# **Table of Contents**

File 1980-0073 Project Name: 910 Orchard Avenue								
Date	e	9/20/ 0	•					
P  S		A few items are denoted with an asterisk (*), which means they						
r	- 1	instances, not all entries designated to be scanned by the depart	tm	ment are present in the file. There are also documen				
e   8	- 1	specific to certain files, not found on the standard list. For this re	28	ason, a checklist has been provided.				
SI	•	Remaining items, (not selected for scanning), will be marked p						
e r				resent on the encekist. This much can serve as a quit				
n e	1	guide for the contents of each file.						
	1	Files denoted with (**) are to be located using the ISYS Que						
		full, as well as other entries such as Ordinances, Resolutions, Boa	ar	ard of Appeals, and etc.				
X	T	*Summary Sheet - Table of Contents						
X	+	Application form						
-	+	Receipts for fees paid for anything						
	$\perp$		_	·				
\ \	1	*Submittal checklist						
	T	*General project report						
	$^{\dagger}$	Reduced copy of final plans or drawings	_					
-	+	Reduction of assessor's map	_					
$\vdash$	+	Evidence of title, deeds	_					
	1		_					
X	X	The state of the s						
		Public notice cards						
	T	Record of certified mail						
X	+	Legal description	_					
	+	Appraisal of raw land						
	+	Reduction of any maps – final copy						
$\vdash$	4	Reduction of any maps – final copy	_					
	┵	*Final reports for drainage and soils (geotechnical reports)						
		Other bound or nonbound reports						
	Traffic studies							
	1	Individual review comments from agencies						
	1	*Consolidated review comments list		·				
	+	*Petitioner's response to comments						
$\vdash$	+	*Staff Reports						
-	+	*Planning Commission staff report and exhibits						
-	4							
$\vdash \vdash$	4	*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)							
1:		DOCUMENTS SPECIFIC TO THIS	$\mathbf{I}$	DEVELOPMENT FILE:				
		Action Sheet						
X	X	Review Sheet Summary						
X	I	Review Sheets						
		Planning Commission Minutes - ** - 10/28/80						
		Improvement Location Certificate						
X	X	Memo from Karl Metzner to Jim Patterson re: easement not to be vacated-						
<u>                                     </u>	4	10/28/80						
X	4	Letter from Sue Drissel –public hearing notice of 11/19/80 sent 11/3/80						
X	4	Vacation Application  Ist Street Corridor Statement						
1	4	1 Street Corridor Statement	_					
-	+							
	+							
	+							
7	+		_					
-	+							
+	+							
$\vdash$	7							
1.1			_					

Acres CITY AC	TION SHEET File # 73-
Units	
Density	Zone
Activity Easement Vacation	Date Neighbors Notified
Phase funal	City Council
Date Submitted <u>10-(0-80</u>	Date CIC Legal Ad
Date Mailed Out 10.7-80	Hearing Date
Date Posted	Planning Commission
Legal Ad Date	Hearing Date
Date Neighbors Notified	City Council
Planning Commission	Review Period-Return By /0//4/80
	$\mathcal{I} = \mathcal{I}$
Review Agencies	
Send	en e
COUNTY ROAD DEPARTMENT	CITY UTILITIES
MOUNTAIN BELL	CITY POLICE
PUBLIC SERVICE COMPANY	TRANSPORTATION ENGINEER
FIRE	PARKS AND RECREATION
<del></del>	<del>* * * * * *</del>
IRRIGATION	ENERGY OFFICE
DRAINAGE	TECH REVIEW
SEWER	WATER AND POWER RESOURCES
WATER (UTE, CLIFTON)	
FLOODPLAIN	
CITY ENGINEER	
Common Location 9/0 ORc	Har D
Common Bocación 7/2 D/C	
Board Date Comments	
GJPC 10/28/80 Coprove	d-Rec, to CIC that the
Oltition	be granted either a easement
varatio	n succable sermet or whatever
	200 consent
CIC 11/19/80 Providues	1- Carement secretion on a
THE THE THE	- Carrier Successor on a
Conclus	ageurs.
	<u> </u>
Staff Comments	
Dear O ACC	
ali ana all	
usy prop ox	
Original Documents	
	2
Improvement Agreement	Covenants
Improvement Guarantee	Development Schedule

