Table of Contents

Project Name A portion of Little Bookcliff-Right of Way Vacation File 1984-0021 (1 of 2-may be duplication) 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. n Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick n guide for the contents of each file. e n d 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. **Table of Contents** XX **Review Sheet Summary** Application form 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, easements *Mailing list to adjacent property owners Public notice cards Record of certified mail 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 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: Action Sheet X Ordinance No. 2204 - ** 2205 ** Development Application - 7/2/84 Memo from Dillon-Hunt to Planning re: would respect the dedication request-3/13/84 Utilities Composite Road Composite Road Dedication Cul-de-sac Dedication Location Map X X Development Plan

| Bishop of Pueblo | Joanne Bell | Bethesda Care Centers |
|---|---|--|
| 1246 Grand Avenue | 946 Bookcliff Avenue | 1955 N. Union Blvd. |
| Pueblo, CO 81003 | Grand Junction, CO 81501 | Colorado Springs, CO 80909 |
| Frederick A. Schumann | Glenn Ross Kempers | Western CO Surgeon Center Assoc |
| 2323 N. 7th Street | 1001 Wellington Avenue | P.O. Box 2919 |
| Grand Junction, CO 81504 | Grand Junction, CO 81501 | Grand Junction, CO 81502 |
| F & S Investments | Gregg K. Omura | Carl A. Lepisto |
| P.O. Box 3025 | P.O. Box 3025 | P.O. Box 3025 |
| Grand Junction, CO 81502 | Grand Junction, CO 81502 | Grand Junction, CO 81502 |
| A-C Investments | Ross/Maruca Investments | Scott Investments |
| P.O. Box 3025 | P.O. Box 3025 | P.O. Box 3025 |
| Grand Junction, CO 81502 | Grand Junction, CO 81502 | Grand Junction, CO 81502 |
| John C. & June C. Colosimo | Richard A. Janson | W & S Investments |
| P.O. Box 3025 | P.O. Box 3025 | P.O. Box 3025 |
| Grand Junction, CO 81502 | Grand Junction, CO 81502 | Grand Junction, CO 81502 |
| William J. Frank | Terry D. Fine | Village Fair |
| P.O. Box 3025 | P.O. Box 3025 | P.O. Box 518 |
| Grand Junction, CO 81502 | Grand Junction, CO 81502 | Grand Junction, CO 81502 |
| Hilltop Rehabilitation Hos. | Ronald & Geraldine Walters | Loft Partnership |
| 1100 Patterson Road | 545 Totavi Street | 950 Northern Way |
| Grand Junction, CO 81501 | Los Alamos, NM 87544 | Grand Junction, CO 81501 |
| James & Keota Burke | Irving Biers | H. Steven & Judy A. Weimer |
| 636 26 Road | P.O. Box 248 | 603 26 3/4 Road |
| Grand Junction, CO 81501 | Snowmass, CO 81654 | Grand Junction, CO 81501 |
| Noel B. Norris & Henry J. Faussone 3318 B Crestview Way Grand Junction, CO 81501 | Federal National Mortgage 1000 W. Temple Street Los Angeles, CA 90074 | Ronald E. & R. Ryan 1101 Patterson Road Grand Junction, CO 81501 |
| Don H. Hutchison | Intrawest Bank | Wellington V |
| 2709 Midway | 4th & Main Street | 2754 Compass Drive, Suite #377 |
| Grand Junction, CO 81501 | Grand Junction, CO 81501 | Grand Junction, CO 81501 |

. FOUND CORNER.

#21 05

EXHIBIT E

LEGAL DESCRIPTION

A tract of land located the City of Grand Junction, County of Mesa.

State of Colorado and melang all of Lots 1 and 2 Little Bookcliff Subdivision as per map recorded in Book 12, Page 210 of maps in the office of the Citer's control of the Colorado and melang all of Lots 1 and 2 Little Bookcliff Subdivision as per map recorded in Book 12, Page 120 of maps in the office of Said Clerk and Recorder, and a portion of the wasted right-of-may of Little Bookcliff Subdivision and considering the North line NEL/AMEL/3 of Section 11, Township I South, Range 1 less of the Ute Meridian beer 595'95'25'E with all other bearings contained herein relative theretic.

