

Subdivision Topline Alley Vacation

Date 9-16-76 Item # 68-76

Petitioner Topline Supply

Preliminary Review Agencies Comments

Final Review Agencies Comments

City Utilities - require easement for sewer line.

P.S. - BELL - require easements.



Action Taken

Action Taken

P.C. Approved 29 Sept. 1976

P.C. _____

C.C. Approved 20 Oct. 1976

C.C. _____

Comments

Comments

Subj. to easements & grading graveling new alley sec.



ITEMS REQUIRED FROM DEVELOPER

- Check
- Drainage
- Improvements
- Utility Agreement
- Landscaping
- Guarantee
- Title Investigation
- Covenants
- Annexation
- Other (Specify)

Agreements
not completed

September 25, 1975

TO: CITY OF GRAND JUNCTION PLANNING COMMISSION

Listed below are property owners adjacent to Second Avenue, between 9th and 10th Streets, City of Grand Junction, who desire the street vacated and utilized for parking and business expansion. In our judgement, the area and the City of Grand Junction will be better served if the street is vacated.

The vacation process was initiated when the U. S. Economic Development Administration and the Colorado West Improvement, Inc. widened and improved "D" Road from 9th to 15th Street. The new roadway provides an excellent highway, but reduced substantially parking at Topline Supply, Western Bearings, and State of Colorado.

It is the intention of the vacation to eliminate all parking along "D" Road at Western Bearings, Topline, and State of Colorado if the vacated property can be utilized as replacement parking. Also as part of the vacation, certain limited beautification plans will replace the "D" Road parking along Topline and Western Bearings properties -- serving both safety and attractiveness.

As a replacement of access of Second Avenue, the Colorado West - E.D.A. project opened up 10th Street from "D" Road to Second Avenue, providing access to Third Avenue and Second Avenue east of 10th Street.

We favor the project:

American Linen Supply
Lots 1-6, Block 13

Steiner-American Corporation
Lots 7-10, Block 13

Topline Supply Company
Lots 11-16, Block 13

Topline Supply Company
Lots 17-24, Block 9

State of Colorado
Lots 25-28, Block 9

Western Bearing, Inc.
Lots 29-32, Block 9

COLORADO WEST

IMPROVEMENT,
INC.

A NON-PROFIT COMMUNITY DEVELOPMENT ORGANIZATION

AN AFFILIATE OF THE GRAND JUNCTION AREA CHAMBER OF COMMERCE

Telephone (303) 242-3214

131 North 4th Street

Grand Junction, Colorado 81501

April 18, 1977

*Kathy
Need care on this one*

Mr. Don Warner
City Senior Planner
City of Grand Junction
250 North Fifth Street
Grand Junction, Colorado 81501

Dear Don:

Enclosed is the "petition" signed by all the participants in the closing of Second Avenue between 9th and 10th Streets in 1975.

The closing resulted from Colorado West's redevelopment of Colorado West Development Park -- including D Road from 9th to 15th Street, Winters from 10th to 15th; 15th and 12th Streets; plus railroad extensions, utilities, opening 10th Street south off D Road, and other improvements.

We initiated the closing - paid the \$235 filing fee, circulated the petition, and presented it to both the City Planning Commission and City Council.

The agreement is contained in the petition -- simply, no parking along

Topline is now building on the vacated roadway, which is great -- and one of the intended uses. They are also still parking along D Road which must be discontinued to comply with the vacation agreement.

Another possible problem is Topline, State of Colorado, and Western Bearings are utilizing an exit to 9th Street from the vacated roadway -- and are actually going on private property of Western Bearings for the State and both for Topline. They need an agreement or at least some understanding of the property useage.

Our interest is adhering to the agreement to provide a safer D Road -- and also

Kindest regards,
Dale J. Hollingsworth
Dale J. Hollingsworth
Executive Vice President

CC: Harold Barnett

PETITION FOR ALLEY VACATION

THE UNDERSIGNED Petitioners do represent that the right-of-way sought to be vacated is described as follows:

All of that alley in Block 13 of Milldale Subdivision in the City of Grand Junction being 20 feet in width lying between 9th Street and 10th Street and abutting Lots 14-19, inclusive as shown on the recorded plat thereof, Mesa County, Colorado.

Ownership of the several lots in Block 13 of Milldale Subdivision according to the records in the office of the Mesa County Clerk & Recorder is as follows:

American Linen Supply 505 East Temple Street Salt Lake City, Utah 84102	Lots 1,2,3,4,5 & 6
Steiner-American Corp. P. O. Box 2317 Salt Lake City, Utah 84105	Lots 7,8,9 & 10
Topline Supply Co. 943 1st Avenue Grand Junction, Colorado 81501	Lots 11,12,13,14,15,16, 17,18,19 & 20
Independent Pump Co. 948 3rd Avenue Grand Junction, Colorado 81501	Lot 21
Bill C. Crawford & George E. Crawford 498 33 Road Clifton, Colorado 81520	Lots 22,23 & 24
William G. Huber 2335 North 1st Street Grand Junction, Colorado 81501	Lots 25,26 & the E½ of Lot 27
Louis V. Martinez & A. E. Martinez 910 3rd Avenue Grand Junction, Colorado 81501	Lots 28,29 & the W½ of Lot 27
Alfred E. Cisneros 1217 North Jeffers Rawlins, Wyoming 82301	Lots 30,31 & 32

Your Petitioners represent that there are no other surrounding property owners who presently use said alley for ingress or egress.

