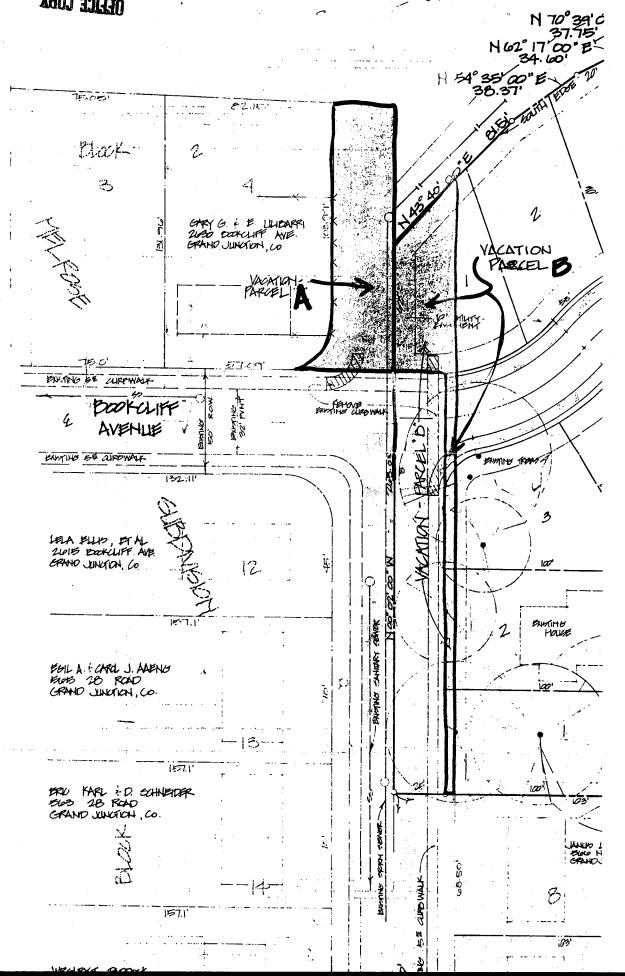
Table of Contents

File 1983-0008 Date 9/12/02 Project Name: 28 Road & Bookcliff Avenue - Right of Way Vacation

r	c	instances, not all entries designated to be scanned by the department are present in the file. There are also documents					
e s	a n	specific to certain files, not found on the standard list. For this reason, a checklist has been provided.					
e	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					
v	v	full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.					
	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					
		*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					
X	X	*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:					
v	- VI	Action Sheet					
$\frac{\mathbf{X}}{\mathbf{X}}$		Planning Commission Minutes - ** - 2/22/83					
		Ordinance No. 2115 - **					
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GATIO VALLEY IRPIGATIC



REVIEW SHEET SUMMARY

FILE NO. 8-83 TITLE HEADING Right of Way Vacation DUE DATE 2/11/83

1122 110	11122 (12/10/11	to the state of th				
ACTIVITY - F	PETITIONER - LOCATION	N - PHASE - ACRES Petitioner: Valley Ventures/Richard				
Schubert/Gar	ry Ulibarri/Larry Mat	tison. Location: Sections East and West of 28 Road from the				
Grand Valley	/ Canal to approximat	ely 400 feet South of Bookcliff Ave. A request to vacate a				
portion of 28 Road. Consideration of right of way vacation.						
PETITIONER A	ADDRESS Valley Ventu	res R Schubert 1401 N 1ct St				
PETITIONER ADDRESS Valley Ventures, R. Schubert, 1401 N. 1st St. ENGINEER Paragon Engineering						
DATE REC.	AGENCY	COMMENTS				
2/2/83	City Utilities	A 20' easement centered over the existing storm sewer line is required for storm sewer maintenance.				
2/9/83	City Fire	Fire Dept. has no objections to this ROW vacation so long as the City has no plans to cross the canal in the future with $28 \mathrm{th}$.				
2/10/83	Public Service	Gas & Electric: No objection to road vacation. No gas mains or electric lines involved in this portion of 28 Rd.				
2/14/83	Mountain Bell	No comment on road vacation.				
2/14/83	City Engineer	I take no exception to the vacation if appropriate utility and/or drainage easements are dedicated to the City or appropriate utility companies. 28 Road will never be extended north across the canal due to the Mantey Heights cliffs north of the canal. A drain tile exists within the area to be vacated and a 20 ft. easement centered on the pipe should be provided. The petitioner should remove the curb-returns at 28 & Bookcliff and should close the north end of 28 Road with curb, gutter and sidewalk to match the existing streets.				
2/14/83	City Parks	None.				
2/14/83	Trans. Eng.	I see no problem with the vacation. The existing "curbwalk" should be removed (as shown) and replaced with curb, gutter and sidewalk to match existing.				
2/14/83	Planning Staff	 Why not vacate the entire protion of 28 Rd. from Bookcliff to the Canal? Otherwise, there is a small piece, landlocked, without access just north. Resolve any ROW design issues & dedication with the City Engineering RE: 28 Rd. Have the people to the north expressed concern? 				
	•	4) Is the person to the west of the vacation agreeable to accept additional land as a result of the vacation?5) Resolve any other issues RE: this vacation request.				

