



PROJECT NARRATIVE:

Community Hospital and Doctor Clinic Request to Vacate the Alley and 11th Street Right-of-Way.

The request to vacate this right-of-way is partially a result of a public hearing, city planning commission, April 26, 1983. During the course of that hearing, discussion centered around the need for a fully improved access to the rear of the hospital. Since there are numerous access points from Walnut Avenue, 12th Street, College Place and Orchard Avenue, it appears that there is no need for upgrading 11th Street. The alley paved and serves as access for both the hospital and the clinic. The request is meant to revert the Right-of-Way back to the adjacent property owners, subject to existing utilities and common ingress and egress for same properties, and emergency vehicles.

Lincoln Park Osteopathic Hosp.  
P.O. Box 220  
Grand Junction, CO 81502  
#31-83

C & C Garner  
761 25 3/4 Road  
Grand Junction, CO 81501  
#31-83

Janice Rehder  
2017 College Place  
Grand Junction, CO 81501  
#31-83

Theresse Heetland  
1039 Walnut  
Grand Junction, CO 81501  
#31-83

Walnut Assoc. LTD  
8255 Rood Avenue  
Grand Junction, CO 81501  
#31-83

Steven Gardner  
2150 College Place U-1  
Grand Junction, CO 81501  
#31-83

Patricia Davis  
2150 College Place U-4  
Grand Junction, CO 81501  
#31-83

M & H Benton  
2150 College Place U-7  
Grand Junction, CO 81501  
#31-83

D & K Patterson  
2150 College Place U-20  
Grand Junction, CO 81501  
#31-83

Janet Tyler  
2150 College Place U-23  
Grand Junction, CO 81501  
#31-83

R. J. Hage & G. C. Hage  
1020 Orchard Avenue  
Grand Junction, CO 81501  
#31-83

S & S Kammer  
1941 College Place  
Grand Junction, CO 81501  
#31-83

Daniella S. Ocenasek  
2029 College Place  
Grand Junction, CO 81501  
#31-83

P & L Sybrant  
1030 Walnut  
Grand Junction, CO 81501  
#31-83

George A. Richardson  
2101 N. 12th Street  
Grand Junction, CO 81501  
#31-83

M & T Schafer  
2150 College Place U-2  
Grand Junction, CO 81501  
#31-83

Chris Carnaham  
2150 College Place U-5  
Grand Junction, CO 81501  
#31-83

Thomas Clavert Jr.  
2150 College Place U-18  
Grand Junction, CO 81501  
#31-83

Thomas Randolph  
2150 College Place U-21  
Grand Junction, CO 81501  
#31-83

R & P Keith  
2150 College Place U-24  
Grand Junction, CO 81501  
#31-83

A & P Baker  
1921 College Place  
Grand Junction, CO 81501  
#31-83

Albert L. Lindsay  
2007 College Place  
Grand Junction, CO 81501  
#31-83

J & M Spelman  
1029 Walnut  
Grand Junction, CO 81501  
#31-83

F & W Chander  
571 Grand Valley Drive  
Grand Junction, CO 81501  
#31-83

William Hoover/R. Burgeson  
1987 E 7/8 Road  
Grand Junction, CO 81501  
#31-83

WGM Investments  
1005 N. 12th Street  
Grand Junction, CO 81501  
#31-83

Willard Pease  
2150 College Place U-6  
Grand Junction, CO 81501  
#31-83

James Alvillar/Tom LaCroix  
2150 College Place U-19  
Grand Junction, CO 81501  
#31-83

Steven & Virgil Van Dyke  
2150 College Place U-22  
Grand Junction, CO 81501  
#31-83

Brendon & James Sullivan  
2150 College Place U-25  
Grand Junction, CO 81501  
#31-83

Terrell C. Mortiz  
2150 College Place U-26  
Grand Junction, CO 81501

# 31-83

Wilma Fickas  
1443 Elm  
Grand Junction, CO 81501

# 31-83

Ninth Cheltenham Prop.  
c/o Skaggs Inc. No. 55  
P. O. Box 30658  
Salt Lake City, UT 84125

# 31-83

Quinton DeWeese  
611 Viewpoint  
Grand Junction, CO 81501

# 31-83

Robert Lipson III  
645 Peony Drive  
Grand Junction, CO 81501

# 31-83

\* Horizons West  
P. O. Box 1932  
Grand Junction, CO 81502

# 31-83

Regional Energy Ct. Devel.  
GRP Grand Jct. Joint Vent  
400 7th Street, Ste. 3400  
Rifle, CO 81650

