



Date Received: 7/27/73.

Item # 40-73.

Request: Alley Vacation

~~Location:~~ Sols of N-S Alley - Blk 20 - Middale Sub

Location: between lot 28 and Lot 1 thru 5.

Petitioner: Castings, Inc. - Dwight Poland

Address: 834 So 7th Phone: \_\_\_\_\_

Advertised: \_\_\_\_\_ Date: \_\_\_\_\_

To Planning Comm: Aug 29, 1973

Action: denied - Motion to leave alley until a  
master plan can be worked out on the  
vacation of alleys.

Advertised: \_\_\_\_\_ Date: \_\_\_\_\_

To City Council: yes

Action: 9/19 Reversible Permit Granted

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



CORDER  
DISTR.

BEL  
ELECT

7<sup>th</sup> STREET

PSC POWER  
POLE

ALLEY

To 9<sup>th</sup> STREET →

PSC  
REG  
STA

POLAND  
CONST.

111'

ALLEY TO E

80'

101'

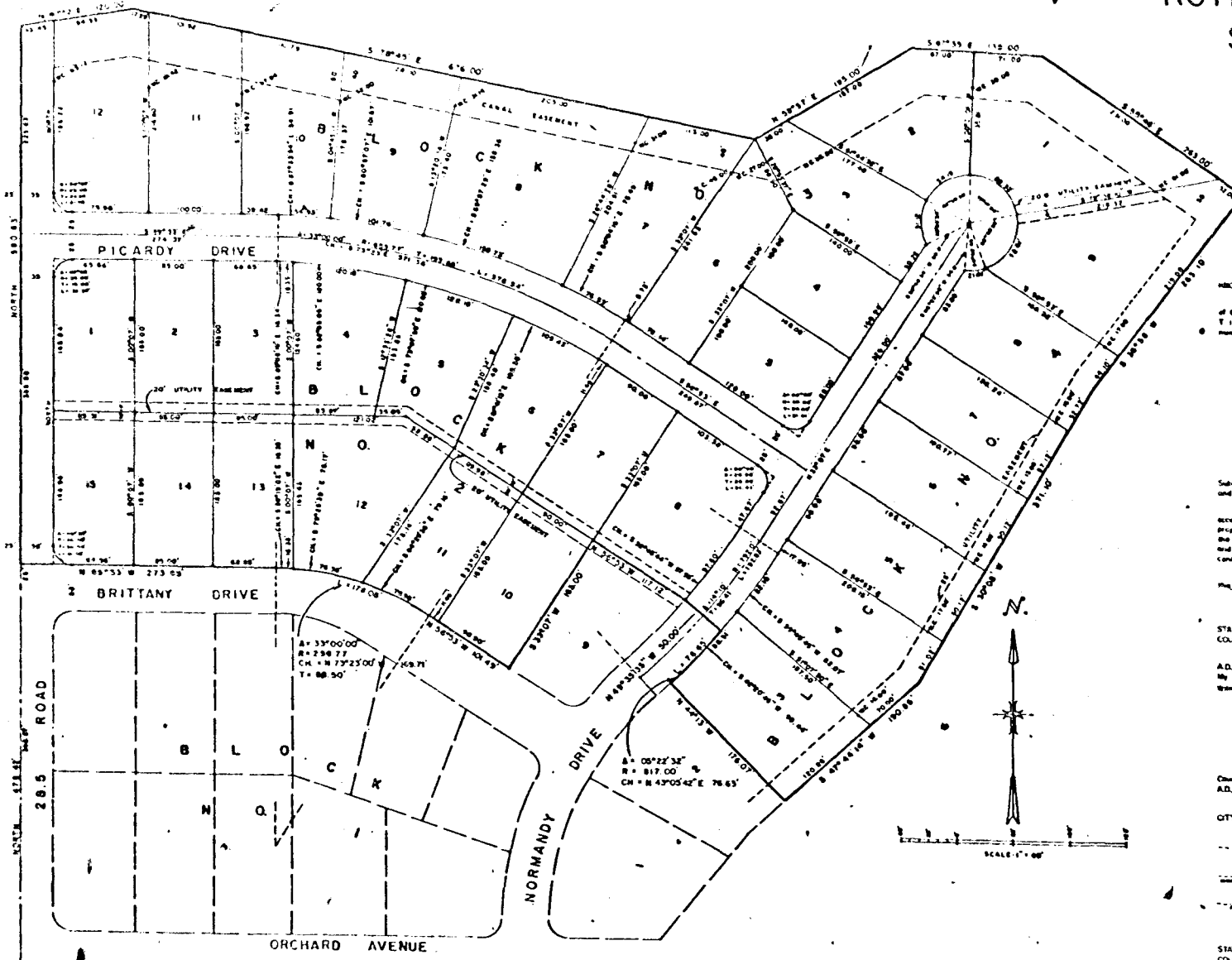
125'

