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File 1982-0067
Date 7/29/02

Project Name: Buggy Bath – Vacation of Sewer Easement & Rededication & Vacation

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been provided.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p>
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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	*Summary Sheet – Table of Contents
X	X	Review Sheet Summary
X		Application form
X		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
X	X	*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 reports)
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		*Consolidated review comments list
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet			
X	X	Review Sheet Summary			
X		Review Sheets			
X	X	Ordinance No. 2087 - **			
X		Public Notice Posting – 10/14/82			
X		Development Application – 10/1/82			
X	X	Planning Commission Minutes - ** - 10/26/82			
X		Letter from James Patterson to Steve Kinkead re: City does not use the existing ten foot wide utility easement along the eastern boundary of tract A in Peterson-Irwin Sub. – 8/2/82			
X	X	Letter from Ron Rish to Daryl K. Shrum re: detailed construction plan for sanitary sewer – 9/30/82			

R. W. HARMON
School Dist 51
Admin Office
2121 Grand Ave
Grand Jct. CO 81501
#67-82

JERRY BARTLEY
330 24th Court
Grand Jct. CO 81501

RODNEY J. STONE
330 24th Court
Grand Jct. CO 81501

#67-82

#67-82

*JAMES EISENHOWER
JERRY EISENHOWER
R. J. PHILLIPS
2566 Hwy 6 & 50
Grand Jct. CO 81501

#67-82

*Steve Kinkead
1622 Walnut Ave.
Grand Jct CO 81501
#67-82

- ◇ MESA COUNTY SURVEY MONUMENT
- FOUND # 5 REBAR
- SET # 5 REBAR

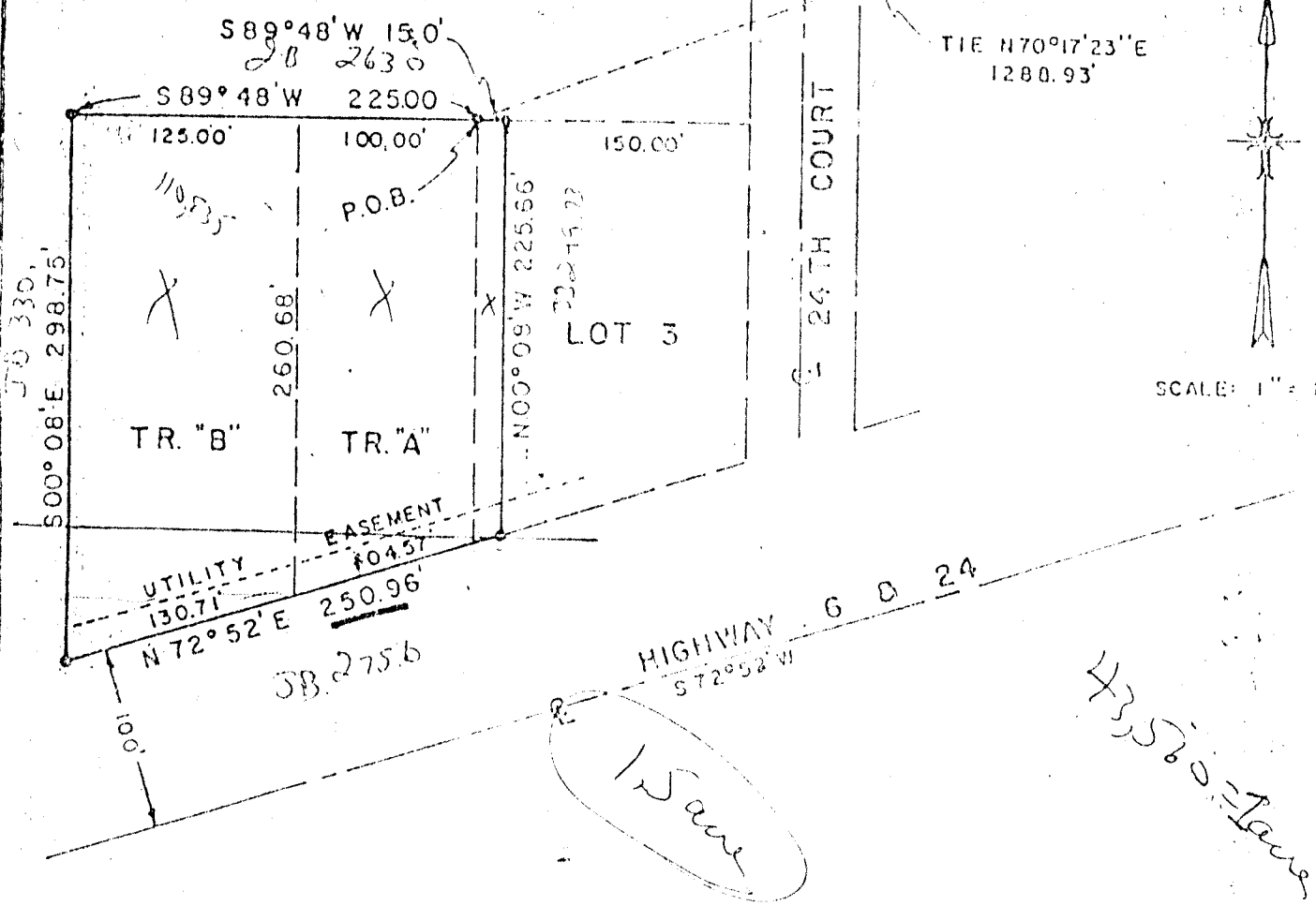
24

E 1/4 Cor. Sec. 13
T1S R1W Ute Mer.

N

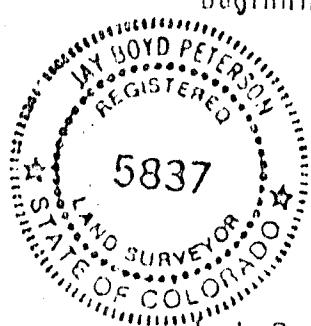


SCALE: 1" = 100'



LEGAL DESCRIPTION

Beginning at the Northeast Corner of Tract "A", Peterson-Irwin Subdivision Replat of Lot 5 and 7, from whence the East 1/4 Corner of Section 13, Township 1 South, Range 1 West of the Ute Meridian bears N 70° 17' 23" E 1288.93 feet, thence S 89° 48' W 225.0 feet to the NW Corner of Tract "B" of said Subdivision, thence S 0° 08' E 298.75 feet to the SW Corner of said Tract "B", thence N 72° 52' E 250.96 feet to the SE Corner of the West 15.0 feet of Lot 3, Peterson - Irwin Subdivision, thence N 0° 08' W 225.66 feet to the NE Corner of the West 15 feet of said Lot 3, thence S 89° 48' W 15.0 to the point of beginning. Containing 62,960 square feet.

