Table of Contents

File Dat		1979-0024 10/25/00 Proj	ject	Nan	ne: Intersection of Niblic and Nine Iron DrRoad Vacation	
P r e s e n t	S c a n n e d	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included. Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file. Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.				
X	X	*Summary Sheet – Table of Contents				
4	_	Application form				
		Receipts for fees paid for anything				
		*Submittal checklist				
		*General project report				
	\dashv	Reduced copy of final plans or drawings				
_		Reduction of assessor's map				
\dashv	-	Evidence of title, deeds *Mailing list			· · · · · · · · · · · · · · · · · · ·	
-	\dashv	Public notice cards				
\dashv	\dashv	Record of certified mail				
-		Legal description				
+		Appraisal of raw land				
1		Reduction of any maps – final copy				
$\neg \uparrow$		*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 *City Council staff report and exhibits				
-	\dashv	*Summary sheet of final conditions				
\dashv	\dashv	*Letters and correspondence dated after the date of final	anı	oro	val (pertaining to change in conditions or	
i		expiration date)			(L	
		DOCUMENTS SPECIFIC TO TH	IS	DI	EVELOPMENT FILE:	
	X	Action Sheet				
	X	Review Sheet Summary				
X	X	Planning Commission Minutes - ** - 5/29/79				
X	X	Letter form Lori Hill to Loran Dake re: recommended approval of item with conditions – 5/30/79				
X	_	Petition for Road Vacation				
	\dashv					
	\dashv					
\dashv	\dashv					
-	\dashv					
_				_		
_						
_						

Acres	File # # 29-77
Units ACTION SHEET	Zone
Density	Tax Area Code
211:0	
Activity SOAD /ACATION (UNNAMED)	- lameline
	e Neighbors Notified Post W. 23-19
Date Submitted / MARCH 19 Date	e CIC/MCC Legal Ad
Date Mailed Out 2 March 19 PC	Hearing Date 2) March 1979
	riod - Return By
Send Send	
COUNTY ROAD DEPARIMENT	FIRE
COUNTY HEALTH DEPARIMENT	TDDTCAMTON
COUNTY SURVEYOR	DRAINAGE
COMTRONICS	WATER (UIE, CLIFTON)
GRAND VALLEY RURAL POWER	SEWER
MOUNTAIN BELL	CITY ENGINEER/UTILITIES KISK
PUBLIC SERVICE	MACK, LOMA, MESA, COLLBRAN
SOIL CONSERVATION SERVICE	FRUITA, PALISADE
SCHOOL DISTRICT 51	
STATE HIGHWAY	
STATE GEOLOGICAL	
STATE HEALTH - RADIOLOGICAL	
TRANSAMERICA TITLE	
Common Location BEARING NORTHWES RIVE IRON PRIVE & NIVII Staff Comments TO ACC	EPLY from the Intersection
RUNS WITH #23-29	
Original Documents	05 - ¢
Imp. Agreement \$ Appraisal x	
	Check #
Covenants Open Space De	edication
Power of Attorney	^
Dev. Schedule	

REVIEW SHEET SUMMARY

F11E # 24-7	3		•		
ITEM ROAL	VACATION				
PC MEETING I	DATE				•
MOC/OC MEET	ING DATE				
DATE REC.	COMMENTS				
3-15-79	CITY ENG/RISH	1	on my field chec a road on the RO		

truct a road on the ROW in question to connect Partee'
Heights to Horizon Drive. A fairly wide draw exists
there between two bluffs and grades should be no
problem.

2. Much storm drainage and irrigation overflow from
Partee Heights runs naturally down this draw to

Partee Heights runs naturally down this draw to
Horizon channel. This drainway MUST be accommodated.
It appears to be the historic channel: (Willows,
defined stream, etc.)

3. As more residences are developed to south (Spring Valley, Bellridge, "Apple Orchard", etc.) traffic at G Road and 27½ will increase. Will another access to Partee Heights then be advisable and/or desired?

