

GOLDEN, MUMBY & SUMMERS

ATTORNEYS AT LAW

COURTHOUSE PLACE BUILDING - 200 N. 6TH STREET

P. O. BOX 398

GRAND JUNCTION, COLORADO 81501

AREA CODE 303
TELEPHONE 242-7322

JAMES GOLDEN
KEITH G. MUMBY
K. K. SUMMERS
J. RICHARD LIVINGSTON

July 27, 1978

Director of Development
City of Grand Junction
Mesa County Courthouse
Grand Junction, CO 81501

Re: Vacation of Alleyway, Block 99,
City of Grand Junction -
Alleyway and Block bounded by North First
Street and North Second Street on the
West and East, and White Avenue and Rood
Avenue on the North and South

Gentlemen:

As attorneys for Sam J. Antonopoulos and Kay S. Antonopoulos, the owners of all of Block 99, the City of Grand Junction, County of Mesa, State of Colorado, application is hereby made for the vacation of the alleyway which bisects the block in an east-west direction.

In accordance with your filing and processing procedures, we forward herewith our firm check in the amount of \$235.00 in payment of your filing fee, together with an original and fourteen copies of this letter and the materials hereinafter referred to.

1. Reasons why vacation is requested:

The applicants have acquired title to all of the property situated in Block 99, City of Grand Junction, except for the right-of-way for alleyway which passes through the center of the block in an east-west direction, for the purposes of constructing thereon a motel facility. The applicants desire the aforementioned alleyway to be vacated in order that the applicants may own the entire City block and make plans for the construction of their improvements without the hinderance of allowing for the aforementioned alleyway.

In furtherance of these plans, the applicants have contacted the Public Service Company of Colorado, Mountain Bell and Comtronics Cable TV, utility firms who have located upon said right-of-way facilities, and have obtained from each of these firms an expression of their willingness to support the vacation upon the conditions set forth in their respective letters. There is marked Exhibits "A", "B", and "C" respectively, the responses of these utilities and they have been attached hereto and made a part of this application.

2. The legal description of the vacation:

The property to be vacated may be described as,

"The east-west alleyway situated and lying within Block 99, City of Grand Junction, County of Mesa, State of Colorado."

3. The names and addresses of the petitioners are:

Sam J. Antonopoulos and Kay S. Antonopoulos,
145 Rood Avenue, Grand Junction, Colorado 81501

4. The names and addresses of all surrounding property owners presently using the right-of-way for ingress or egress:

None

5. Site plan:

5.1. There are no buildings, or properties, situated within Block 99, City of Grand Junction, that have a need to use this alleyway for access.

5.2. This property is zoned as C-2 and B-3.

5.3. The utilities which are visible from an examination of the premises are shown on the site plan. It is believed that the City of Grand Junction may have a sewer line located within the alleyway.

5.4. The site plan reflects all perimeter streets bordering the area.

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5.5. Plans for the facility to be constructed upon the premises have not been finalized.

5.6. All of Block 99 is level. No contours are reflected on this site plan.

Would you kindly process this application in accordance with your procedures. It is hoped that this application may be scheduled for consideration by the Planning Commission at its regular August meeting.

If you desire any additional or further information with regard to this matter, would you kindly contact the undersigned.

Sincerely yours,

GOLDEN, MUMBY & SUMMERS

By 

JG/ck
Enclosures
cc: Mr. and Mrs. Sam J. Antonopoulos

REVIEW COMMENTS FOR: #75-78 Alley Vacation - Block 99

AS OF AUGUST 22, 1978

Fire Department: OK if adequate access for Fire and emergency equipment must be provided.

Police Department: OK if petitioner takes care of security within that area, otherwise need alleyway for easy and quick access to building and area for police protection.

Parks and Recreation: No comment

City Utilities Engineer: ^{SEWER} South line in Alley would have to be rerouted around this block at petitioners expense. ProceSSION for adequate trash collections in this block would have to be made.

City Public Works Engineer:

1. I take no exception to alley vacation assuming resolution of all utility relocations.
2. Alley entrances should be closed by petitioner with curb, gutter and sidewalk unless their site plan utilizes these as access points.

Recommend Approval based on block wide development.
If blockwide development does not come about,
Vacated ~~area~~ area should revert to public as use
for an alley.

Subdivision Alley Vacation - Block 99

Date July 31, 1978 Item # 75-78

Petitioner Sam Antonopoulos

Alley between White & Road from 1st to 2nd.

Review Agencies Comments

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City Utilities - sewer line must be relocated at developers expense.

Eng. - alley entrances should be closed unless they will be utilized as access points

Police / Fire Dept. - ACCESS TO SITE MUST BE ADDRESSED IN SITE PLAN when development is proposed.



Action Taken

Action Taken

P.C. Appr. 8/29/78

P.C. _____

C.C. Approved 20 Sept 78

C.C. _____

Comments

Comments

Subj. to single parcel development for entire block at bldg permit issuance for dev.



ITEMS REQUIRED FROM DEVELOPER

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