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s e n t	S c a n e d	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. 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. 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.
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X	\perp	Planning Commission Public Hearing – 6/28/83
X	4	Public Notice Posting – 6/14/83 Development Application – 5/17/83
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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 hopsital 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.

	1	
<pre> Lincoln Park Osteopathic Hosp. P.O. Box 220 Grand Junction, CO 81502 #31-83 </pre>	R. J. Hage & G. C. Hage 1020 Orchard Avenue Grand Junction, CO 81501 #31-83	A & P Baker 1921 College Place Grand Junction, CO 81501 #31-83
C & C Garner 761 25 3/4 Road Grand Junction, CO 81501 #31-83	S & S Kammer 1941 College Place Grand Junction, CO 81501 # 31-83	Albert L. Linsay 2007 College Place Grand Junction, CO 81501 #31-83
# 31-83		
Janice Rehder 2017 College Place Grand Junction, CO 81501	Daniella S. Ocenasek 2029 College Place Grand Junction, CO 81501 #31-83	J & M Spelman 1029 Walnut Grand Junction, CO 81501 #31-83
#31-83 Theresse Heetland 1039 Walnut Grand Junction, CO 81501	P & L Sybrant 1030 Walnut Grand Junction, CO 81501	#3/-83 F & W Chander 571 Grand Valley Drive Grand Junction, CO 81501
Walnut Assoc. LTD 8255 Rood Avenue Grand Junction, CO 81501 #31-83	George A. Richardson 2101 N. 12th Street Grand Junction, CO 81501 #31-83	William Hoover/R. Burgeson 1987 E 7/8 Road Grand Junction, CO 81501 #31-83
Steven Gardner 2150 College Place U-1 Grand Junction, CO 81501	M & T Schafer 2150 College Place U-2 Grand Junction, CO 81501	WGM Investments 1005 N. 12th Street Grand Junction, CO 81501
<i>#31-83</i>	<i>#31-83</i>	#31-83
#31-83	#31-83	# 31-83
Patricia Davis 2150 College Place U-4 Grand Junction, CO 81501	Chris Carnaham 2150 College Place U-5 Grand Junction, CO 81501	Willard Pease 2150 College Place U-6 Grand Junction, CO 81501
M & H Benton #31-83 2150 College Place U-7 Grand Junction, CO 81501	Thomas Clavert Jr. 2150 College Place U-18 Grand Junction, CO 81501 #31-83	James Alvillar/Tom LaCroix 2150 College Place U-19 Grand Junction, CO 81501 #3/-83
D & K Patterson 2150 College Place U-20 Grand Junction, CO 81501	Thomas Randolph 2150 College Place U-21 Grand Junction, CO 81501	Steven & Virgil Van Dyke 2150 College Place U-22 Grand Junction, CO 81501
#31-83	#31-83	#31-83
Janet Tyler 2150 College Place U-23 Grand Junction, CO 81501 #31-83	R & P Keith 2150 College Place U-24 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 Chelteham 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

P. O. Box 1932

Grand Junction, CO 81502

Regional Energy Ct. Devel. GRP Grand Jct. Joint Vent 400 7th Street, Ste. 3400 Rifle, CO 81650 #3/-83

Orchard Group LTD #31-83 c/o Albertson P. O. Box 20 Boise ID 83726

Eacelk Hodges 4823 Hillcrest Boise, ID 83705

#31-83

#31-83 J & C Berry 417 N. 7th Street Grand Junction, CO 81501

#3/-83
Faith Baptist Church
180 S. Elm
Grand Junction, CO 81501

MESA COUNTY PLANNING DEPT.
559 White Ave., Room 60
Grand Junction, Colo. 81501
2431-83

State of Colorado #31-83
Mesa College
12th Street
Grand Junction CO 81501

Orchard Group #3/-83 2808 North Avenue Grand Junction, CO 81501

Larry Copeland
639 19½ Road
Grand Junction, CO 81503

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 HEADI	NGDUE_DATE6/12/83
ACTIVITY -	PETITIONER - LOCATI	ON - PHASE - ACRES ROW Vacation - 11th St. & Alley - One Step -
Orchard &	College Place - Pet	itioner: Community Hospital & Doctors Clinic
PETITIONER	ADDRESS c/o P. O.	Rox 1932 G.1
ENGINEER N		
DATE REC.	AGENCY	COMMENTS
6/6/83	G.J. Fire	The Fire Dept. has no objections to the R.O.W. vacation.
6/9/83	City Planning	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 & 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.
		There is also a need to close an existing curb cut on
		Orchard and repair an existing drainage problem due to broken gutter & curb. The City Eng. or Transporation Eng.
		should be consulted on this matter regarding the technical details.
		The alley & ROW vacation will be subject to existing
	•	utility & access easements. 4. Resolve all other review agencies comments if necessary.
6/10/83	Transp. Eng.	I do not have any problems with the vacation of 11th St. &
		the alley, since both ROW's serve the adjacent properties
		and are not continous. 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.
		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 & SW past the
		next drive to the west is in such bad condition that it should
		be replaced.
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.
	G.J. Public	
6/13/83	Works	Twenty foot easements must be provided for water and sewer lines where they exist.
LAT'		

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.



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

RECEIVED

JUN 28 1983

CITY - COUNTY
PLANNING DEPARTMENT

Date Submitted // day Open Space Ded Recording Fee: Peview agencie Development Dept. City Public Morks City Engineer Transportation Engin City Fire Dept. County Planning County Engineer County Health County Parks/Recreation (Comprehensive Plannist of G.J. Dept. of Energy Walker Field School District Irrigation Drainage Water (Ute, Clifton) Sewer Dist. (FV, CG) Mountain Bell Public Service (2 se State Highway Dept. State Geological State Health Dept. GJPC (7 packets) CIC (9 packets) OTHER (6 cope	Review Perication (a Required S	A P	B	C C	D)	n b	y		(a)	//2 Ope	n Si)3 pac	e F	- ee R	egu	ired	3 \$	Ť	Æ.			F	Paid	đ Re	ece		1	J		
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