8<sup>th</sup> STREET  
VACATED

195'

4<sup>th</sup> AVENUE

# 41-73 ROTHHAUPT SUBDIVISION SECOND ADDITION



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, John P. Rothhaupt, in the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and located within the S1/2 NE 1/4 of Section 2, T11S, R11E of the One Meridian on its plans on the accompanying plat, said real property being more particularly described as follows:

Containing a plot which bears North 47°42' N from the Corner Quarter Corner of Section 2, T11S, R11E of the One Meridian, thence (containing North 590.65 N, thence N 40°52' E 120.00 N, thence S 70°42' E 676.00 N, thence N 58°57' E 102.00 N, thence S 87°53' E 178.00 N, thence S 77°45' E 243.00 N, thence S 38°58' W 283.11 N, thence S 20°58' W 371.19 N, thence S 47°54' W 190.86 N, thence N 44°13' W 176.07 N, thence along the arc of a curve having a radius of 817.00', on a central angle of 57°22' 32", to the left 76.65 N (the chord of which bears N 43°05' 42" E 76.65 N), thence N 40°52' 35" W 101.17 N, thence N 58°53' W 117.12 N, thence S 33°53' W 165.00 N, thence N 58°53' W 101.17 N, thence along the arc of a curve having a radius of 296.77 N, on a central angle of 33°00' 00", to the left 178.00 N (the chord of which bears N 77°23' 00" W 168.71 N), thence N 89°23' W 275.65 N to the Point of Beginning.

That said owner has caused the said real property to be laid out and plotted as Rothhaupt Subdivision-Second Addition, a subdivision of a part of the City of Grand Junction, County of Mesa, and State of Colorado.

The said owner, John P. Rothhaupt, dedicates and sets apart all streets and roads on shown on the accompanying plat to the use of the public, forever, and hereby dedicates those portions of said real property which are located on utility, drainage, and irrigation easements or accompanying plat for the installation and maintenance of such utilities as telephone, electric, or cable television lines, power, and gas, storm and sanitary sewers, water mains, gas mains, drainage and irrigation ditches, and canals.

IN WITNESS WHEREOF, said owner, John P. Rothhaupt, has caused his name to be subscribed to this plat of City of Mesa, A.D. 1973.

STATE OF COLORADO  
COUNTY OF MESA

*John P. Rothhaupt*  
John P. Rothhaupt

243-0260

The foregoing instrument was acknowledged before me this 18th day of July, A.D. 1973, by John P. Rothhaupt.  
My Commission expires November 18, 1978.  
Witness my hand and official seal.

*John C. Shepherd*  
John C. Shepherd

### CITY APPROVAL

The plat of Rothhaupt Subdivision-Second Addition, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted on this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1973.

CITY OF GRAND JUNCTION

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
City Engineer

\_\_\_\_\_  
City Auditor

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO  
COUNTY OF MESA

I hereby certify that this instrument was filed in my office on \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1973 and is duly recorded in Plat Book Number \_\_\_\_\_ Page \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

I, David L. Bear, do hereby certify that the accompanying plat of Rothhaupt Subdivision-Second Addition, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direction and accurately represents a field survey of same.

*David L. Bear*  
David L. Bear

Approved for content and form only and not to the accuracy of surveys, calculations, and drafting Pursuant to C.R.S. 1963, 136-2-2 as amended.