Bookcliff Amel 12 Little No. Corner of a slot of Little Note ratius is 20.00 feet; whose central angle is 495'95'12' and blose long cherd heart NSO'32'E' 13.90 feet; call ong two are of a corne to the left whose ratius is 20.00 feet, whose central angle is 22'15'00' and whose long cherd heart NSO'32'E' 13.90 feet; call ong two are of a corne to the left whose ratius is 50.00 feet, whose central angle is 22'15'00' and whose long cherd heart NSO'32'E' 18.90 feet; call ong two are of a corne to the left whose ratius is 50.00 feet, whose 155'55'E'S' 190' and whose long cherd heart NSO'31'44'TW 80.55 feet to a point on the northerly line of said Lat 111 Lat 112 La

Subject to Easements and Rights-of-Way of Record.

Surveyor's Certificate

I, whose T. Patty Jr., do hereoy certify that the accompanying plat has been prepared under my direction from surveys by others and is correct to the best of my knowledge and belief.

(Carried) Patty Jr.

Registered Land Surveyors
Colorado Registration No. 9960 Date JUNE 21, 1984

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six (6) years after you first discover such defect. In no event may any action based upon any defect is this survey be commenced more than ten (10) years from the date of the certification shows



REVIE N SHEET SUMMARY

| FILE NO. | (2 of 2) #21-84 TITLE HEAD | ING Right-of-Way Vacation DUE DATE 7/13/84 |
|------------|--|---|
| ACTIVITY - | | |
| Petition | er: P-H Management | V. Wellington Location: A portion of Little Bookcliff Drive |
| Phase: | PETITIONER - LOCATION - PHASE - ACRES Activity: Right-of-Way Vacation r: P-H Management V. Wellington Location: A portion of Little Bookcliff Drive /A ADDRESS 2754 Compass Drive, Ste. 377 Grand Junction, CO 81501 Dillon-Hunt, P.C. 804 Grand Avenue Grand Junction, CO 81501 AGENCY COMMENTS Public Works None. Mtn. Bell None. Fire Dept. The Grand Junction Fire Department has no objections to this R.O.W. vacation/dedication. Public Service Gas: No Objections. Electric: Continue Thirty (30) foot "Drainage, Irrigation & Utility Easement" to Norhterly Corner of Lot 1 as indicated on Sheet 1 of 3. Transportation I do not see any problems with the R.O.W. vacation and dedication. City Engineer Developer should be required to construct the cul de sac to City Standards when development occurs or before Lots 1 or 3 are sold. Pedestrian path should be paved prior to construction on either lot 1 or 3. I agree that this is the most reasonable solution to solve the existing surveying problem and recommend approval. Developer will be expected to meet drainage detention requirements upon development of lots 1 and 3. | |
| | | TITUE HEADING Right-of-Way Vacation DUE DATE 7/13/84 TIONER - LOCATION - PHASE - ACRES Activity: Right-of-Way Vacation H Management V. Wellington Location: A portion of Little Bookcliff Drive ESS 2754 Compass Drive, Ste. 377 Grand Junction, CO 81501 n-Hunt, P.C. 804 Grand Avenue Grand Junction, CO 81501 AGENCY COMMENTS lic Works None. Bell None. e Dept. The Grand Junction Fire Department has no objections to this R.O.W. vacation/dedication. Dic Service Gas: No Objections. Electric: Continue Thirty (30) foot "Drainage, Irrigation & Utility Easement" to Northerly Corner of Lot 1 as indicated on Sheet 1 of 3. Insportation I do not see any problems with the R.O.W. vacation and dedication. y Engineer Developer should be required to construct the cul de sac to City Standards when development occurs or before Lots 1 or 3 are sold. Pedestrian path should be paved prior to construction on either lot 1 or 3. I agree that this is the most reasonable solution to solve the existing surveying problem and recommend approval. Developer will be expected to meet drainage detention requirements upon development of lots 1 and 3. This Dept. has no objections to the ROW vacation as long as all other review agency comments are resolved. |
| | | |
| PETITIONE | R ADDRESS 2754 Comp | pass Drive, Ste. 377 Grand Junction, CO 81501 |
| ENGINEER_ | Dillon-Hunt, P.C. 8 | 304 Grand Avenue Grand Junction, CO 81501 |
| DATE REC. | AGENCY | COMMENTS |
| 7/6/84 | Public Works | None. |
| 7/10/84 | Mtn. Bell | None. |
| 7/10/84 | Fire Dept. | The Grand Junction Fire Department has no objections to this R.O.W. vacation/dedication. |
| 7/12/84 | Public Service | "Drainage, Irrigation & Utility Easement" to Norhterly |
| 7/12/84 | | |
| 7/12/84 | City Engineer | City Standards when development occurs or before Lots 1 or 3 are sold. Pedestrian path should be paved prior to construc- |
| ÷ | | |
| | • . • . | Developer will be expected to meet drainage detention requirements upon development of lots 1 and 3 . |
| 7/16/84 | City Planning | This Dept. has no objections to the ROW vacation as long as all other review agency comments are resolved. |
| | | A rededication of an utility easement with the ROW Vacation will occur with the ordinance itself. |
| | | Note:good complete application - all issues discussed to this department's satisfaction. |

