



PROJECT NARRATIVE

Job 1-1842

PURPOSE

A request for the vacation of the North half of the alley R.O.W. that runs between White Avenue and Rood Avenue, 150' East of 7th Street and rededicate as a new 20' utility easement.

OWNERS

Alley R.O.W. - City of Grand Junction
Adjacent properties - Jack Williams
P. O. Box 1681
Grand Junction, Colorado 81502

PROJECT REPRESENTATIVE

Design Specialists, Architects and Planners
917 Main Street
Grand Junction, Colorado 81501
Phone 245-7726

PROPERTY DESCRIPTION

The North half of the alley R.O.W. that runs between White Avenue and Rood Avenue; located 150' East of 7th Street.

PROPOSED DEVELOPMENT AND USES

The owner of the properties adjacent to the North half of the alley proposes to remove the existing building to the West of the alley and construct a professional office complex on the site, with almost one-half of the ground left to landscaped open space.

It is proposed to use the existing alley R.O.W. with the adjoining property to the East for off-street parking. The existing North/South alley R.O.W., which contains an active 8" sewer line, is to be dedicated as a utility easement.

A new public ingress/egress drive and curb cut will be provided by the owner on the adjoining property directly to the East which will connect White Avenue to the existing East/West alley.


The Project, and the alley vacation have been favorably endorsed by the City Planning and Engineering Departments prior to the submittal of this request.

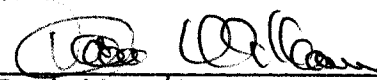
#8-84.1

SUMMARY/SCHEDULE

This is to be a high quality project that will help answer the professional office needs of the downtown community. The desire is to provide the required off-street parking for the project and, at the same time, improve the visibility of vehicles and pedestrians in and around the site.

It is the owner's desire to start construction as soon as possible on the project, with demolition of the old building in April of 1984 and construction of the new buildings as soon after this as time will permit.


Petitioner's Representative
Design Specialists
917 Main Street
Grand Junction, Colorado 81501


Petitioner/Owner
Jack Williams

jd

* Jack Williams #8-84
P. O. Box 1681
Grand Junction CO 81502

Marisa Associates #8-84
3045 Teller Avenue
Grand Junction CO 81504 #8-84.

Modern Savings & Loan
235 North Seventh Street #8-84
Grand Junction CO 81501

Regal Building, Inc. #8-84
P. O. Box 118
Grand Junction CO 81502

School District 51
310 North Seventh #8-84
Grand Junction CO 81501

Thomas J. Anson
636 Livvy Court
Clifton CO 81520 #8-84

* Design Specialists #8-84
917 Main Street
Grand Jct. CO 81501

GRAND JUNCTION PLANNING DEPT.
559 White Ave., Room #60
Grand Junction, CO 81501 #8-84

