Table of Contents

Fi	ile_1	1981-0091 Proj	ect :	Na	me	ne: _Rio Grande DrEdithKemper-Right of Way Vacation		
D	ate_	4/19/02						
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	S	A few items are denoted with an asterisk (*), which means t	hey	y a	r	re to be scanned for permanent record on the in some		
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s	n	specific to certain files, not found on the standard list. For th						
e	n	Remaining items, (not selected for scanning), will be mark	ced	p	re	esent on the checklist. This index can serve as a quick		
n	e	guide for the contents of each file.						
t	d	Files denoted with (**) are to be located using the ISYS	Qu	er	y i	System. Planning Clearance will need to be typed in		
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X		Receipts for fees paid for anything						
-	\vdash	*Submittal checklist						
<u> </u>		*General project report		_				
┝	H	Reduced copy of final plans or drawings						
<u> </u>	\vdash	Reduction of assessor's map			_			
		Evidence of title, deeds		_				
X	X							
-		Public notice cards						
├		Record of certified mail						
X	-	Legal description	-					
	\vdash	Appraisal of raw land						
-	\vdash	Reduction of any maps – final copy						
-	H							
-	*Final reports for drainage and soils (geotechnical reports)							
Other bound or nonbound reports								
-	-	Traffic studies						
_		Individual review comments from agencies						
<u>_</u>	$ \bot $	*Consolidated review comments list						
<u> </u>	\perp	*Petitioner's response to comments						
<u> </u>	1	*Staff Reports			_			
		*Planning Commission staff report and exhibits				, and		
_	\sqcup	*City Council staff report and exhibits				V.A		
<u></u>	Ш	*Summary sheet of final conditions				. po		
		*Letters and correspondence dated after the date of final app						
		DOCUMENTS SPECIFIC TO TH	IIS	D	E	EVELOPMENT FILE:		
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$\frac{X}{X}$		Review Sheet Summary Review Sheets			+			
X		Development Application – 8/27/81		+-	-+			
X		Petition for those with no objections to Vacation – no date	†	+	7			
X		Letter from CO West Surveying Co. to Steve Allen re: legal description		T	7	7.7		
L.		ambiguous due to various errors in the original subdivision plat	1	1	_	Consideration of the contract		
X		Public Notice Posting – 10/16/81 Record of Final Plat Recording	\vdash	+	4	 		
X		Certification of plat	+	+	+			
		Letter from Ron Rish to Tom Beck re: detailed construction plans with	+	+	+	 		
L	L.	comments - 2/8/83		_				
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Steven E. Allen
2150 Apple Court
Grand Junction, CO. 81501

Edith Mantey Kemper
1102 Jackson
Pueblo, CO 81004

Ron Bockelman 2811 F. Road Grand Junction, CO. 81501

Richard D. and M.K. Kimball 108 E. Park Ave. #491-81 Grand Junction, CO. 81501 Jordan T. and Karen P. Hastings 122 Mantey Heights Dr. #91-81 Grand, Junction, CO. 81501

Leroy Blackshear #91-81 122½ Mantey Heights Dr. Grand Junction, CO. 81501

Lowell D. and Saundra G. Gordon 124 Mantey Heights Dr. #9.81 Grand Junction, CO. 81501

Michael W. Kissick 26995 Mesa Dr. #91-81 Evergreen, CO. 80439 Joe V. and Jeanine Procopio 125 Mantey Heights Dr. Grand, Junction, CO. 81501

Carl L. and L.P. Burley
126 Mount View Dr. #91-81
Grand Junction, CO. 81501

Jack M. and Lucita D. Perrin
131 Carlitos #91-81
Grand Junction, CO. 81501

John J. and Janeen G. Tolman 120 Mantey Heights Dr. Grand Junction, CO. 81501

Jack M. and Alice N. Mackenzie
133 Carlitos #918|
Grand Junction, CO 81501

Harold W. and Florence F. Hamel. 135 Carlitos #9-81 Grand Junction, CO. 81501 Wayne E. and Judith H. Meeker 120 Sante Fe Dr. #9(-8)
Grand Junction, CO. 81501

