agent For:

TRANSNATION
TITLE INSURANCE COMPANY



**ABSTRACT & TITLE CO.
OF MESA COUNTY, INC.**

Issuing Agent For:
TRANSNATION
TITLE INSURANCE COMPANY

1114 N. 1st., Suite 201, Grand Junction, CO 81501, • (970) 242-8234 • FAX: (970) 241-4925

	AMOUNT	PREMIUM
4 Seasons Country	OWNER	\$ 242.00
James K. Dyer	\$ To Come	\$
134 N. 6th Street	MORTGAGE	\$
Grand Junction, CO 81502	COST OF TAX CERTIFICATE	\$
	FORM 100	\$
	ALTA 8.1	\$
		\$
		\$
		\$

Your Reference 4SC

CC's To: (2) 4 Seasons - Jim Dyer

No. 00909822 C

Tax Schedule No. 2945-144-08-001, 2945-144-08-013, 2945-144-08-027

Property Address , Grand Junction, CO

— COMMITMENT TO INSURE —

Transnation Title Insurance Company, an Arizona corporation, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the conditions and stipulations shown on the reverse side.

Customer Contact: Karen Grew-Ellison/Title
Phone: (970) 242-8234

By Karen A Grew-Ellison
AUTHORIZED SIGNATURE

The effective date of this commitment is March 7, 2003 at 7:00 A.M.
At which time fee title was vested in:

4SC Partnership, A Colorado General Partnership

SCHEDULE A

1. Policies to be issued:
 - (A) Owners':

Party or Parties to be determined

- (B) Mortgagee's:

SCHEDULE A — Continued

2. **Covering the Land in the State of Colorado, County of Mesa**
Described as:

Parcel 1:

**Lots 1, 2, 3, 4, 5,
Block 93 of the
CITY OF GRAND JUNCTION**

Parcel 2:

**Lot 28 in
Block 93 of the
CITY OF GRAND JUNCTION**

Parcel 3:

**The West 1/2 of Lot 27 in
Block 93 of the
CITY OF GRAND JUNCTION**

SCHEDULE A — Continued
REQUIREMENTS

3. The following are the requirements to be complied with prior to the issuance of said policy or policies. Any other instrument recorded subsequent to the date hereof may appear as an exception under Schedule B of the policy to be issued. Unless otherwise noted, all documents must be recorded in the office of clerk and recorder of the county in which said property is located.
 - A. Release by the Public Trustee of:
Deed of Trust from : 4SC Partnership a General Partnership
to the Public Trustee of the County of Mesa
for the use of : Alpine Bank
to secure : \$100,000.00
dated : June 19, 2002
recorded : June 26, 2002 at Reception No. 2063273 in Book 3103 at Page 264.
Modification of deed of trust recorded January 9, 2003 in Book 3248 at Page 392
 - B. Statement of Authority for 4SC Partnership, a Colorado General Partnership evidencing the existence of the entity and authority to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity, and containing the other information required by CRS 38-30-172, evidencing the existence of said entity on February 1, 1990, or prior to its acquisition of title to the land herein.
OR
Notary correction of Statement of Authority recorded June 27, 2002 in Book 3104 at Page 153.
This requirement is necessary because the names of James K. Dyer and Joyce A. Aiken were omitted from the acknowledgment (the notary's name is there instead).
 - C. Deed from : 4SC Partnership, A Colorado General Partnership
to : Party or Parties to be determined

Commitment No. 00909822

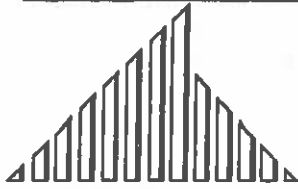
File No. 00909822

SCHEDULE B — Section 2

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
6. Any and all unpaid taxes, assessments and unredeemed tax sales.
7. Agreement, including the terms, conditions, stipulations and obligations thereof, recorded November 25, 1988 in Book 1719 at Page 859, and in Book 1719 at Page 860, as set forth on the sheet attached hereto.

**NOTE: EXCEPTION N/A WILL NOT APPEAR IN THE MORTGAGE POLICY TO BE ISSUED
HEREUNDER.**



**ABSTRACT & TITLE CO.
OF MESA COUNTY, INC.**

Issuing Agent For:
TRANSNATION
TITLE INSURANCE COMPANY

— CONDITIONS AND STIPULATIONS —

Please read carefully

1. This is a Commitment to issue one or more policies of title insurance in our Standard Form when the requirements set forth in the Commitment have been satisfied. The policy is available and should be examined before this Commitment is used if there is any question about coverage.
2. Only the policies shown are committed to. If there are any changes in the transaction, order an amendment from us.
3. The date on this Commitment is important. Nothing after that date has been considered by us.
4. This Commitment is good for 6 months only. Extensions should be ordered from us if they are needed.

PURSUANT TO SENATE BILL 91-14 (CRS 10-11-122) NOTICE IS HEREBY GIVEN THAT:

- (a) THE SUBJECT REAL PROPERTY MAY BE LOCATED IN A SPECIAL TAXING DISTRICT;
- (b) A CERTIFICATE OF TAXES DUE LISTING EACH TAXING JURISDICTION SHALL BE OBTAINED FROM THE COUNTY TREASURER OR THE COUNTY TREASURER'S AUTHORIZED AGENT;
- (c) INFORMATION REGARDING SPECIAL DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE OBTAINED FROM THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK AND RECORDER, OR THE COUNTY ASSESSOR.

NOTE:

A TAX CERTIFICATE WILL BE ORDERED FROM THE COUNTY TREASURER BY THE COMPANY AND THE COSTS THEREOF CHARGED TO THE PROPOSED INSURED UNLESS WRITTEN INSTRUCTIONS TO THE CONTRARY ARE RECEIVED BY THE COMPANY PRIOR TO THE ISSUANCE OF THE TITLE POLICY ANTICIPATED BY THIS COMMITMENT.

1114 N. 1st Street, Suite 201
P.O. Box 3738
Grand Junction, CO 81501
970/242-8234
FAX 970/241-4925

AGREEMENT TO SECURE REMOVAL OF WATER SERVICE
TO AVOID PAYING WATER AVAILABILITY CHARGE.

BOOK 1719 PAGE 859

IN ORDER TO AVOID THE PAYING OF THE CITY OF GRAND JUNCTION
WATER AVAILABILITY CHARGE, THE UNDERSIGNED OWNER OF THE REAL
PROPERTY SITUATE IN MESA COUNTY, COLORADO, AND DESCRIBED AS:

Lot 28, Block 93, City of Grand Junction

1501875

01:54 PM

Known as 726 Rood Avenue, Grand Junction, Co. 81501
NOV 25, 1988 E. SAWYER, CLERK REC MESA CTY, CO

1008-151005-8

REQUESTS THAT THE CITY DISCONTINUE THE AVAILABILITY OF DOMESTIC
WATER TO THE PREMISES DESCRIBED. THE UNDERSIGNED RECOGNIZES THAT
THE CITY MAY TAKE WHATEVER MEASURES ARE NECESSARY TO EFFECT THE
DISCONTINUANCE, INCLUDING REMOVAL OF THE WATER METER, AND FURTHER
RECOGNIZES THAT IN THE EVENT WATER SERVICE IS REQUESTED TO BE
RESTORED TO THE PREMISES, THE THEN TAP FEE WILL BE REQUIRED TO BE
PAID ALONG WITH OTHER USUAL CHARGES BEFORE SUCH RESTORATION OF
SERVICE.

DATED THIS 15th DAY OF November, 1988.

CITY OF GRAND JUNCTION

7th & Rood Condo Developers
a Joint Venture

BY _____

by James K. Dyer
James K. Dyer

STATE OF COLORADO }
COUNTY OF MESA }

§3:

THE FOREGOING AGREEMENT WAS ACKNOWLEDGED BEFORE ME, A NOTARY
PUBLIC FOR ABOVE COUNTY AND STATE, ON THIS 15th DAY OF

November, 1988, BY James K. Dyer

WITNESS MY HAND AND OFFICIAL SEAL.



Joyce A. White
NOTARY PUBLIC

EXPIRES: June 22, 1989

AGREEMENT TO SECURE REMOVAL OF WATER SERVICE
TO AVOID PAYING WATER AVAILABILITY CHARGE.

BOOK 1719 PAGE 860

IN ORDER TO AVOID THE PAYING OF THE CITY OF GRAND JUNCTION
WATER AVAILABILITY CHARGE, THE UNDERSIGNED OWNER OF THE REAL
PROPERTY SITUATE IN MESA COUNTY, COLORADO, AND DESCRIBED AS:

Lots 25, 26 & 27, Block 93, City of Grand Junction

Known as 734 Road Avenue, Grand Junction, Co. 81501

1008-1500-05-9

1501876 01:54 PM
NOV 25, 1988 E. SAWYER, CLERK MESA CTY, CO

REQUESTS THAT THE CITY DISCONTINUE THE AVAILABILITY OF DOMESTIC
WATER TO THE PREMISES DESCRIBED. THE UNDERSIGNED RECOGNIZES THAT
THE CITY MAY TAKE WHATEVER MEASURES ARE NECESSARY TO EFFECT THE
DISCONTINUANCE, INCLUDING REMOVAL OF THE WATER METER, AND FURTHER
RECOGNIZES THAT IN THE EVENT WATER SERVICE IS REQUESTED TO BE RE-
STORED TO THE PREMISES, THE THEN TAP FEE WILL BE REQUIRED TO BE
PAID ALONG WITH OTHER USUAL CHARGES BEFORE SUCH RESTORATION OF
SERVICE.

DATED THIS 15th DAY OF November, 1988.

CITY OF GRAND JUNCTION }
7th & Road Condo Developers }
a Joint Venture }
By _____ by James K. Dyer }
James K. Dyer }

STATE OF COLORADO }
COUNTY OF MESA } SS:

THE FOREGOING AGREEMENT WAS ACKNOWLEDGED BEFORE ME, A NOTARY
PUBLIC FOR ABOVE COUNTY AND STATE, ON THIS 15th DAY OF
November, 1988, BY James K. Dyer.

WITNESS MY HAND AND OFFICIAL SEAL.

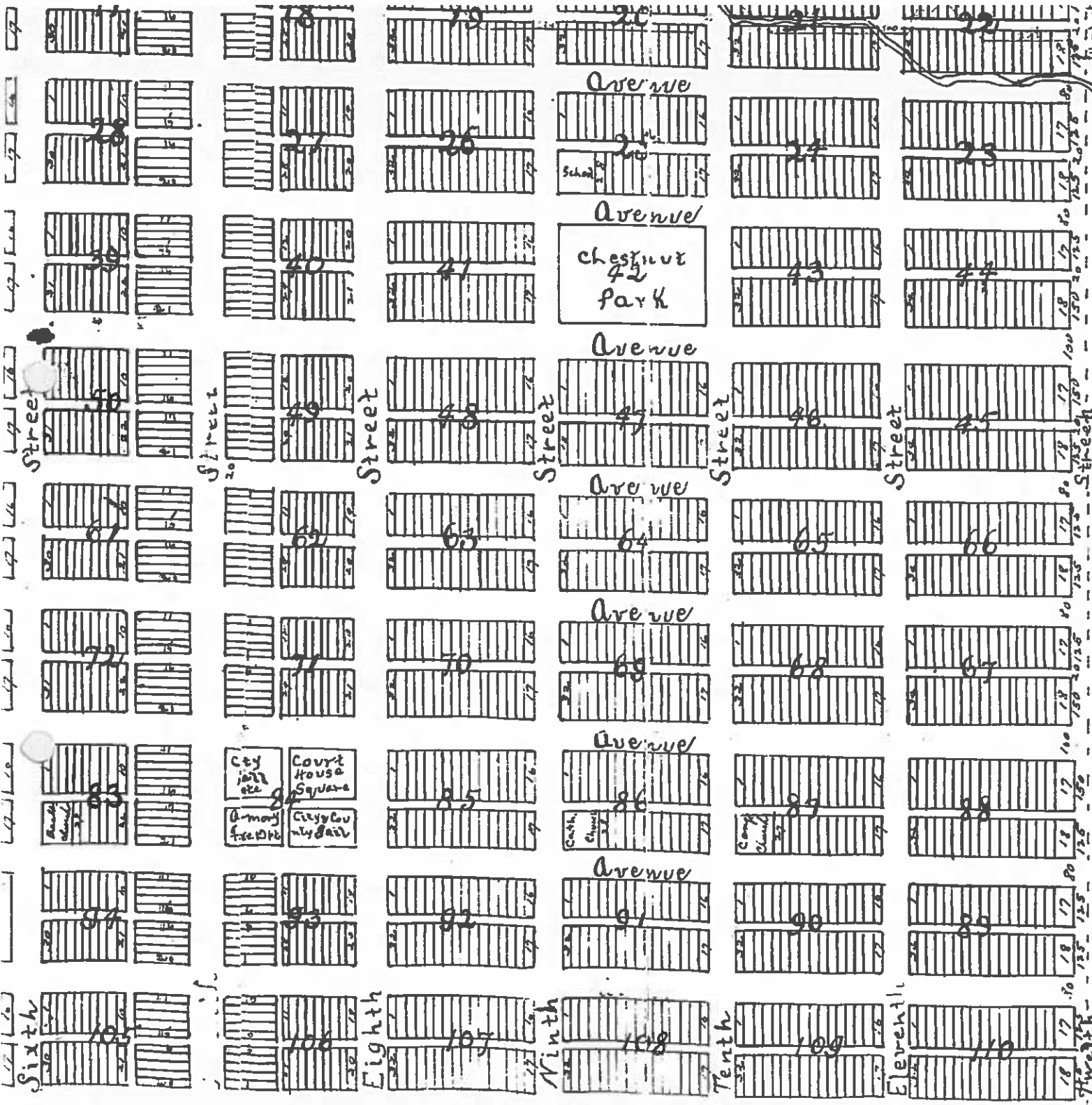


James A. Aiken
NOTARY PUBLIC

My Commission Expires: June 22, 1989

Map GRAND MESA COUNTY

Compliments of ~
Colorado Abstract
535 MAIN STREET
GRAND JUNCTION, COLO.



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CITY OF GRAND JUNCTION

Community Development Dept. • 250 N. 5th Street • Grand Junction, CO 81501

Date: June 22, 2003

Applicant: 4SC Partnership – Jim Dyer
Representative: Monument Survey Co – Rob Martindale

The following item (Alley Vacation 7th & Rood– VR-2003-098) has been scheduled for Planning Commission on July 8, 2003.

A sign(s) advertising the Public Hearing will be required to be posted no later than this Friday, 6/27/03. The signs are available at the Community Development Department. A \$50.00 deposit is required for a Public Hearing sign. The deposit will be refunded, in full, if the sign(s) is/are returned within 5 working days after the final meeting. A sign is required to be placed facing each road(s) that abuts the project site.

The Staff Report for the project will be available for pick-up after 4 P.M. on Thursday, June 27, 2003.

Please contact the project planner, Scott Peterson, at (244-1447, scottp@ci.grandjct.co.us) if you have any questions relating to this notice.

cc: VR-2003-098

7000 1670 0020 0684 6981

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

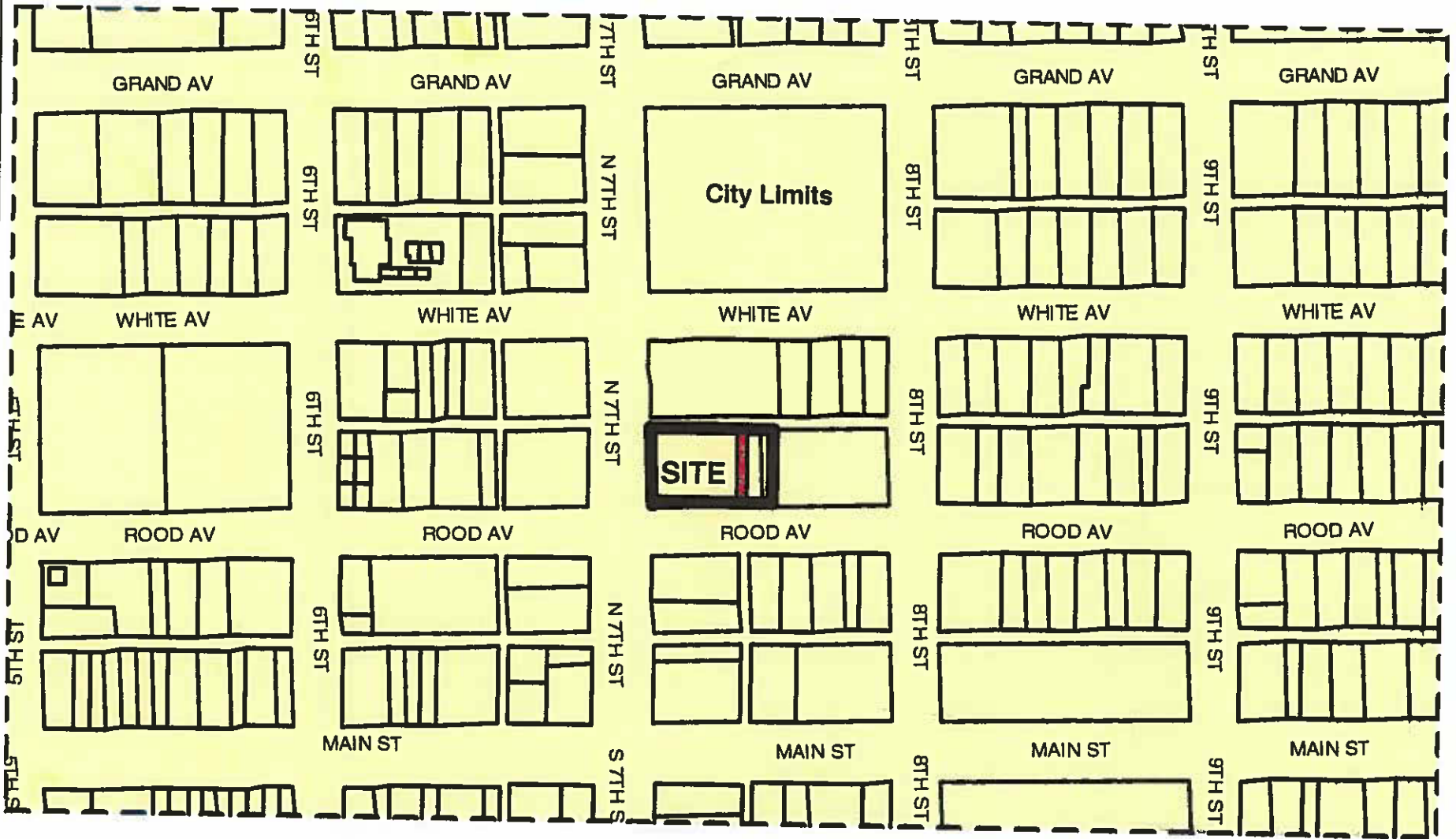
Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Monument Survey, Rob Martindale
 Street, Apt. No. / PO Box No.
 741 Rood Avenue
 City, State, ZIP+4
 Grand Junction, CO 81501

