

Date Received: _____

Item # 7-73

Request: Vacation of N-S Alley, Block 159

Location: _____
Location: _____

Petitioner: Delta Products - John C. Schweitzer, Pres.

Address: 630 So 7th St. Phone: 242-9000

Advertised: _____ Date: _____

To Planning Comm: 1-31-73 - 3-14-73 2-28-73

Action: Tabled for lack of information.
(See #15-73) - Approved with conditions
2/28/73 Approved w/ conditions

Advertised: _____ Date: _____

To City Council: _____

Action: _____

Comments: _____



Mountain Bell

Grand Junction, Colorado
January 12, 1973

Mr. Don Warner
Special Project Coordinator
City of Grand Junction
P.O. Box 968
Grand Junction, Colorado

Dear Don:

Pursuant to the proposed alley vacation in Block 159, between 7th and 8th south of South Avenue, we would appreciate utility easements be reserved for the maintenance and reconstruction of our facilities along the route they now occupy.

We have a line on the north side of the east-west alley, which is our main feeder line for that block, plus many residents and industries to the East. Therefore, we would like the north ten (10) feet of the alley reserved for telephone purposes.

Our line occupies both sides of the north-south alley, switching from west to east side of the alley midway through the block. In this instant we would appreciate the entire width of the alley be reserved for utility operation, maintenance and construction.

Very truly yours,

J.C. Kilmer
J.C. Kilmer SR/WA
Right of Way Agent
P.O. Box 2688
Grand Junction, Colorado

JCK:ly



Mountain Bell

Grand Junction, Colorado
February 27, 1973

Mr. Don Warner
Special Project Coordinator
City of Grand Junction
P.O. Box 968

Dear Don:

Pursuant to the proposed alley vacation in Block 159 between 7th and 8th south of South Avenue, we would appreciate easements be reserved for the maintenance and reconstruction of our facilities along the route they now occupy.

In the event this is not feasible for the developer, we would re-evaluate the possible alternative routes. If this happens and relocation is involved we ask that all cost of relocation would be borne by the developer.

Please advise us of the decision in this matter.

Very truly yours,

J.C. Kilmer SR/WA
Right of Way Agent
P.O. Box 2688
Grand Junction, Colorado

JCK:ly

March 2, 1973

John C. Schweitzer, President
DELTA PRODUCTS
630 South 7th Street
Grand Junction, Co. 81501

Dear Mr. Schweitzer:

On February 28, 1973 the City of Grand Junction Planning Commission considered your request for the vacation of the north-south alley and a portion of the east-west alley of Block 159.

The vacation petition was approved subject to the following conditions:

1. The alleys in question be retained as utility easements.
2. Deeding a new 25 foot north-south alley to the City of Grand Junction briefly described as follows: the west 1/2 of Lot 15 and east 1/2 of lot 14, Block 159.
3. The petitioner be responsible for leveling and graveling the new alley per city specifications.
4. The petitioner be responsible for payment of a curb cut on South Ave.
5. The petitioner be responsible for any utility relocation expenses in both easements caused by the construction of a building or buildings across said easements.
6. Statements, in writing, from utility companies involved approving the construction of a building or buildings across said easements. Note: these approvals are also required prior to issuance of a building permit.

Upon receipt of the above deed, approvals, relocation and improvement agreements by this department, your petition can be advertised and scheduled for consideration by the City Council.

The advertising period (by ordinance) is 10 days prior to the City Council meeting. Therefore, if time is a factor, the conditions attached to the approval of your request should be resolved as quickly as possible.