WESTERN ENGINEERS, INC.  
PLAT OF  
**ROTHHAUPT SUBDIVISION  
SECOND ADDITION**  
CITY OF GRAND JUNCTION  
MESA COUNTY, COLORADO

FILED AND RECORDED IN PLAT BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_  
GRAND JUNCTION, COLORADO  
JULY 18, 1973

- LEGEND:
- 1/2" = 1' (not to scale)
  - 1/4" = 1' (not to scale)
  - 1/8" = 1' (not to scale)
  - 1/16" = 1' (not to scale)

2945-231-08-

Alley Vacated

#40-73

001

✓ Poland Dwight  
2449 Broadway  
65

002

✓ Corder A.C + E.M.  
Box 128 65

003

✓ Goodwin Harry B.  
604 N 7th St 65

004

✓ Foster Steve P c/o Hall Clarence  
727 3rd Ave 65

✓ 005 Maez Casey + C A  
285 2 1/2 Texas Ave 65

✓ 006 Loffreda Joseph A. Jr  
759 3rd Ave 65

~~008~~

J 008 Castanzi Snc  
715 4th Ave 65

J 2945-231-00-011  
Union Carbide Corp  
270 Park Ave  
New York N.Y. 10017

~~008~~

J 027 Reyer Agustin B + Pauline M  
809 57th St. 65

026

PETITION TO VACATE ALLEY

TO: City of Grand Junction  
ATTENTION: Director of Development  
Planning Commission

Gentlemen:

1. COMES NOW CASTINGS, INC., a Colorado corporation, and DWIGHT POLAND, and hereby respectfully petitions the City of Grand Junction for the vacation of the following described alley within the City of Grand Junction, Mesa County, Colorado, to wit:

The South 1/2 of the North-South alley in Block 20 of Milldale Subdivision, which is that portion of said alley between Lot 28 and Lots 1 through 5, inclusive, of said Block 20, Milldale Subdivision.

A copy of site plan showing the alley to be vacated is attached hereto.

2. Castings, Inc., is the owner of said Lot 28 and Dwight Poland is the owner of said Lots 1 through 5, inclusive.

3. The portion of the alley requested to be vacated is not being used, and has in fact not been used for many years. The Petitioner, Castings, Inc., desires to use its portion of the vacated alley for additional storage of supplies, and finished products used in and manufactured by its foundry. The East-West alley between Third and Fourth Avenues and running from Seventh Street to Ninth Street now provides all needed and desirable ingress and egress to any property which might be serviced by the alley requested to be vacated.

4. No surrounding property owners are presently using the right-of-way for ingress or egress.

5. Said alley is located in an area which is zoned I-2, Heavy Industry. Property immediately to the West of the alley requested to be vacated is being used as construction company offices and facilities, the land to the East for a foundry.

6. Names and addresses of the Petitioners are as follows:

7<sup>th</sup> STREET

CORDER  
DISTR.

POLAND  
CONST.

ALLEY TO BE  
VACATED

PSC  
GAS  
REG  
STA

PSC POWER  
POLE

BELL  
ELECT

4<sup>th</sup> AVENUE

60'

195'

141'

ALLEY

TO 9<sup>th</sup> STREET

104'

125'

8<sup>th</sup> STREET

VACATED



T. J. HARSHMAN

*Attorney at Law*

P. O. BOX 2682

GRAND JUNCTION, COLORADO 81501

PHONE 303-243-7887

September 7, 1973

Grand Junction City Council  
c/o Mesa County Planning Commission  
P.O. Box 897  
Grand Junction, Colorado 81501

Attention: Rick Cisar

Gentlemen:

I represent and this letter is written on behalf of Castings, Inc.

It is hereby requested that the City of Grand Junction grant an irrevocable license to Castings, Inc. to use the following described alley within the City of Grand Junction, Mesa County, Colorado, to wit:

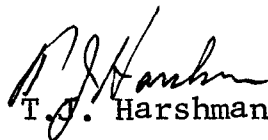
The South 1/2 of the North-South alley in Block 20 of Milldale Subdivision, which is that portion of said alley between Lot 28 and Lots 1 through 5, inclusive, of said Block 20, Milldale Subdivision.

Castings, Inc. desires to use said alley for additional storage of inventory and finished products used in and for manufacturing by its foundry.

Castings, Inc. and Dwight Poland had requested that said alley be vacated. The Planning Commission denied vacating the alley pending further study. The Planning Commission however, did recommend that since the alley was not being used that Castings, Inc. be granted irrevocable right to use the alley for the above purpose.

It is requested that this matter be placed on the Council agenda for September 19, 1973.

Yours truly,

  
T. J. Harshman

TJH/cmm

cc - R.G. Sullivan  
Dwight Poland