PS Form 3800, May 2000 See Reverse for Instructions

Site Location Map – Alley Vacation

Figure 1



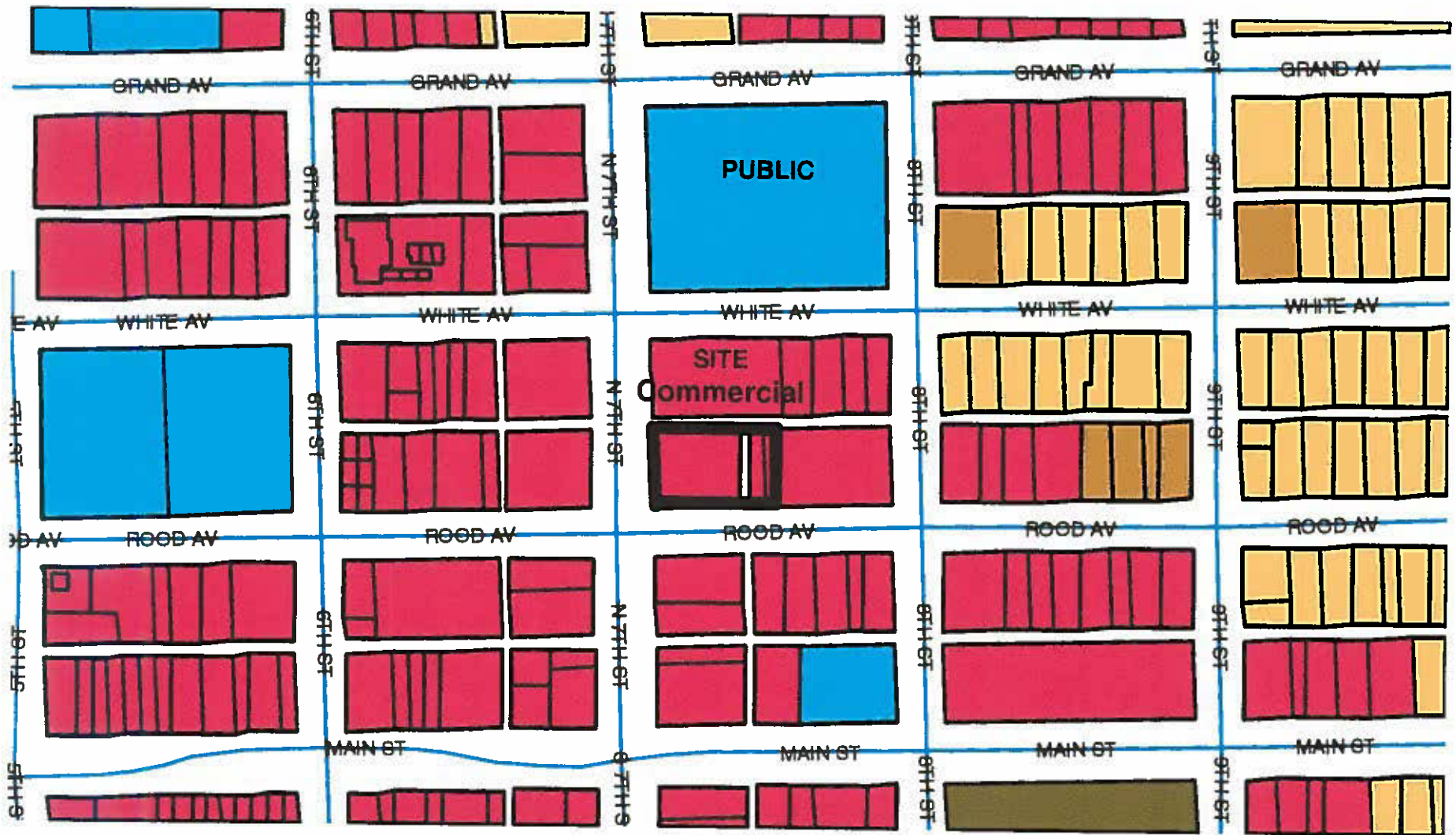
Aerial Photo Map – Alley Vacation

Figure 2



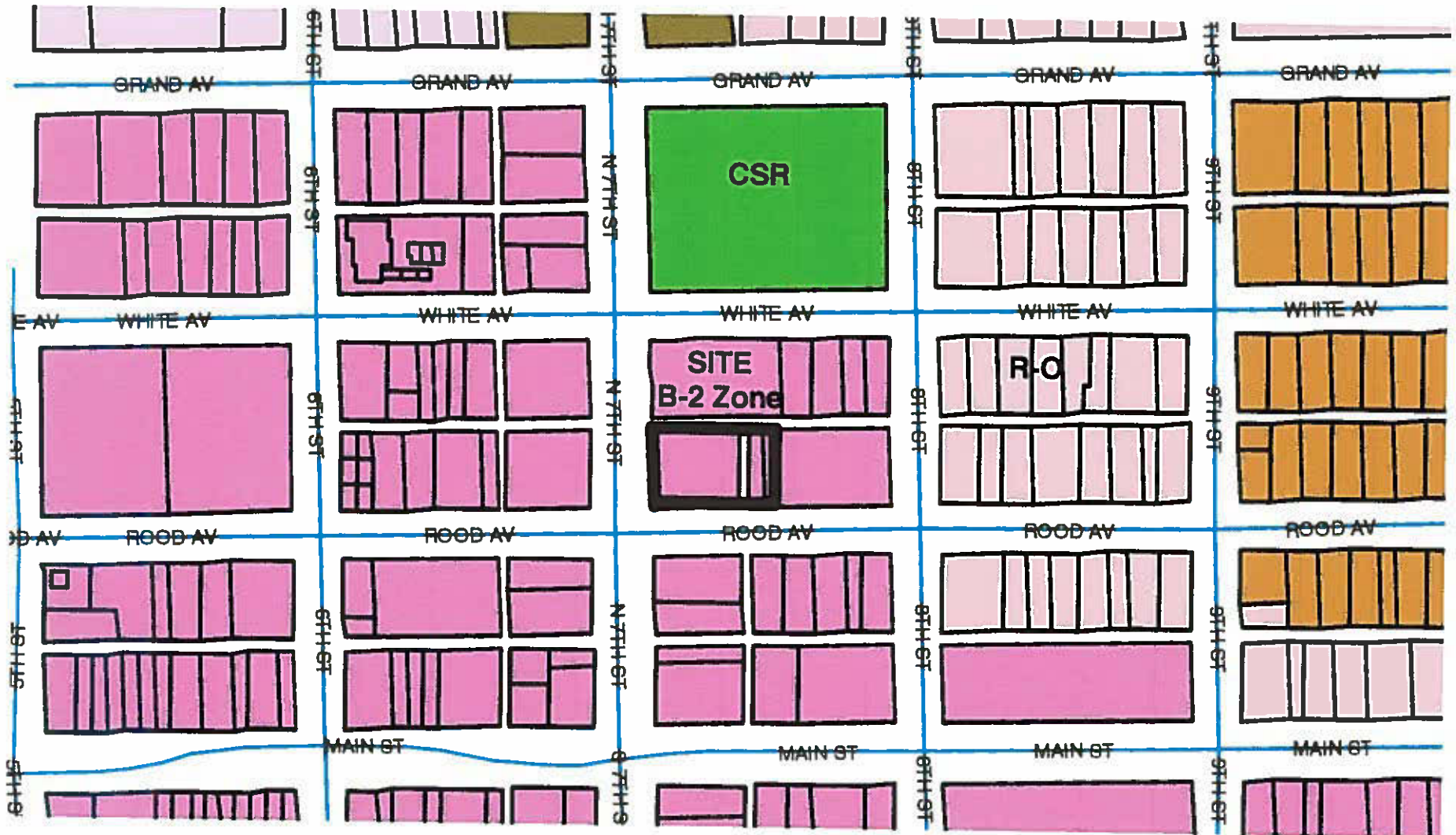
Future Land Use Map – Alley Vacation

Figure 3



Existing City Zoning – Alley Vacation

Figure 4



REVIEW COMMENTS

Page 1 of 3
June 24, 2003

FILE #VR-2003-098

TITLE HEADING: Alley Vacation 7th & Rood

LOCATION: 202 North 7th Street

PETITIONER: 4SC Partnership – Jim Dyer

PETITIONER'S ADDRESS/TELEPHONE: 134 North 6th Street
Grand Junction, CO 81501
245-4040

PETITIONER'S REPRESENTATIVE: Monument Survey Co –Rob Martindale
245-4189

STAFF REPRESENTATIVE: Scott Peterson

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT AND LABEL A RESPONSE TO COMMENT FOR EACH AGENCY OR INDIVIDUAL WHO HAS REQUESTED ADDITIONAL INFORMATION OR REVISED PLANS, INCLUDING THE CITY, ON OR BEFORE 5:00 P.M., SEPTEMBER 24, 2003.

CITY COMMUNITY DEVELOPMENT

6/23/03

Scott Peterson

244-1447

1. Change the name of the proposed Simple Subdivision Plat. Cannot have a number at the beginning of a Title.
2. Identify/label proposed new lot number for the subdivision.
3. See City Property Agent comments.
4. Proposed 15' alley vacation needs to be retained as a 15' Utility & Drainage Easement. Planning Commission & City Council approval required for vacation.
5. Revise Utility Composite plan to show existing gas line in the new north/south easement.

CITY DEVELOPMENT ENGINEER

6/20/03

Laura Lamberty

256-4155

1. Retain utility and drainage easement over vacated right-of-way.
2. Future development will be reviewed at the time of submittal of application. Access points will be approved at that time. Developer of site will need to bring site up to current code including providing alley improvements or a Power of Attorney for future alley improvements and replacing failing infrastructure.

CITY FIRE DEPARTMENT

6/16/03

Hank Masterson

244-1414

No objections to vacation request.

BRESNAN COMMUNICATIONS
Chuck Wiedman

5/27/03
263-2313

We are in receipt of the plat map for your new subdivision, 202 North 7th Street Simple Subdivision. I would like to notify you that we will be working with the other utilities to provide service to this subdivision in a timely manner.

I would like to take this opportunity to bring to your attention a few details that will help both of us provide the services you wish available to the new home purchasers. There items are as follows:

1. We require the developers to provide, at no charge to Bresnan Communications, an open trench for cable service where underground service is needed and when a roadbore is required, that too must be provided by the developer. The trench may be the same one used by other utilities, however the roadbore must provide a 2" conduit for the sole use of cable TV.
2. We require developers to provide, at no charge to Bresnan Communications, fill-in of the trench once cable has been installed in the trench.
3. We require developers to provide, at no charge to Bresnan Communications, a 4" PVC conduit at all utility road crossings where cable TV will be installed. The cable TV crossing will be in the same location as power and telephone crossings. If the conduit is not installed, we will be unable to place our lines until one is installed. This 4" conduit will be for the sole use of cable TV.
4. Should your subdivision contain cul-de-sacs, the driveways and property lines (pins) must be clearly marked prior to the installation of underground cable. Any need to relocate pedestals or lines will be billed directly back to your company.
5. Bresnan Communications will provide service to your subdivision so long as it is within the normal cable TV service area. Any subdivision that is out of the existing cable TV area may require a construction assist charge, paid by the developer, to Bresnan Communications in order to extend the cable TV service to that subdivision.
6. Should Bresnan Communications be required to perform work on any existing aerial or underground cable TV lines to provide service to the subdivision, Bresnan Communications may require a construction assist charge, to be paid by the developer.

Should you have any other questions or concerns please feel free to contact me at any time. If I am out of the office when you call please leave your name and phone number with out office and I will get back in contact with you as soon as I can.

CITY TRANSPORTATION ENGINEER
George Miller

6/13/03
256-4123

Cannot comment as no plan sheet was provided to detail proposed changes.

CITY PROPERTY AGENT
Peter Krick

6/11/03
256-4003

REVIEW COMMENTS

REVIEW COMMENTS / VR-2003-098 / PAGE 3 of 3

1. The name of the Plat shall be revised; the title cannot begin with numerals/numbers. This is a requirement of the SSID Manual, City of Grand Junction. The name cannot begin with numbers, the words and the or replat.
2. Provide a vicinity sketch (location map).
3. The alley will be vacated by a City Resolution. Provide a note on the Plat indicating the recording information for the Resolution.
4. Provide a Title Certification for the use of the signing Title company.
5. The descriptive reference beneath the name of the Plat indicates that this Plat is just the vacation of the alley. The title block in the lower right corner indicates the same.
6. A signed and sealed copy of an improvement survey is required with the submittal.
7. A field inspection will be performed immediately prior to recordation of the Plat to verify corners indicated on the Plat are in place and as noted.

CITY ADDRESSING

6/12/03

Nishi Aragon

244-1430

Address will remain 202 N 7th St.

XCEL

6/19/03

John Basford

244-2630

There are existing Natural Gas Facilities in this easement serving existing customers. Any and all costs associated with rerouting, or rebuilding of existing facilities shall be born by the developer.

Comments not received as of 6/24/03:

City Attorney

City Police Department

City Utility Engineer

Downtown Development Authority

Qwest

Memorandum

DATE: July 8, 2003

TO: Peter Krick, City Property Agent
John Basford, Xcel Energy

FROM: Scott Peterson, Associate Planner

SUBJECT: Response to Comments – Alley Vacation 7th &
Rood (VR-2002-098).

Attached are the revised comments for this project. Please review and return any further comments you have to me by Tuesday, July 15, 2003.

If you have any questions please contact me at:

Phone #: 244-1447

Fax #: 256-4038

E-mail: scottp@ci.grandjct.co.us

7-10-2003

SEE ATTACHED COMMENTS

PETER T. KRICK

ENTERED 7-14-03

INTO IMPACT.

July 10, 2003

Re: VR-2003-098

SEVENTH STREET SIMPLE SUBDIVISION

REVIEW COMMENTS

1. Revise and correct the name of the Plat as it appears in the Dedication, City Approval and Surveyors Certification.
2. A field inspection will be performed immediately prior to recording of the Plat to verify that corners indicated are in place and as noted.

By: Peter T. Krick
Senior Real Estate Technician
City of Grand Junction

THE REGAL BUILDING, INC.
660 WHITE AVENUE
GRAND JUNCTION, COLORADO, 81501
(970) 242-7847

July 1, 2003

Grand Junction Community Development Dept.
250 N. 5th Street
Grand Junction, CO 81501

RECEIVED

JUL 08 2003

COMMUNITY DEVELOPMENT
DEPT.

ATTN: Scott Peterson, Planner

RE: VR-2003-098
Alley Vacation
7th & Rood

Dear Mr. Peterson:

The captioned corporation owns the following real estate together with the office improvements located thereon.

The E. 90.1 Ft of Lots
19, 20, and 21 in Block 83
City of Grand Junction

The advertised location of the proposed alley vacating is somewhat vague, but we believe it to be immediate to the above-property.

Regardless of the numerous utility facilities, both known and unknown that have developed over the past 100 years or more to service this area, a multitude of reasons urge the application be denied. Spot vacating to serve some entity's particular objective is no justification. Those acquiring property in this vicinity are on public record notice of the alley way system. The vast bulk of the City and Mesa County are not so affected.

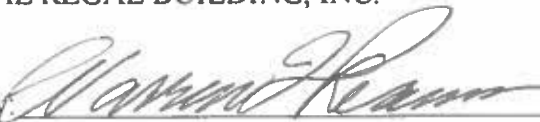
The nature, type of use, and character of this neighborhood has been built around the design of North-South-East-West ailey ways. It is convenient, affords security and other protective benefits. It has been one of the unique features of this area, and represented one of the motivating factors in acquiring property where the design existed.

This Company joins in and incorporates the dissent filed by its primary tenant, Reams & Majors, P.C.

It is urged the subject application be denied.

Very truly yours,

THE REGAL BUILDING, INC.

By: 

Warren F. Reams, President

WFR/bjg

Memorandum

DATE: July 8, 2003

TO: Peter Krick, City Property Agent
John Basford, Xcel Energy

FROM: Scott Peterson, Associate Planner

SUBJECT: Response to Comments – Alley Vacation 7th &
Rood (VR-2002-098).

Attached are the revised comments for this project. Please review and return any further comments you have to me by Tuesday, July 15, 2003.

