

File Copy

August 6, 1975

City of Grand Junction
Director of Development
P.O. Box 968
Grand Junction, Colorado 81501

Gentlemen:

Please accept the following information as a petition for a right-of-way vacation and as additional follow-up information on a vacation request submitted to your office January 27, 1975, by the signers.

Enclosed herewith is our check in the amount of \$235.00 as required in the filing procedures.

a. 1. The reasons for this vacation request are; to make access from our office and yard area on the east side of the alley into our maintenance shop and equipment area on the west side of the alley, to place both areas into one fenced area for convenience and safety. Under the existing condition the two areas are isolated by the fenced 10 foot alley making it necessary to drive trucks and other mobile equipment through the streets from area to area, a distance of approximately two blocks, also the cost of maintenance of the two fences are expensive and inconvenient for our security measures.

The existing alley is not now being used for any purpose, no utilities either above or below the ground, nor for access, ingress or egress to any other property than that owned by the petitioners.

a. 2. The area to be vacated is a 10 foot strip of land laying approximately 160 feet west of south seventh street, between Struthers Ave. and Kimball Ave. and may be legally described as; an area, beginning at the Southeast corner of lot 10 Block 2 of South Fifth Street Subdivision, Grand Junction Colo. progressing Northerly 250 feet along the East line of said Lot 10, South Fifth Street Subdivision, thence East 10 feet, thence Southerly 250 feet parallel to the Northerly line, thence West 10 feet to the point of beginning.

PC.-Appr. 8-27-75

a. 3. This petition is being submitted by ROBERT D. ELAM and MILDRED M. ELAM of 2386 Unweasp Ave. Grand Junction, Colorado, OWNERS of ELAM CONST. COMPANY, 1225 South Seventh Street, Grand Junction.

a. 4. No other property owners are using this right-of-way for ingress or egress. One other owner, other than the City of Grand Junction and the petitioners are immediately adjacent to the subject land. These owners are CLOVIS H. BOBO and MARIE BOBO, of Rt. 3, Box 452, Vernon Alabama, 35592 and are the owners of Lot No. 1, Block No. 16 Benton Cannon's First Subdivision Amended, the Bobo's have expressed their approval of the vacation in our first letter of request for right-of-way vacation, submitted to your department January 27, 1975, copy attached .

Sincerely

Mildred M. Elam

Enclosures;
Check in amount of \$235.00
Site plan and sheet of explanation.
Copy of letter of January 27, 1975.

Proposed Alley Vacation, Lot 10 Block 2 South Fifth
Street Subdivision

b. SITE PLAN (attached)

b. 1. No existing properties or buildings are using this subject right-of-way for access.

b. 2. The present zoning and land use is COMMERCIAL

b. 3. No public utilities are on or above this area.

b. 4. Perimeter street right-of-way's are; Kimball Ave. on the North, being 60 feet, Struthers Ave. on the South, being 40 feet.

b. 5. It is proposed to remove the existing fences bordering the area to be vacated and extending the fence across the alley area on the North property line of Struthers Ave. and extending the fence across the alley area paralleling the North line of Lot No. 2 Benton Cannon's First Sub. Amended, being the North property line of Elams office area.

b. 5. This land, for all practical purposes is flat, having less than one foot fall from north to south and no fall east to west.

Proposed
Alley Vacation
in
South Fifth Street
Subdivision
Grand Junction, Colorado

Aug 6, 1975

NOLAND

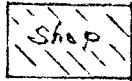
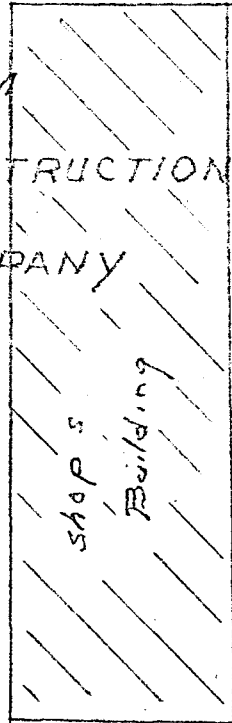
AVE.

Bentley Cannons
Subdivision
Amended
FIRST ST.

SEVENTH

AVE.

ELAM
CONSTRUCTION
COMPANY



KIMBALL

Clovis & Marie
Bobo
1 Res.

ELAM
Office
CONSTRUCTION

CO 3 Fuel
Pumps
& Storage

STRUTHERS

AVE

"250' Vacate"
126'
45'

January 27, 1975

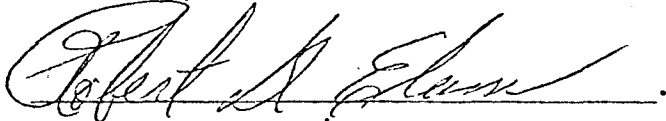
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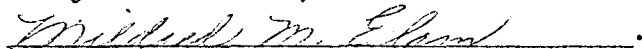
Gentlemen:

We would like to have the alley on the East side of the South Fifth Street Subdivision vacated from the North line of Lot 1 - Block sixteen of Benton Cannon's first Subdiviaion Amended, South to Struthers Avenue.

This would allow us to combine two parcels of property into one.

Sincerely,





We have no objections to the vacation of the above described alley.