# 31-83

Orchard Group LTD  
c/o Albertson  
P. O. Box 20  
Boise ID 83726

# 31-83

Eacelk Hodges  
4823 Hillcrest  
Boise, ID 83705

# 31-83

J & C Berry  
417 N. 7th Street  
Grand Junction, CO 81501

# 31-83

Faith Baptist Church  
180 S. Elm  
Grand Junction, CO 81501

# 31-83

MESA COUNTY PLANNING DEPT.  
559 White Ave., Room 60  
Grand Junction, Colo. 81501  
244-1628

# 31-83

State of Colorado  
Mesa College  
12th Street  
Grand Junction CO 81501

# 31-83

Orchard Group  
2808 North Avenue  
Grand Junction, CO 81501

# 31-83

Larry Copeland  
639 19½ Road  
Grand Junction, CO 81503

# 31-83

Sirloin Stockade, Inc.  
1920 N. 12th Street  
Grand Junction, CO 81501

# 31-83

\* The Doctors Clinic Building  
1060 Orchard Avenue  
Grand Junction, CO 81501

# 31-83

# REVIEW SHEET SUMMARY

FILE NO. 31-83 TITLE HEADING \_\_\_\_\_ DUE DATE 6/12/83  
ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES ROW Vacation - 11th St. & Alley - One Step - Orchard & College Place - Petitioner: Community Hospital & Doctors Clinic

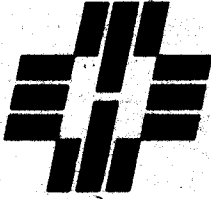
PETITIONER ADDRESS c/o P. O. Box 1932, G.J.  
ENGINEER N/A

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
6/6/83	G.J. Fire	The Fire Dept. has no objections to the R.O.W. vacation.
6/9/83	City Planning	<ol style="list-style-type: none"><li>1. As per the GJPC public hearing on the rezoning of Community Hospital, the ROW vacation was requested. The major concern this dept. has, is regarding the adjacent property owners, the church on the corner of 12th &amp; Orchard. Vacating 11th St. may affect their access. Has the church been contacted regarding the vacation? If not, they should be, prior to the GJPC public hearing.</li><li>2. There is also a need to close an existing curb cut on Orchard and repair an existing drainage problem due to broken gutter &amp; curb. The City Eng. or Transportation Eng. should be consulted on this matter regarding the technical details.</li><li>3. The alley &amp; ROW vacation will be subject to existing utility &amp; access easements.</li><li>4. Resolve all other review agencies comments if necessary.</li></ol>
6/10/83	Transp. Eng.	<p>I do not have any problems with the vacation of 11th St. &amp; the alley, since both ROW's serve the adjacent properties and are not continuous. However, since the church adjoins part of 11th st., I would think that they should have some input into the matter, which I have not seen.</p> <p>If 11th St. is vacated, then the existing curb cuts on Orchard Ave. should be revised. A standard driveway section should replace the existing street section, the curb cut by the parking stalls should be closed, and the C, G &amp; SW past the next drive to the west is in such bad condition that it should be replaced.</p>
6/10/83	City Eng.	We will need a 20' utility easement centered on the 8" sewer line in N. 11th St. The curb returns at 11th & Orchard should be removed and a standard driveway section should be constructed for access. The unused driveway on Orchard, west of 11th St. should be closed. The deteriorated curb, gutter and sidewalk should be replaced between the 11th St. driveway and the one to be closed to the west.
6/10/83	Public Service	Gas & Electric: No objections.
6/13/83	G.J. Public Works	Twenty foot easements must be provided for water and sewer lines where they exist.

**LATE**

*Mailed Out 6/14/83*

GJPC MINUTES, 6/28/83  
MOTION: (COMMISSIONER O'DWYER) "MR. CHAIRMAN, ON FILE #31-83, RIGHT-OF-WAY AND ALLEY VACATION, I MOVE WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL, SUBJECT TO THE EASEMENT BEING GRANTED TO PROTECT THE EXISTING EASEMENTS, AND OTHER STAFF COMMENTS."  
COMMISSIONER DUNIVENT SECONDED THE MOTION.  
CHAIRMAN TRANSMETER REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED, 5-0.



**HORIZONS WEST**

Development Text Management  
Support Services

June 27, 1983

Robert Golden  
City Development Department  
559 White Avenue #60  
Grand Junction, CO 81501

Re: File #31-83 Community Hospital ROW Vacation

Robert:

The following is written response to the review sheets comments:

**City Planning:**

The church has been notified and has no problems with the proposed vacation. We intend to close the existing curb cut on Orchard and repair broken curb and gutter at 11th Street right of way and Orchard Avenue. We will provide utility and access easements.

**Transportation Engineer:**  
See above.

**City Engineer:**

A 20 foot utility easement will be provided for the sewer line in 11th Street and see above response.

**G.J. Public Works:**

A 20 foot easement will be provided for water and sewer lines.

Sincerely Submitted,

Loran Dake