If you have any questions please contact me at:
Phone #: 244-1447
Fax #: 256-4038
E-mail: scottp@ci.grandjct.co.us

Page 1 of 1
July 7, 2003

FILE #VR-2003-098

TITLE HEDING: Alley Vacation 7th & Rood

LOCATION: 202 North 7th Street

PETITIONER'S ADDRESS/TELEPHONE: 134 North 6th Street
Grand Junction, CO 81501
245-4040

PETITIONER'S REPRESENTATIVE: Monument Survey Co.- Rob Martindale
245-4189

STAFF REPRESENTATIVE: Scott Peterson

CITY COMMUNITY DEVELOPMENT

Scott Peterson

1. Name has been changed.
2. New lot is labeled as LOT 1.
3. The 15' utility easement has been relabeled to reflect the drainage easement addition.
4. The gas line has been shown in the north/south easement on the utility composite.

CITY PROPERTY AGENT

Peter Krick

1. The name has been changed to satisfy the SSID manual.
2. Vicinity map has been added to all drawings.
3. A plat note as been added for the City Resolution vacating the alley.
4. A title certification as been added to the plat.
5. The heading and the title block have been modified to reflect the alley vacation as well as the replat of the City lots.
6. A signed copy of the Improvement Survey Plat as been provided.

XCEL

John Basford

1. The existing natural gas line as been shown running north and south through the existing alleyway.

RECEIVED
JUL 07 2003
COMMUNITY DEVELOPMENT
DEPT.

Excepting some questionable, long past Main affects Block 6, 27, 28, 39, 50, 61, 72, 83, 94, 105, 11 townsite. These ways and rights of way served and c should not be servient to the whims and fancies of the conflicting interests. There are some localities in irregularly vacating

- BE RETAINED AS UTILITY EASEMENT
 - CAN BE SAID NE
-

TALKED TO CHARLES ON 7-8-03. EXPLAINED LOCATION THAT IT IS NOT DIRECTLY ADJACENT TO THEIR PROP. HE WAS GOING TO TALK TO DEAN.

SAID THAT ~~THE~~ N/S ALLEY ADJACENT TO LANDESIGN WAS VACATED. THIS VACATION WOULD BRING UNIFORMITY TO THE BLOCK.

Page 2 of 2 Pages

July 7, 2003

Letter to Grand Junction Community Development Dept.

RE: Alley Vacation, 7th & Rood

The best plan is to unequivocally deny the application. This firm joins in and incorporates the descent filed by its Lessor, The Regal Building, Inc.

Very truly yours,

REAMS & MAJORS, P.C.

By: 

Charles F. Reams

WFR/bjg

AGENDA TOPIC: Vacation of a 15' north/south alley right-of-way located northeast of the intersection of N. 7th Street and Rood Avenue – 202 N. 7th Street.

ACTION REQUESTED: Recommendation to City Council on the Vacation of the 15' north/south alley right-of-way located northeast of the intersection of N. 7th Street and Rood Avenue.

BACKGROUND INFORMATION			
Location:		202 N. 7 th Street	
Applicant:		4SC Partnership, Owner	
Existing Land Use:		Vacant lots	
Proposed Land Use:		Future commercial development	
Surrounding Land Use:	North	Commercial office	
	South	Commercial office	
	East	Vacant lot	
	West	Commercial office	
Existing Zoning:		B-2, Downtown Business	
Proposed Zoning:		N/A	
Surrounding Zoning:	North	B-2, Downtown Business	
	South	B-2, Downtown Business	
	East	B-2, Downtown Business	
	West	B-2, Downtown Business	
Growth Plan Designation:		Commercial	
Zoning within density range?		N/A	Yes <input type="checkbox"/> No <input type="checkbox"/>

PROJECT DESCRIPTION: The petitioners wish to vacate an existing 15' north/south alley right-of-way located northeast of the intersection of N. 7th Street and Rood Avenue in anticipation of future commercial development. The only utilities that are located in the alley right-of-way are a sanitary sewer line and gas line. The existing seven (7) lots owned by the petitioners will be consolidated into one (1) 0.51 acre lot through a Simple Subdivision Plat upon the approval of the alley vacation with the existing 15' alley right-of-way being converted to a 15' Utility & Drainage Easement.

RECOMMENDATION: Staff recommends that the Planning Commission forward a recommendation of APPROVAL of the requested 15' alley vacation to the City Council.

ANALYSIS

1. Background:

The petitioners, 4SC Partnership, wish to vacate the existing 15' north/south alley right-of-way that presently divides their property located at 202 N. 7th Street. The alley has never been fully constructed but does contain a concrete drainage swale. Upon the approval of the requested vacation by the City, a 15' Utility & Drainage Easement will be dedicated for the sanitary sewer line and gas line and a Simple Subdivision Plat filed that will combine all seven (7) lots that the petitioners own into one (1) 0.51 acre lot in anticipation of future commercial development.

2. Consistency with the Growth Plan:

The site is currently zoned B-2, Downtown Business with the Growth Plan Future Land Use Map showing this area as Commercial.

3. Section 2.11 C. of the Zoning and Development Code:

Requests to vacate any public right-of-way or easement must conform to all of the following:

- a. The Growth Plan, major street plan and other adopted plans and policies of the City.

Granting the request to vacate the existing 15' alley right-of-way does not conflict with the Growth Plan, major street plan and other adopted plans and policies of the City of Grand Junction.

- b. No parcel shall be landlocked as a result of the vacation.

No parcel will be landlocked as a result of this alley vacation.

- c. Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive or reduces or devalues any property affected by the proposed vacation.

Access will not be restricted.

- d. There shall be no adverse impacts on the health, safety, and/or welfare of the general community and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g. police/fire protection and utility services).

There will be no adverse impacts to the general community and the quality of public facilities and services provided will not be reduced due to the vacation request.

- e. The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter Six of the Zoning and Development Code.

The provision of adequate public facilities and services will not be inhibited to any property as required in Chapter Six of the Zoning & Development Code as the 15' alley right-of-way will be converted to a 15' Utility & Drainage Easement for the benefit of the existing sanitary sewer line and gas line. No adverse comments were received from the utility review agencies during the staff review process.

- f. The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.

Maintenance requirements to the City will not change as a result of the proposed vacation, as a new 15' Utility & Drainage Easement will be dedicated through a Simple Subdivision Plat.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the alley vacation application located at 202 N. 7th Street, VR-2003-098 for the vacation of a 15' alley right-of-way, staff recommends that the Planning Commission make the following findings of fact and conclusions:

1. The requested 15' alley right-of-way vacation is consistent with the Growth Plan.
2. The review criteria in Section 2.11 C. of the Zoning and Development Code have all been met.
3. Approval of the alley vacation request is contingent upon the approval and filing of the Simple Subdivision Plat and the dedication of the 15' Utility & Drainage Easement for the benefit of the existing sanitary sewer line and gas line.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission forward a recommendation of **APPROVAL** of the requested 15' alley right-of-way vacation located at 202 N. 7th Street, VR-2003-098, to the City Council with the findings and conclusions as stated above.

RECOMMENDED PLANNING COMMISSION MOTION:

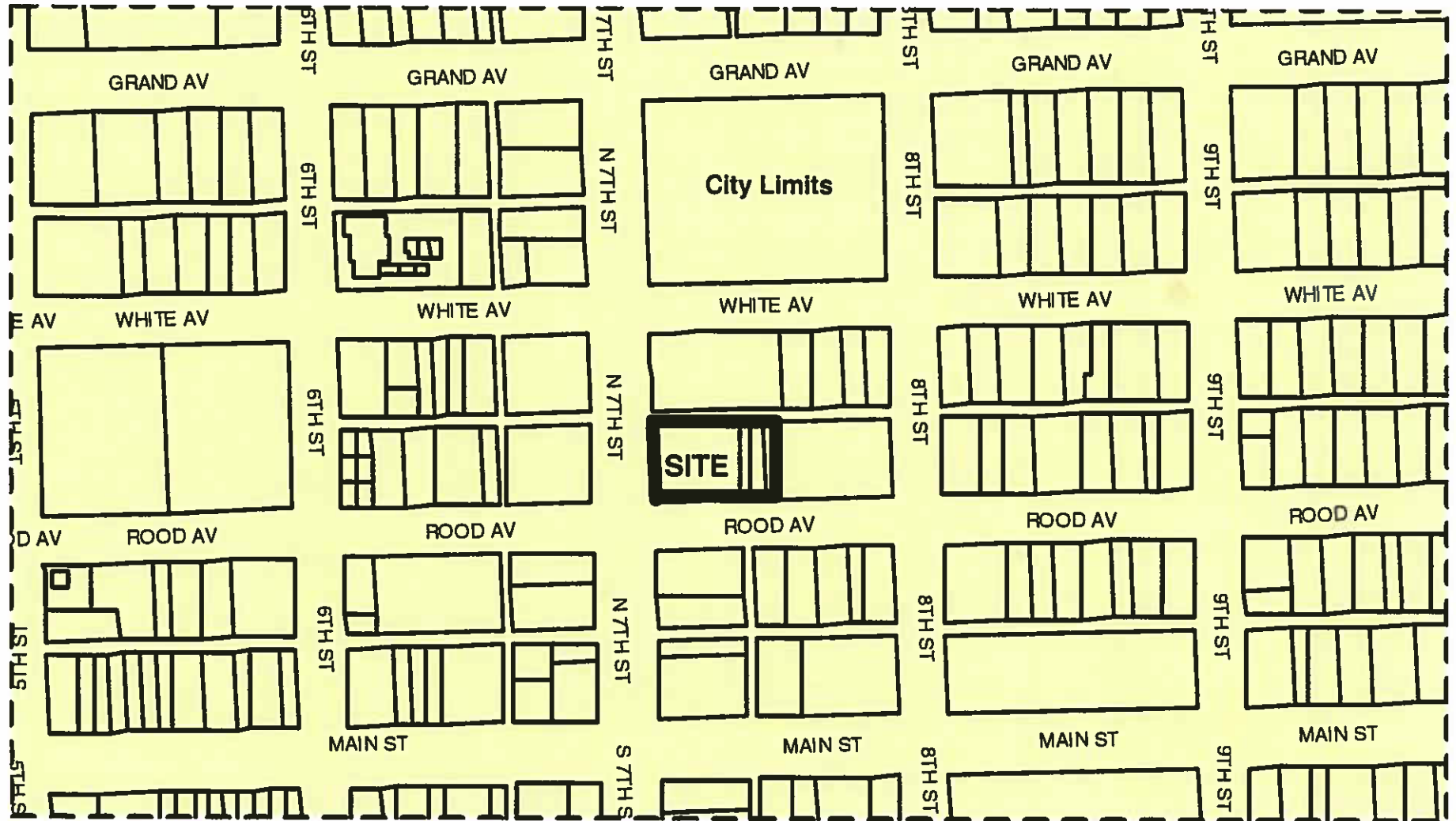
Mr. Chairman, on the vacation of the 15' alley right-of-way located at 202 N. 7th Street, VR-2003-098, I move that we recommend approval to the City Council for the 15' alley right-of-way vacation making the findings of fact and conclusions listed above.

Attachments:

Vicinity Map
Aerial Photo
Growth Plan Map
Zoning Map
Exhibit "A"