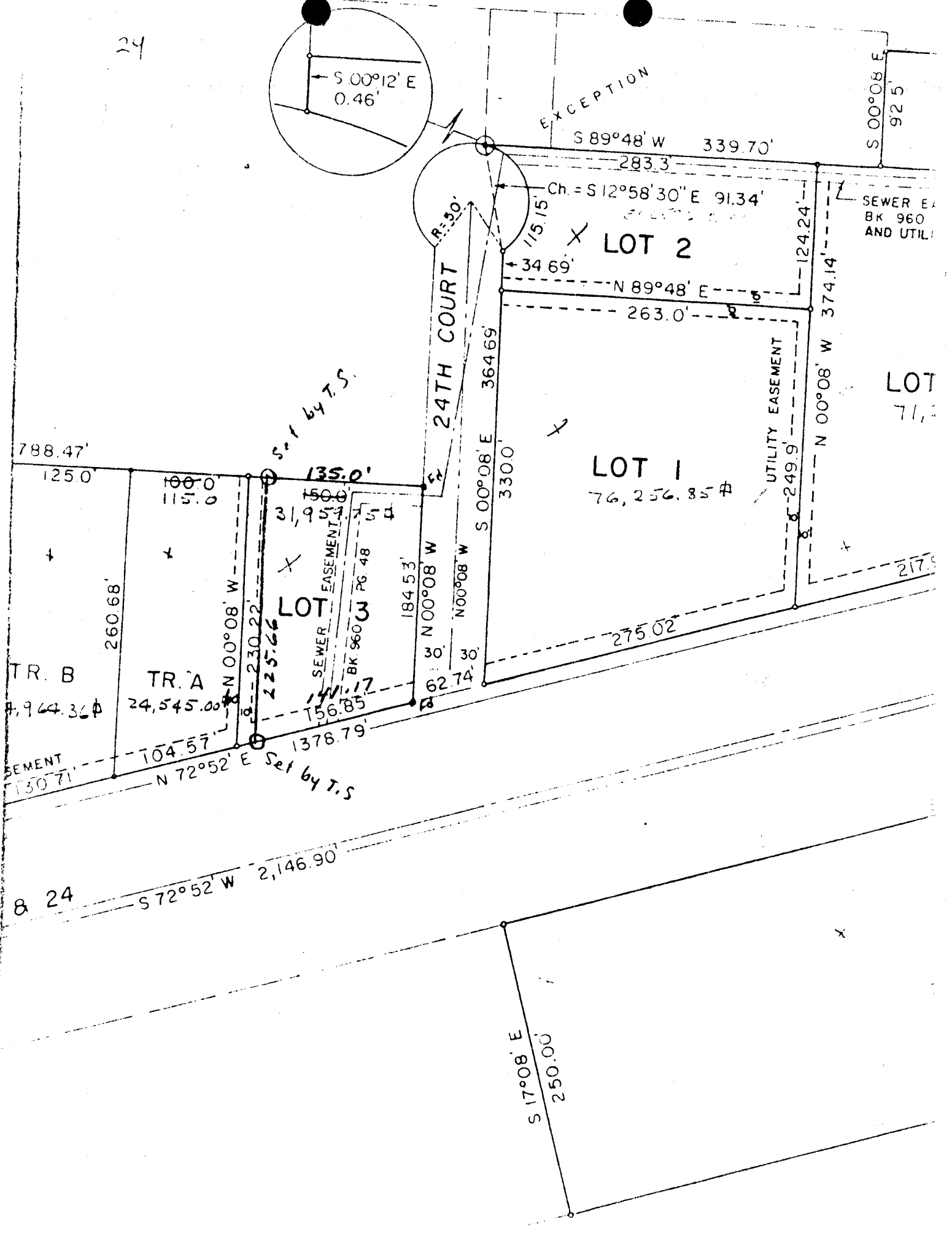
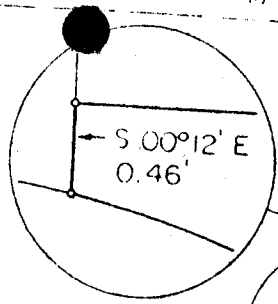


I, J. Boyd Peterson do hereby certify that this plat was plotted from notes of a field survey made under my supervision on June 21, 1979.

J. Boyd Peterson

WESTERN ENGINEERS, INC.
TRACT "A" AND "B"
PETERSON-IRWIN SUBDIVISION
REPLAT OF LOTS 5 AND 7
A WEST 15' OF PETERSON-IRWIN
SUBDIVISION
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO
Surveyed T.S. Drawn G.L.A.

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UTILITY EASEMENT VACATION

There is presently a utility easement along the eastern boundary of TRAC A in Peterson-Irwin Subdivision that is partially on the West 15 feet of Lot 3 Peterson-Irwin Subdivision. I need to have that utility easement vacated so that the buildings can be located properly for this business.

The reason I must buy the West 15 feet back and vacate the easement is that a storm drain is located diagonally across the eastern portion of Lot 3. (See drawing from Beck, Shrum and Associates) There is no easement shown for this drain on any plat map or title and according to the Planning Department this storm drain is not on the property but is located under the road at 24th Court. The Grand Junction Drainage District also says the drain is in the roadway but the City Engineers office, who supplied the pipe for the drain in 1972, says it is located diagonally across the property and further efforts at locating it shows it is where the City Engineers say it is.

Without vacation of this utility easement and the same for the sewer, this project will have to be abandoned.

1 Oct 82

DATE

Steve M. Kinkead

STEVEN M. KINKEAD

#67-82

SEWER EASEMENT VACATION AND REDEDICATION

The sewer as it now shows on the plat map is going to be abandoned and relocated as per the drawing of Beck, Shrum and Associates. A rededication of the sewer easement to 5 feet either side of relocated sewer will be made.

1 Oct 82
DATE

Steven M. Kinkead
STEVEN M. KINKEAD

#67-82

67-82

DATE: 26 October 1982
SUBJECT: UTILITY EASEMENT VACATION
FROM: STEVEN M. KINKEAD, PETITIONER
TO: GRAND JUNCTION PLANNING COMMISSION

The request to vacate a sewer easement and a utility easement on Lot 3 of Peterson-Irwin Subdivision is hereby formally requested to be amended. The request for the sewer easement vacation and rededication is still to be considered but, the utility easement vacation is not to be considered at this time.

