## **Table of Contents**

Project Name: College Square-Henderson Sub. - Alley Vacation

File 1982-0017

D	ate_	6/5/02							
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	s, 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							
e n	n e	guide for the contents of each file.							
t	d								
		full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.							
X	X	*Summary Sheet - Table of Contents							
	X								
X		Application form							
$\vdash$	$\dashv$	Review Sheets							
H		Receipts for fees paid for anything							
$\vdash$		*Submittal checklist							
-	H	*General project report							
-									
X		Reduced copy of final plans or drawings  Reduction of assessor's map							
		Evidence of title, deeds							
X	X	*Mailing list to adjacent property owners							
<u> </u>	1	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							
X	X								
	-	f Reports							
		*Planning Commission staff report and exhibits							
H	_	*City Council staff report and exhibits							
_		*Summary sheet of final conditions							
$\vdash$	Н	*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							
X	X	Letter from Bill Reeves, City Sanitation Eng. to Planning Dept. re: trash							
1	1	collection agreement – 3/22/82							
	X								
	X	Planning Commission Minutes - ** - 3/30/82 Public Notice Posting - 3/17/82							
X		Development Application - 3/1/82							
X		Location Map							
	-								
-	_								
Γ	Γ								

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 #77-82

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

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

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

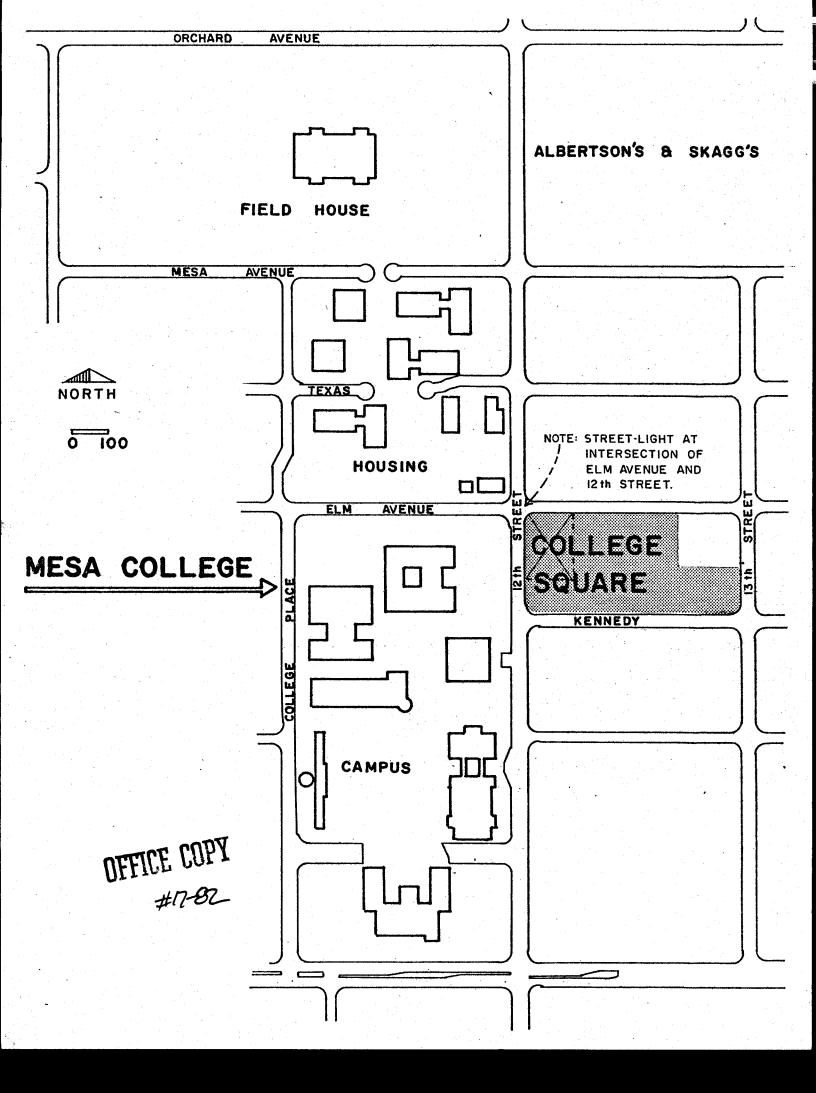
Van Deusen/Assoc. P.O. Box 2245 Culy 81501 #17-82