Site Location Map – Alley Vacation

Figure 1



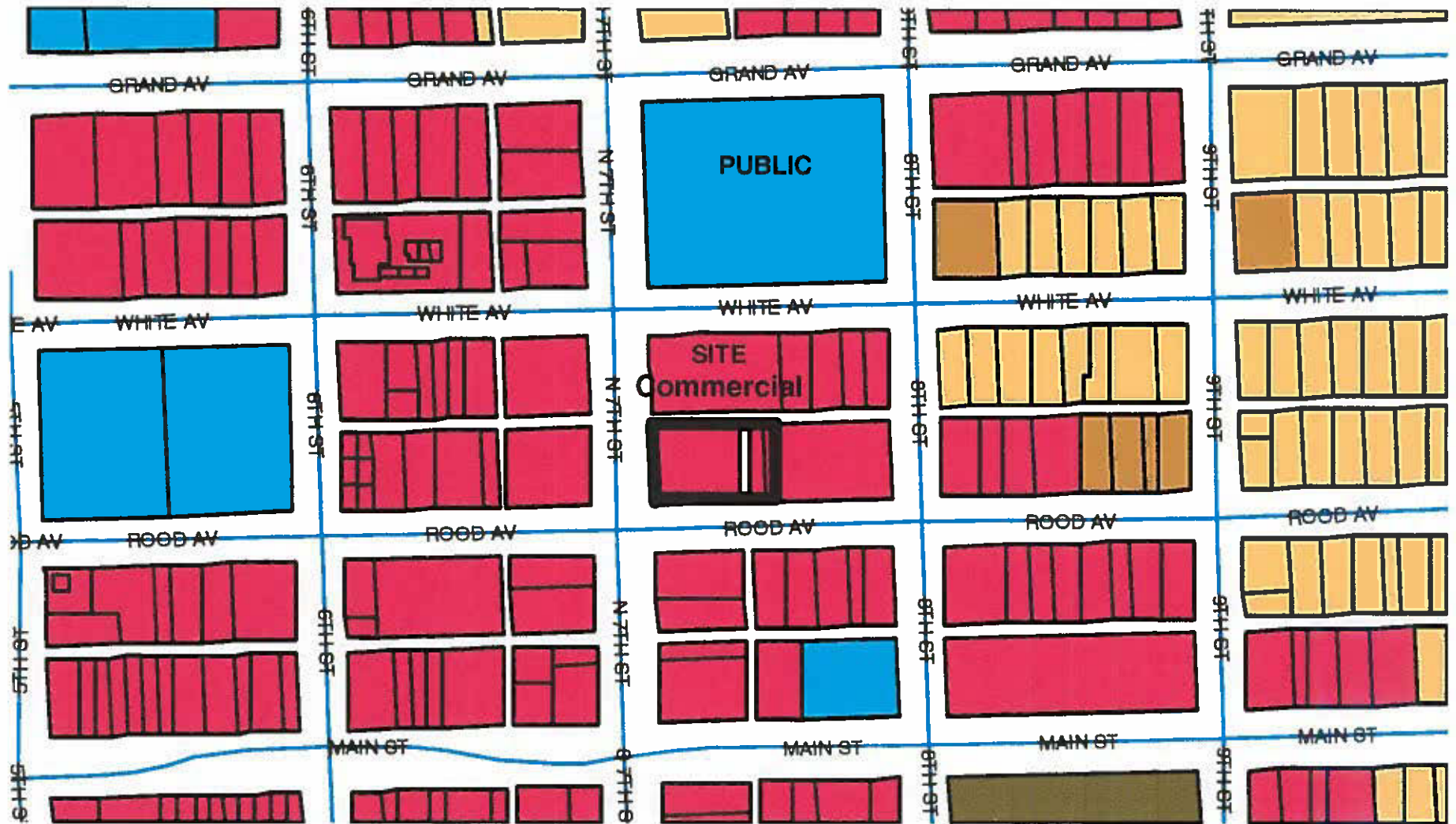
Aerial Photo Map – Alley Vacation

Figure 2



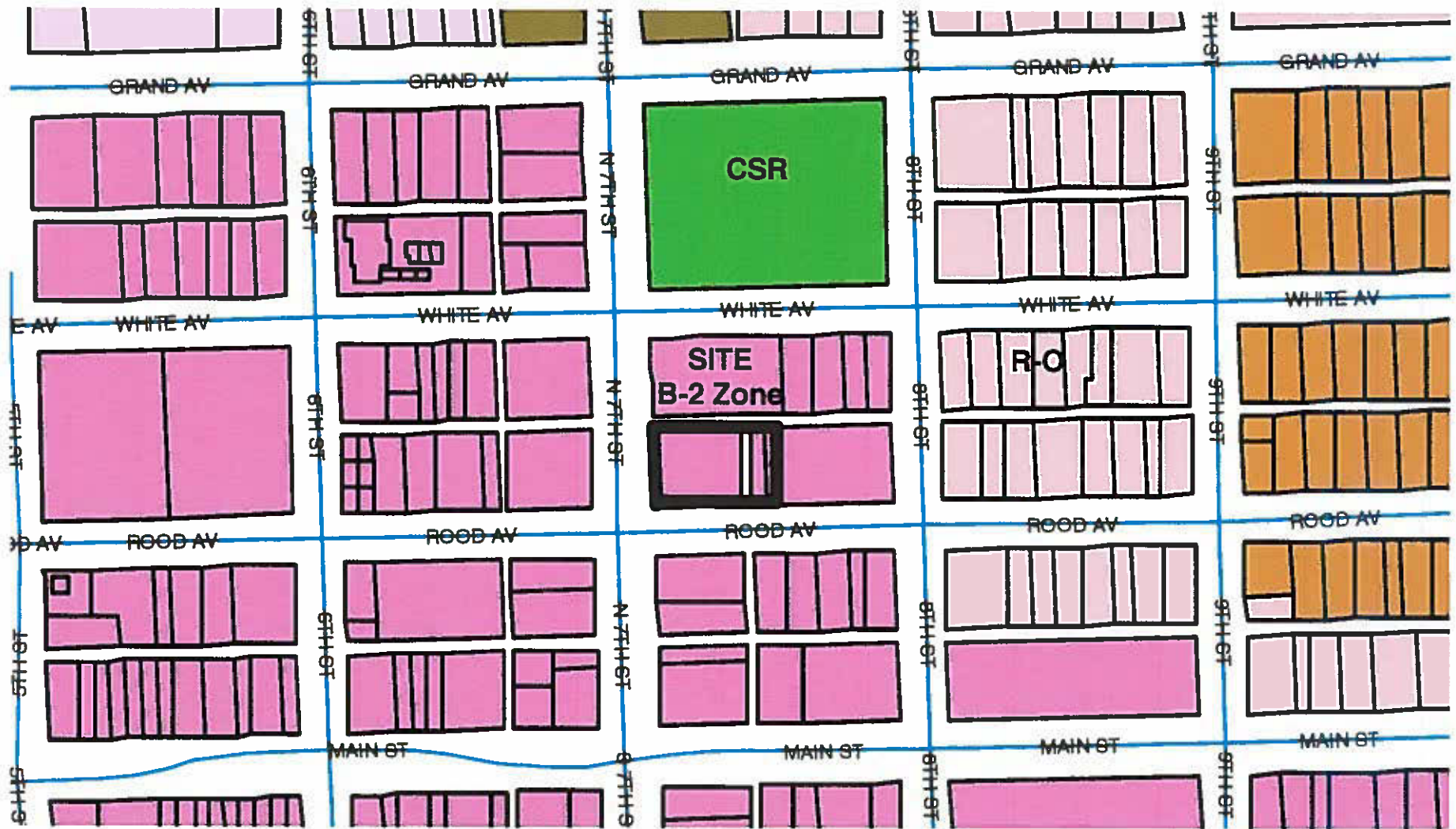
Future Land Use Map – Alley Vacation

Figure 3

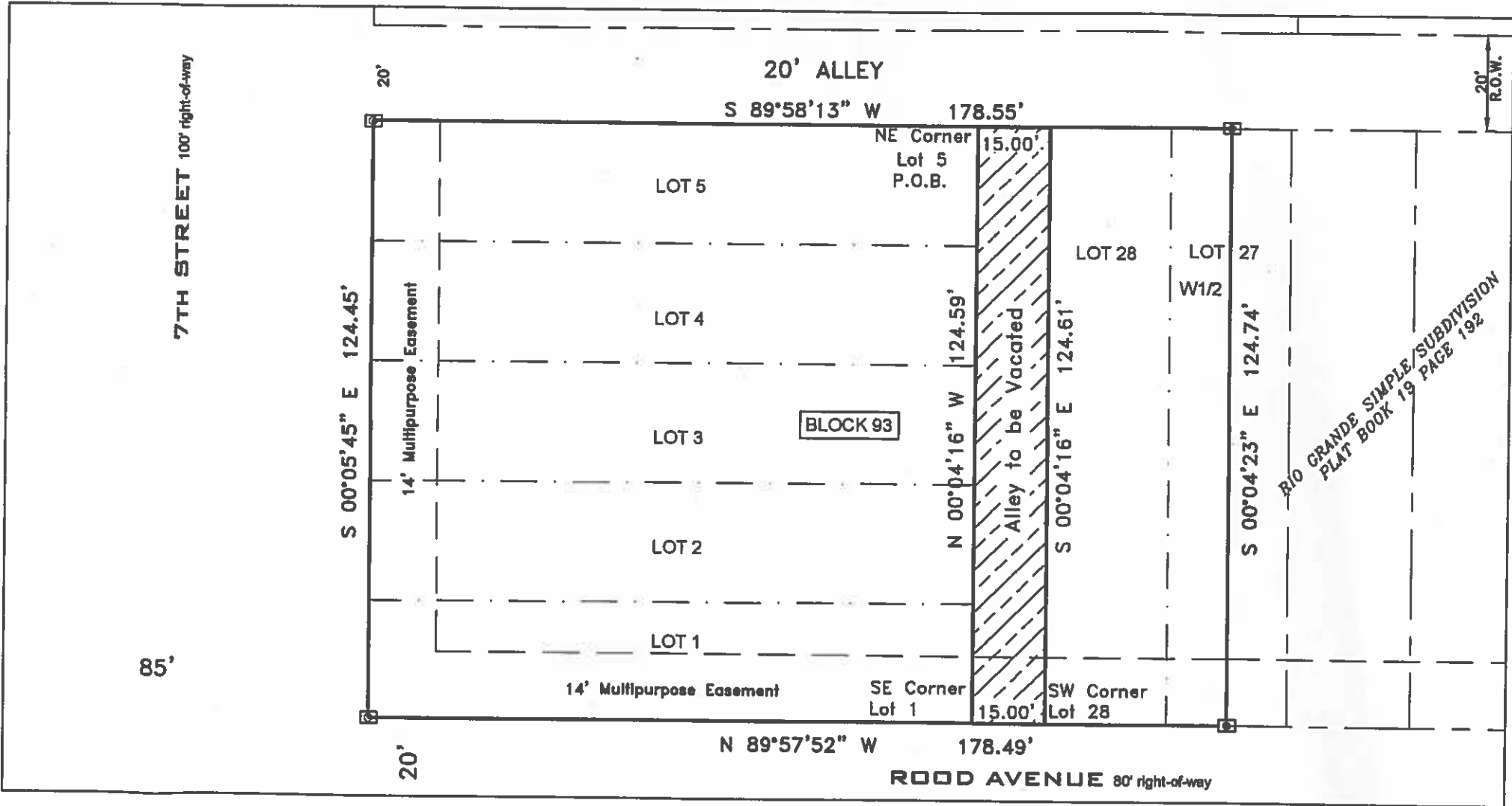


Existing City Zoning – Alley Vacation

Figure 4



EASEMENT VACATION EXHIBIT "A"



EASEMENT VACATION DESCRIPTION:

Beginning at the NE corner of Lot 5 in Block 93 of the City of Grand Junction and whose North line is assumed to bear N89°58'13"E and all bearings contained herein to be relative thereto; thence N 89°58'13" E 15.00 feet to the NW corner of Lot 28 in said Block 93; thence along the West line of said Lot 28, S 00°04'16"E 124.61 feet to the SW corner of said Lot 28 and the North right of way of Rood Avenue; thence along said North right of way N 89°57'52" W 15.00 feet to the SE corner of Lot 1 in said Block 93; thence leaving said North right of way N 00°04'16"W 124.59 feet to the point of beginning, Mesa County, Colorado.

RECEIVED

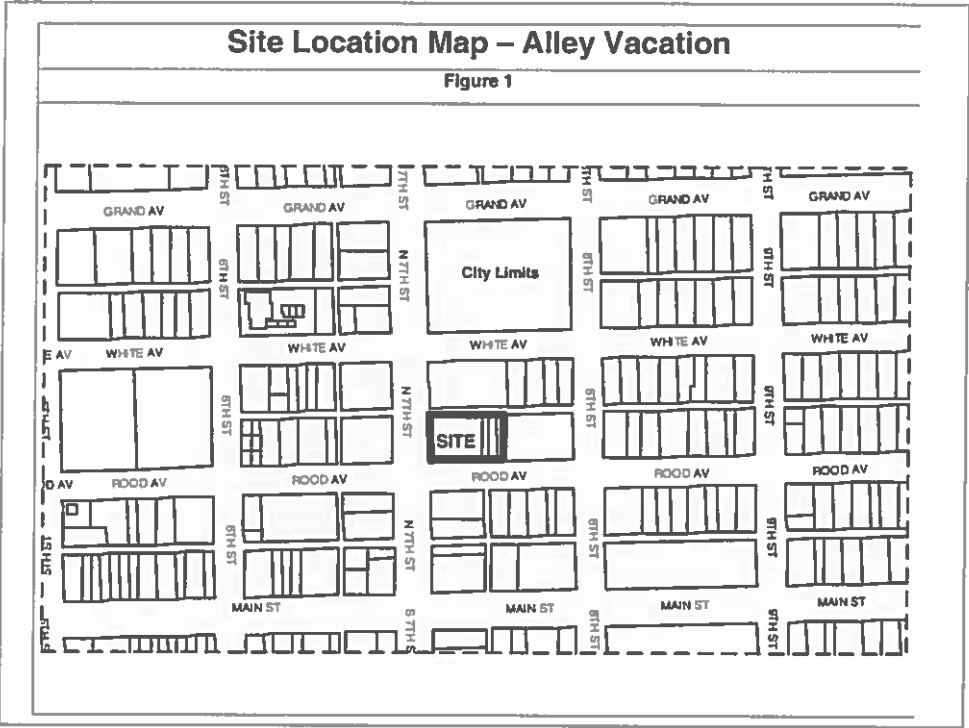
MAY 19 2003

COMMUNITY DEVELOPMENT
DEPT.

15' Alley Vacation located at
202 North 7th Street

Staff Representative: Scott D.
Peterson

Good Evening Mr. Chairman, I am Scott Peterson, Associate Planner,
Community Development Dept.



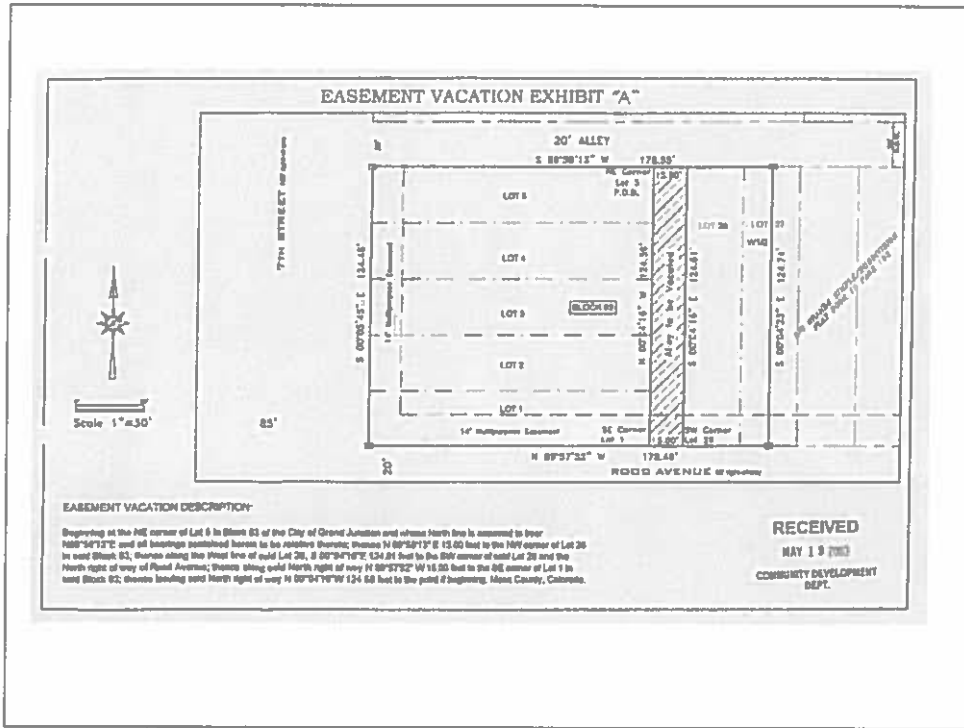
Site Location Map: The proposed 15' alley right-of-way vacation is located northeast of the intersection of N. 7th Street and Rood Avenue and is addressed as 202 N. 7th Street.

Aerial Photo Map – Alley Vacation

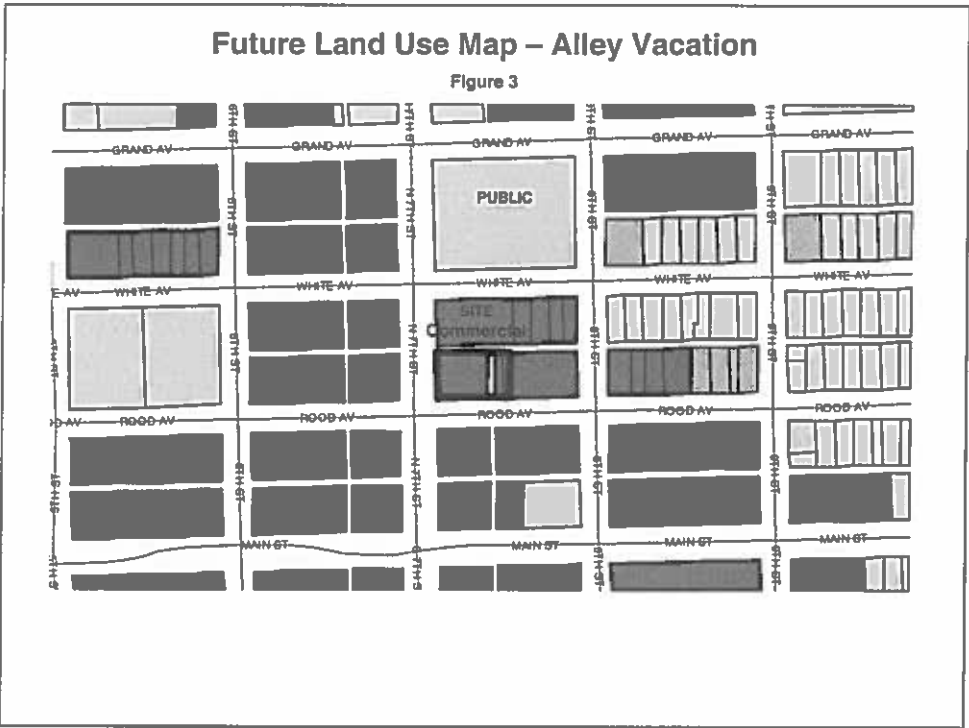
Figure 2



This is an aerial photo of the property. The site is currently vacant and the petitioner's wish to vacate the existing 15' north/south alley right-of-way in anticipation of future commercial development.



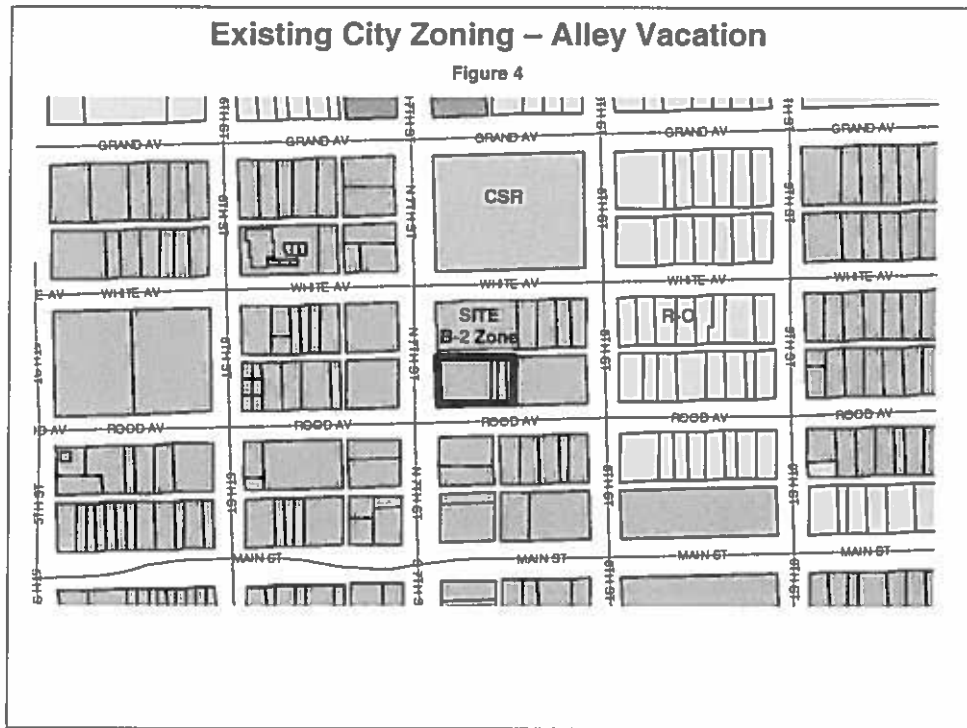
This legal description shows the proposed vacation. The only utilities that are located in the alley right-of-way are a sanitary sewer line and gas line.



The Future Land Use Map indicates this area to be Commercial in character.

Existing City Zoning – Alley Vacation

Figure 4



Existing City zoning for the site is B-2, Downtown Business.

Findings & Conclusions:

- The requested 15' alley right-of-way vacation is consistent with the Growth Plan, *Major Street Plan + other adopted plans/policies.*
- The review criteria in Section 2.11 C. (Vacation of Public Right-of-Ways or Easements) of the Zoning & Development Code have all been met.

Findings & Conclusions:

Recommendation:

- City staff recommends that the Planning Commission forward a recommendation of APPROVAL of the requested 15' alley right-of-way vacation located at 202 N. 7th Street to the City Council. . .

Subject to the condition that a Simple Subd. plat be filed and a 15' utility + drainage easement be dedicated for benefit of the existing sanitary sewer line and gas line.

Recommendation:

GRAND JUNCTION PLANNING COMMISSION
JULY 8, 2003 MINUTES
7:00 P.M. to 7:35 P.M.

The regularly scheduled Planning Commission hearing was called to order at 7:00 P.M. by Chairman Paul Dibble. The public hearing was held in the City Hall Auditorium.

In attendance, representing the City Planning Commission, were Dr. Paul Dibble (Chairman), Roland Cole, John Evans, John Redifer, Richard Blosser, William Putnam and Bill Pitts.

In attendance, representing the City's Community Development Department, were Bob Blanchard (Community Development Director), Pat Cecil (Development Services Supervisor), Ronnie Edwards (Associate Planner), Scott Peterson (Associate Planner) and Lisa Cox (Senior Planner).

Also present was John Shaver (Assistant City Attorney).

Terri Troutner was present to record the minutes.

There were approximately 8 interested citizens present during the course of the hearing.

I. APPROVAL OF MINUTES

Available for consideration were the minutes from the June 10, 2003 public hearing.

MOTION: (Commissioner Cole) "Mr. Chairman, I would move for approval of the minutes as presented."

Commissioner Evans seconded the motion. A vote was called and the motion passed by a vote of 6-0, with Commissioner Putnam abstaining.

II. ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

There were no announcements, presentations and/or visitors.

III. CONSENT AGENDA

Pulled from the agenda were items ANX-2003-116 (Zone of Annexation--Carville Annexation) and PFP-2003-092 (Preliminary/Final Plan--Grand Mesa Center, Revised Plan).