Clinton M. and M.L. Cejka 112 E. Park Ave. #91-81 Grand Junction, CO. 81501 Donald J. and Carol Jezwinski 105 E. Park Ave. #9[8] Grand Junction, CO. 81501 Robert W. and B.T. Tyson
110 Sante Fe Dr. #91-81
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Carol H. Farina
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Daniel R. and Janice H. Dail 114 Mantey Heights Dr. 40181 Grand Junction, CO. 81501

John Dice Mes Hazel #91-81 123 Mantey Heights Dr. Grand Junction, CO. 81501

LOREN L. CROSS
130 CARLITOS
GRAND JUNCTION, Co. 81501

PAT FINK 114 MANTEY HEIGHTS DR. GRAND JUNCTION, COLD B1501

R.W. MILLER 118 MANTEY HEIGHTS DR. GRAND TUNCTION, CO. 81501 世91-81

I, the undersigned do hereby acknowledge that I am aware of the intent of Edith Mantey Kemper to vacate the right-of-way of Rio Grande Drive bettween Sante Fe Drive in Mantey Heights and have no objections to this being done.

SIGNATURE OF OWNER(S) 122 Mantey Height Dire one Pase Martings 120 Mountey HEIGHTS DRIVE Lewell Words Sauraea Sardoa) 124 Mantey Sts De. Cal & Bjuly-126 Mount View Drive 131 Carlitos Dr. back th temi 133 Carletse Dr. Must have access for utilities)
A clitic maint enance) 120 Sonta Fe Drive Wayne & Meeken 112 E. Fash ave. Margie & Eigher You Bockelmon 2811 From 109 Santa Fe De. Janua Yan a 110 Sante redr Calcut W. Lepan 118 Mantey Hts. Dr. Susan J. Miller Tat Jink 114 Mantey Hts Dr. Harold Hamel 135 Carletos Que Grocope 125 many How De 130 Carlitos ave Loren Ston fichad King 211 108 E. Park Are.

REVIEW SHEET SUMMARY

FILE NO. 9	1-81	DUE DATE _10/15/81					
ACTIVITY R.O.	W. Vacation						
PHASE Final		ACRES					
LOCATION St. Known as Rio Grand Dr Mantey Heights S.D.							
PETITIONER Edith Mantey Kemper							
PETITIONER ADDRESS 1102 Jackson, Pueblo, CO 81004							
ENGINEER	<u> </u>						
OVERALL	CONSIDERATIO	NS					
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ADJACE	INT PROPERTY						
_ CHANGE	IN THE AREA						
HAS BEEN ADDRESSED	C IMPACT						
DATE REC.	AGENCY	COMMENTS					
10/7/81	Ute Water	This agency has no objections to this ROW vacation.					
10/8/81	Transportation Engineer	No comment.					
10/13/81	City Fire Dept.	The Grand Junction Fire Department has no objections to this R.O.W. vacation.					
10/14/81	Mountain Bell	We have no objections to vacation, however we have 2 existing lines, one aerial and one buried that cross Rio Grande Dr. and these sections would need to be retained as utility easements. (The lines are in existing utility easements).					
10/15/81	City Engineer	If this street is vacated, how will platted Lot 14 obtain access to public streets?					
10/15/81	Staff Comments SIC	 Was a neighborhood meeting held if so what were the results. Will the vacation of this R.O.W. landlock access to any parcel? How will the City benefit by vacating these R.O.W. and how will it improve traffic circulation? If all other review agency comments resolved, as well, staff has no further comments. 					
10/16/81	Grand Valley Water Users Assoc. Late	Amoung other things, Rio Grande Dr. was originally dedicated to provide access for operation and maintenance of the G.V. Water User's Assoc. irrigation lateral traversing through that area and is located adjacent to or near Rio Grande Dr. for the entire length of such road. The Assoc. has used this unimproved road, both before and after its existence as Rio Grande Dr., for operation and maintenance of its irrigation lateral each year for some 60 plus years. Such road has been diligently and beneficially used to help provide irrigation water to					

