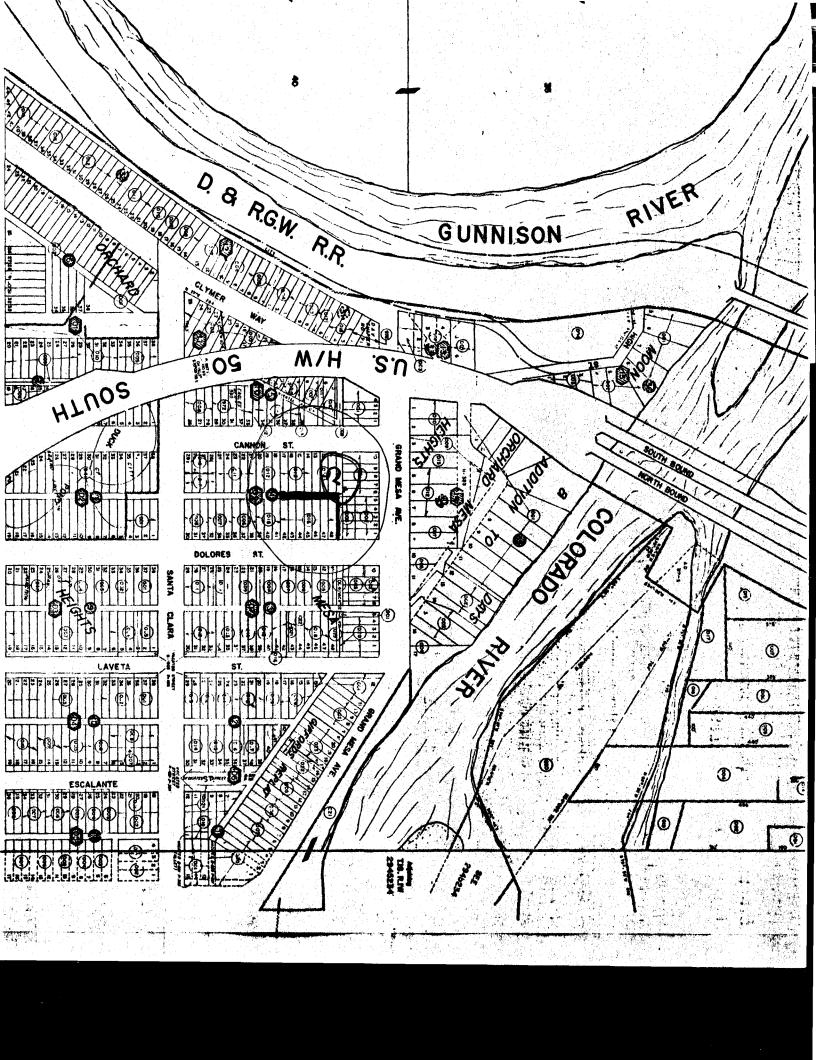
Table of Contents

| File 1981-0090 Project Name: Orchard Mesa Heights - Alley Vacation | | | | | | | | | | | | | |
|--|--|----------------|-----|--|--|--|--|--|--|--|--|--|--|
| Date | 4/19/02 | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| PS | | | | re to be scanned for permanent record on the in some | | | | | | | | | |
| r c | mistances, not an entries designated to be scanned by the department are present in the me. There are also documents | | | | | | | | | | | | |
| s n | n specific to certain files, not found on the standard list. For this reason, a checklist has been provided. | | | | | | | | | | | | |
| e n | the transfer of the standard for an acceptant will be seeded as seeded as the challes with the first and acceptance and the last | | | | | | | | | | | | |
| n e | Edited for the contents of each file. | | | | | | | | | | | | |
| t d | rifes denoted with ("") are to be located using the | ISYS Qu | ery | System. Planning Clearance will need to be typed in | | | | | | | | | |
| | full, as well as other entries such as Ordinances, Resolu | utions, Be | oar | d of Appeals, and etc. | | | | | | | | | |
| XX | | N. 1 (4) (4) | | - Section of Contract | | | | | | | | | |
| XX | Review Sheet Summary | | | \ | | | | | | | | | |
| X | Application form | | | | | | | | | | | | |
| XX | | | | | | | | | | | | | |
| | Receipts for fees paid for anything | | | | | | | | | | | | |
| | *Submittal checklist | | | | | | | | | | | | |
| | *General project report | | | | | | | | | | | | |
| | Reduced copy of final plans or drawings | | | | | | | | | | | | |
| X | Reduction of assessor's map | | | | | | | | | | | | |
| | Evidence of title, deeds | | | | | | | | | | | | |
| XX | *Mailing list to adjacent property owners | | | | | | | | | | | | |
| | Public notice cards | | | | | | | | | | | | |
| | Record of certified mail | | | | | | | | | | | | |
| X | Legal description | | | | | | | | | | | | |
| | Appraisal of raw land | | | | | | | | | | | | |
| | Reduction of any maps – final copy | | | | | | | | | | | | |
| | *Final reports for drainage and soils (geotechnical rep | orts) | | Markey Commencer | | | | | | | | | |
| | Other bound or nonbound reports | | | propries to the second feetal some for a second | | | | | | | | | |
| - | Traffic studies | | | | | | | | | | | | |
| - | Individual review comments from agencies | | | | | | | | | | | | |
| | *Consolidated review comments list | | | | | | | | | | | | |
| XX | *Petitioner's response to comments | , , | | | | | | | | | | | |
| | *Staff Reports | | | | | | | | | | | | |
| 1 | *Planning Commission staff report and exhibits | | | | | | | | | | | | |
| | *City Council staff report and exhibits | | - | | | | | | | | | | |
| - | *Summary sheet of final conditions | | | A. (10.5) | | | | | | | | | |