Offered for placement on the Consent Agenda were items PLN-2003-129 (Grand Valley Circulation Plan--Reclassifying B 3/4 Road), CUP-2003-049 (Conditional Use Permit--Broken Spoke Co-Location), CUP-2003-046 (Conditional Use Permit--Verizon Co-Locate on Commercial Drive), **VR-2003-098** (Vacation of Right-of-Way, Alley Vacation at 7th Street and Rood Avenue), and ANX-2003-114 (Zone of Annexation--Westgate Free Will Baptist Church). At citizen request, item ANX-2003-114 was pulled from Consent and placed on the Full Hearing Agenda.

MOTION: (Commissioner Blosser) "Mr. Chairman, I make the motion that we approve the Consent Agenda as modified."

Commissioner Pitts seconded the motion. A vote was called and the motion passed by a vote of 7-0.

✓ 3. CUP-2003-049 **CONDITIONAL USE PERMIT-BROKEN SPOKE CO-LOCATION**
Request approval for a Conditional Use Permit to allow co-location of an additional antenna on an existing monopole telecommunication facility in a RMF-5 (Residential Multi-Family-5 units/acre) zone district.
PETITIONER: Gary Meier
LOCATION: 688 29½ Road
STAFF: Ronnie Edwards

✓ 4. CUP-2003-046 **CONDITIONAL USE PERMIT - VERIZON CO-LOCATE ON COMMERCIAL DR.**
Request approval to co-locate an antenna on an existing freestanding telecommunication tower with ground based equipment shelter for Verizon Wireless.
PETITIONER: Ed Hokanson
LOCATION: 587 North Commercial Drive
STAFF: Scott Peterson

✓ 5. VR-2003-098 **VACATION OF RIGHT-OF-WAY - ALLEY VACATION 7th & ROOD**
Request approval to vacate 15 ft. north/south alley located northeast of the intersection of North 7th Street & Rood Avenue
PETITIONER: 4SC Partnership – Jim Dyer
LOCATION: 202 North 7th Street
STAFF: Scott Peterson

✓ 6. ANX-2003-114 **ZONE OF ANNEXATION - WESTGATE FREE WILL BAPTIST CHURCH**
Request to establish a zoning of RSF-2 (Residential Single Family-2 units/acre) or appropriate zone district on 4.537 acres.
PETITIONER: Westgate Free Will Baptist Church
LOCATION: 2155 Broadway
STAFF: Lori Bowers

✓ 7. PFP-2003-092 **PRELIMINARY / FINAL PLAN - GRAND MESA CENTER REVISED PLAN**
Rescheduled from the June 24, 2003 Planning Commission Meeting
Request approval to subdivide Lot 1 of Grand Mesa Center into two lots.
PETITIONER: AIG Baker – David Bearden
LOCATION: 2464 Highway 6 & 50
STAFF: Lisa Cox

END OF CONSENT AGENDA

Memorandum

DATE: July 16, 2003

TO: Peter Krick, Property Agent

FROM: Scott Peterson, Associate Planner

SUBJECT: Response to Comments – Alley Vacation 7th &
Rood (VR-2003-098).

Attached are the revised comments for this project. Please review and return any further comments you have to me by Wednesday, July 30, 2003.

If you have any questions please contact me at:

Phone #: 244-1447

Fax #: 256-4038

E-mail: scottp@ci.grandjct.co.us

RESPONSE TO REVIEW COMMENTS
2nd Round

RECEIVED
JUL 16 2003
COMMUNITY DEVELOPMENT
DEPT. & ROOM

Page 1 of 1
July 16, 2003

FILE #VR-2003-098(2)

TITLE HEADING: Alley Vacation Plat & Road

LOCATION: 202 North 7th Street

PETITIONER: 4SC Partnership – Jim Dyer

PETITIONER'S ADDRESS/TELEPHONE: 134 North 6th Street
Grand Junction, CO 81501
245-4040

PETITIONER'S REPRESENTATIVE: Monument Survey Co –Rob Martindale
245-4189

STAFF REPRESENTATIVE: Scott Peterson

CITY COMMUNITY DEVELOPMENT 6/23/03
Scott Peterson 244-1447

- 1. Add "and West 1/2 of Lot 27" to the Main Title Heading on Simple Subdivision Plat.

PETITIONER'S RESPONSE: The West 1/2 of Lot 27 has been added to the Main Title Heading.

CITY PROPERTY AGENT 6/11/03
Peter Krick 256-4003

REVIEW COMMENTS

- 1. Revise and correct the name of the Plat as it appears in the Dedication, City Approval and Surveyors Certification.

PETITIONER'S RESPONSE: The corrected name has been made the Dedication, City Approval and Surveyors Certification.

- 2. A field inspection will be performed immediately prior to recording of the Plat to verify that corners indicated are in place and as noted.

PETITIONER'S RESPONSE: It is understood a field inspection will be conducted prior to recording of the plat.

REVIEW COMMENTS

2nd Round

*Emailed
7/16/03*

Page 1 of 1
July 16, 2003

FILE #VR-2003-098(2)

TITLE HEADING: Alley Vacation 7th & Rood

LOCATION: 202 North 7th Street

PETITIONER: 4SC Partnership – Jim Dyer

PETITIONER'S ADDRESS/TELEPHONE: 134 North 6th Street
Grand Junction, CO 81501
245-4040

PETITIONER'S REPRESENTATIVE: Monument Survey Co – Rob Martindale
245-4189

STAFF REPRESENTATIVE: Scott Peterson

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT AND LABEL A RESPONSE TO COMMENT FOR EACH AGENCY OR INDIVIDUAL WHO HAS REQUESTED ADDITIONAL INFORMATION OR REVISED PLANS, INCLUDING THE CITY, ON OR BEFORE 5:00 P.M., AUGUST 15, 2003.

CITY COMMUNITY DEVELOPMENT

6/23/03

Scott Peterson

244-1447

1. Add "and West 1/2 of Lot 27" to the Main Title Heading on Simple Subdivision Plat.

CITY PROPERTY AGENT

6/11/03

Peter Krick

256-4003

REVIEW COMMENTS

1. Revise and correct the name of the Plat as it appears in the Dedication, City Approval and Surveyors Certification.
2. A field inspection will be performed immediately prior to recording of the Plat to verify that corners indicated are in place and as noted.

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject	Setting a Hearing for the Vacation of a 15' north/south alley right-of-way located northeast of the intersection of N. 7 th Street and Rood Avenue – 202 N. 7 th Street					
Meeting Date	July 16, 2003					
Date Prepared	July 9, 2003			File #VR-2003-098		
Author	Scott D. Peterson		Associate Planner			
Presenter Name	Scott D. Peterson		Associate Planner			
Report results back to Council	X	No		Yes	When	
Citizen Presentation		Yes	X	No	Name	
	Workshop	X	Formal Agenda	X	Consent	Individual Consideration

Summary: The petitioners, 4SC Partnership, wish to vacate an existing 15' north/south alley right-of-way located northeast of the intersection of N. 7th Street and Rood Avenue in anticipation of future commercial development. The only utilities that are located in the alley right-of-way are a sanitary sewer line and gas line. The existing seven (7) lots owned by the petitioners will be consolidated into one (1) 0.51 acre lot through a Simple Subdivision Plat upon the approval of the alley vacation with the existing 15' alley right-of-way being converted to a 15' Utility & Drainage Easement. The Planning Commission recommended approval at its July 8th, 2003 meeting.

Budget: N/A

Action Requested/Recommendation: First reading of the ordinance and set hearing for August 6th, 2003.

Attachments:

1. Background Information/Staff Analysis
2. Site Location Map
3. Aerial Photo Map
4. Future Land Use Map
5. Existing City Zoning Map
6. Ordinance & Exhibit A

BACKGROUND INFORMATION			
Location:		202 N. 7 th Street	
Applicant:		4SC Partnership, Owner	
Existing Land Use:		Vacant lots	
Proposed Land Use:		Future commercial development	
Surrounding Land Use:	North	Commercial office	
	South	Commercial office	
	East	Vacant lot	
	West	Commercial office	
Existing Zoning:		B-2, Downtown Business	
Proposed Zoning:		N/A	
Surrounding Zoning:	North	B-2, Downtown Business	
	South	B-2, Downtown Business	
	East	B-2, Downtown Business	
	West	B-2, Downtown Business	
Growth Plan Designation:		Commercial	
Zoning within density range?		N/A	No

Staff Analysis:

The petitioners, 4SC Partnership, wish to vacate the existing 15' north/south alley right-of-way that presently divides their property located at 202 N. 7th Street. The alley has never been fully constructed but does contain a concrete drainage swale. Upon the approval of the requested vacation by the City, a 15' Utility & Drainage Easement will be dedicated for the sanitary sewer line and gas line and a Simple Subdivision Plat filed that will combine all seven (7) lots that the petitioners own into one (1) 0.51 acre lot in anticipation of future commercial development.

Consistency with the Growth Plan:

The site is currently zoned B-2, Downtown Business with the Growth Plan Future Land Use Map showing this area as Commercial.

Section 2.11 C. of the Zoning and Development Code:

Requests to vacate any public right-of-way or easement must conform to all of the following:

- a. The Growth Plan, major street plan and other adopted plans and policies of the City.

Granting the request to vacate the existing 15' alley right-of-way does not conflict with the Growth Plan, major street plan and other adopted plans and policies of the City of Grand Junction.

- b. No parcel shall be landlocked as a result of the vacation.

No parcel will be landlocked as a result of this alley vacation.

- c. Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive or reduces or devalues any property affected by the proposed vacation.

Access will not be restricted.

- d. There shall be no adverse impacts on the health, safety, and/or welfare of the general community and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g. police/fire protection and utility services).

There will be no adverse impacts to the general community and the quality of public facilities and services provided will not be reduced due to the vacation request.

- e. The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter Six of the Zoning and Development Code.

The provision of adequate public facilities and services will not be inhibited to any property as required in Chapter Six of the Zoning & Development Code as the 15' alley right-of-way will be converted to a 15' Utility & Drainage Easement for the benefit of the existing sanitary sewer line and gas line. No adverse comments were received from the utility review agencies during the staff review process.

- f. The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.

Maintenance requirements to the City will not change as a result of the proposed vacation, as a new 15' Utility & Drainage Easement will be dedicated through a Simple Subdivision Plat.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the alley vacation application located at 202 N. 7th Street, VR-2003-098 for the vacation of a 15' alley right-of-way, the Planning Commission at their July 8th, 2003 meeting made the following findings of fact and conclusions:

1. The requested 15' alley right-of-way vacation is consistent with the Growth Plan.
2. The review criteria in Section 2.11 C. of the Zoning and Development Code have all been met.
3. Approval of the alley vacation request is contingent upon the approval and filing of the Simple Subdivision Plat and the dedication of the 15' Utility & Drainage Easement for the benefit of the existing sanitary sewer line and gas line.

Action Requested/Recommendation: Recommend First Reading of the Ordinance for the vacation of a 15' alley right-of-way located northeast of the intersection of N. 7th Street and Rood Avenue – 202 N. 7th Street, finding the request consistent with the Growth Plan and Section 2.11 C. of the Zoning and Development Code.

Attachments:

1. Site Location Map
2. Aerial Photo Map
3. Future Land Use Map
4. Existing City Zoning Map
5. Ordinance & Exhibit A

CITY OF GRAND JUNCTION

Ordinance No. _____

**AN ORDINANCE VACATING A 15' WIDE ALLEY RIGHT-OF-WAY LOCATED
NORTHEAST OF THE INTERSECTION OF NORTH 7th STREET AND
ROOD AVENUE
KNOWN AS: 202 N. 7th Street**

RECITALS:

In conjunction with the filing of a Simple Subdivision Plat and in anticipation of future commercial development, the applicant proposes to vacate a 15' wide alley right-of-way which will be converted to a 15' Utility & Drainage Easement.

The Planning Commission, having heard and considered the request and found the criteria of the Code to have been met, recommend that the vacation be approved.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

1. The following described 15' alley right-of-way is hereby conditionally vacated:

Beginning at the NE corner of Lot 5 in Block 93 of the City of Grand Junction, as recorded in Plat Book 2865, Page 415, and whose North line is assumed to bear N89°58'13"E and all bearings contained herein to be relative thereto; thence N 89°58'13" 15.00 feet to the NW corner of Lot 28 in said Block 93; thence along the West line of said Lot 28, S 00°04'16"E 124.61 feet to the SW corner of said Lot 28 and the North right of way of Rood Avenue; thence along said North right of way N 89°57'52" W 15.00 feet to the SE corner of Lot 1 in said Block 93; thence leaving said North right of way N 00°04'16"W 124.59 feet to the point of beginning, Mesa County, Colorado. See attached Exhibit "A."

This 15' alley right-of-way vacation is conditioned and contingent upon the approval and filing of the Simple Subdivision Plat and the dedication of the 15' Utility & Drainage Easement for the benefit of the existing sanitary sewer line and gas line.

INTRODUCED on First Reading on the 16th day of July, 2003 and ordered published.

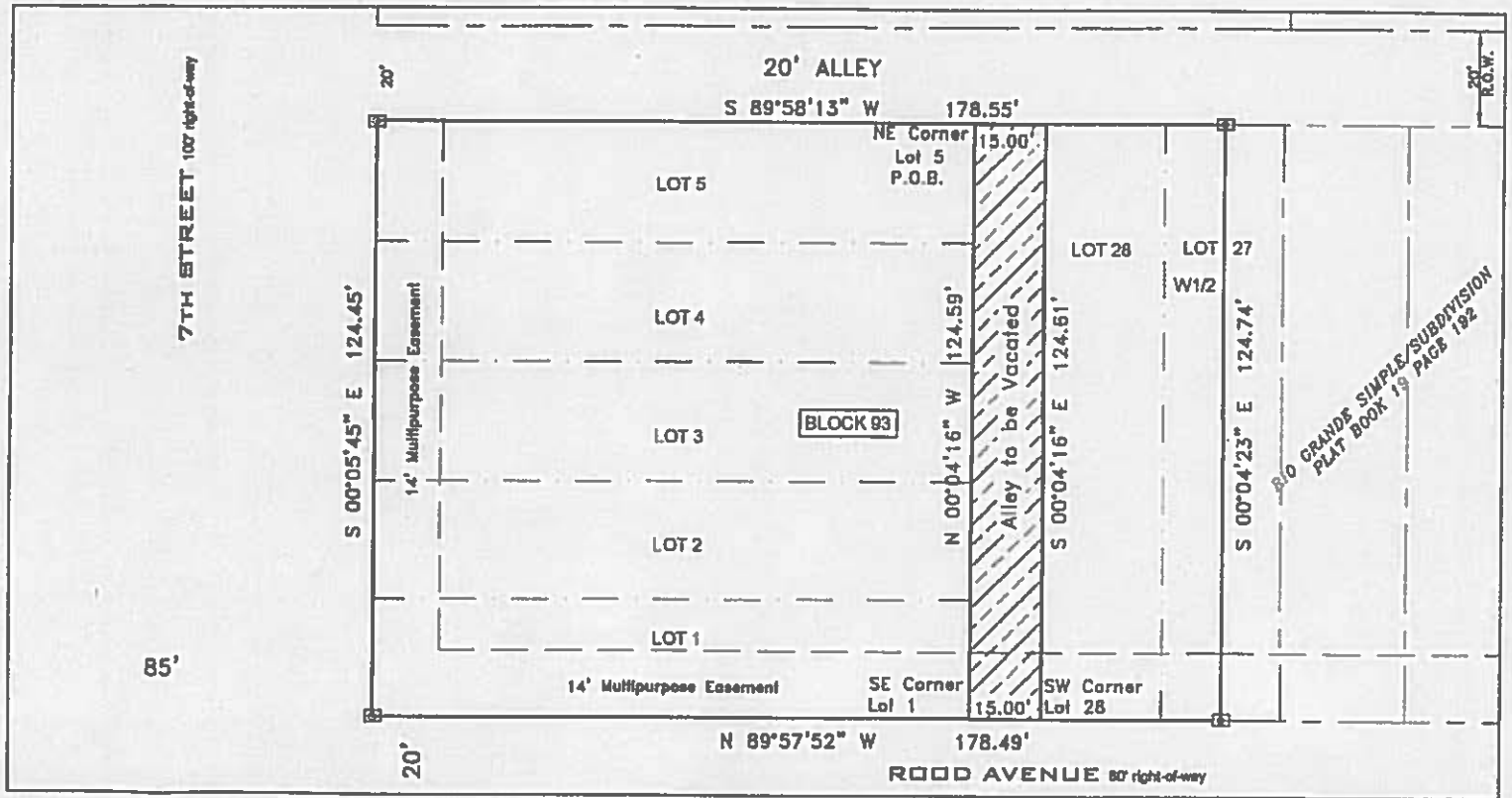
ADOPTED on Second Reading this _____ day of _____, 2003.

ATTEST:

City Clerk

President of City Council

EASEMENT VACATION EXHIBIT "A"



EASEMENT VACATION DESCRIPTION:

Beginning at the NE corner of Lot 5 in Block 93 of the City of Grand Junction and whose North line is assumed to bear N89°58'13"E and all bearings contained herein to be relative thereto; thence N 89°58'13" E 15.00 feet to the NW corner of Lot 28 in said Block 93; thence along the West line of said Lot 28, S 00°04'16"E 124.61 feet to the SW corner of said Lot 28 and the North right of way of Rood Avenue; thence along said North right of way N 89°57'52" W 15.00 feet to the SE corner of Lot 1 in said Block 93; thence leaving said North right of way N 00°04'16"W 124.59 feet to the point of beginning, Mesa County, Colorado.

RECEIVED

MAY 19 2003

COMMUNITY DEVELOPMENT
DEPT.

