Table of Contents

File Date		<u>1979-0067</u> <u>11/28/00</u> Pro	Project Name: <u>Sentinel Square – Conditional Us</u> e					
P r e s e n t	S c a n c d	A few items are denoted with an asterisk (*), which mea ISYS retrieval system. In some instances, not all entries are also documents specific to certain files, not found on included. Remaining items, (not selected for scanning), will be man quick guide for the contents of each file. Files denoted with (**) are to be located using the ISYS (des the rkee	sign e st d pi	hated to be scanned are present in the file. There andard list. For this reason, a checklist has been resent on the checklist. This index can serve as a			
Ì		in full, as well as other entries such as Ordinances, Resolu	tior	1 s , 1	Board of Appeals, and etc.			
X	X							
		Application form						
		Receipts for fees paid for anything						
		*Submittal checklist						
		*General project report						
		Reduced copy of final plans or drawings						
		Reduction of assessor's map						
		Evidence of title, deeds						
		*Mailing list 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 report	s)		· · · · · · · · · · · · · · · · · · ·			
		Other bound or nonbound reports	<u> </u>					
		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						
		*Summary sheet of final conditions						
		*Letters and correspondence dated after the date of final	ap	pro	val (pertaining to change in conditions or			
		expiration date)	IIC	n	EVELODMENTELLE.			
		DOCUMENTS SPECIFIC TO TH	115	וע	EVELOPMENT FILE:			
X	X	Action Sheet						
X	X	Review Sheet	1					
X	X	Petition for Road Vacation						
X	X	Revocable Permit						
x	x	Letter from Sue Drissel to E.E. Lewis Co. re: approval of item subject to staff review and comments- 8/29/79						
X		photos						
X	X	Assessor's Map						
			1					
			1					

Acres <u>U/A</u>	File # <u>69-79</u>
Units <u>V/A</u> ACTION SH	
Density N/A	Tax Area Code
Activity ROW Vacation	
Phase N/A	Date Neighbors Notified
Date Submitted 1 AUGUST 79	Date CIC/MCC Legal Ad
Date Mailed Out <u>3 AUGUST 79</u>	PC Hearing Date 28 AUGUST 79
	ew Period - Return By 17 AUGUST 79
Send	Send
COUNTY ROAD DEPARIMENT	VFIRE C(14
COUNTY HEALTH DEPARIMENT	FIRE C(FY IRRIGATION
COUNTY SURVEYOR	DRAINAGE
COMTRONICS	WATER (UTE, CLIFTON)
GRAND VALLEY RURAL POWER	SEWER
MOUNTAIN BEIL	CITY ENGINEER/UTILITIES
UBLIC SERVICE	MACK, LOMA, MESA, COLLBRAN
SOIL CONSERVATION SERVICE	FRUITA, PALISADE
SCHOOL DISTRICT 51	V P.D. Ed Vander Took
STATE HIGHWAY	
STATE GEOLOGICAL	
STATE HEALTH - RADIOLOGICAL	
TRANSAMERICA TITLE Board Date Comments GJAC 8-38-79 REC. App 218 40 5 OC 9/19/79 Consent AccurA	sheet
Board Date Comments	e Revela -
GIPC 8-38-79 REC. APP SIE to S	Haff Comment
OK 9/19/79 CONSENT AGENDA -	Agp.
<u> </u>	
	I. I NICT
Common Location Noland Ave	W. of (3)
Staff Comments	
Original Documents	
	al x .05 = \$ Open Space;
	# Check #
	ace Dedication
Power of Attorney	
Dev. Schedule	

