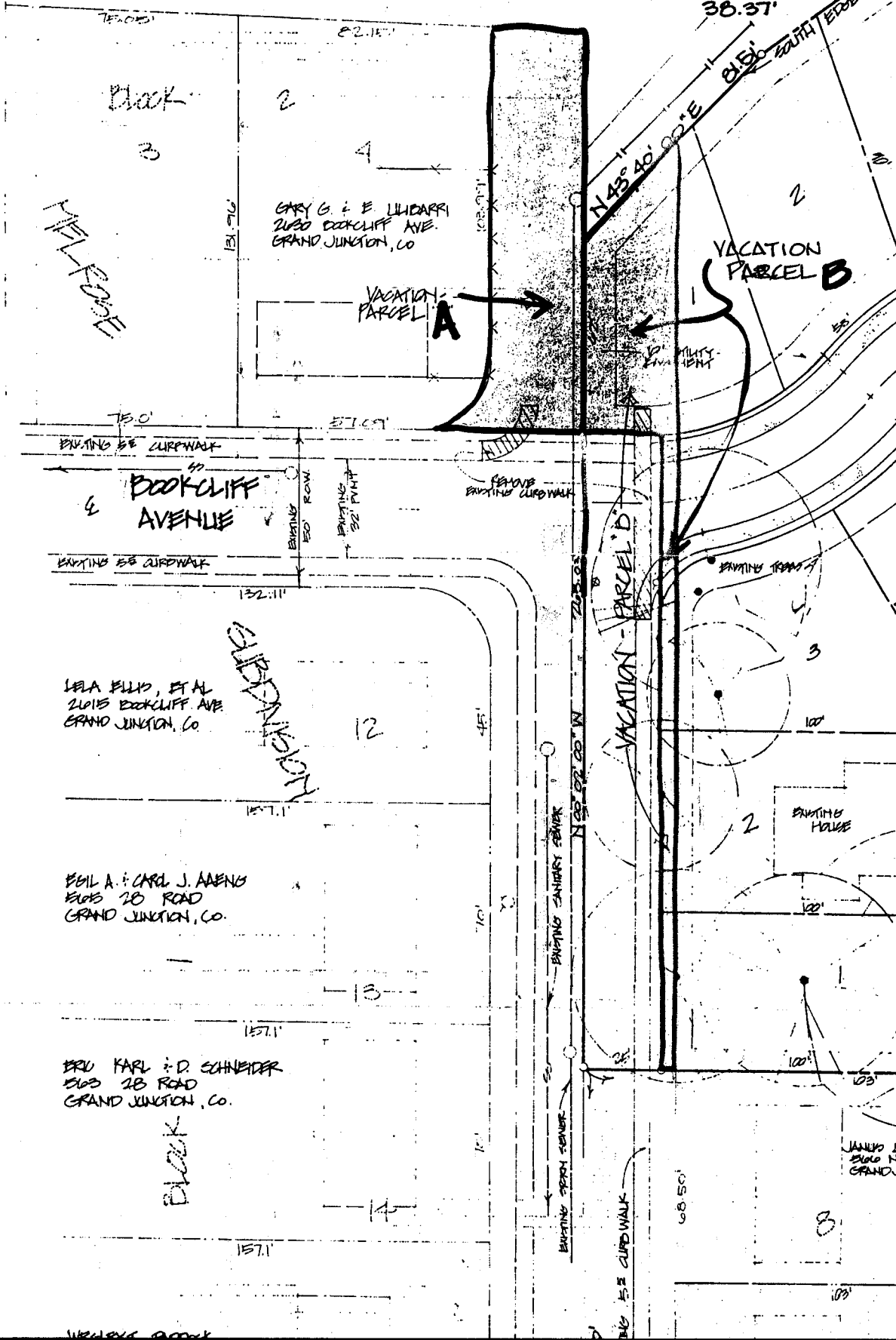


N 70° 39' 0" E
37.75'
N 62° 17' 00" E
34.60'
N 54° 35' 00" E
38.37'



Block 3

WHEELBOISE

GARY G. & E. LINDARRI
2030 BOOKCLIFF AVE.
GRAND JUNCTION, CO

VACATION PARCEL A

VACATION PARCEL B

BOOKCLIFF AVENUE

SYCAMORE STREET

LELA ELLIS, ET AL
2015 BOOKCLIFF AVE
GRAND JUNCTION, CO

BOB A. & CAROL J. ABERG
503 20 ROAD
GRAND JUNCTION, CO.