| H | | nal annro | val | (pertaining to change in conditions or expiration date) | | | | | | | | | |
| | DOCUMENTS SPECIFIC | | | | | | | | | | | | |
| | DOCUMENTO SI PONTO | 10 11110 | | TV BEGINEST I IEEE | | | | | | | | | |
| XX | K Action Sheet | | Τ- | | | | | | | | | | |
| XX | Review Sheet Summary | | 1.0 | | | | | | | | | | |
| X | Review Sheets | | | | | | | | | | | | |
| | Planning Commission Minutes - ** - 10/27/81 Public Notice Posting - 10/14/81 | | - | | | | | | | | | | |
| X | Development Application – 9/10/81 | | - | | | | | | | | | | |
| | Development Approximation 3/10/01 | | | | | | | | | | | | |
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H. E. Perino 606 Viewpoint Dr.

Grand Jct., Co.

#90-81

REVIEW SHEET SUMMARY

| FILE NO. 90 | -81 | DUE DATE 10/15/81 |
|--|----------------------------|---|
| ACTIVITY All | ey Vacation | |
| PHASE | | ACRES |
| LOCATION N. o | of Lot 48, Bl 4 & Sout | th 50' of Lots 1 to 5, Bl 4 Orchard Mesa Hights. Sub. |
| PETITIONER | /.W. Perino | |
| PETITIONER AD | DRESS 606 Viewpoir | nt Dr., Grand Junction, CO 81501 |
| ENGINEER | · . | |
| OVERALL (| CONSIDERATION | IS |
| OVERAL | L COMPATABILITY | |
| _ consis- | TENCY | |
| _ ADJACE | NT PROPERTY | |
| _ CHANGE | IN THE AREA | |
| | : IMPACT | |
| HAS HOT BEEN ABONE HAS BEEN ADDRESSEE | | |
| ADDRESSED | | |
| | • | |
| DATE REC. | AGENCY | COMMENTS |
| 10/8/81 | Transportation Engineer | The location of this alley is not very clear to me, but the one I saw that appeared to be the one for vacation seemed to be actively used. |
| 10/13/81 | Fire Dept. | This office has no objections to this alley vacation, provided adequate accessibility is provided to proposed building. Building plans must be submitted. |
| 10/15/81 | City Engineer | I can't tell the limits of the requested vacation. The map isn't marked. Is any of the north - south alley to be vacated? I see no particular problem with vacating the east end of the east - west alley. Easements should be granted for any existing utilities. I am confused because the statement refers to lots 42 to 48 of Block 4. If the alley behind those lots is vacated, the entire alley system in that block would be useless. |
| 10/15/81 | Staff Comments | 1) Will the vacation of this R.O.W. landlock access to any parcel? |
| | SIC | 2) How will the City benefit by vacating this R.O.W. and how will it improve traffic circulation? 3) If all other review agency comments resolved, as well, staff has no further comments. |
| 10/20/81 | Mountain Bell | No requests. |
| 10/27/81 | Public Service | Electric: Require 10' easement on West side of alley behind Lots 42 to 48, Inc. block 4 and 10' easement South side of alley behind Lots 1 to 5 Inc. Block 4 Orchard Mesa Heights subdivision. HT 10-13-81. |
| | | Gas: No objection to alley vacation. Lots 48-42 and 11-17 and 1-5 in block 4 Orchard Mesa Heights. HT 10-20-81. |