PEVIL' SHEET SU CANY

FILE # 69-79

DATE SENT TO PEVIFU AGENCIES 8-3-79

The

ITE: ROAD VACATION - NOLAND AVENUE

DATE DUE 8-17-79

PC HEFTING DATE

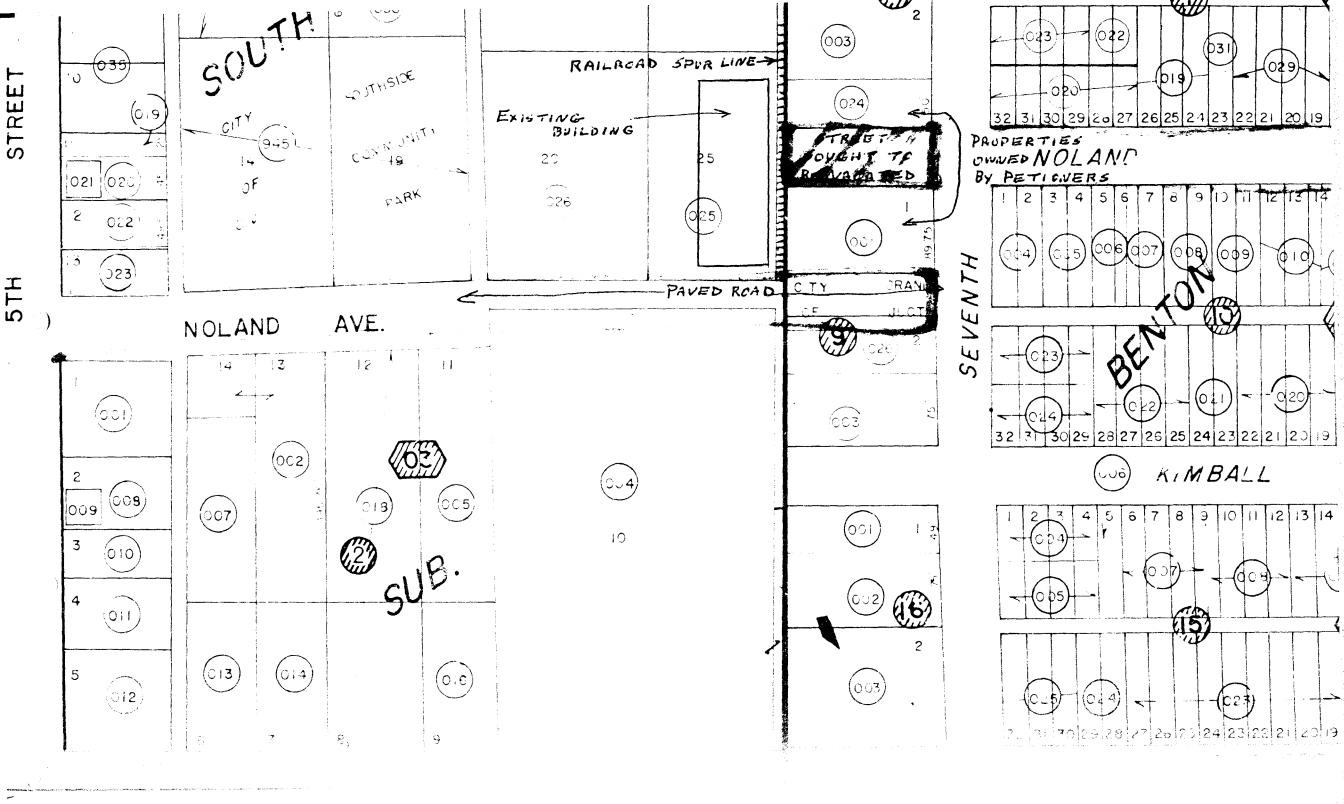
LICC/CC ETTING DATE

DATE REC.	AGELICY	OD 1 251 TIS
8-13-79	CITY FIRE	Okay to vacate.
8-13-79	CITY ENGINEER	Item #2 of the petition is incorrect. The street is open to the public and is a maintained gravel street connection to the north-south alley. I have no plans to extend it to the west and the only use I foresee is access to the alleys which are east of the railroad spur.
8-14-79	CITY UTILITY	None.
8-20-79	PUBLIC SERVICE	Gas: no objections. Electric: that the south ten feet of said part of Noland Avenue to be vacated remain a utility easement.

DESIGN & DEVELOPMENT PLANNER

Recommend approval.

 $\frac{\text{GJPC}\ 8-28-79}{\text{RIDER/FLAGER/PASSED}\ 5-0/\text{A}$ Motion to recommend approval to the city COUNCIL, SUBJECT TO STAFF COMMENTS.



PETITION FOR ROAD VACATION

CITY OF GRAND JUNCTION

WE, THE UNDERSIGNED, Hereby respectfully petition for the vacation of the following described portion of Noland Avenue, to wit:

Commencing at the SW corner of Lot Two (2), Block Eight (8) of Benton Canon's First Subdivision in the City of Grand Junction, thence Southerly to the NW corner of Lot One (1), Block Nine (9) of Benton Canon's First Subdivision in the City of Grand Junction, thence Easterly along the North line of said Lot One (1), Block Nine (9) to the NE corner of said Lot One (1), Block Nine (9), thence Northerly to the SE corner of said Lot Two (2), Block Eight (8), thence Westerly along the South line of said Lot Two (2), Block Eight (8) to the point of beginning;

and as grounds therefore state and allege:

 That the street sought to be vacated is delineated on the attached plat.

2. That said street has never been opened or used by the public.

3. That it is a dead end street leading nowhere.

4. That an existing building and railroad spur line located to the immediate West of the terminus of this street (as shown on the attached plat) effectively bars the extension of this street.

5. That the City of Grand Junction has heretofore acquired a right of way to the immediate south of petitioner's property (as shown on the attached plat) and Noland Avenue has been paved and extended to intersect with 7th Street and to provide a public right of way leading from 7th Street to 5th Street.

6. That a revocable permit was granted to petitioner's predecessors in title in March of 1962, a copy of which revocable permit is attached.

7. That petitioners are the owners of all properties adjoining said street as shown on the attached plat.

8. That even with the revocable permit previously granted, the existence of this street estops the petitioners from utilizing

- 1 -

their properties to their fullest and best extent.