From: Peter Krick
To: Scott Peterson
Date: 7/22/03 7:21 AM
Subject: VR-2003-098 (7th Ave Alley)

Scott,
I have no additional comments regarding this application.
Peter

b. Annexation Ordinances

Ordinance No. 3556 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Marchun Annexation No. 1, Approximately 15.1496 Acres Located at 2925 F ½ Road

Ordinance No. 3557 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Marchun Annexation No. 2, Approximately 5.3088 Acres Located at 2925 F ½ Road and Including a Portion of the F ½ Road ROW

Councilmember Kirtland moved to adopt Resolution No. 76-03, Ordinances No. 3556 and No. 3557 on Second Reading and ordered them published. Councilmember McCurry seconded the motion. Motion carried by a roll call vote.

Public Hearing – Vacation of a 15' North/South Alley Right-of-Way Located Northeast of the Intersection of N. 7th Street and Rood Avenue at 202 N. 7th Street
[File #VR-2003-098]

The petitioners, 4SC Partnership, wish to vacate an existing 15' north/south alley right-of-way located northeast of the intersection of N. 7th Street and Rood Avenue in anticipation of future commercial development. The only utilities that are located in the alley right-of-way are a sanitary sewer line and gas line. The existing seven (7) lots owned by the petitioners will be consolidated into one (1) 0.51 acre lot through a Simple Subdivision Plat upon the approval of the alley vacation with the existing 15' alley right-of-way being converted to a 15' utility & drainage easement. The Planning Commission recommended approval at its July 8th, 2003 meeting. The petitioners request approval of the Vacation Ordinance.

The public hearing was opened at 8:23 p.m.

Lisa E. Cox, Senior Planner, reviewed this item. She explained she was filling in for the assigned planner. She described the petitioner's request and his plan to combine the seven lots into a single parcel. She said the vacation of the right-of-way should be contingent on the combination of the lots and the dedication of an easement.

Councilmember Kirtland asked why there are scattered north-south alleys. Ms. Cox said these easements are unusual and she is not sure how they came to be platted this way. She then deferred the question to Mark Relph, the Public Works and Utilities Director. Mr. Relph did not know the rationale behind the north-south alleys.

There were no public comments.

The public hearing was closed at 8:28 p.m.

Ordinance No. 3558 – An Ordinance Vacating a 15' Wide Alley Right-of-Way Located Northeast of the Intersection of North 7th Street and Rood Avenue Known as: 202 N. 7th Street

Councilmember Palmer moved to adopt Ordinance No. 3558 on Second Reading and ordered it published. Councilmember McCurry seconded the motion.

Councilmember Kirtland asked if the ordinance needs any amendments. City Attorney Wilson said no, none are needed on this ordinance.

Motion carried by a roll call vote.

NON-SCHEDULED CITIZENS & VISITORS

There were none.

OTHER BUSINESS

There was none.

EXECUTIVE SESSION

Councilmember Enos-Martinez moved to go into executive session to receive legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b) and for the purpose of determining positions relative to matters that may be subject to negotiations, developing a strategy for negotiations, and/or instructing negotiators under C.R.S. Section 24-6-402(4)(e) relative to:

1. Memorandums of Understanding regarding Watershed Protection with Management; and
2. An existing contract with the Grand Junction Rural Fire Protection District.

Councilmember Palmer seconded the motion. Motion carried.

ADJOURNMENT

The City Council moved to the Administration Conference Room to convene into executive session at 8:30 p.m. Council announced it would not be returning to open

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject	Vacation of a 15' north/south alley right-of-way located northeast of the intersection of N. 7 th Street and Rood Avenue – 202 N. 7 th Street					
Meeting Date	August 6, 2003					
Date Prepared	July 30, 2003			File #VR-2003-098		
Author	Scott D. Peterson		Associate Planner			
Presenter Name	Scott D. Peterson		Associate Planner			
Report results back to Council	X	No		Yes	When	
Citizen Presentation		Yes	X	No	Name	
	Workshop	X	Formal Agenda			Consent X Individual Consideration

Summary: The petitioners, 4SC Partnership, wish to vacate an existing 15' north/south alley right-of-way located northeast of the intersection of N. 7th Street and Rood Avenue in anticipation of future commercial development. The only utilities that are located in the alley right-of-way are a sanitary sewer line and gas line. The existing seven (7) lots owned by the petitioners will be consolidated into one (1) 0.51 acre lot through a Simple Subdivision Plat upon the approval of the alley vacation with the existing 15' alley right-of-way being converted to a 15' Utility & Drainage Easement. The Planning Commission recommended approval at its July 8th, 2003 meeting. The petitioners request approval of the Vacation Ordinance.

Budget: N/A

Action Requested/Recommendation: Conduct the Public Hearing and approve the Vacation Ordinance.

Attachments:

1. Background Information/Staff Analysis
2. Site Location Map
3. Aerial Photo Map
4. Future Land Use Map
5. Existing City Zoning Map
6. Ordinance & Exhibit A

BACKGROUND INFORMATION			
Location:		202 N. 7 th Street	
Applicant:		4SC Partnership, Owner	
Existing Land Use:		Vacant lots	
Proposed Land Use:		Future commercial development	
Surrounding Land Use:	North	Commercial office	
	South	Commercial office	
	East	Vacant lot	
	West	Commercial office	
Existing Zoning:		B-2, Downtown Business	
Proposed Zoning:		N/A	
Surrounding Zoning:	North	B-2, Downtown Business	
	South	B-2, Downtown Business	
	East	B-2, Downtown Business	
	West	B-2, Downtown Business	
Growth Plan Designation:		Commercial	
Zoning within density range?		N/A	No

Staff Analysis:

The petitioners, 4SC Partnership, wish to vacate the existing 15' north/south alley right-of-way that presently divides their property located at 202 N. 7th Street. The alley right-of-way has never been fully constructed to City standards but does contain a concrete drainage swale and underground sanitary sewer line and gas line. Upon the approval of the requested vacation by the City, a 15' Utility & Drainage Easement will be dedicated for the sanitary sewer line and gas line and a Simple Subdivision Plat filed that will combine all seven (7) lots that the petitioners own into one (1) 0.51 acre lot in anticipation of future commercial development.

Consistency with the Growth Plan:

The site is currently zoned B-2, Downtown Business with the Growth Plan Future Land Use Map showing this area as Commercial.

Section 2.11 C. of the Zoning and Development Code:

Requests to vacate any public right-of-way or easement must conform to all of the following:

- a. The Growth Plan, major street plan and other adopted plans and policies of the City.

Granting the request to vacate the existing 15' alley right-of-way does not conflict with the Growth Plan, major street plan and other adopted plans and policies of the City of Grand Junction.

- b. No parcel shall be landlocked as a result of the vacation.

No parcel will be landlocked as a result of this alley vacation.

- c. Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive or reduces or devalues any property affected by the proposed vacation.

Access will not be restricted.

- d. There shall be no adverse impacts on the health, safety, and/or welfare of the general community and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g. police/fire protection and utility services).

There will be no adverse impacts to the general community and the quality of public facilities and services provided will not be reduced due to the vacation request.

- e. The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter Six of the Zoning and Development Code.

The provision of adequate public facilities and services will not be inhibited to any property as required in Chapter Six of the Zoning & Development Code as the 15' alley right-of-way will be converted to a 15' Utility & Drainage Easement for the benefit of the existing sanitary sewer line and gas line. No adverse comments were received from the utility review agencies during the staff review process.

- f. The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.

Maintenance requirements to the City will not change as a result of the proposed vacation, as a new 15' Utility & Drainage Easement will be dedicated through a Simple Subdivision Plat.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the alley vacation application located at 202 N. 7th Street, VR-2003-098 for the vacation of a 15' alley right-of-way, the Planning Commission at their July 8th, 2003 meeting made the following findings of fact and conclusions:

1. The requested 15' alley right-of-way vacation is consistent with the Growth Plan.
2. The review criteria in Section 2.11 C. of the Zoning and Development Code have all been met.

Recommended Condition:

Approval of the alley vacation request is contingent upon the approval and filing of the Simple Subdivision Plat and the dedication of the 15' Utility & Drainage Easement for the benefit of the existing sanitary sewer line and gas line.

Recommendation: The Planning Commission recommends that the City Council approve the Ordinance vacating a 15' alley right-of-way located northeast of the intersection of N. 7th Street and Rood Avenue – 202 N. 7th Street, making the findings of fact and conclusions listed above and subject to the recommended condition of approval.

Attachments:

1. Site Location Map
2. Aerial Photo Map
3. Future Land Use Map
4. Existing City Zoning Map
5. Ordinance & Exhibit A

CITY OF GRAND JUNCTION

Ordinance No. _____

**AN ORDINANCE VACATING A 15' WIDE ALLEY RIGHT-OF-WAY LOCATED
NORTHEAST OF THE INTERSECTION OF NORTH 7th STREET AND
ROOD AVENUE
KNOWN AS: 202 N. 7th Street**

RECITALS:

In conjunction with the filing of a Simple Subdivision Plat and in anticipation of future commercial development, the applicant proposes to vacate a 15' wide alley right-of-way which will be converted to a 15' Utility & Drainage Easement.

The Planning Commission, having heard and considered the request on July 8, 2003 and found the criteria of the Code to have been met, recommend that the vacation be approved.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

1. The following described 15' alley right-of-way is hereby conditionally vacated:

Beginning at the NE corner of Lot 5 in Block 93 of the City of Grand Junction, as recorded in Plat Book 2865, Page 415, and whose North line is assumed to bear N89°58'13"E and all bearings contained herein to be relative thereto; thence N 89°58'13" 15.00 feet to the NW corner of Lot 28 in said Block 93; thence along the West line of said Lot 28, S 00°04'16"E 124.61 feet to the SW corner of said Lot 28 and the North right of way of Rood Avenue; thence along said North right of way N 89°57'52" W 15.00 feet to the SE corner of Lot 1 in said Block 93; thence leaving said North right of way N 00°04'16"W 124.59 feet to the point of beginning, Mesa County, Colorado. See attached Exhibit "A."

This 15' alley right-of-way vacation is conditioned and contingent upon the approval and filing of the Simple Subdivision Plat and the dedication of the 15' Utility & Drainage Easement for the benefit of the existing sanitary sewer line and gas line.

INTRODUCED on First Reading on the 16th day of July, 2003 and ordered published.

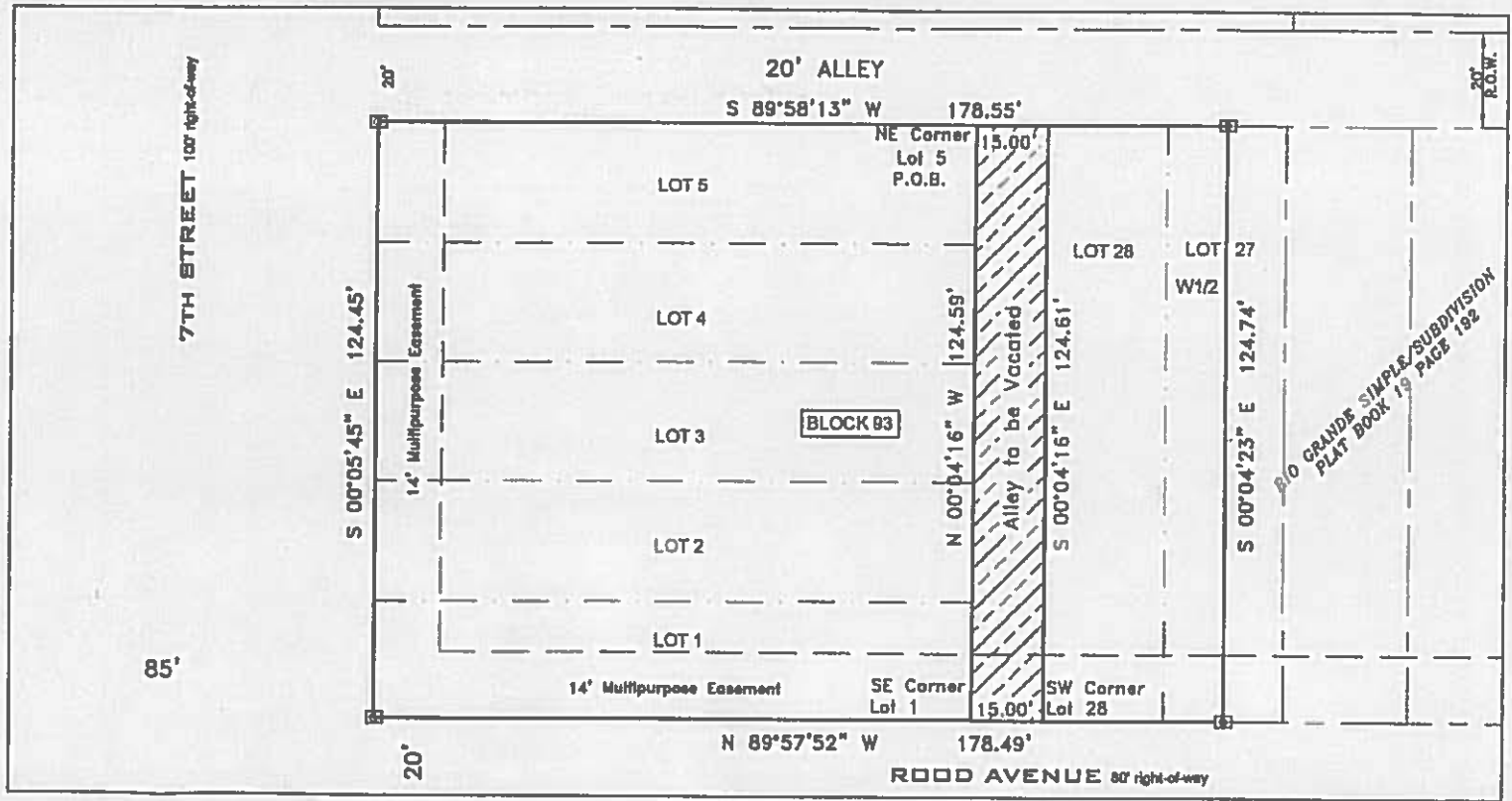
ADOPTED on Second Reading this _____ day of _____, 2003.

ATTEST:

City Clerk

President of City Council

EASEMENT VACATION EXHIBIT "A"



EASEMENT VACATION DESCRIPTION:

Beginning at the NE corner of Lot 5 in Block 93 of the City of Grand Junction and whose North line is assumed to bear $N89^{\circ}58'13''E$ and all bearings contained herein to be relative thereto; thence $N\ 89^{\circ}58'13''\ E\ 15.00$ feet to the NW corner of Lot 28 in said Block 93; thence along the West line of said Lot 28, $S\ 00^{\circ}04'16''E\ 124.61$ feet to the SW corner of said Lot 28 and the North right of way of Rood Avenue; thence along said North right of way $N\ 89^{\circ}57'52''\ W\ 15.00$ feet to the SE corner of Lot 1 in said Block 93; thence leaving said North right of way $N\ 00^{\circ}04'16''W\ 124.59$ feet to the point of beginning, Mesa County, Colorado.

RECEIVED

MAY 19 2003

COMMUNITY DEVELOPMENT
DEPT.

October 6, 2003

AP 10-6-03

Re: VR-2003-098
SEVENTH STREET SIMPLE SUBDIVISION

REVIEW COMMENTS

1. A field inspection of the site reveals that the Northeast corner of the Plat is not set in concrete and that the remaining three (3) corners are not set.
2. A field inspection reveals that the correct distance from the City monument line on 7th Street is 70 feet, not 85 feet as now shown. The East-West dimensions of the proposed Plat is in error by 15 feet. The plat shall be revised to show the correct dimension(s). It appears that Lots 1 through 5 of Block 93 were incorrectly assumed to be 125 feet in length when the Plat of Grand Junction shows these lots to be 140 feet in length.
3. An Affidavit of Correction should be filed for the Rio Grande Simple Subdivision correcting the mistaken 85 foot dimension.

By: Peter T. Krick
Professional Land Surveyor for
The City of Grand Junction

10/7/03
Scott - sent
the Plat back to
Cecil Castor
Pat

TANICE WARD
Hess County Clerk & Recorder
Grand Junction Co
Reception No. 2158771

***** Fees *****

<<Reception No. 2158771>>
RECORDING FEE 10.00
DOCUMENT FEE 0.00
DOCUMENT SURCHARGE 1.00
<<Reception No. 2158772>>
RECORDING FEE 15.00
DOCUMENT FEE 0.00
DOCUMENT SURCHARGE 1.00

*** Tendered Amounts ***

partnership 1096 27.00
Total Tendered 27.00
Transactions 27.00

Change 0.00

04E1PM 11/12/03
Trans.No. 0073314 Cashier: gb
Rec'd of 4sc partnership

*** THANK YOU ***

City of Grand Junction
 Department of Community Development



Your Bridge to a Better Community

Date 11-12-03

Payee Name 4SC Partnership

Address, City, State, Zip P.O. Box 3112

Telephone _____

Project Address/File/Name VR-2003-098

*** PLEASE CIRCLE ALL THAT APPLY**

DESCRIPTION *	AMT	DESCRIPTION *	AMT
DEVELOPMENT PROJECTS		PERMITS	
100-321-43195-13-109465 (DEV)		100-321-43195-13-124415 (PERMIT)	
Rezone		Temporary Use Permit	
Conditional Use		Floodplain Permit	
Special Use		Sign Permit (#)	
Major Sub-ODP, Prelim, Final		Special Events Permit (#)	
Simple Subdivision		Fence Permit (#)	
PDR - ODP, Prelim, Final		Home Occupation Permit	
ROW / Easement Vacation		<u>100-61120-43365-30</u>	
Replat / Property Line Adj		OTHER	
Variance		School Impact 701-905-43994 (SLD)	
Site Plan Review		Drainage 202-61314-43995-30 (DRAIN)	
Minor Change		TCP 2071-61314-43993-30 (TCP)	
Change of Use		Sign Dep 100-21090-131840 (SIGN)	
PLANNING CLEARANCE (#)		Manuals, Copies, etc.	15.50
100-321-43195-13-124450 (PLAN)		100-321-43195-13-120515 (MANUAL)	

Treasurer Receipt No. NOV 12 2003 TOTAL \$ 15.50

(White: Customer) (Canary: Finance) (Pink: Planning) (Goldenrod: File)

214

CITY OF GRAND JUNCTION
DEPARTMENT OF PUBLIC WORKS & UTILITIES
250 NORTH 5TH STREET
GRAND JUNCTION, CO 81501
(970) 244-4003

TO THE MESA COUNTY CLERK & RECORDER:

2158771 11/12/03 0401PM
JANICE WARD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00

THIS IS TO CERTIFY that the herein named Subdivision Plat,

SEVENTH STREET SIMPLE SUBDIVISION

Situated in the SE 1/4 of Section 14

Township 1S, Range 1W,

of the UTE Meridian in the City of Grand Junction, County of Mesa, State of Colorado, has been reviewed under my direction and, to the best of my knowledge, satisfies the requirements pursuant to C.R.S. 38-51-106 and the Zoning and Development Code of the City of Grand Junction for the recording of subdivision plats in the office of the Mesa County Clerk and Recorder.