MOTION: (COMMISSIONER LITLE) "MR. CHAIRMAN, IN CASE OF FILE #8-83, RIGHT-OF-WAY VACATION, VALLEY VENTURES, SECTIONS EAST AND WEST OF 28 ROAD AND WALNUT AVENUE, CONSIDERATION OF RIGHT-OF-WAY, I MOVE WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL, SUBJECT TO THE EASEMENT FOR EXISTING STORM DRAIN."

COMMISSIONER BILL O'DWYER SECONDED THE MOTION.

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

RESPONSE TO REVIEW COMMENTS

R.O.W. Vacation 28th Street at Bookcliff Avenue File 8-83

Agency

City Utilities:

A 20-foot Easement shall be provided over the

Response

existing storm sewer.

City Fire:

Had no objection.

Public Service Company:

Had no mains in this roadway.

Mountain Bell:

Had no comment.

City Engineer:

Says o.k. if appropriate easements are dedicated, as they shall be. The road re-construction concept is as proposed and is acceptable to the petitioner and City Engineer.

City Parks:

No comment.

Transportation Engineer:

Said o.k. to vacation and re-construction, as proposed.

Planning:

- 1. The legal description shall be revised to vacate 28 Road from Bookcliff Avenue to the Canal.
- There do not appear to be any issues outstanding in this vacation.
- 3. There have been no objections to date from anyone.
- The person to the West also signed the petition (Mr. Ulibarri) to indicate his approval of this process.
- There do not appear to be any issues outstanding in this petition.

Acres Units Density	vacation See in	File No. 8-83 Zone RSF-8 Tax Parcel Number
Activity ROW Phase Common Location 50	ctions Fast & West. of 28 Ro	nd running from
Date Submitted 21183 Only Review Period Return	Dalley Camal to approx 400 Date Mailed Out 7/2/83 Date Mailed Out 7/2/83 Date MC Information 5	South of Bookcluff Ne, corrected by 211183
Date Adjacent Property Owners Notified Peview agencies Davelopment Dept. County Road	of MCPC/GJPC Date Adjacent Property Owne A 8 C D E F G H I J K L M N O P Q R S T L	Con Illian
County Health County Surveyor County Parks/Recreation County Engineer		
Transportation Engineer City Engineer City-Utilities City Parks/Recreation City Police Dept.		
County Sheriff Floodplain Administration Comprehensive Planning G.J. Dept. of Energy Fire		
Orainage G1 Owater (Ute, Clifton) Sewer (VIIV) Og.V. Rural Power		
Mountain Bell Public Service (2 sets) Soil Conservation State Highway Dept. State Geological State Health Dept.		
OTRANSAMERICA Water & Power Resources Mack, Loma, Mesa, Collbran, Fruita, Pallsade, Grand Jct. OTHER:		
PLANNING CONHISSION (7) CTC/MCC (4)		
SOUTH THAT	approved subject to easen	ent for storm sever
<u> </u>		
y don ved	ligal okay	
See file	New fees in effect	ing plan
Open Space Dedica Recording Fee Req	uired \$ Paid (Date)	Paid Receipt #
County Developme Deparlmen	nt 000000000000000000000000000000000000	re-application Fee Receipt No