



CITY  
 COUNTY

# VACATION APPLICATION

Date Received 11/3/80

Received By [Signature]

ROAD       ROW       ALLEY       EASEMENT

We, the undersigned, hereby petition for the vacation of  
alley located between 2889-2891 North Avenue and 496 1/2 Melody Lane

for the following reasons:

to allow the property to become one parcel and be developed  
into an attractive retail shopping area.

ATTACH A TYPED LEGAL DESCRIPTION ON SEPARATE SHEET.

FOR MEETINGS PLEASE CONTACT  
BRUCE WIUFF 245-0496  
OMEGA REALTY 245-7571  
1119 No. 1st St. #2 G.J. Co. 81501

SUBMITTAL REQUIREMENTS:

- Names and addresses of all property owners within 300 feet of the requested vacation typed on the attached form.
- An assessors' map(s) showing the property requested for vacation outlined in red, and all property within one-half mile, and one reduction of the assessors' map not larger than 11 1/2" x 14".
- Eighteen (18) copies of the application, plus the original.
- Other information that may be required to adequately review the project pictures of alley and surrounding property.

WE HEREBY ACKNOWLEDGE that we have familiarized ourselves with the rules and the regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of this application and the review sheet comments.

WE RECOGNIZE that we ourselves, or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover re-scheduling expenses before it can again be placed on the agenda.

SIGNATURES OF PROPERTY OWNERS ABUTTING THE PROPOSED VACATION:

Signature	Address
<u>[Signature]</u>	<u>362 1/2 Martello Grand Jet Co</u>
Signature	Address
<u>[Signature]</u>	<u>362 1/2 Martello Grand Jet, Co.</u>
Signature	Address
<u>[Signature]</u>	<u>427 7th 19th Street Ind Co</u>
Signature	Address
<u>[Signature]</u>	<u>2907 0 1/2 Road</u>



BRUCE WIUFF, SR.  
Bus. (303) 245-7571  
Res. (303) 245-0496

## OMEGA REALTY

1119 N. FIRST, SUITE 2, GRAND JUNCTION, CO 81501



X



CITY  
 COUNTY

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Date Received \_\_\_\_\_  
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### SIGNATURES OF PROPERTY OWNERS ABUTTING THE PROPOSED VACATION:

Signature \_\_\_\_\_ Address \_\_\_\_\_

Signature \_\_\_\_\_ Address \_\_\_\_\_

Donald K. K. Sub & Abene C. E. Sub  
Signature \_\_\_\_\_ Address \_\_\_\_\_

Signature \_\_\_\_\_ Address \_\_\_\_\_

Signature \_\_\_\_\_ Address \_\_\_\_\_

X

Donald K.K. Suh  
Adrienne C.E. Suh  
1544 Whippoorwill Way  
Mustang, Oklahoma 73064  
78-80

Dorothy Ethington  
529 31½ Road  
Grand Junction, CO 81501  
78-80

W.F. Wilson  
E.C. Wilson  
493 Sparn Street  
Grand Junction, CO 81501  
78-80

Industrial Developments  
c/o Sparton Co., Inc.  
P.O. Box 2105  
Grand Junction, CO 81502  
78-80

Leonard H. Scales  
2930 Holly Avenue  
No. 502  
Durango, Colorado 81301  
78-80

M.J. Benton  
H.M. Benton  
809 Orchard Avenue  
Grand Junction, CO 81501  
2888 North Avenue  
78-80

Lowell F Ives  
Lou Ann Ives  
658 Young Street  
Grand Junction, CO 81501  
2882 North Avenue  
78-80

S. Petrasco  
427 North 19th St.  
City 81501  
78-80

J. Knight  
2907 D½ Rd.  
City - 81501  
78-80

S. Lastra  
36 2½ Martello  
City - 81501  
78-80

Dennis D. Ginther  
469 So. Cherry Street  
Suite 100  
Denver, Colorado 80222  
78-80

Leo T. McCullough  
D.M. McCullough  
492 Melody Lane  
Grand Junction, CO 81501  
78-80