ERU KARL & D. SCHNEIDER
503 20 ROAD
GRAND JUNCTION, CO.

Block 4

JAMES J. BULLO N. GRAND

REVIEW SHEET SUMMARY

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

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Valley Ventures/Richard Schubert/Gary Ulibarri/Larry Mattison. Location: Sections East and West of 28 Road from the Grand Valley Canal to approximately 400 feet South of Bookcliff Ave. A request to vacate a portion of 28 Road. Consideration of right of way vacation.

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 28th.
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	1) Why not vacate the entire portion of 28 Rd. from Bookcliff to the Canal? Otherwise, there is a small piece, landlocked, without access just north. 2) Resolve any ROW design issues & dedication with the City Engineering RE: 28 Rd. 3) 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.

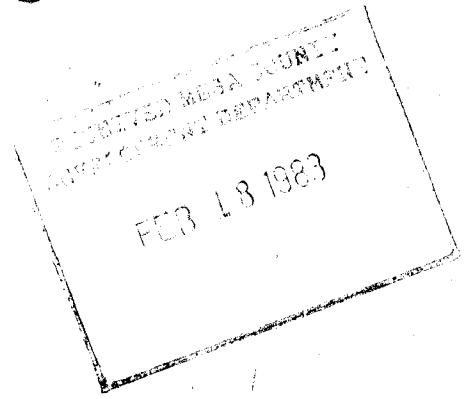
MOTION: (COMMISSIONER LITLE) "MR. CHAIRMAN, IN CASE OF FILE #8-83, RIGHT-OF-WAY VACATION, VALLEY VENTURES, SECTIONS EAST AND WEST OF 28 ROAD AND WALNUT AVENUE, CONSIDERATION OF RIGHT-OF-WAY, I MOVE WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL, SUBJECT TO THE EASEMENT FOR EXISTING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

Response

City Utilities: A 20-foot Easement shall be provided over the 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.
2. There do not appear to be any issues outstanding in this vacation.
3. There have been no objections to date from anyone.
4. The person to the West also signed the petition (Mr. Ulibarri) to indicate his approval of this process.
5. There do not appear to be any issues outstanding in this petition.

ACTION SHEET

Acres File No. 8-83
 Units **vacation** *(see in final Plat)* Zone RSE-8
 Density Tax Parcel Number
 Activity ROW Vacation
 Phase

Common Location Sections East & West. of 28 Road running from
the Grand Valley Canal to approx 400' south of Bookcliff Ave.
 Date Submitted 2/1/83 Date Mailed Out 2/2/83 Date Posted by 2/11/83
10 day Review Period Return by 2/11/83 MOC Information Sent called 2/8/83
 Date Adjacent Property Owners Notified of MCP/GJPC Date Adjacent Property Owners Notified of MOC/CIC *2/8/83*

review agencies

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG
Development Dept.	•	•		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
County Road	•	•		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
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 <i>CD</i>	•	•		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Irrigation <i>IGV</i>	•	•		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Drainage <i>GJ</i>	•	•		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Water (Ute, Clifton)	•	•		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Sewer <i>FWA</i>	•	•		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
G.V. Rural Power	•	•		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Mountain Bell	•	•		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Public Service (2 sets)	•	•		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Soil Conservation	•	•		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
State Highway Dept.	•	•		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
State Geological	•	•		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
State Health Dept.	•	•		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Transamerica	•	•		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Water & Power Resources	•	•		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Mack, Loma, Mesa, Colbran, Fruita, Palisade, Grand Jct.	•	•		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
OTHER:	•	•		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
PLANNING COMMISSION <i>(9)</i>	•	•		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
CIC/MCC <i>(9)</i>	•	•		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•

totals

12
16
2

BOARDS	<u>6SPC</u>	<u>DATE 2/2</u>	<u>approved subject to easement for storm sewer</u>
	<u>CIC</u>	<u>3/16/83</u>	<u>Approved</u>
STAFF	<u>don ved legal okay</u>	<u>see file # 9-83 for preliminary plan</u>	
	<u>new fees in effect</u>		

Open Space Dedication (acreage) \$9 O. S. Fee Required \$ Paid Receipt #
 Recording Fee Required \$ Paid (Date) Date Recorded
 Date Resolution Mailed
 Pre-application Fee Receipt No.

City County Development Department

FF