DATE REC.	AGENCY	COMMENTS
•	Continued Grand Valley Wate Users Assoc.	the area and the need for it continues. Therefore, the Assoc. opposes the proposed vacation of Rio Grande Dr. and request that such vacation be denied.
10/19/81	Public Service Late	Electric: PSCo. has electric lines existing in this street. Request street R.O.W. remain as utility easement. THI 10-6-81 Gas: No objections. CB 10-8-81

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835 COLORADO AVENUE • 303 245-2767 • GRAND JUNCTION, COLORADO 81501

August 28, 1981

Mr. Steve Allen 2150 Apple Court Grand Junction, Colorado 81501

> Re: Road vacation Mantey Heights

DESCRIPTION

A tract or parcel of land situated in Mantey Heights Subdivision, County of Mesa, State of Colorado, and being more particularly described as follows:

Said tract being that part of Rio Grande Drive, bounded on the Northerly side by Lots 24, 25, 26 & 27, and on the Southerly side by Lots 10, 14 & 15, the Easterly and Westerly terminus being the intersection of Rio Grande Drive and Santa Fe Drive.

NOTE: this description is ambiguous due to various error's in the original subdivision plat.



City of Grand Junction. Colorado 81501 250 North Fifth St.,

February 8, 1983

91-81

Mr. Tom Beck
Beck-Shrum & Associates, Inc.
2721 North 12th Street
Suite 28
Grand Junction, CO 81501

Dear Tom:

Re: Street and Storm Drainage Improvements to Santa Fe Drive in Mantey Heights

As requested, I have reviewed the detailed construction plans, drainage calculations and pavement design calculations for the above as submitted December 7, 1982, and have the following comments.

- 1. I take no exception to the drainage calculations, pavement design or street plans as submitted. Consider them approved by this office for construction.
- 2. As discussed with you, I took the proposal for how to retain the storm drainage from the improved street in two retention areas on your clients property to the Public Works Director and City Attorney for a decision. They agree your proposal seems to be the best solution. Your client has been working with Darrel Lowder, City Right of Way Agent, to draft easements for the retention areas.
- 3. Details should be added to the plans to specify "bargrating" for the street drainage troughs proposed adjacent to the retention areas. These troughs should be strong enough for sanitation packer truck traffic, relatively clog-free and secure enough that the bargrating will not be carried off leaving a traffic hazard at the trough.
- 4. A property owner, Janine Polman, who lives west of the project raised a question with me about fencing the retention areas to mitigate a potential child-hazard. I have directed this question to the Public Works Director and suggest you contact him concerning it.

When the street drainage troughs' detailing has been added to the plan submit a revised print and at that time consider the plans approved by this office for construction.

Mr. Tom Beck February 8, 1983 Page 2 Upon completion of construction, notify this office to arrange for a final inspection of the facilities prior to their being put into service. As is standard policy, City acceptance of any facilities depends on: Design in accordance with City requirements. Construction in accordance with the design. Submission of documented construction test results by the Engineer. Submission of mylar-type as-built drawings by the Engineer for the public records. Final inspection of completed improvements and correction of all deficiencies to the satisfaction of the City Engineer. Day-to-day inspection of construction and control of construction testing is the responsibility of the Developer's designated Engineer. It is assumed by the City that you are that Engineer. Thanks for your continued cooperation. Very truly yours, Ronald P. Rish, P.E. City Engineer RPR/hm Steve Allen, 2150 Apple Ct. Gerry Ashby Bob Goldin ✓ John Kenney Darrel Lowder Jim Patterson File