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File_	1980-0078	
Date	0/21/101	

Project Name: \_Sparn Subdivision-Lots 4-27Blk 5 - Alley Vacation

A few items are denoted with an asterisk (\*), which means they are to be scanned for permanent record on the in some С instances, not all entries designated to be scanned by the department are present in the file. There are also documents e æ specific to certain files, not found on the standard list. For this reason, a checklist has been provided. n Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick n guide for the contents of each file. e d f 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. \*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 to adjacent property owners 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:** Action Sheet X Review Sheet Summary **Review Sheets** Vacation Application Planning Commission Minutes - \*\* -12/30/80 Public hearing notice from Sue Drissel for 1/21/81 sent 1/8/81

		VACATION APPLICATION	Date Rec Received	eived 11/3/80 d By 9/11/2	
		ROAD	ALLEY	EASEMENT	
		We, the undersigned, hereby petiti	on for the vacation of		
	4/	alley located between 2889-2891 No	rth Avenue and 496 <sup>1</sup> 2 Melo	ody Lane	
2.4	•	for the following reasons:			
		to allow the property to become on	e parcel and be develop	ed	
•		into an attractive retail shopping	area.		
	SUBMITTAL REQUIREMENTS:	BRUCE WINFF 24 OMEGA REALTY 24 119 No. 19 ST. #2 Names and addresses of all proper	ASE CONTACT 5 - 0496 5 - 7571 J. Co. 81501 cy conners within 300 fe	et of the Y	
•		An assessors' map(s) showing the outlined in red, and all property reduction of the assessors' map n	property requested for within one-half mile,	and one	
		Eighteen (18) copies of the appli	cation, plus the origin	al.	· · · · · · ·
•		Other information that may be req the project <u>pictures of alley and</u>	uired to adequately rev	iew	
	regulations w: information is responsibilit WE RECOGNI hearings. In dropped from t	ACKNOWLEDGE that we have familiariz ith respect to the preparation of t s true and complete to the best of y to monitor the status of this app ZE that we ourselves, or our repres the event that the petitioner is n the agenda, and an additional fee c again be placed on the agenda.	his submittal, that the our knowledge, and that lication and the review entative(s) must be pre- ot represented, the ite	e foregoing : we assume the > sheet comments. esent at all em will be	
		PROPERTY OWNERS ABUTTING THE PROPO			
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X	Signature	C Angelt Ac	dress 2907 DY2 Roos dress		
· · · ·		BRUCE WIUFF, SR. Bus. (303) 245-7571 Res. (303) 245-0496			
	1119 N. FIRST, SUIT	TE 2. GRAND JUNCTION, CO 81501	7		



## WE, THE UNDERSIGNED, HEREBY PETITION FOR THE VACATION OF

Alley located between Melody Lane and Sparn Street plus alley located between 2889-2891 North Avenue and 4965 Melody Lane. All properties being located within Block 1, Ernest Sparn Subdivision.

## FOR THE FOLLOWING REASONS:

Property owners on North Avenue and 4965 Melody Lane have requested that portion of the alley between them be vacated. The city of Grand Junction would like to vacate the entire alley allowing the property to revert to each property owner. This will increase each lot size by 10 feet in depth or width, whichever the case may be. The 20-foot wide alley thus would no longer be a public access but would become a 20-foot wide easement for use only by the utility companies.

SIGNATURES OF PROPERTY OWNERS ABUTTING THE PROPOSED VACATION:

Signature	- 3 - Lan AD	
Signature		
Signature <u>Thilma Mar</u> Signature	han 489- Sparn	
Signature 0	Address	
Joh B Japon	Address Address	
Signature	Address	
LLOT. M. C. Mary Signature	H. 492 Moloby 12140 Address	
Kay Summer Signature	Address	
Jaruin K		• *
Signature	Address	• N. 19
Signature J	Address 488 Mielocity Gine	·
Signature the	ington 529-315-	
Pour Peref Signature	Property 491 SParn. 7302 W14 ove Lalloward Coly 802150 Address	<b>y</b>
Margie 7. Ren Signature	1 7303, 10, 14 Aue, Lake word, Colo- Address	8021
<u>Cierra</u>		•
Signature	Address	
Signature		
<b>.</b>	Address	
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Signature	Address	

	APPILICATION Received By	
	ROAD ROW ALLEY EASEMENT	
	We, the undersigned, hereby petition for the vacation of	
~	alley located between 2889-2891 North Avenue and 4961/2 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.	
		-
SUBMITTAL REQUIREMENTS:		an a
	Names and addresses of all property owners within 300 feet of the $\sim$ 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 <u>one</u> reduction of the assessors' map not larger than 11½" 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	•
•		
regulations wi information is responsibility WE RECOGNIZ hearings. In dropped from t	ACKNOWLEDGE that we have familiarized ourselves with the rules and the th respect to the preparation of this submittal, that the foregoing s true and complete to the best of our knowledge, and that we assume the o to monitor the status of this application and the review sheet comments E that we ourselves, or our representative(s) must be present at all the event that the petitioner is not represented, the item will be the agenda, and an additional fee charged to cover re-scheduling expenses again be placed on the agenda.	5.
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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

Lowell F Ives Lou Ann Ives  $7^{g-8^{\circ}}$ 658 Young Street Grand Junction, CO 81501 2882 North Avenue