### REVIEW SHEET SUMMARY

FILE# 73-	-80		
ITEM_EASEM	ENT VACATION FINA	<u> </u>	DATE SENT TO REVIEW DEPT. 10-03-80
			DATE DUE 10-14-80
PETITIONER	Randy Burns	910 Orchard	(Wirth W. Burns)
LOCATION _	910 Orchard	·	
DATE REC.	AGENCY	COMMENTS	
10-14-80	CITY ENG.	If this easen I have no com	ment contains no sewer or water lines,
10-14-80	MT. BELL	No objection	
10-14-80	CITY FIRE	No objection.	
10-16-80	CITY UTILITIES	Ave. No ease that will red	nitary sewer line in the north- n the east side of 910 Orchard ment vacation should be allowed uce the capability or prevent oper- ntenance of the sewer line.
10-20-80	PUB. SERV.	Electric: No Gas: No obje	objections ctions
10-20-80	STAFF PLANNER	the easement.	the structure is constructed over The structure appears to have ted a number of years ago.

SUMMARY OF COMMENTS City utilities indicates a sanitary sewer line may be affected by easement vacation.

## RECOMMENDATION:

Recommend approval provided City utilities care be satisfied that their ability to maintain line will not be hampered.

10/28/80 SIMONETTI/SCHOENBECK PASSED 5-0 A MOTION TO RECOMMEND TO THE CITY COUNCIL ON #73-80 THAT THE PETITIONER BE GRANTED EITHER AN EASEMENT VACATION OR REVOCABLE PERMIT, WHICHEVER IS AGREEABLE TO THE CITY, THE CITY UTILITIES, AND THE PETITIONER.

V. Scamahorn 1916 M. 9th City - 81501

#73-80

F. Bader 920 Orchard City - 8/501

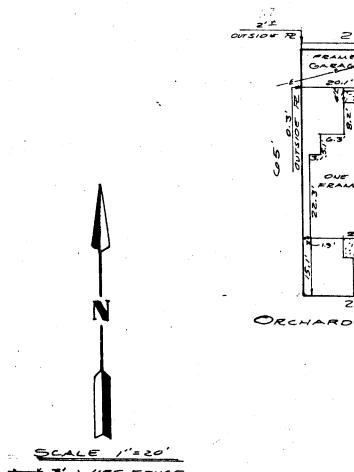
#73-80

R. Burns 910 Orchard City - 81501

#73-80

J. Linch 1902 N. 944 City - 81501

#73-80



AVENUE (GO')

### IMPROVEMENT LOCATION CERTIFICATE

Legal Description:

910 Orchard Avenue, East 29 feet of Lot 1, Block C, College Sub-division, City of Grand Junction, County of Mesa, State of Colorado.

I hereby certify that this improvement location certificate was prepared for Wescott & Associates , that it is not a land survey plat Wescott & Associates , that it is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines.

I further certify that the improvements on the above described parcel on this date, 18 April 1980 , except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel except, as noted.

G. RYO

Colorado West Surveying Company 835 Colorado Avenue

Grand Junction, Colorado 81501

# TY OF GRAND JUNCTION, COLORA MEMORANDUM

Reply Requested		Date
Yes No No	+ 9 	<u>0ct. 28, 198</u> 0
To: (From:) Karl Metzner	From: (To:)	Jim Patterson

RE: File No. 73-80 Easement Vacation at 910 Orchard Ave.

It is the recommendation of the City Utilities Department that the subject easement not be vacated due to the close proximity of the sanitary sewer line.

The City will co-operate with the owner by providing a revocable permit to allow the existing encroachment or any other acceptable means of assisting in securing a clear title.

Would recommend that P.C. O.K. this
based on any action which will soit the
experient and City Utilities. To be worked
out prior to C.C. hearing.