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

Joseph L. & Bessie E. Tonso 1245 Kennedy Avenue Grand Junction, CO 81501

Neil & Mary Lou Bratton 415 W. Mayfield Drive Grand Junction, CO 81503 #47-82

Richard O. Jensen
1251 Elm Avenue
Grand Junction, CO 81501



## REVIEW SHEET SUMMARY

FILE NO	17-82	•	DUE DATE _	3/12/82	<del>-</del>					
ACTIVITY _	Alley Vacation		*							
PHASE				ACRES						
LOCATION _	Lots 7-15, 20-28, B	ock #2, Henderson He	ights		····					
PETITIONER	G & S Investments/Co	ollege Square								
PETITIONER	ADDRESS P.O. Box	2245	,							
ENGINEER _	Van Deusen/Associate	es/Architects	· · · · · · · · · · · · · · · · · · ·							
OVERALL	_ CONSIDERATI	ONS								
OVERALL COMPATABILITY										
🗌 🗍 сома	ISTENCY									
ADJA	CENT PROPERTY				•					
_ CHAN	GE IN THE AREA				• .					
TRAF	FIC IMPACT									
	•		<b>*</b>							
DATE REC.	AGENCY	COMMENTS		•						
3/9/82	Mountain Bell	We will require a c existing aerial lir aerial if needed.								
3/11/82	Fire Dept.	This office has no as long as develope fighting equipment.	er allows emer							
3/11/82	Staff Comments	<ol> <li>All technical the appropriate</li> </ol>	issues, if any e agencies.	y, should be reso	lved with					
		<ol><li>If this vacation the College Square</li></ol>		d, will a resubmi required?	ttal of					
3/12/82	City Engineer	20 ft. wide easem tary sewer.	ent should be	granted for exis	ting sani-					
3/12/82	Transportation Engineer	I have no problem out of any remain	with this, a ing propertie	s long as access s is provided for	into and ^.					
3/16/182	Late - City l hate - Public	Utildies								
322182	hate- Publi	c 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 QUIMBY REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED UNANIMOUSLY.



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.  $G \in S$  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

Church V. Simoson

SVS:sl

Encl.



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DEVELOPMENT DEPARTM

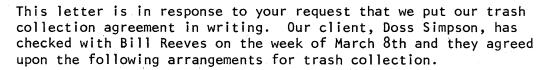
March 22, 1982

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

Attn: Alex Candelaria

Re: College Square Trash Collection

Dear Alex:



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 Inyestments

Bill Reeves - Lity Sanitation

Engineer

sity	vacation	Tax Parc	el Number
rivity Alley			
nmon Location	ots 7-15, 70-28 Bl	k Z Henderson A	leights
21.1			calle
Submitted 3/1/8/2  O day Review Period Return	0110	Date Posted 3198	2 311
Adjacent Property Owners Notified o		Property Owners Notitfied of MCC,	/cic
review agencies	A B C D E F G H I J K L M N O P	QRSTUVW XYZA	A 88 CC DD EE
Development Dept.		•	
County Road			++•
County Surveyor			
County Parks/Recreation County Engineer			
Transportation Engineer City Engineer Z Se-S			
City Utilities City Parks/Recreation			
City Police Dept.			
Floodplain Administration			10
Comprehensive Planning  G.J. Dept. of Energy			
Fire C174 Irrigation			
Orainage			
Water (Ute, Clifton) Sewer			
{ <del>  </del>			
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State Highway Dept.			•
State Geological State Health Dept.			
Transamerica )Water & Power Resources			
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City Recording Fee Requi County Developmen		Date Resolution Mailed	·