None of the properties and buildings located in Block 13 presently use the alley as a right-of-way for access.

Topline Supply Co., upon approval of this Petition, will convey to the City of Grand Junction Lot 20, Block 13, Milldale Subdivision.

Of the Petitioners, Topline Supply Co. proposes to construct a fence enclosing those parts of its property as shown on the attached Plat. This will allow Topline to maintain security for the additional storage space which it needs in its business.

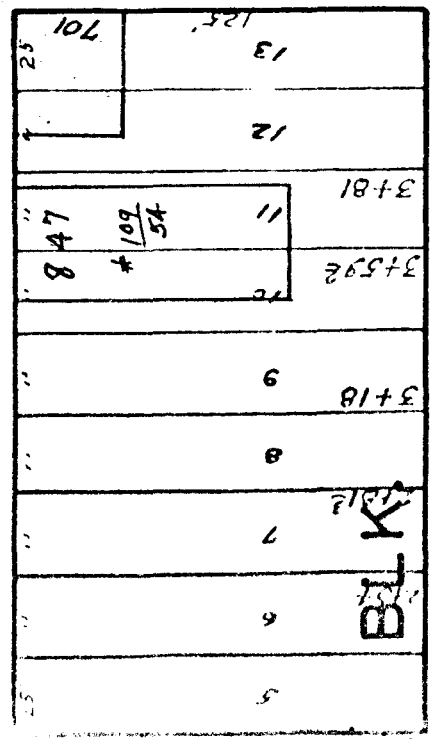
TOPLINE SUPPLY CO.

By E. L. Davis
President

ATTEST:

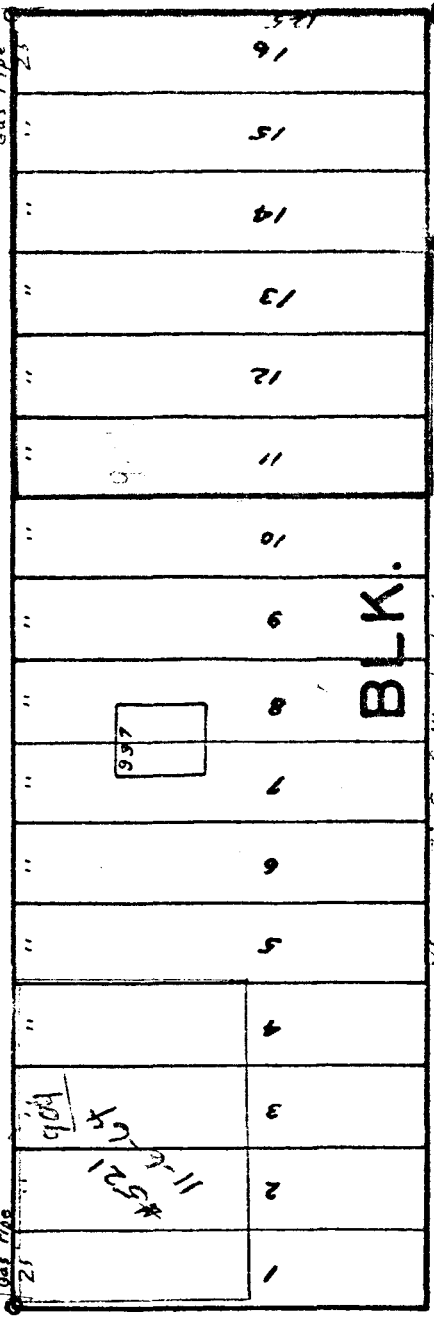
Ruth A. Lawrence
Secretary

SECOND



BLK. 12

AVE.



BLK. 13

ST.

ST.

3/8 ARE 3' E. of W. Lot Line
3/8 ARE 5' E. of W. Lot Line

Gate

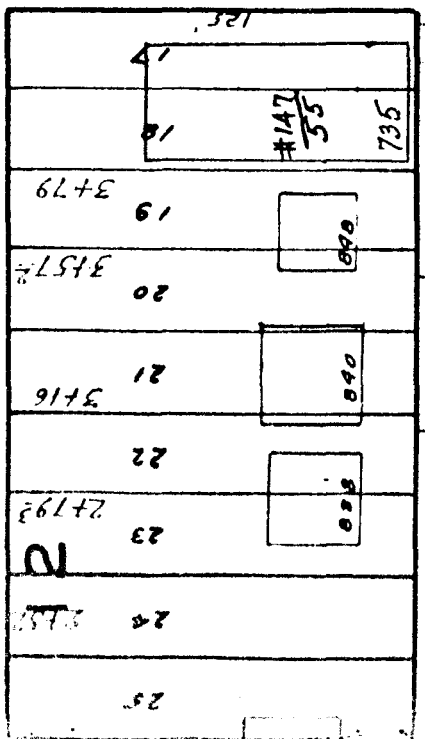
Proposed Vacation

Buildings new Record

10th

To be conveyed to City by Petitioner

AVE.



BLK. 12

SECOND

ST.