4SC Partnership #8-84
P. O. Box 3112
Grand Junction CO 81502

Arthur P. Sulley #8-84
2178 Avenal Lane
Grand Junction CO 81503

Carroll E. Multz
725 Rood Avenue
Grand Junction CO 81501 #8-84

Cecil C. Hobbs
1267 Texas Avenue
Grand Junction CO 81501 #8-84

Dorothy M. Laycock
P. O. Box 1681
Grand Junction CO 81502
#8-84

Edward Armstrong
P. O. Box 1681
Grand Junction CO 81502 #8-84

Iva Faletti
761 White Avenue
Grand Junction CO 81501

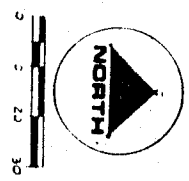
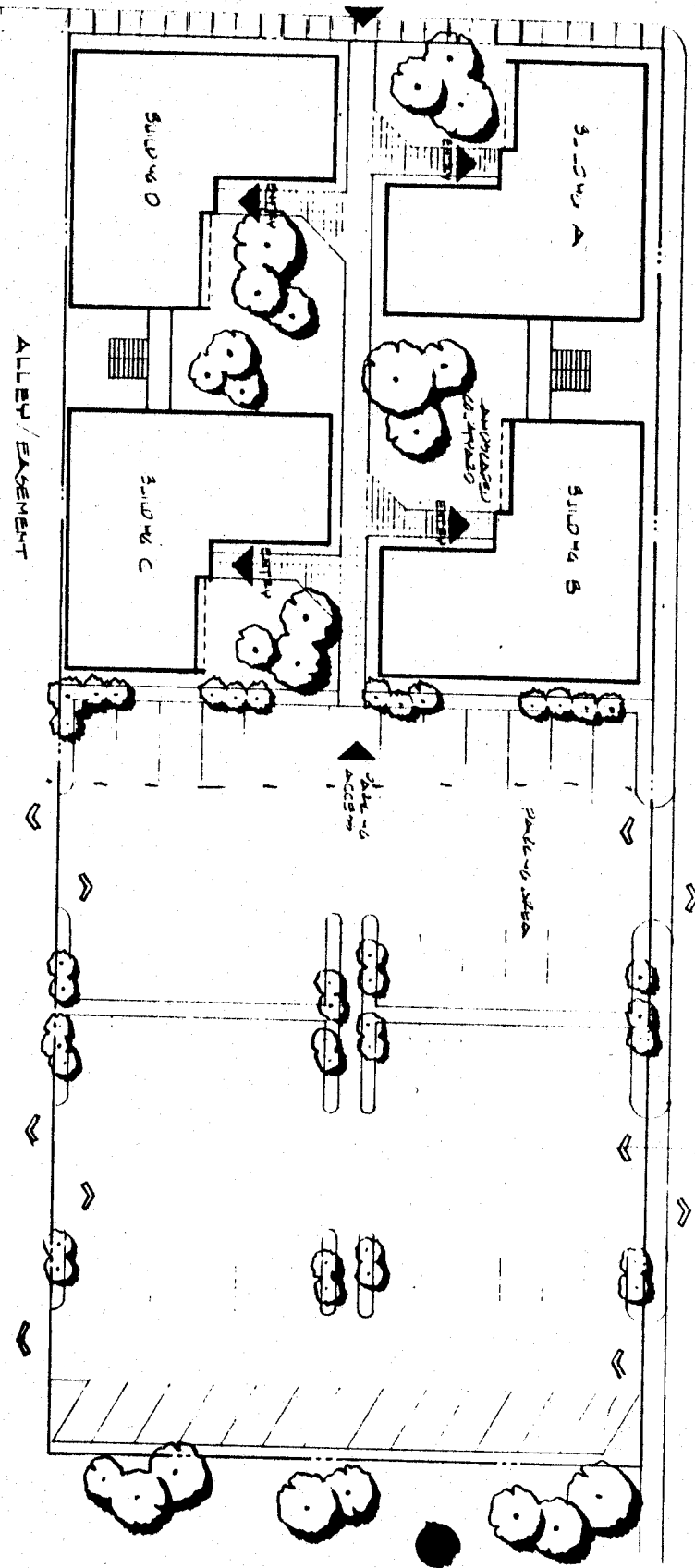
7TH STREET

28047-21-1
ALLEY

PAVED
LANDSCAPED
MEDIAN

WHITE A/E

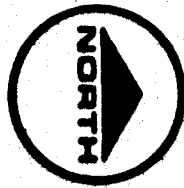
FINAL DEVELOPMENT PLAN
PROPOSED TOTAL DEVELOPMENT



UTILITIES

7TH ST.

ALLEY R.O.W.



WHITE AVE.

20' ALLEY R.O.W.

8" SEWER LINE

REVIEW SHEET SUMMARY

FILE NO. #8-84 TITLE HEADING Right-of-Way Vacation of Alley DUE DATE April 13, 1984

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Activity: R.O.W. Vacation of Alley;

Petitioner: Jack Williams, Bryan Sims; Location: W. of 7th Street between White and Rood Avenues-N. of alley; Phase N/A

PETITIONER ADDRESS Williams: P.O. Box 1681, Grand Junction, CO 81502

ENGINEER Sims: 917 Main Street, Grand Junction, CO 81501

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
4/6/84	Fire Dept.	The Fire Department has no objections to this ROW vacation of the north half of the alley. ROW that runs between White Ave. and Rood Ave., located 150' east of 7th Street.
4/10/84	Public Works	None
4/11/84	Development Dept.	This department has no objections to the vacation as long as all other review agency comments are resolved. A rededication of a 20' utility easement will be required. It should be noted that any development on the south will have to respect the proposed development of Jack Williams in regard to access and alley useage.
4/13/84	Public Service Gas:	No objections. K.F. 4/4/84
	Electric:	Has existing power pole/guy in alley. R.O.W. to be maintained as utility easement for the pole and down guy. T.H.I. 4/5/84
4/13/84	Mt. Bell	No objections.
4/13/84	Transportation Engineer	The "public ingress/egress drive" east of the existing alley should be dedicated for public access.
4/13/84	City Engineer	A "dedicated" public ingress/egress easement needs to be provided for the new driveway between White Avenue and the alley before vacation of this right-of-way. The vacation should also retain a utility easement for the entire existing right-of-way.