9. That such vacation would not be detrimental to the City of Grand Junction or to any inhabitants of the city.

Respectfully submitted,

E. E. LEWIS COMPANY E. E. Lewis By: Gladys R. Lewis 1.44-General Partners

STATE OF COLORADO)) ss. COUNTY OF MESA)

Ċ

The foregoing instrument was acknowledged before me this <u>31st</u> day of <u>July</u>, 1979, by E. E. Lewis and Gladys R. Lewis, general partners of E. E. Lewis Company.

My commission expires: November 21, 1982 Witness my hand and official seal.

Anthia d. Cola Notary Public

Date Submitted To Development Department:

Submitted By: Ivan P. Kladder Williams, Turner & Holmes 200 North 6th, Box 338 Grand Junction, CO 81502 Fee Paid:

847679	854-229	10:53 AM	Sept. 3, 1963	
, ₁₉₆ et . •	w an analysis at the second of the state of the state of the second state of the state of the second state			15
			، ۲۰ علی : لمب ۱۰	
		REVOCABLE PERMIT		
	WIEREAS, Boaver I	Mona Uranium, Inc.	, has made application to the	
Cı	ty of Grand Junction	for permission to	atilize, in connection with	
it	a operations, the fo	llowing described	real property situate in the	
CI	ty of Grand Junction.	, County of Mesa,	State of Colorado, to-wit:	
	Commencing at the	u SW corner of Let	Two (2), Block Eight	
			ision in the City of o the NW corner of	
			ton Canon's First Sub-	
	-		ne (1), Block Nine (9) 1), Block Nine (9),	
			of said Lot Two (2), long the South line of	ľ
			to the point of beginning;	
			and,	
	WHEREAS, the main	d property, althou	gh a portion of a dedicated	
at	reat right of way, in	e not being so uti	lized by the public; and,	
	WIEREAS, the City	y Planning Commiss	ion and the City Engineer	
ha	ve approved such use	, and the City Cou	nerl is of the opinion that	
84	ch use would not br a	detrimontal to the	City or to any inhabitants	
01	the City at this th	me and has directe	d the City Manager to issue	
a	permit for such use;			
	NOW, THEREFORE,	IN ACCORDANCE WITH	THE ACTION OF THE CITY	
co	UNCIL OF THE CITY OF	GRAND JUNCTION, C	OLORADOI	
	There is horeby	granted a revocabl	e permit to the Beaver Mosa	
Ur	anium, Inc., pormitt	ing such company t	o utilize the ground abovo	
do	scribed in connection	n with the operati	ons of its business; pro-	
~1	dod, however, that s	aid permit may be	revoked by the City Council	
αι	its pleasure at any	time; and provide	d further that the Beaver	
				-
				ſ
				1

.. .

۹,

, ---

> . -

Mesa Uranium, Inc., shall agree to indemnify the City and save it harmless from any and all claims, damages, actions, costs and expenses of every kind in any manner arising out of, or resulting from, the permitted use.

Dated this _____ day of March 1962.

1.0

3

ť,

City Clerk We hereby agree that we will abide by the conditions contained in the above permit and that we will indemnify the City and hold it harmless from all claims as recited in the foregoing revocable permit.

Dated at Grand Junction, Colorado, this $22^{\frac{1}{2}}$ day of March 1962.

By_

BEAVER HESA URANIUM, INC.

...

Preaident /

Socratary Ĵ

ATTEST

2 -

CITY AN DUNTY PLANNING & DEVELOPMENT PROCESSING-COUNTY BUILDING PERMIT & INSPECTION

City County Development Department

CITY OF GRAND JUNCTION-MESA COUNTY-COLORADO BISO 559 WHITE AVE.-ROOM 60-DIAL (303) 243-9200 EXT. 343

August 29, 1979

E.E. Lewis Co. 750 North Ave. ρ . 0, B σ γ /48/ Grand Junction, Co 81501

Re: Road Vacation - Noland Ave.

Dear Sir:

On Tuesday, August 28, 1979, the Grand Junction Planning Commission voted to recommend approval subject to staff and review sheet comments for your petition to vacate Noland Avenue.

Please contact our office if you have any questions.

Sincerely, Suc Kn 12228 Sue Drissel,

Planning Technician

cc file #69-79

69-79 ROAD VACATION - NOLAND AVENUE

Petitioner: E.E. Lewis Company. Location: Noland Avenue West of 7th Street. Request to vacate an unnecessary public right-of-way.

Commencing at the Southwest corner of Lot 2, Block 8 of Benton Canon's First Subdivision in the City of Grand Junction, thence Southerly to the Northwest corner of Lot 1, Block 9 of Benton Canon's First Subdivision in the City of Grand Junction, thence Easterly along the North line of said Lot 1, Block 9 to the Northeast corner of said Lot 1, Block 9, thence Northerly to the Southeast corner of said Lot 2, Block 8, thence Westerly along the South line of said Lot 2, Block 8 to the point of beginning.

For copies only - do not remove from file.