This certification makes no warranties to any person for any purpose. It is prepared to establish for the County Clerk and Recorder that City review has been obtained. This certification does not warrant: 1) title or legal ownership to the land hereby platted nor the title or legal ownership of adjoining; 2) errors and/or omissions, including, but not limited to, the omission(s) of rights-of-ways and/or easements, whether or not of record; 3) liens and encumbrances, whether or not of record; 4) the qualifications, licensing status and/or any statement(s) or representation(s) made by the surveyor who prepared the above-named subdivision plat.

Dated this 5th day of NOVEMBER, 2003.

City of Grand Junction,
Department of Public Works & Utilities

By: 
MARK RELPH
Director of Public Works and Utilities

Recorded in Mesa County

Date: 11-12-03


Plat Book: 20 Page: 54

Drawer: 00-83

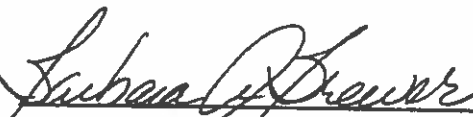
RECORDER'S AFFIDAVIT

Be it hereby known to all concerned. The following document is the 2,000,000 document to be recorded in the Mesa County Clerk & Recorder's Office since its inception in 1883. In recognition of this event find attached a copy of the Plat of the Town of Grand Junction, as provided & certified by the Gunnison County Clerk & Recorder on the 16th day of June 1883. Re-copied and certified by the Mesa County Clerk & Recorder on the 20th day of November 1911. The original Town Plat was recorded in Gunnison County Colorado on the 27th day of March 1882.

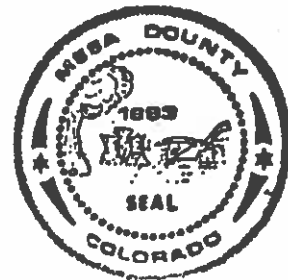
Signed this 8th day of June, 2001.



Monika Todd
Mesa County Clerk & Recorder

Attest: 

Barbara Brewer, Deputy



MEMORANDUM

DATE: November 5, 2003
TO: Peter Krick, City Property Agent
FROM: Scott D. Peterson, Associate Planner *SOP*
SUBJECT: Recording Certificate for Final Plat – Seventh Street Simple
Subdivision

The Seventh Street Simple Subdivision (VR-2003-098) is ready to be recorded at the Mesa County Courthouse and will need to have a recording certificate prepared. Please look over the attached mylar for any further revisions and anything that may have been overlooked during the original review. If satisfied, please prepare the recording certificate and return to me at your convenience.

Thank you.

Scott

MEMORANDUM

TO: Mayor Jim Spehar & City Manager Kelly Arnold
FROM: Scott D. Peterson, Associate Planner *SDP*
SUBJECT: Signatures for Seventh Street Simple Subdivision (VR-2003-098)
DATE: November 6, 2003

The Seventh Street Simple Subdivision was administratively approved by City Staff and is now ready for signatures. The address is 202 N. 7th Street. Should you have any questions regarding the subdivision of this property, you may contact me at 244-1447.

Once your signatures are obtained, please return to me in the Community Development Department by Thursday, November 13, 2003.

Thank you.

7th + Road

CHECK MAINT. SCHEDULE FOR 7th/Road

CHECK ALLEY/IMP DIST SCHEDULE

~~Check with TRIST ABOUT STATUS OF SS~~

~~XXXXXXXXXX~~

~~XXXXXXXXXX~~

John Dyer

245-8610

NO PLANS FOR REPLACEMENT OF SEWER (TV OF
LINE SHOWS GOOD COND'N)

Eric Hahn - Fwd: 7th & Rood

From: Eric Hahn
To: Hahn, Eric
Date: 11/18/2003 2:58 PM
Subject: Fwd: 7th & Rood

Tim,

In an effort to follow-up on the meeting we had with John Dyer and Mike Ohney a couple weeks ago, I spoke with Larry Brown regarding the maintenance schedule for the sewer main that is currently located in the alley between 7th & 8th. Larry indicated that the main was recently (in the last year) TV'd, and it looks good, so there are no plans to replace or renovate that line. I also asked Kent Harbert about the CSEP project in 8th, and that portion of the project has already been completed. And of course, the Rio Grande Fed. Credit Union is building this portion of the alley, so there will be no Alley Improvement District.

It appears there is no opportunity to "piggy-back" the sewer relocation required by the development plans onto any City projects in this area. As with any other development, this developer is responsible for the cost of relocating the sewer, if it is deemed necessary due to their proposed development. I explained this to Mr. Dyer in a phone conversation, and he seemed very upset by this "news", so I expect you may receive a call from him or his representative.

Eric

VR-2003-098

CITY OF GRAND JUNCTION

Ordinance No. 3558

**AN ORDINANCE VACATING A 15' WIDE ALLEY RIGHT-OF-WAY LOCATED
NORTHEAST OF THE INTERSECTION OF NORTH 7th STREET AND
ROOD AVENUE
KNOWN AS: 202 N. 7th Street**

RECITALS:

In conjunction with the filing of a Simple Subdivision Plat and in anticipation of future commercial development, the applicant proposes to vacate a 15' wide alley right-of-way which will be converted to a 15' Utility & Drainage Easement.

The Planning Commission, having heard and considered the request on July 8, 2003 and found the criteria of the Code to have been met, recommend that the vacation be approved.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

1. The following described 15' alley right-of-way is hereby conditionally vacated:


Beginning at the NE corner of Lot 5 in Block 93 of the City of Grand Junction, as recorded in Plat Book 2865, Page 415, and whose North line is assumed to bear N89°58'13"E and all bearings contained herein to be relative thereto; thence N 89°58'13" 15.00 feet to the NW corner of Lot 28 in said Block 93; thence along the West line of said Lot 28, S 00°04'16"E 124.61 feet to the SW corner of said Lot 28 and the North right of way of Rood Avenue; thence along said North right of way N 89°57'52" W 15.00 feet to the SE corner of Lot 1 in said Block 93; thence leaving said North right of way N 00°04'16"W 124.59 feet to the point of beginning, Mesa County, Colorado. See attached Exhibit "A."

This 15' alley right-of-way vacation is conditioned and contingent upon the approval and filing of the Simple Subdivision Plat and the dedication of the 15' Utility & Drainage Easement for the benefit of the existing sanitary sewer line and gas line.

INTRODUCED on First Reading on the 16th day of July, 2003 and ordered published.

ADOPTED on Second Reading this 6th day of August, 2003.

ATTEST:

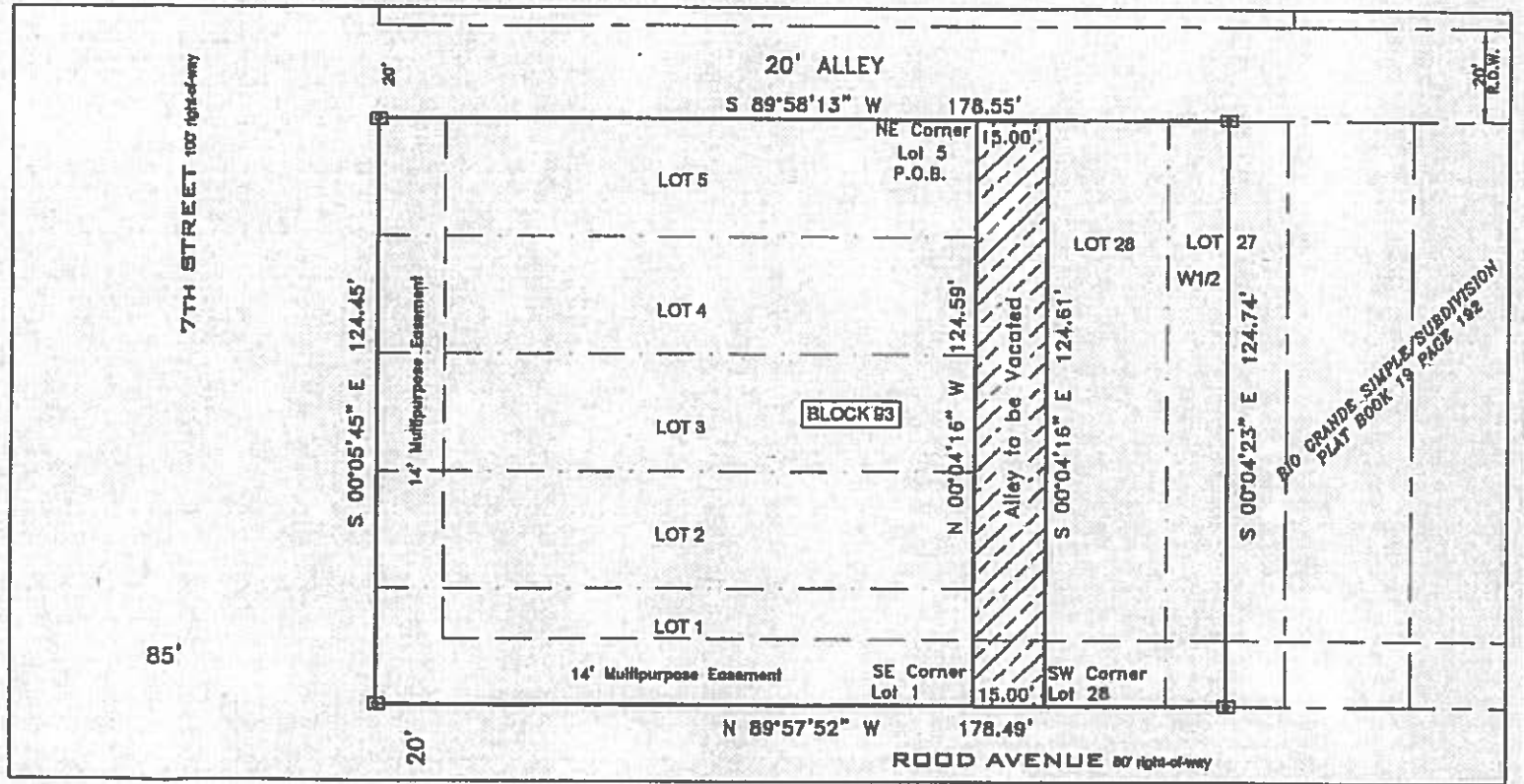


City Clerk



President of City Council

EASEMENT VACATION EXHIBIT "A"



NO GRADES SIMPLE/SUBDIVISION
PLAT BOOK 19 PAGE 192

EASEMENT VACATION DESCRIPTION:

Beginning at the NE corner of Lot 5 in Block 93 of the City of Grand Junction and whose North line is assumed to bear N89°58'13"E and all bearings contained herein to be relative thereto; thence N 89°58'13" E 15.00 feet to the NW corner of Lot 28 in said Block 93; thence along the West line of said Lot 28, S 00°04'16"E 124.61 feet to the SW corner of said Lot 28 and the North right of way of Road Avenue; thence along said North right of way N 89°57'52" W 15.00 feet to the SE corner of Lot 1 in said Block 93; thence leaving said North right of way N 00°04'16"W 124.59 feet to the point of beginning, Mesa County, Colorado.

RECEIVED

MAY 19 2003

COMMUNITY DEVELOPMENT
DEPT.

**TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE
SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.**

Covering the Land in the State of Colorado, County of Mesa Described as:

Parcel 1:

**Lots 1, 2, 3, 4, 5,
Block 93 of the
CITY OF GRAND JUNCTION**

Parcel 2:

**Lot 28 in
Block 93 of the
CITY OF GRAND JUNCTION**

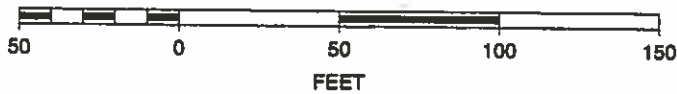
Parcel 3:

**The West 1/2 of Lot 27 in Block 93 of the
CITY OF GRAND JUNCTION**

202 North 7th Street



SCALE 1 : 720



ZONING: B-2



PLAT-OF-THE-TOWN-OF

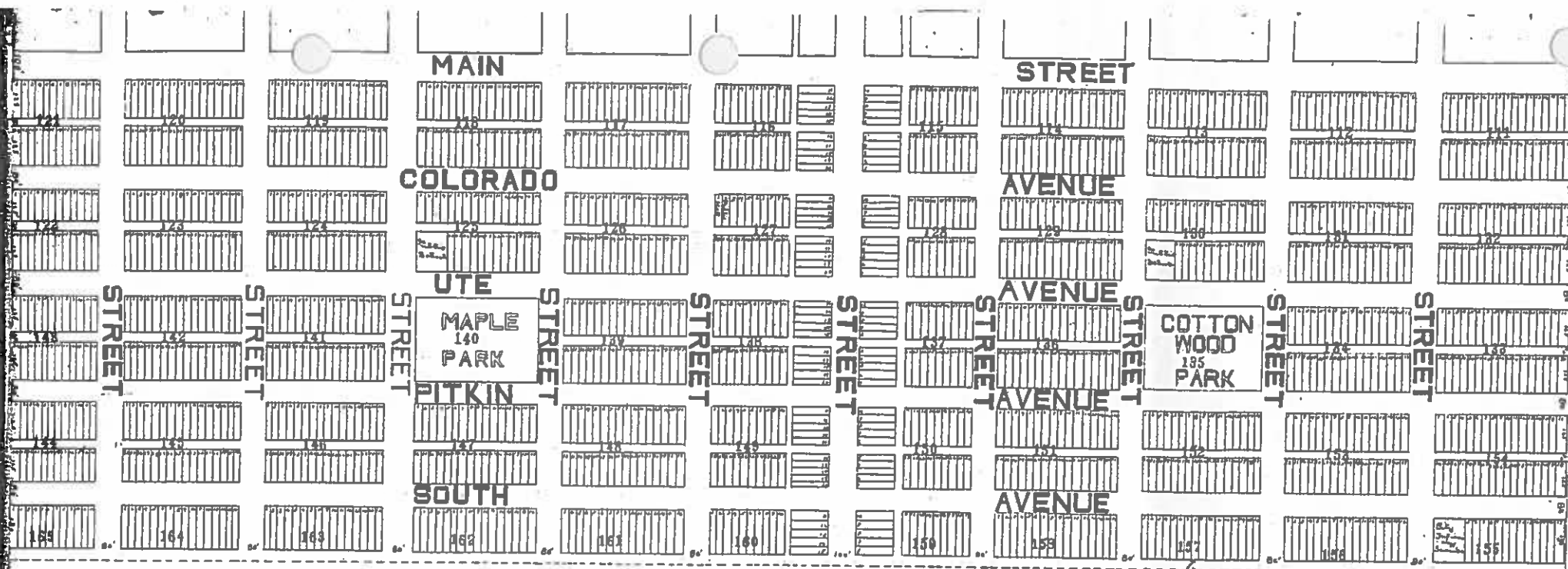
BOOK 2865 PAGE 415



GRAND JUNCTION.

GUNNISON COUNTY COLORADO





Book 2865 Page 416

Dedication

Grand Junction embrace section 14 T15, N11 West according to survey made in 1881 by authority of the Interior Department of the U.S. for the Ute Indians. It is on Grand River opposite the mouth of the Gunnison.

Grand and Gunnison Avenues and Town and Bennett Streets are 100 ft wide. All other 80 ft except upon the East, South and West which are half blocks with the width marked on the plat.

All alleys are 20 ft wide and run East and West except those running North and South in rear of Bennett Street from block 14 to 16 and block 5 to 189 which are 15 ft wide.

All lots fronting on Grand and Gunnison Avenues are 25 x 120 ft except the East lots which are marked.

All lots fronting East on Bennett Street are 125 ft deep. Those fronting West on this street are 140 ft deep. All lots fronting on South Avenue are 25 x 125 ft except the one on the East which is marked.

All lots fronting on the south of South Avenue are 25 x 130 ft except the one on the East which is marked. All other lots are 25 x 125 ft except those marked otherwise on the plat.

Blocks 37, 42, 138 and 140 are dedicated for Park, Block 14 is dedicated for City Hall and Public Library, Gymnasium and Fire Department, Court House and City and County Jail.

Block 95 is dedicated to Central High School, Lots 39, 30, 31, 32 in blocks 35, 30, 125 and 130 are dedicated to Ward School.

Dedication

Lots 29, 30, 31 and 32 in blocks 20, 31, 32, 33, 34 and 37 are dedicated to Chamber, Lot 15 in block 94 is dedicated to the Young Men's Christian Association, Lots 1 and 2 in block 147 are dedicated to a public hall, Lot 17, block 52; 32 in block 47; 1 in block 120; 14 in block 125 are dedicated for Engine House.

