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s e	n n	"	,			
n	e	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a				
t	a	quick guide for the contents of each file.				
ļ		Files denoted with (**) are to be located using the ISYS Query System.				
X	X	in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc. *Summary Sheet – Table of Contents				
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		*Letters and correspondence dated after the date of final approval (perta-	nining to change in conditions or			
expiration date)						
DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:						
X	X	X Follow-Up Form - DENIED				
X		Review Sheet				
X	X	X Review Sheet Summary				
X	X	X Petition for Road Vacation				
X	X					
X		Handwritten letter from Harold Thompson proposing alley closure – no date				
X		Site Plan				
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ILE # 98-78

JOHNSON ALLEY VACATION

WEETING DATE October 31, 1978

OMMENTS:

FIRE DEPT.-MANTLO

Ok to vacate, but parking must be laid out so that access is possible to the existing homes in the area.

CITY ENGINEER - JENSEN

No way for trash pickup for apartments...could not service trash tank only in parking lot. "No!"

This is a necessary and needed alley for city trash and sewer maintenance service.

PUBLIC SERVICE

Gas: No objection. Electric: Existing 1 O.H. line through alley will have to be left as is unless customer would pay for undergrounding. An 15' utility easement will have to be reserved in this alley location. Existing O.H. line along East R.O.W. of 13th will also remain.

TRAFFIC ENGINEER - MCKEE

This area is congested due to heavy use of parked vehicles by Mesa College students. The streets are generally too narrow to accomodate parking on both sides and two-way traffic. Specifically Bunting & 13th are parked heavily during most of the day and will not allow two way traffic at the same time. Parking should be contained on site for development. I see no reason to vacate alley as long as it is needed for trash pick-up as streets are not wide enough to accomodate "Packers", parking, and traffic without added confusion and congestion.

CITY ENGINEER - RISH

If the alley is vacated, the necessary modifications to C,G, & SW's should be made by petitioner.

MOUNTAIN BELL

No objections. Now have aerial cable in a 15 ft. utility easement in the alley and future plans for buried cable; therefore, we will require the utility easement remain.

DEVELOPMENT DEPARTMENT RECOMMENDATION

Recommend denial based on existing need for an alley of the present configuration. Alternatives are not as workable as existing condition.

PLANNING COMMISSION RECOMMENDATION

GOVERNING BODY DECISION

PETITION FOR ROAD VACATION

City of Grand Junction

We, the undersigned, hereby petition for the road located at Portion of alley in Block 2, DE VOE Sub. Grand Jct. to be vacated for the following reason(s):

To develop an apartment complex and provide a	
pickup which the alley is being used for at t	his time.
Legal description of proposed vacation:	· · · · · · · · · · · · · · · · · · ·
Beginning at the northwest corner of lot 10,	Block 2 of De Voe Subdivision,
Grand Junction, Mesa County, Colorado; thence	North 20 feet; thence East 78
feet; thence South 20 feet; thence West 78 fe	eet to the point of beginning.
Signature of adjacent property owners.	Address.
and Mike & Ashus	1313 Dunting
DATE SUBMITTED TO DEVELOPMENT DEPARTMENT	
SUBMITTED BY:	FEE PD.
STATE OF COLORADO) Elui Mules	Milsen
COUNTY OF MESA)	
The foregoing instrument was acknowledge h	pefore me this 6th day of
October , 1978 . By Steph	nen B. Johnson, Jr. and Anita
My Commission expires: July 31, 1981	Nickels Johnson
4	1 A Marie Marie De la Company
	NOTARY PUBLIC

ubdivision Johnson	Alley Vacation
ate 10-2-78	Item # 98-78
etitioner Mike S.	Johnson at 13th + 6/enwood
n.w. 18° alley	at 13th + 6/enwood
•	
Review Agencies Comments	Review Agencies Comments
-	
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	<u> </u>
Action Taken	Action Taken
.C. <u>recommend</u> denie	P.C.
.c.	■ c.c
Comments	Comments
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Code and the second	
economic de los	
ITEMS R	EQUIRED FROM DEVELOPER
Check Utility Drainage Landsca	Agreement Title Investigation ping Covenants Annexation Other (Specify)
	Annexation Other (Specify)

W. H. Lizer & Associates 492 - 29 Road Grand Junction, Co. October 2, 1978

. . . .

Mr. Don Warner City/County Planning Dept. Grand Junction, Co.

Dear Mr. Warner,

Please find attached copies of maps showing the existing alley location and the proposed easement for trash pick-up as was discussed by you and Mrs. Johnson. It is planned to leave a strip 15 feet wide in the existing alley as an underground utility easement, as shown on the attached drawings, Mr. & Mrs. Johnson are proposing a 22 unit, multi-story apartment building which will be in the area labeled Apartment Complex Area, which iszoned R-3. Approximately 11% of the total area is reserved for landscaping, adjacent to Glenwood Avenue and 13th Street.

We have discussed putting electrical and telephone underground in the 15 foot Utility Easement with the above respective Utility Companies and they have foreseen no problem in doing so. There is an existing sewer line in the alley and this has also been discussed with the City.

It is felt that by vacating the alley and providing an alternate route for trash pick-up would provide better land use for this area.

Due to the irregular shape of the property, 34 parking units were the most that could be attained according to City standards, with 22 Units, 37 parking units are required.

The developers, the Johnson's are requesting a waiver for 3 less parking spaces in order to make this a feasable project for them.

Should you have any questions on any of the above, please contact me at your earliest convenience.

Sincerely yours,

Wayne H. Lizer P.E., L.S.