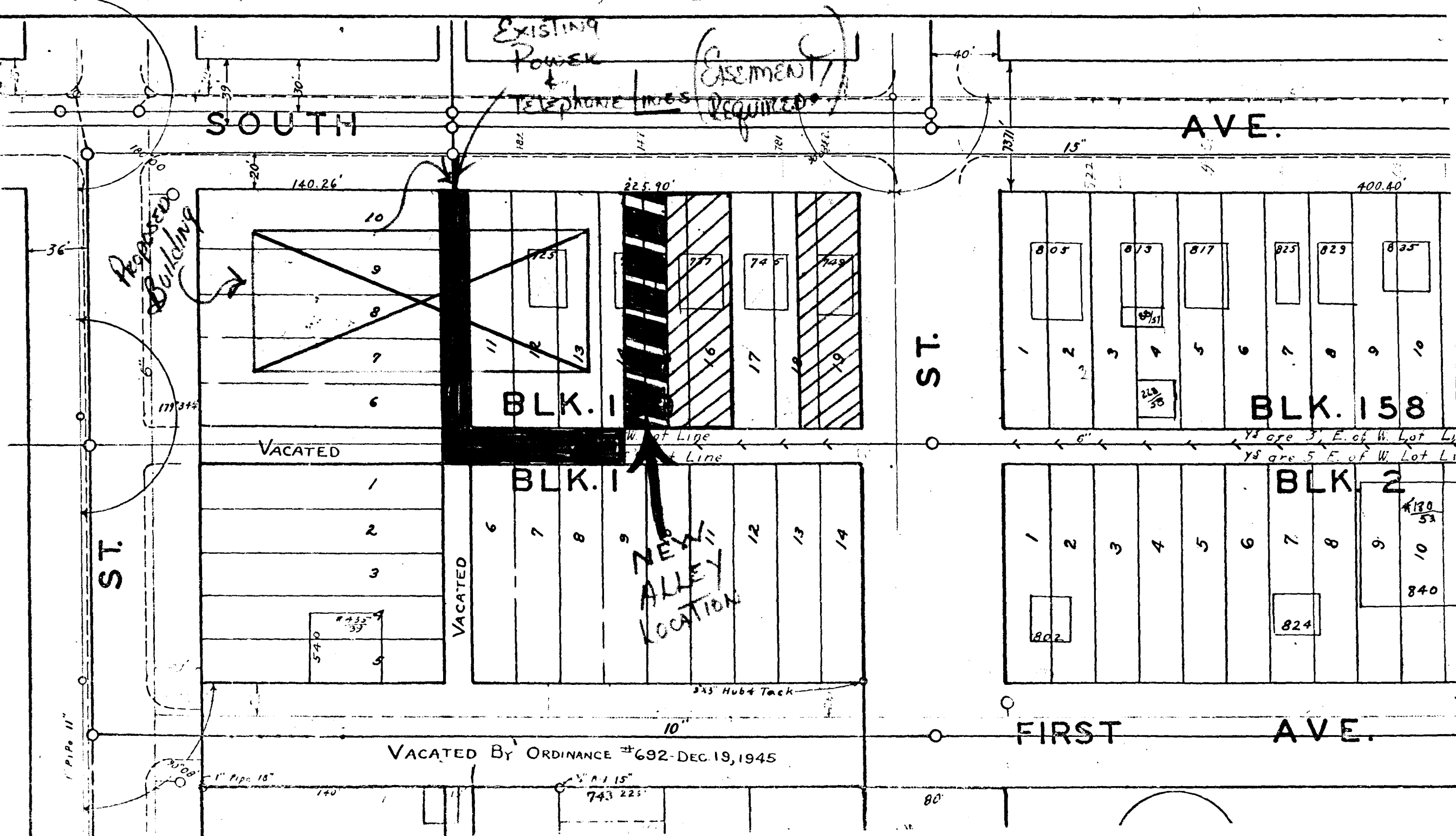
If you have any questions regarding the above conditions, please feel free to contact our office.

Sincerely,

Rick Cisar
Assistant Director

COPY

DELTA PRODUCTS ALLEY VACATION



EXISTING
POWER
&
TELEPHONE LINES
(EASEMENT)
REQUIRED

SOUTH

AVE.

ST.

BLK. 1

BLK. 158

BLK. 1

BLK. 2

ST.

FIRST AVE.

VACATED BY ORDINANCE #692-DEC. 19, 1945

20'
ALLEY
LOCATION

Proposed
Building

12" PIPE 18"

12" PIPE 15"

3/4" Hub & Tack

12" PIPE 15"

1713 1/2

36'

180'

39'

30'

140.26'

225.90'

40'

737 1/2'

15"

522'

400.40'

10

9

8

7

6

1

2

3

4

5

725

727

745

6

7

8

9

12

13

14

805

813

817

823

829

835

1

2

3

4

5

6

7

8

9

10

875

830

802

824

830

53

840

140

743 225'

80'