Paul B.F. Reed  
Maggie F. Reed  
7302 W. 14th Street  
Denver, CO 80211  
78-80

Fruitvale Water and Sanitation  
District  
2887 North Avenue  
Grand Junction, CO 81501  
78-80

E.E. Lewis Company  
Gladys R. Lewis Company  
P.O. Box 1481  
2894 North Avenue  
Grand Junction, CO 81501  
78-80

Wayne E. Beede  
414 Stoneridge  
Grand Junction, CO 81503  
501 Melody Lane  
78-80

W. Thoms  
621-20 Rd.  
City - 81501  
78-80

B. Winuff - Sr.  
1119 N. 1st, Suite 2  
City - 81501  
78-80

F. Ruby  
487 Sparn  
City - 81501  
78-80

Nettie E. Knight  
H. Knight  
496½ Melody Lane  
Grand Junction, CO 81501  
78-80

Kenneth L. Summers  
Kay Georgia  
490 Melody Lane  
Grand Junction, CO 81501  
78-80

John B. Mahan  
T. Mahan  
489½ Sparn Street  
Grand Junction, CO 81501  
78-80

Dolos Else W. et al.  
1350 Colorado Avenue  
Grand Junction, CO 81501  
78-80

Steven Timar  
E. Timar  
2892 North Avenue  
Grand Junction, CO 81501  
78-80

Grand Junction Legion Bldg.  
Robbins McMullin PO 37  
2884 North Avenue  
Grand Junction, CO 81501  
78-80

J. Reekers  
488 Melody Lane  
City 81501  
78-80

REVIEW SHEET SUMMARY

FILE# 78-80

ITEM ALLEY VACATION

DATE SENT TO REVIEW DEPT. 11-05-80

DATE DUE 11-14-80

PETITIONER (Representative) Bruce Wiuff, Sr.

LOCATION Between 2889 & 2891 North Ave. & 496 $\frac{1}{2}$  Melody Lane

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
11-10-80	CITY UTIL	None
11-13-80	CITY FIRE	This office has no objections to this alley vacation.
11-14-80	CITY ENG.	Based on the existing physical condition, apparently this alley is not open and maintained. If any utilities exist in the alley, an easement (s) should be granted as a condition of the vacation. If the north end of the alley is vacated, I would recommend vacating the entire alley south to Teller Avenue since there would then be no access to the north end.
11/14/80	Transp./Eng.	No comments
11/18/80	Staff Comments	Recommend that rather than vacate a portion of this alley at this time that the entire alley be considered for vacation. At this time it does not appear to present too many problems. However, vacating a portion of the alley would leave the rest a dead end.  Recommend that this item be tabled until the entire alley vacation can be heard.
11/20/80	P.S. ELEC.	P.S. Electric has existing overhead electric facilities in alley. May require retention of alley as an easement to serve existing customers or developers to pay to re-locate facilities in accordance with rules and regulations on file with Colo. P.U.C. (Need to know what area is being redeveloped into a shopping area.) R.R. 11/12/80 Gas: No objections C.B. 11/14/80

Acres \_\_\_\_\_  
Units \_\_\_\_\_  
Density \_\_\_\_\_

CITY ACTION SHEET

File # 78-80  
Zone C-1

Activity Alley Vacation  
Phase Final  
Date Submitted 11/3/80  
Date Mailed Out 11/5/80  
Date Posted 11/14/80  
Legal Ad Date \_\_\_\_\_  
Date Neighbors Notified--  
    Planning Commission \_\_\_\_\_

Date Neighbors Notified--  
    City Council \_\_\_\_\_  
Date CIC Legal Ad \_\_\_\_\_  
Hearing Date--  
    Planning Commission 11/25/80  
Hearing Date--  
    City Council 12/17/80  
10 Review Period-Return By 11/4/80

Review Agencies

Send

\_\_\_\_ COUNTY ROAD DEPARTMENT  
 MOUNTAIN BELL  
2c PUBLIC SERVICE COMPANY  
 FIRE  
 IRRIGATION G.J.  
 DRAINAGE B.V.  
\_\_\_\_ SEWER \_\_\_\_\_  
\_\_\_\_ WATER (UTE, CLIFTON)  
\_\_\_\_ FLOODPLAIN  
 CITY ENGINEER