5. Petrafeso 427 North 19th St. City 8150, 78-80

2. Knight 2907 DK2 Rd. City - 81501 78-80

S. Lastra 36242 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 -28-80

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 78-80 2894 North Avenue Grand Junction, CO 81501

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

W. Throms 621-20 Rd. City -8/501 28-80

B. Winff - Sr. 1119 71. 1 St, Suite 2 City - 81501 78-80

F. Ruby 487 Sparn - 81501

78-80

Nettie E. Knight H. Knight 496<sup>1</sup>/<sub>2</sub> Melody Lane Grand Junction, CO 81501 78<sup>-</sup> 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

g. Reekers 488 melody Lane City \$1501 28-80

REVIEW SHEET SUMMARY

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ITEM ALLEY	VACATION	DATE SENT TO REVIEW DEPT. <u>11-05-8</u>
		DATE DUE <u>11-14-80</u>
PETITIONER	(Representative)	Bruce Wiuff, Sr.
LOCATION Be	tween 2889 & 2891	North Ave. & 4965 Melody Lane
DATE REC.	AGENCY	COMMENTS
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 all at this time that the entire alley be considered for vacation. At this time it does not appear to present t many problems. However, vacating a protion of the alle 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	CITY ACT	(ON SHEET	File # 78-80
Units			1110 ¶ <u>70 0</u> 0
Density		:	Zone C-1
	1	• •	
Activity alley a	ecotion	Date Neighbors Notifie	ed
Phase Kill		City Council	· · · · · · · · · · · · · · · · · · ·
Date Submitted 11/3	180	Date CIC Legal Ad	· · · · · · · · · · · · · · · · · · ·
Date Mailed Out	5/80	Hearing Date	1 1-
Date Posted14	180	Planning Commission	11/25/80
Legal Ad Date		Hearing Date	
Date Neighbors Notifie	b	City Council 12/1	1/80
Planning Commission		10_Review Period-Retu	rn By <u>11/14/8</u> 0
			. ,
Review Agencies	·	<b>1</b> ,	
Send			<i>e</i>
COUNTY ROAD DEPA	RTMENT	CITY UTILITIES	
MOUNTAIN BELL		CITY POLICE	
2 C PUBLIC SERVICE C	COMPANY	TRANSPORTATION H	
FIRE	-+	PARKS AND RECREA	TION
IRRIGATION <u>6.</u>		ENERGY OFFICE	
DRAINAGE SEWER	V•	TECH REVIEW WATER AND POWER	DECOUDCES
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FLOODPLAIN	ION)	••••••••••••••••••••••••••••••••••••••	
CITY ENGINEER		••••••••••••••••••••••••••••••••••••••	• • •
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Board Date	Comments		
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Original Documents			
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Original Documents Improvement Agree		Covenan	<u> </u>

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REVIEW SHEET SUMMARY

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ITEM ALLI	EY VACATION-REVISI	ED DATE SENT TO REVIEW DEPT. 12/03/8
		DATE DUE <u>12/17/80</u>
PETITIONER	Walter Thoms 62	1 20 Rd.
LOCATION	Sparn Sub. Lots	4-27, Block 5
DATE REC.	AGENCY	COMMENTS
12/08/80	CITY UTIL	None
2/10/80	TRANSP. ENG.	No comments
2/11/80	PUB. SERV.	Gas: No objections Elec: No objection to vacation of alley be- tween Melody Lane and Sparn Street so long as it remains a utility easement. Regarding alley between 2889-2891 North Ave. and 406½ 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 reg- ulations on file with Colo. P.U.C. (Need to know what area is being developed into a shopping areaPlease 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 CITY ACT	ION SHEET File # 78-80
Units	
Density	zone <u>C-Z</u>
Ann Junt	· · ·
Activity acation	Date Neighbors Notified
Phase <u>final</u>	City Council
Date Submitted	Date CIC Legal Ad4-8/
Date Mailed Out 18/3/80	Hearing Date
Date Posted / 9 / 19/80	Planning Commission <u> 2/30/80</u>
Legal Ad Date	Hearing Date
Date Neighbors Notified	City Council 1-21-8
Planning Commission	10_Review Period-Return By 12/17/82
Review Agencies	
Send	
COUNTY ROAD DEPARTMENT	CITY UTILITIES
MOUNTAIN BELL	CITY POLICE
PUBLIC SERVICE COMPANY	TRANSPORTATION ENGINEER
- FIRE	PARKS AND RECREATION
IRRIGATION <u>G.I.</u>	ENERGY OFFICE
$\mathcal{L}$ DRAINAGE $\mathcal{G}, \mathcal{V}$ .	TECH REVIEW
SEWER	WATER AND POWER RESOURCES
WATER (UTE, CLIFTON)	
FLOODPLAIN	
CITY ENGINEER	D A I R I
Common Location Ully floring	Sporn Sub in Late 4
three 27 Block 5	
Board Date Comments	
P.C. 12/30/80 ADDrove	el sub to Parements
For ex	isting utilities
Gensent	OK.
CIC 1/2/18/ (100-an	concent adju, sub to RC. staff
& seven	comments
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Staff Comments	
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Original Documents	
	<b>2</b>
Improvement Agreement	Covenants
Improvement Guarantee	, Development Schedule

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