Lots 1, 2, 3, 4 in block 158 are dedicated to a City Infirmary.

Magnolia Varietal 14' 46" East

The plat on above explained represents the lands donated, surveyed and plotted by the Grand Junction Town Company and now known as the Town of Grand Junction in Gunnison County, Colorado.

The streets, Alley Park and other grounds therein set apart for public use are hereby dedicated to the purposes named in the plat.

In Witness Whereof the Grand Junction Town Company has caused these presents to be signed by its President and its official seal to be affixed thereto this 27th day of March A.D. 1912.

George W. Crawford, President

State of Colorado
County of Gunnison

On this 27th day of March A.D. 1912 before me James W. Daughlin a notary public in and for said county in the State aforesaid personally appeared George W. Crawford personally known to me to be the President of the Grand Junction Town Company who acknowledged the execution of the foregoing instrument as writing to be the free and voluntary act and deed of the said Company. Witness my hand and official seal this 27th day of March A.D. 1912.

James W. Daughlin
Notary Public

State of Colorado
County of Gunnison

I, A. J. Bean, County Clerk and Recorder do hereby certify that the foregoing plat was filed for record in my office at 5 School St. Apr. 3, 1912.

A. J. Bean
County Clerk & Recorder

State of Colorado
County of Gunnison

I, A. J. Bean County Clerk and Recorder in and for the County of Gunnison, State of Colorado do hereby certify that the within and foregoing is a true, true and correct copy of the record of the Town plat for Gunnison County, Colorado as the same appears in the records of Gunnison County, Colorado.

Witness my hand and official seal this 16th day of June 1912.

A. J. Bean
County Clerk & Recorder



State of Colorado
County of Mesa

I, Chas. S. Jones, County Clerk and Recorder in and for the County of Mesa in the State aforesaid, do hereby certify that the above and foregoing is a true, correct and complete copy of the record of the plat of Grand Junction, the dedication thereto annexed and the certificates thereof attached as the same appears of record in Town State Book No. 1 at pages 1 and 2 thereof of the records of Mesa County.

I further certify that said plat and dedication were by me transferred to this Town State Book No. 4 at pages 17 and 18 because of the indications of wear and probable early mutilation of the original record through further use of said State Book No. 1.

Witness my hand and official seal this twentieth day of December A.D. 1911.



Chas. S. Jones
County Clerk and Recorder
Mesa County, Colorado

GRAND AVE

Grand Ave.

WHITE AVE

White Ave.

ROOD AVE

MAIN STR

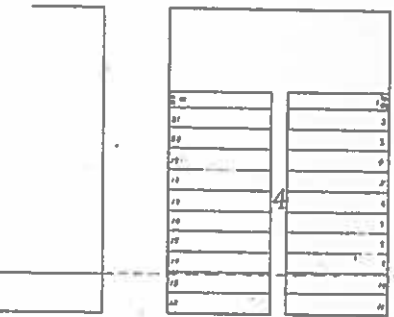
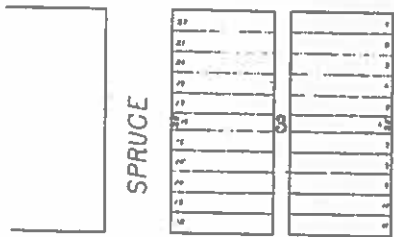
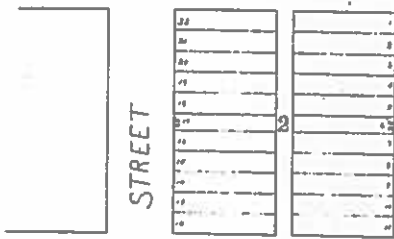
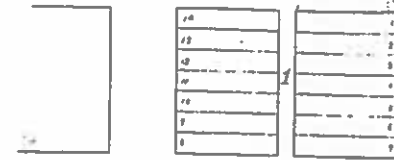
COLORADO AVE

STREET

SPRUCE

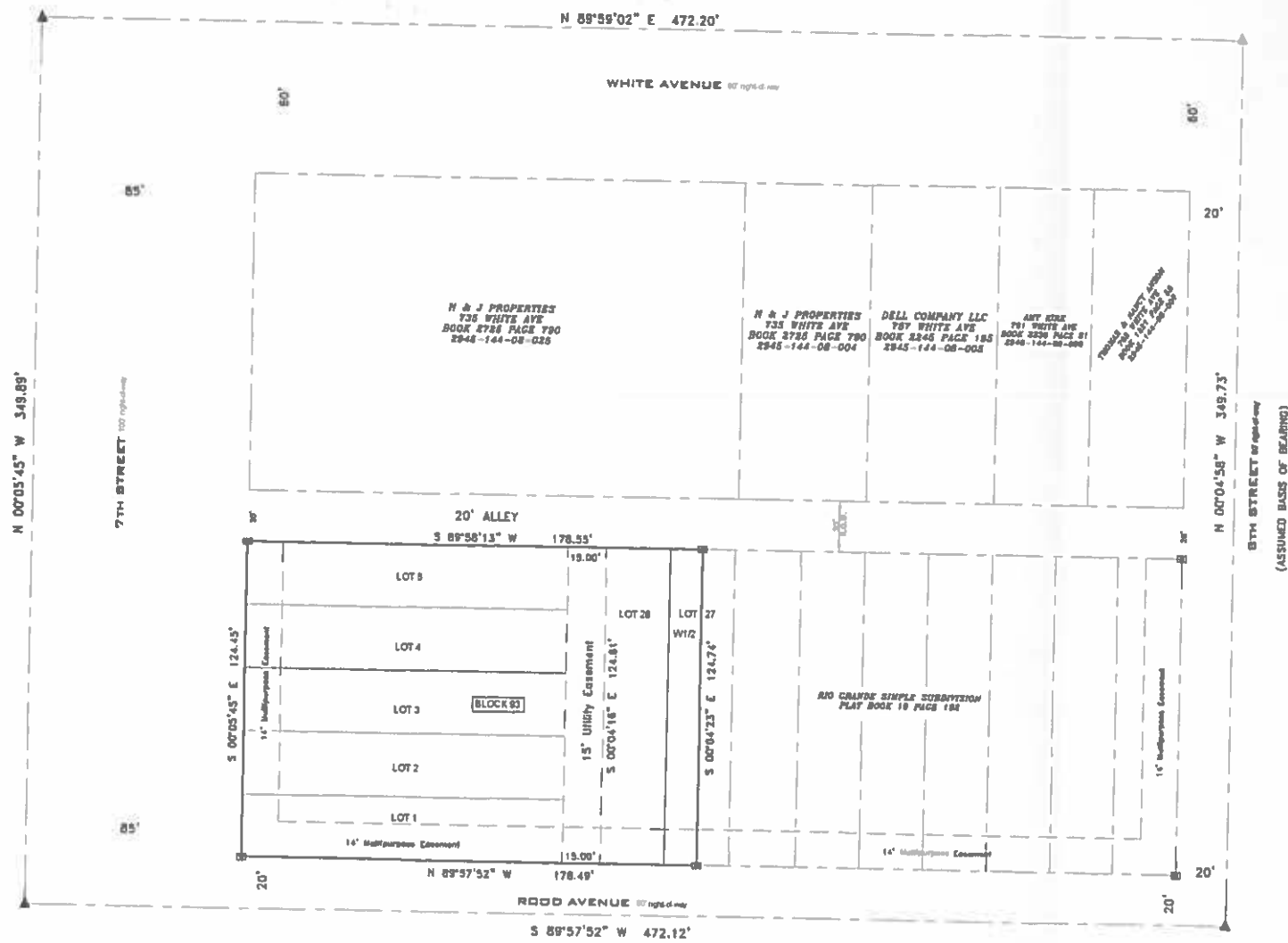
STREET

FIRST



202 NORTH 7th STREET SIMPLE SUBDIVISION

A Vacation of 15' Alley right of way between Lots 1-5 and Lot 28 in Block 93 of the City of Grand Junction



LEGEND

- ▲ = Found City Monument
- = Set No. 9 Robt & Cap "Monument P.L.S. 24943"
- = Found No. 9 Robt and Cap "Monument P.L.S. 24943"
- = Set Monument in Concrete

AREA SUMMARY

LOTS	0.81 acres = 1986
Subdivided Street R.O.W.	0.02 acres = 0.75
Total	0.83 acres = 1986

KNOW ALL MEN THESE PRESENTS:

The undersigned 43C Partnership, A Colorado General Partnership is the owner of that real property as described in Book 1775 at Page 223, in the Mesa County Clerk and Recorder's office, and located in the City of Grand Junction, County of Mesa and State of Colorado and being further described as follows: Lots 1, 2, 3, 4, 5, 28, and the West 1/4 of Lot 27 in Block 93 of THE CITY OF GRAND JUNCTION as recorded in Plat Book 4 at Page 17 in the Mesa County, Clerk and Recorder's Office.

Said owner has caused the described real property to be subdivided and to be publicly known as 202 North 7th STREET SIMPLE SUBDIVISION.

All Multipurpose Easements to the City of Grand Junction for the use of City approved utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including but not limited to, electric lines, cable TV lines, Natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

Said owner hereby acknowledges that all tenholders or encumbrances, if any, associated with the interests of this plat have been represented herein.

Said owner does subscribe his name hereunder this _____ day of _____

Representative 43C Partnership, A Colorado General Partnership

NOTARY STATEMENT

STATE OF COLORADO)

COUNTY OF MESA) ss

This plat was acknowledged before me by _____

on this _____ day of _____

My commission expires _____

Witness my hand and seal _____

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)

COUNTY OF MESA) ss

I certify that this instrument was filed in my office at _____ o'clock _____ M, on the _____ day of _____

_____ A.D. and was recorded in Plat Book _____ Page No _____

Reception No. _____ Drawer No. _____ Fees _____

By _____

Clerk and Recorder Deputy

CITY OF GRAND JUNCTION APPROVAL

This Plat of 202 North 7th STREET SIMPLE SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, and State of Colorado is approved and accepted this _____ day of _____ A.D.

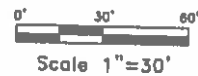
City Manager _____ President of City Council _____

SURVEYORS CERTIFICATION

I, Cecil D. Carter, do hereby certify that the accompanying plat of 202 North 7th STREET SIMPLE SUBDIVISION, a subdivision of a part of Mesa County, Colorado has been prepared under my direct supervision and accurately represents a field survey of the same.

Cecil D. Carter
Registered Professional Land Surveyor
PLS No. 24943

Basis of Bearing: A bearing of 80°00'00"W has been assumed between the City monuments located at the intersections of 8th and Main Street and 7th and Road Avenue



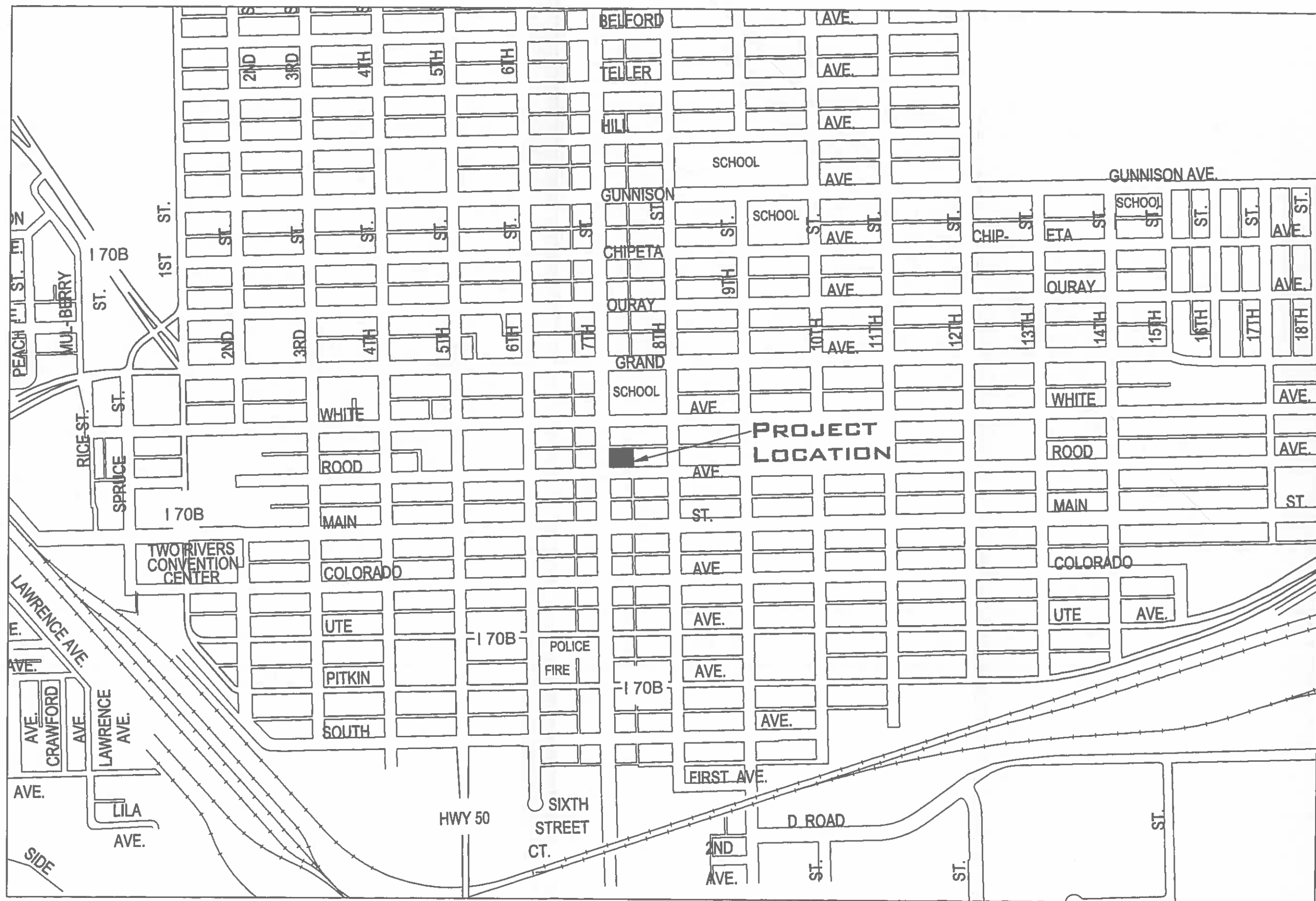
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover or should discover. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the celebration shown herein.

Monument Surveying Co.
1411 Road Ave.
Grand Junction, CO 81501
(970) 243-4199 Fax (970) 243-6876

202 North 7th STREET SIMPLE SUBDIVISION
A Vacation of 15' Alley right of way between Lots 1-5 and Lot 28 in Block 93 of the City of Grand Junction. Located in the SE 1/4 Section 14, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado.

DESIGNED _____	FIELD APPROVAL _____
DRAWN _____	TECHNICAL APPROVAL _____
CHECKED _____	APPROVED _____
PREPARED FOR: 43C Partnership	JOB NO. 02-90

LOCATION MAP



Scale 1"=200'

**PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

DATE: **JUL 08 2003** TIME: 7:00 p.m.

PLACE: City Hall Auditorium, 250 North 5th Street

A petition for the following request has been received and tentatively scheduled for a public hearing on the date indicated above.

If you have any questions regarding this request or to confirm the hearing date, please contact the Grand Junction Community Development Department at (970) 244-1430 or stop in our office at 250 North 5th Street.

**VR-2003-098 – ALLEY VACATION 7th & ROOD –
202 North 7th Street**

Request approval to vacate a 15 ft. north/south alley located northeast of the intersection of North 7th Street and Rood Avenue.

Planner Scott Peterson

SENDER: COMPLETE THIS SECTION

- Complete items 1 and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

*Monument Survey Co
Rox Monticello
744 Rood Avenue
Grand Junction, CO
81501*

2. Article Number

7000-1670-0016-0684-0981
(Transfer from service label)

PS Form 3811, August 2001

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X. Rob Martin Agent
 Addressee

B. Received by (Printed Name)

Martin Yes
C. Date of Delivery *6-14-03* No

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Certified Mail Express Mail
- Registered Return Receipt for Merchandise
- Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

Domestic Return Receipt

102595-02-M-154

**PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

DATE: **JUL 08 2003** TIME: 7:00 p.m.

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Planner Scott Peterson



CITY OF GRAND JUNCTION
 COMMUNITY DEVELOPMENT DEPARTMENT
 250 NORTH 5TH STREET
 GRAND JUNCTION CO 81501

folks

P. HOWE SERVICES
 828 WHITE AVE
 GRAND JUNCTION, CO 81501-3443

NIXIE 2008 1 03 06/30/03

RETURN TO SENDER
 NOT DELIVERABLE AS ADDRESSED
 UNABLE TO FORWARD



UNITED STATES POSTAL SERVICE



First-Class Mail
 postage & Fees Paid
 PS
 Permit No. G-10

Scott

• Sender: Please print your name, address, and ZIP+4 in this box •

Community Development Dept
 250 North 5th Street
 Grand Junction, CO 81501



CITY OF GRAND JUNCTION
 COMMUNITY DEVELOPMENT DEPARTMENT
 250 NORTH 5TH STREET
 GRAND JUNCTION CO 81501

CITY OF GRAND JUNCTION
 COMMUNITY DEVELOP
 250 N 5TH ST
 GRAND JUNCTION, CO 81501-2628

MARY DONLAN

CALLED 6-9-03

~~IS FOR VACATION~~
DOES NOT OBJECT TO VACATION.

CUSTOMER SERVICE

SURVEY SENT

11-26-03

TO JIM DYER

Jim Dyer

~~245-4040~~

245-4040