DATE REC.

AGENCY

COMMENTS

10/27/81

QUIMBY/DUNIVENT PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #90-81 ALLEY VACATION, ALL SUBJECT TO CONDITIONS OF THE PLANNING COMMISSION AND STAFF.

RESPONSE TO REVIEW SHEET SUMMARY Location: N. of lot 48 Bl 4 and South of 50' of Lots 1-5 inc. bl 4 Orchard Mesa Hts. Sub Item: Transportation Engineer I have contacted Jim Bragdon, exact location of alley has been found, said he knew of no reason it couldn't be vacated. Item: Fire Dept Prior to building, plans will be submitted for all departments approval. Item: City Engineer I have spoken with Ron Rish, location of proposed vacation is clear to him, said he sees no problem with this vacation. Item: Staff Comments Vacation of this alley WILL NOT landlock access to any parcel. The city will benefit because this vacation will make possible more housing units which Grand Jct. sorely needs now and probably will need in future years. In addition, this is an area that could deteroriate unless new buildings are erected -- and not a commercial type which would depress the values of existing homes. Present plans call for the erection of quality 4-plexes and the eventual razing of the two older homes on the corner of Grand Mesa and Dolores. Submitted 10/23/81

RECEIVED MESA COUNTY DEVELOPMENT DEPARTMENT

OCT 23 1981

V. W. Perino

Verefied by ph conversation w/gim Dragdon

| FF 00000 .cres | | | | | | No. <u>#</u> 9 | 0-81 |
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| activity Alley | Vara tio | N | | • | | | |
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| Common Location B | | | | | | und Meso | 2 Hts |
| So. 50' of 101' | | inc. | 1015 B1 | | Masa L | 148. 0116181 | leff mas |
| day Review Period R | | 115/81 | | MCC Information | | 211010 | |
| nte Adjacent Property Owners Notif | ied of MCPC/GJPC A) B C D E F | G Н 1 Ј К | | cent Property Ow | | | FF FF GG |
| agencies | | | | | | | |
| Development Dept. County Road | | | | | | • | |
| County Health County Surveyor | • | | | | | | |
| County Parks/Recreation County Engineer | | | | | 6 | | |
| Transportation Engineer City Engineer | | | | | | | |
| City Utilities City Parks/Recreation | KOM. | | | | | | |
| City Police Dept. | | | | | | • | |
| County Sheriff Floodplain Administration | | | | | | | |
| Comprehensive Planning G.J. Dept. of Energy | | | | | • | | |
| Fire | | | | | | 9 | |
| Oralnage Water (Ute, Clifton) | | | | | | | |
|)Sewer | | | 340 | | | | |
| G.V. Rural Power Mountain Bell | | | | | | | |
| Soil Conservation | 0 | | | | • | | |
| State Highway Dept. State Geological | | | | | | | |
| State Health Dept. Transamerica | | 1411 | | | - 8 | | |
| Water 5 Power Resources Mack, Mesa, Collbran, Palisade, | | | | | | | |
| Fruita, DeBeque, G.J., Mesa Chty. | | | | | | | |
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| Open Space Dec | dication (acreage) | | 5% O. S. | Fee Required \$ | | Paid Receipt # | |
| City Recording Fee County Developm | Required \$ | | 5% O. S. Paid (Date) | | Date Resolution Mailed | Paid Receipt #_ | |