CITY UTILITIES  
 CITY POLICE  
 TRANSPORTATION ENGINEER  
\_\_\_\_ PARKS AND RECREATION  
\_\_\_\_ ENERGY OFFICE  
 TECH REVIEW  
\_\_\_\_ WATER AND POWER RESOURCES

Common Location 2889-2891 No. Ave & 496 1/2 Melody Lane

<u>Board</u>	<u>Date</u>	<u>Comments</u>

Staff Comments

adj. OK

Original Documents

\_\_\_\_ Improvement Agreement  
\_\_\_\_ Improvement Guarantee  
\_\_\_\_ Covenants  
\_\_\_\_ Development Schedule

REVIEW SHEET SUMMARY

FILE# 78-80

ITEM ALLEY VACATION-REVISED

DATE SENT TO REVIEW DEPT. 12/03/80

DATE DUE 12/17/80

PETITIONER Walter Thoms 621 20 Rd.

LOCATION Sparn Sub. Lots 4-27, Block 5

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
12/08/80	CITY UTIL	None
12/10/80	TRANSP. ENG.	No comments
12/11/80	PUB. SERV.	Gas: No objections Elec: No objection to vacation of alley between Melody Lane and Sparn Street so long as it remains a utility easement. Regarding alley between 2889-2891 North Ave. and 406 1/2 Melody Lane: P.S. Electric had existing overhead facilities. May require retention of alley as an easement to serve existing customers or developers to pay to relocate facilities in accordance with rules and regulations on file with Colo. P.U.C. (Need to know what area is being developed into a shopping area. -Please contact Ralph Roepnack 242-1122 Ext. 350.)
12/16/80	CITY FIRE	No objections
12/17/80	CITY ENG.	If any utilities exist in the alley, an easement(s) should be granted as a condition of the vacation.
12/18/80	MT. BELL	No objection so long as a utility easement is provided to cover existing and future utility facilities, or the petitioner agrees to pay for all relocation of the necessary facilities.
12/30/80	SIMONETTI/SCHOENBECK PASSED 5-0 A MOTION TO RECOMMEND APPROVAL OF #78-80 ALLEY VACATION, AMENDED, TO THE CITY COUNCIL, SUBJECT TO EASEMENTS FOR UTILITIES.	



Acres \_\_\_\_\_  
Units \_\_\_\_\_  
Density \_\_\_\_\_

CITY ACTION SHEET

File # 78-80

Zone C-1

Activity Alley Vacation  
Phase Final  
Date Submitted \_\_\_\_\_  
Date Mailed Out 12/3/80  
Date Posted 12/19/80  
Legal Ad Date \_\_\_\_\_  
Date Neighbors Notified--  
Planning Commission \_\_\_\_\_

Date Neighbors Notified--  
City Council 1-9-81  
Date CIC Legal Ad 1-14-81  
Hearing Date--  
Planning Commission 12/30/80  
Hearing Date--  
City Council 1-21-81  
10 Review Period-Return By 12/17/80

Review Agencies

Send

COUNTY ROAD DEPARTMENT  
 MOUNTAIN BELL  
 PUBLIC SERVICE COMPANY  
 FIRE  
 IRRIGATION G.I.  
 DRAINAGE G.V.  
SEWER \_\_\_\_\_  
WATER (UTE, CLIFTON) \_\_\_\_\_  
FLOODPLAIN \_\_\_\_\_  
 CITY ENGINEER

CITY UTILITIES  
 CITY POLICE  
 TRANSPORTATION ENGINEER  
PARKS AND RECREATION \_\_\_\_\_  
ENERGY OFFICE \_\_\_\_\_  
 TECH REVIEW  
WATER AND POWER RESOURCES \_\_\_\_\_

Common Location Alley lies in Spain Sub in Lots 4  
three 27 Block 5

Board	Date	Comments
P.C.	12/30/80	Approved sub to Easements For existing utilities
CIC	1/21/81	Consent OK App. on consent adj. sub. to P.C., staff & review comments

Staff Comments

Legal OK  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Original Documents

Improvement Agreement  
 Improvement Guarantee  
 Covenants  
 Development Schedule