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File 1979-0077
 Date 11/29/00

Project Name: Wheeler & Kanaly – Alley Vacation

P	S	<p>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.</p> <p>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.</p> <p>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.</p>
r	c	
e	a	
s	n	
e	e	
n	d	
t	d	
X	X	*Summary Sheet – Table of Contents
		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 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
		*Summary sheet of final conditions
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet		
X	X	Review Sheet Summary		
X	X	Letter from Sue Drissel to George Wheeler re: approved item – 11/5/79		
X	X	Letter from George Wheeler to Don Warner re: conversation with Gerald Ashby and Don Kanaly – 9/27/79		
X		Attorney's Preliminary Title Opinion		
X		Affidavit of Trade Name		
X		Minutes of County Commissioner's Meeting – 1/7/43 re: vacation of established road		
X	X	Plan		

REVIEW SHEET SUMMARY

FILE # 77-79

DATE SENT TO REVIEW AGENCIES 10-3-79

ITEM ALLEY VACATION

DATE DUE 10-15-79

PETITIONER: Select Properties Associates
LOCATION: Platted alley bearing northwesterly from vacated
James Street, Orchard Mesa

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
10-12-79	CITY FIRE	Okay to vacate.
10-11-79	MAPPING	Okay
10-10-79	CITY ENGINEER	No comments.

DESIGN & DEVELOPMENT PLANNER

James Street was vacated in 1947. This alley was inadvertently not included in the vacation. The petitioners own the property surrounding the alley on all sides.

No objection to the vacation, as it was an oversight not to include it originally,

STAFF RECOMMENDATION

Staff recommends approval, as there is no objection to vacation of alley.

alley vac
C.P.C.

SEPTEMBER 27, 1979

MR. DON WARNER
CITY OF GRAND JUNCTION
PLANNING DEPARTMENT
COURTHOUSE ANNEX
GRAND JUNCTION, COLO. 81501

DEAR DON:

REFERENCE IS MADE TO YOUR CONVERSATION WITH MR. GERALD ASHBY AND DON KANALY REGARDING AN UNVACATED ALLEY AT 554 JAMES STREET, GRAND JUNCTION, COLO.

WE ARE ENCLOSING FOR YOUR REVIEW THE FOLLOWING:

1. 6-25-47 BOARD OF COUNTY COMMISSIONERS ORDER OF VACATION OF AN ESTABLISHED ROAD.
2. 3-30-57 BOARD OF COUNTY COMMISSIONERS - CORRECTION OF ORDER OF VACATION OF JAMES STREET
3. 12-24-74 LEGAL DESCRIPTION FROM THE MESA COUNTY ABSTRACT COMPANY.
4. PLAT OF PROPERTY.

WE REQUEST THE VACATION OF THE ALLEY THAT IS FROM THE FORMER JAMES STREET IN BLOCK 1 OF THE FAIRLEY SUBDIVISION. JAMES STREET WAS VACATED IN 1947. THE ALLEY WAS INADVERTANTLY NOT INCLUDED IN THE VACATION. OUR PROPERTY SURROUNDS THE ALLEY ON ALL SIDES.

THE LEGAL DESCRIPTION OF THE ALLEY IS AS FOLLOWS:

THE ALLEY ADJOINING LOTS 3, 8, 9, 10, 11, 12, AND 13 IN BLOCK 1 OF THE FAIRLEY SUBDIVISION TO THE CITY OF GRAND JUNCTION, COLORADO.

THANK YOU AND THE COUNCIL FOR YOUR CONSIDERATION OF OUR PROBLEM.

CORDIALLY YOURS,

George E. Wheeler
GEORGE E. WHEELER

DONALD W. KANALY.

OWNERSHIP OF PROPERTY:
SELECT PROPERTIES ASSOCIATES
(A GENERAL PARTNERSHIP)
3045 TELLER AVENUE
GRAND JUNCTION, COLO. 81501

CC: MR. GEARLD ASHBY
ATTORNEY

OFFICE COPY

City
County
Development
Department

CITY OF GRAND JUNCTION—MESA COUNTY—COLORADO 81501
339 WHITE AVE.—ROOM 60—DIAL (303) 243-9200 EXT. 343

November 5, 1979

George Wheeler
3045 Teller Avenue
Grand Junction, Colorado 81501

Dear Sir,

On October 30, 1979 your petition for alley vacation was approved by the Grand Junction Planning Commission.

Your petition will be presented to the Grand Junction City Council on November 20, 1979 at 7:30 p.m.. Please be in attendance or have a representative present.

Sincerely,

Sue Drissel

Susan K. Drissel
P.T.I.

cc file # 77-79