26 Oct 82

DATE

Steven M. Kinkead
STEVEN M. KINKEAD

RECEIVED MESA COUNTY
DEVELOPMENT DEPARTMENT
OCT 26 1982

REVIEW SHEET SUMMARY

FILE NO. 67-82 TITLE HEADING Easement Vacations DUE DATE 10/14/82

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Jerry & James Eisenhower.

Location: Lot 3 of Peterson-Irwin Subdivison, 24th Court and I-70B frontage Rd. A request to vacate a sewer easement and a utility easement on Lot 3 of Peterson-Irwin Subdivision.

a. Consideration of easement vacation.

PETITIONER ADDRESS Steven M. Kinkead, 1622 Walnut Avenue

ENGINEER _____

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
10/7/82	City Utilities	A new easement on the relocated sanitary sewer should be provided. A twenty foot wide easement for the storm sewer drainage lines should be provided.
10/12/82	City Engineer	I take no exception to vacation of the easement provided a new easement is provided along the sanitary sewer to be relocated by the petitioner. Is it possible for the City to be granted an easement on the storm sewer also since apparently one does not exist now? The storm sewer is a major drain and does cut across the property.
10/13/82	Public Service	Gas & Electric: No objections.
10/14/82	Planning Staff Comments	1) Any rededication of necessary easements should be resolved with the ROW agent as soon as possible after vacation is final. 2) Resolve all other reveiw agency comments.

11/5/82 GJPC MINUTES OF 10/26/82

MOTION: (COMMISSIONER LITLE) "MR. CHAIRMAN, IN CASE OF #67-82, LOT 3 OF PETERSON-IRWIN SUBDIVISION, 24th COURT AND I-70B FRONTAGE ROAD, REQUEST TO VACATE SEWER EASEMENT, REDEDICATION OF EASEMENT AND RELOCAITON OF SEWER WITHIN THAT SAME EASEMENT, I MOVE WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL, PENDING SECURING THE HOLD HARMLESS AGREEMENT ON THE STORM SEWER, SUBJECT TO STAFF COMMENTS AND CITY ENGINEER'S ACCEPTANCE."

COMMISSIONER QIMBY SECONDED THE MOTION.

CHAIRMAN TRANSMEIER REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED 6-0.

FILE



City of Grand Junction, Colorado 81501

250 North Fifth St.,

September 30, 1982

Daryl K. Shrum
Beck-Shrum & Associates, Inc.
2721 North 12th St.
Suite 28
Grand Junction, CO 81501

Dear Daryl:

Re: Buggy Bath at 24th Ct. and I-70B Frontage Rd.

As requested, I have reviewed the detailed construction plan for a sanitary sewer to be relocated across the above property as submitted today and have the following comments:

1. The design as proposed is approved.
2. A Professional Engineer should stamp and sign the plan.
3. Add the following notes to the plan sheet:

All construction shall be in accordance with City of Grand Junction Standard Sanitary Sewer Details Drawing SS-1 and shall conform to City of Grand Junction "Standard Specifications for Construction of Waterlines, Sanitary Sewers, Storm Drainage and Irrigation Systems", 1981, and City of Grand Junction General Contract Conditions for Public Works and Utilities Construction GC-37, GC-50 and GC-65.

"The contractor shall contact the City Utilities Superintendent, Mr. Ralph Sterry, (244-1568) prior to any disturbance of existing sanitary sewers including tie-ins and/or taps. Existing sanitary sewer flows shall be maintained at all times."

4. It is your responsibility to insure the contractor gets a copy of Standard Drawing SS-1 and the Standard Specifications.
5. Add a note on the plan stating that any street pavement and/or curb, gutter and sidewalk removed or disturbed shall be replaced in kind by a licensed contractor.
6. Show the proposed easement on the plan.

When the above comments have been addressed, submit a revised print and at that time consider the plan approved for construction.

September 30, 1982

Upon completion of construction, please notify this office to arrange for a final inspection of the completed facilities. As is standard policy, City-acceptance of any facilities depends on:

- a. Design in accordance with our requirements
- b. Construction in accordance with the City-approved design
- c. Submission of documented construction test results.
- d. Submission of mylar-type as-built drawings for the public records
- e. Satisfactory final inspection of completed improvements

Very truly yours,



Ronald P. Rish, P.E.
City Engineer

RPR/hm

cc - Bob Goldin ✓
John Kenney
Darrel Lowder
Jim Patterson
Harley Seybold
Ralph Sterry
File