

Subdivision

ALLEY VACATION

Date

2-13-76

Item #

11-76

Petitioner

The Sterling Co.

Preliminary
Review Agencies Comments

Final
Review Agencies Comments

UTILITIES - Sewer line
in Alley need easement

See - Ltr. of Opposition
from Central Dist. Co.

Action Taken

P.C. Tabled up to Sep. 26, 1976

C.C. _____

Comments

Action Taken

P.C. _____

C.C. _____

Comments

ITEMS REQUIRED FROM DEVELOPER

Check

Drainage

Improvements

Utility Agreement

Landscaping

Guarantee

Title Investigation

Covenants

Annexation

Other (Specify)

THE STERLING CO.

INDUSTRIAL DEVELOPMENTS

POST OFFICE BOX 756
600 EAST NOLAND AVENUE

GRAND JUNCTION, COLORADO 81501

(303) 243-4271

CLAUD D. SMITH, PRES. & TREAS.
MELBA I. SCHMIDT, VICE PRES.
STERLING T. SMITH, SECRETARY

January 5, 1976

Director of Development
City of Grand Junction
Grand Junction, CO 81501

Dear Sir

Enclosed is our check for \$235 in payment of the fee for Right-of-Way Vacation. It is respectfully requested that your office commence the processing procedure for vacating the alley in the 300 block south of South Avenue. The following data is submitted in support of this petition.

1. Reasons why the vacation is requested:
The property immediately north of the alley at present is vacant. It is proposed that one or more warehouse buildings will be constructed on this property in the very near future. The property immediately south of the alley is owned by the Denver & Rio Grande Western Railroad and a spur track is located close to their north property line. It is the desire of the owners of the property north of the railroad spur track to locate their buildings in order that direct access from railroad cars be available to the warehouse buildings. The existing alley right-of-way serves no purpose for pickup of trash or delivery. Ample space will be provided in the future for utility rights-of-way and clearance specifications of the railroad.
2. The legal description of the vacation:
Alley right-of-way immediately south of lots 1-16, block 163, City of Grand Junction.
3. Names and addresses of petitioners:
John E. and J. R. Cadez
Box 489
Grand Junction, CO 81501
Lots 1 & 2, block 163

The Sterling Co.
P. O. Box 756
Grand Junction, CO 81501
Lots 3-16, block 163

4. Names and addresses of all surrounding property owners presently using right-of-way for ingress or egress:
None. The Denver & Rio Grande Western Railroad Company is the only other owner of surrounding property.
5. Present zoning and land use:
Light industry

Should you require additional information or if we may be of further assistance, please let us know.

Yours very truly

THE STERLING CO.

by Edward E. Smith
President

John E. and J. R. Cadez

CDS/rn

Enclosure

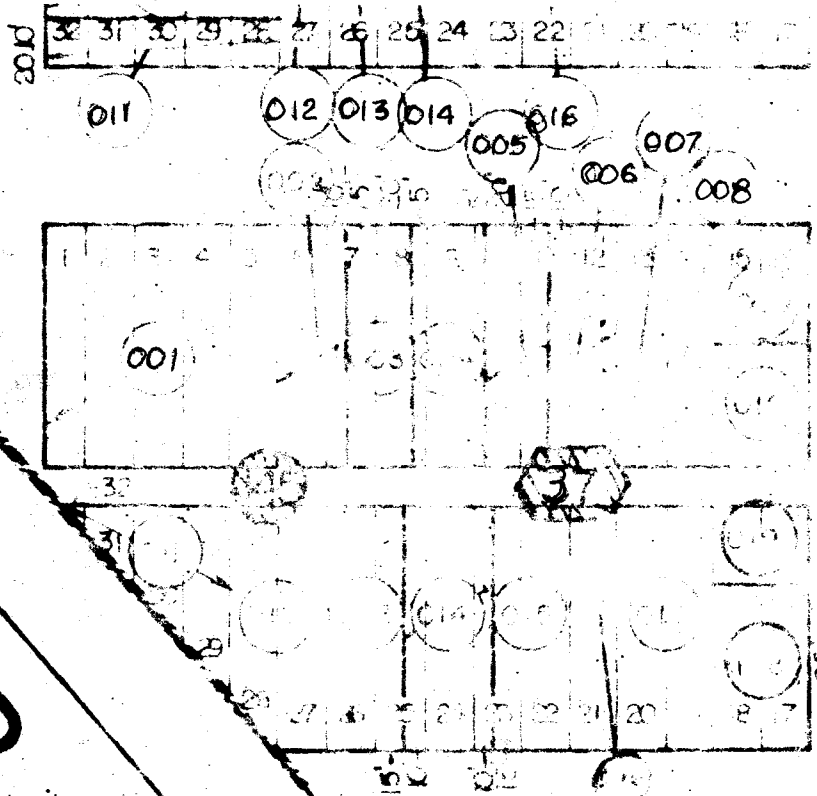
by _____

City of Grand Junction

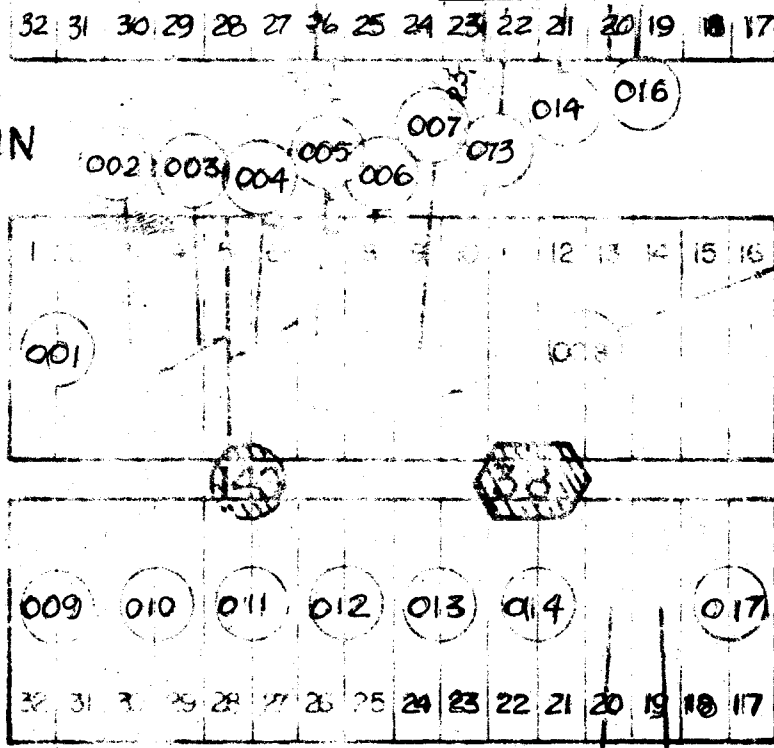
Alley to be Vacated

Petition Dated January 5, 1976

Alley to be Vacated



PITKIN



SOUTH

004

001

005

002

John E. & P. Cadéz

The Sterling Co.

SEE BLK. 48