

Mesa College
P.O. Box 2647
Grand Junction, CO 81502
#17-82

Arthur G. Ingvertson
1257 Elm Avenue
Grand Junction, CO 81501
#17-82

Gary D. DeRush
110 Mantey Heights
Grand Junction, CO 81501
#17-82

Church of Jesus Christ of
Latter Day Saints
1502 North 12th Street
Grand Junction, CO 81501
#17-82

Robert E. & Ann L. Stephens
350 Gordon
San Jose, California 95127
#17-82

Elm Avenue Apartments
Elmwood Apartments
Partnership, Ltd.
1015 North 7th Street
Grand Junction, CO 81501
#17-82

Alan H. & Evelyn Templeton
152 Celia Drive
Watsonville, California
95076 #17-82

Van Deusen/Assoc.
P.O. Box 2245
City 81501 #17-82

Dale & Judy Jensen
140 Mesa Avenue
Grand Junction, CO 81501
#17-82

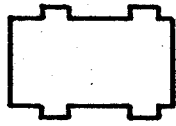
Mary Frances McCandless
717 Centauri Drive
Grand Junction, CO 81501
#17-82

Joseph L. & Bessie E. Tonso
1245 Kennedy Avenue
Grand Junction, CO 81501
#17-82

Neil & Mary Lou Bratton
415 W. Mayfield Drive
Grand Junction, CO 81503
#17-82

Richard O. Jensen
1251 Elm Avenue
Grand Junction, CO 81501
#17-82

ORCHARD AVENUE



FIELD HOUSE

ALBERTSON'S & SKAGG'S

MESA AVENUE

TEXAS

HOUSING

NOTE: STREET-LIGHT AT INTERSECTION OF ELM AVENUE AND 12th STREET.

ELM AVENUE

COLLEGE SQUARE

KENNEDY

CAMPUS

MESA COLLEGE

COLLEGE PLACE

12th STREET

13th STREET



NORTH

0 100

OFFICE COPY

#17-82

REVIEW SHEET SUMMARY

FILE NO. 17-82 DUE DATE 3/12/82
 ACTIVITY Alley Vacation
 PHASE _____ ACRES _____
 LOCATION Lots 7-15, 20-28, Block #2, Henderson Heights
 PETITIONER G & S Investments/College Square
 PETITIONER ADDRESS P.O. Box 2245
 ENGINEER Van Deusen/Associates/Architects.

OVERALL CONSIDERATIONS

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

HAS NOT BEEN ADDRESSED
 HAS BEEN ADDRESSED

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
3/9/82	Mountain Bell	We will require a dedicated utility easement for the existing aerial lines, and for future lines buried or aerial if needed.
3/11/82	Fire Dept.	This office has no objection to vacation of this alley, as long as developer allows emergency egress for fire fighting equipment.
3/11/82	Staff Comments	1. All technical issues, if any, should be resolved with the appropriate agencies. 2. If this vacation is approved, will a resubmittal of the College Square Plan be required?
3/12/82	City Engineer	20 ft. wide easement should be granted for existing sanitary sewer.
3/12/82	Transportation Engineer	I have no problem with this, as long as access into and out of any remaining properties is provided for.

3/16/82 Late - City Utilities
 3/22/82 Late - Public Service

4/12/82 MINUTES OF 3/30/82

MOTION: (COMMISSIONER MILAND DUNIVENT): "ON ITEM 17-82 ALLEY VACATION, I RECOMMEND WE FORWARD THIS TO CITY COUNCIL FOR APPROVAL OF ALLEY VACATION, PER REVIEW AGENCY COMMENTS BEING SATISFIED."

COMMISSIONER SUSAN RINKER SECONDED THE MOTION.

CHAIRWOMAN QIMBY REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED UNANIMOUSLY.



**VAN DEUSEN
ASSOCIATES
ARCHITECTS**

443 N. 6TH ST., P.O. BOX 2245, GRAND JUNCTION, COLORADO 81502 / 303-245-4120

March 25, 1982

Planning Department
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81502

Attn: Alex Candelaria

Re: Alley Vacation at College Square/File No. 17-82

Dear Alex:

We are writing in response to Review Comments received from your office on March 22, 1982.

Mountain Bell, the City Engineer and Staff all refer to the requirement for a dedicated utility easement in the alley. G & S has no objection to granting such an easement to apply to all utilities for the 20' width of the alley between lots 7-15 and 20-28 in Block #2 of Henderson Heights subdivision. In talking with Mountain Bell, they requested that the easement be a "General Utility Easement with ingress and egress rights". It is our understanding that such an easement will be granted by Ordinance as part of the vacation proceedings and that it will apply to all concerned utilities.

The Fire Department requests that access be maintained for fire fighting equipment and the Transportation Engineer requests that access be maintained to the remaining properties. G & S has no objection to complying with either of these requests.

For our response to review comments on the College Square Ammended Final PUDB, see our letter on that subject dated March 25th accompanying this letter.

Sincerely,

Sarah V. Simpson

SVS:s1

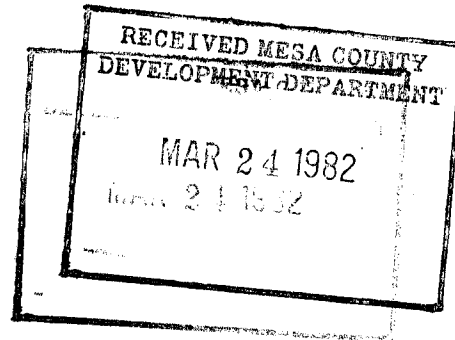
Encl.

March 22, 1982

Planning Department
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501

Attn: Alex Candelaria

Re: College Square Trash Collection



Dear Alex:

This letter is in response to your request that we put our trash collection agreement in writing. Our client, Doss Simpson, has checked with Bill Reeves on the week of March 8th and they agreed upon the following arrangements for trash collection.

The trash for the existing building on the NW corner of the block, the new building, and the dormitory on Elm is to be collected from a large dumpster at the North end of the new parking lot. The trash for the apartment building on the SW corner of the block will be collected from a smaller dumpster located at the South end of the new parking lot. Trash collection for the remaining single family residences on the block will be at the curb on either Elm or Kennedy. The city will be granted an easement through the new parking lot for the purpose of trash collection.

Sincerely,

Sarah V. Simpson

SVS:sl

These arrangements meet with the approval of the undersigned persons.

Doss Simpson - General Partner
G & S Investments

Bill Reeves - City Sanitation
Engineer

