

# Table of Contents

File 1981-0091

Project Name: Rio Grande Dr. -EdithKemper-Right of Way Vacation

Date 4/19/02

**P S** A few items are denoted with an asterisk (\*), which means they are to be scanned for permanent record on the in some  
**r c** instances, not all entries designated to be scanned by the department are present in the file. There are also documents  
**e a** specific to certain files, not found on the standard list. For this reason, a checklist has been provided.  
**s n** Remaining items, (not selected for scanning), will be marked present 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 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.

X	X	<b>*Summary Sheet – Table of Contents</b>
X	X	<b>Review Sheet Summary</b>
X		Application form
X	X	Review Sheets
X		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
		<b>*General project report</b>
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
X	X	<b>*Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		<b>*Consolidated review comments list</b>
		<b>*Petitioner's response to comments</b>
		<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>

## DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet			
X	X	Review Sheet Summary			
X		Review Sheets			
X		Development Application – 8/27/81			
X	X	Petition for those with no objections to Vacation – no date			
X		Letter from CO West Surveying Co. to Steve Allen re: legal description ambiguous due to various errors in the original subdivision plat			
X		Public Notice Posting – 10/16/81			
X		Record of Final Plat Recording			
X		Certification of plat			
X	X	Letter from Ron Rish to Tom Beck re: detailed construction plans with comments – 2/8/83			

Steven E. Allen #91-81  
2150 Apple Court  
Grand Junction, CO. 81501

Edith Mantey Kemper #91-81  
1102 Jackson  
Pueblo, CO 81004

Ron Bockelman #91-81  
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Grand Junction, CO. 81501

Richard D. and M.K. Kimball #91-81  
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Grand Junction, CO. 81501

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124 Mantey Heights Dr.  
Grand Junction, CO. 81501

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26995 Mesa Dr.  
Evergreen, CO. 80439

Joe V. and Jeanine Procopio #91-81  
125 Mantey Heights Dr.  
Grand, Junction, CO. 81501

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126 Mount View Dr.  
Grand Junction, CO. 81501

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

John J. and Janeen G. Tolman #91-81  
120 Mantey Heights Dr.  
Grand Junction, CO. 81501

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133 Carlitos  
Grand Junction, CO 81501

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Wayne E. and Judith H. Meeker #91-81  
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Donald J. and Carol Jezwinski #91-81  
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Robert W. and B.T. Tyson #91-81  
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Carol H. Farina #91-81  
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Grand Junction, CO. 81501

Daniel R. and Janice H. Dail #91-81  
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John Dice, MRS. HAZEL #91-81  
123 Mantey Heights Dr.  
Grand Junction, CO. 81501

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

PAT FINK  
114 MANTHEY HEIGHTS DR.  
GRAND JUNCTION, CO. 81501

R.W. MILLER  
118 MANTHEY HEIGHTS DR.  
GRAND JUNCTION, CO. 81501

#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 between Sante Fe Drive in Mantey Heights and have no objections to this being done.

SIGNATURE OF OWNER(S)

ADDRESS

Karen Jane Hastings

John Roman

Lowell Warden

Laurinda Gardner

Carl B. Brunley

Jack M. Perry

Mrs Mackenzie  
(Must have access for utilities & ditch maintenance)

Wayne E Meeker

Margie A. Cepko

Ron Bochelmon

Hazel Dice

June Farn

Robert W. Lypun

Susan J. Miller

Pat Jink

Harold Kamel

Dracopis

Norma Brown

Richard K. Furrill

122 Mantey Heights Drive

120 Mantey Heights Dr.

124 MANTHEY HEIGHTS DRIVE

124 Mantey Hts Dr.

126 Mount View Drive

131 Carlitos Dr.

133 Carlitos Dr.

120 Santa Fe Drive

112 E. Park Ave.

2811 F road

109 Santa Fe Dr.

110 Santa Fe Dr

118 Mantey Hts. Dr.

114 Mantey Hts Dr.

135 Carlitos Ave

125 Mantey Hts Dr

130 Carlitos Ave

108 E. Park Ave.

# REVIEW SHEET SUMMARY

FILE NO. 91-81 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 \_\_\_\_\_

## OVERALL CONSIDERATIONS

- OVERALL COMPATABILITY
- CONSISTENCY
- ADJACENT PROPERTY
- CHANGE IN THE AREA
- TRAFFIC IMPACT

HAS NOT BEEN ADDRESSSED  
 AGENCY BEEN IN

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
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	1) Was a neighborhood meeting held if so what were the results. 2) Will the vacation of this R.O.W. landlock access to any parcel? 3) How will the City benefit by vacating these R.O.W. and how will it improve traffic circulation? 4) If all other review agency comments resolved, as well, staff has no further comments.
10/16/81	Grand Valley Water Users Assoc.  Late	Among 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

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
	Continued Grand Valley Water 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





COLORADO WEST  
SURVEYING COMPANY

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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.

#91-81



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.



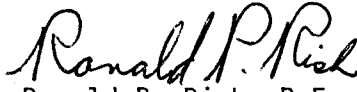
Mr. Tom Beck  
February 8, 1983  
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Upon completion of construction, notify this office to arrange for a final inspection of the facilities prior to their being put into service. As is standard policy, City acceptance of any facilities depends on:

- a. Design in accordance with City requirements.
- b. Construction in accordance with the design.
- c. Submission of documented construction test results by the Engineer.
- d. Submission of mylar-type as-built drawings by the Engineer for the public records.
- e. Final inspection of completed improvements and correction of all deficiencies to the satisfaction of the City Engineer.
- f. 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

cc - Steve Allen, 2150 Apple Ct.  
Gerry Ashby  
Bob Goldin ✓  
John Kenney  
Darrel Lowder  
Jim Patterson  
File