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File		e1976-0011			
Date_		tte <u>1/17/00</u> Project Name: <u>Sterlin</u>	Project Name: Sterling Company - Alley Vacation		
P	S	S A few items are denoted with an asterisk (*), which means they are to	be scanned for permanent record on the		
r	c ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There				
e s	a n	are also documents specific to certain files, not found on the standard	list. For this reason, a checklist has been		
e	n	1 to also A a A			
n	e	Temaming rems, (not selected for seaming), will be marked present o	n the checklist. This index can serve as a		
t	quick guide for the contents of each the.				
	Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be				
v	V	in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.			
Α	^		*Summary Sheet – Table of Contents		
	-	Application form			
		Receipts for fees paid for anything			
v	V	*Submittal checklist			
A	Λ	*General project report			
X	X	Reduced copy of final plans or drawings Reduction of assessor's map			
^	^	Evidence of title, deeds			
		*Mailing list			
	\dashv	Public notice cards			
		Record of certified mail			
		Legal description			
		Appraisal of raw land			
		Reduction of any maps – final copy			
		*Final reports for drainage and soils (geotechnical reports)			
		Other bound or nonbound reports			
		Traffic studies			
		Individual review comments from agencies			
		*Consolidated review comments list			
		*Petitioner's response to comments			
		*Staff Reports			
		*Planning Commission staff report and exhibits			
\vdash		*City Council staff report and exhibits *Summary sheet of final conditions			
-		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or			
expiration date)			g to thingt in tonutions of		
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:			
X	X				
X		Review Sheets			
X		Letter from James R. Cadez to Don Warner – 1/8/76 – Letter of disapproval			
X	X	X Letter from Claud Smith, president of Sterling Co. to City			

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Drainage Lands Improvements Guarantee	scaping	Title Investigation Covenants
Improvements Guarante	Annexat	ionOther (Specify)

THE STERLING CO.

POST OFFICE BOX 756 600 EAST NOLAND AVENUE GRAND JUNCTION, COLORADO 81501

(303) 243-4271

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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.

- 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.
- The legal description of the vacation: Alley right-of-way immediately south of lots 1-16, block 163, City of Grand Junction.
- 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.

President

John E. and J. R. Cadez

CDS/rn

Enclosure

by

Alley to be Vacated Alley to be Vacated Petition Dated January 5, 1976 32 31 30 29 28 27 36 25 24 25 22 21 012 013 014 PITKIN 32 31 30 39 28 27 25 25 24 23 22 21 20 19 119 117 SOUTH 15 16 The Sterling Co.

City of Grand Junction