3-19-79 PUBLIC SERVICE

Electric & Gas: no objections.

3-19-79

MOUNTAIN BELL

No objection.

GJPC 5/29/79

MIKESELL/RIDER/PASSED 6-0/A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL, CONTINGENT UPON THE RIGHT OF WAY BEING RETAINED AS A DRAINAGE EASEMENT.

Acres	File # <u>24-79</u>
Units ACTION S	
Density	Tax Area Code
Activity Road Vacation	
Phase	Date Neighbors Notified 1
Date Submitted 5-1-79	Date CIC/MCC Legal Ad
Date Mailed Out	PC Hearing Date 5-29-79
	riew Period - Return By
Send	<u>Send</u>
COUNTY ROAD DEPARIMENT	FIRE
COUNTY HEALTH DEPAREMENT	
COUNTY SURVEYOR	DRAINAGE
COMTRONICS	WATER (UTE, CLIFTON)
GRAND VALLEY RURAL POWER	SEWER
MOUNTAIN BELL //O: W	CITY ENGINEER/UTILITIES
PUBLIC SERVICE	MACK, LOMA, MESA, COLLBRAN
SOIL CONSERVATION SERVICE	FRUITA, PALISADE
SCHOOL DISTRICT 51	
STATE HIGHWAY	
STATE GEOLOGICAL	
STATE HEALIH - RADIOLOGICAL	
TRANSAMERICA TITLE	
Board Date Comments	
6)PC 5-29-79 recapo sub	ject to being drainage
easement on	ly.
1.C. 6-5-29 approved	ly to being drainage by sulifeet to P.C. regiments.
	0
common Location Reacing North	westerly from the
intersection of Dine Iro	westerly from the on Drive + niblic Drive
Staff Comments	
Runs with # 23-79	
Original Documents	
Imp. Agreement \$Apprais	sal x .05 = \$Open Space;
Imp. Guarantee Receip	t #Check #
	pace Dedication
Power of Attorney	
TOWER OF RECORDER	
Dev. Schedule	

May 30, 1979

Loran Dake c/o Horizons West 2721 N. 12th Street Grand Junction, CO 81501

Item #24-79 ROAD VACATION

Dear Loran,

The Grand Junction Planning Commission recommended approval of the item referenced above on May 29, 1979. This item will be heard before the Grand Junction City Council on July 5, 1979.

Conditions, restrictions or special requirements are as follows:

That this remain a drainage easement only.
 Staff and review comments. (Comments are on file in our

If you have any questions concerning this item please contact our office.

Sincerely,

Lori Hill

Planning Technician I

cc: File #24-79 Correspondence

LH/nh

PETITION FOR ROAD VACATION

City of Grand Junction

APR 16 1979

We, the undersigned, hereby petition for the road located at

the intersection of Niblic and Nine Iron Drive	to be vacated for
the following reason(s):	•
1.) It is undeveloped. 2.) It is unus	sed. 3.) It is not necessary.
4.) We do not want Horizon Drive traff	ic to drive through
Partee Heights Subdivision.	
Legal description of proposed vacation: The SW 1/4 Section 36, TlN, RlW, beginning at the n line of the right-of-way for Niblic Drive, Partee E 160 feet, by 50 feet wide, an unnamed, dead-end pub	eights Subdivision, northwesterly
Lot 1, Block 11 and Lot 4, Block 8 Partee Heights S	Subdivision.
Signature of adjacent property owners. A. J. Partee (Lot 1, BLK 11) 9. J. Partee (Lot 4, BLK 8)	Po. Boy 667 Grand
DATE SUBMITTED TO DEVELOPMENT DEPARTMENT	4/12/79
SUBMITTED BY: JORAN DAKE	FEE PD. 75. °
STATE OF COLORADO)) ss. COUNTY OF MESA)	
The foregoing instrument was acknowledge b April , 1979 . By A. L. B My Commission expires: April 26,	efore me this <u>12th</u> day of PARTEE
	Karen D. Valstad NOTARY PUBLIC

OFFICE COPY