MOTION: "MR. CHAIRMAN, I MOVE THAT WE FORWARD THIS ITEM, #21-84 (2 of 2) FOR VACATION OF RIGHT-OF-WAY TO CITY COUNCIL PENDING RESOLUTION OF STAFF COMMENTS AND PARTICULARLY THE REDEDICATION OF THE PROPERTY AS SHOWN ON THE MAP AS WELL AS PROPER OWNERSHIP OF THE LAND TO THE WEST BEING RESOLVED."

FS:REVIEW/ROW:101

Page 1 of 1

File No.: 21-84

Title Heading: Right of Way Vacation

Activity: Right of Way Vacation

Petitioner: P-H Management, EHT, V Wellington, 2754 Compass

Drive, Suite 377, Grand Junction, Colorado, 81501

Engineer: Dillon-Hunt, P.C., 804 Grand Avenue, Grand Junction,

Colorado, 81501

AGENCY

RESPONSE

Public Works: Mountain Bell: Fire Department: None None

Public Serivice:

All easements shall be extended to

satisfy Public Service

requirements.

Transportation

Engineer:

City Engineer:

None

a. A cul-de-sac shall be

constructed when development occurs or before Lots 1 or 3 are sold. The pedestrian path shall be paved prior to or during construction on

either Lot 1 or 3.

b. Drainage detention requirements shall meet city standards as Lots 1

and 2 are developed.

City Planning:

None

END

RECEIVED GRAND JUNCTION PLANNING DEPARTMENT

JUL 3 0 1984

| nsity | | | TIO | | Zone Tax F | arcel Number | <u>-</u> |
|--|-------------|-----------|---|---|---------------------|--|------------|
| tivity Right-0 | P- 1 | lay o | ابناله | <i>y</i> v | | | _ |
| mmon Location A | mw. | Lion . K | 1/Box | ok cliff | Drivo | | _ |
| · · · · · · · · · · · · · · · · · · · | 128 | <u> </u> | 0 | 7/2/2/ | Data Book | -0 7/20/84 | |
| Date Submitted | | urn by | 7/13/8 | 4 | _ Date Fost | es_ethettot | - |
| Open Space Dedication (ac | | | | | Pa | id Receipt | _ |
| Recording Fee Required \$_ | | | | | | | 1° |
| review | A B C | D E F G H | 1 J K L H | N OPPORS | T TUVWX1 | Z AA BB CC DD EE FF | - GG |
| agencies — | | | | | | | |
| | 00 | | +H+H | ++++++ | | | +- |
| | 0 0 | | | • | • | ● 🚳 | |
| Transportation Engineer | • • | | | | | ++++ | - |
| City Parks/Recreation City Fire Dept. | . 0 | | | | | | \$ 1 mg |
| | | | | -1-1-1-1- | | | |
| County Planning County Engineer | | | | | 0 | | |
| County Health | 0 0 | | | | • | | |
| County Parks/Recreation Comprehensive Planning | | | - | | | | +- |
| Floodplain Administration | • • | | | | 0 | • | |
| G.J. Dept. of Energy Walker Field | • • | | | | 0 | | |
| School District | 80 | | | | • | | 廿 |
| Irrigation GU | 9 0 | | | 0 | | | 11 |
| Drainage G5 Water (Ute, Clifton) | | | | | 0 | | +- |
| Sewer Dist. (FV, CGV, OM) | 50 | | | | | See Si in the second of | 工 |
| Mountain Bell Public Service (2 sets) | • • | | | | | 4 | + |
| State Highway Dept. | • | | | | 0 | 1 1 | # |
| State Geological | 0 0 | - - - - | | | | | 4 |
| State Health Dept. GJPC (7 packets) - Cover | 0 0 | | - | 1.0 | | | _' |
| CIC (9 packets) / Sheet | 9 0 | | | J Y • J | | | <u>-</u> |
| OTHER | | | | | ╂╫╂╫ | | - : |
| 0 | | | | | | | |
| 0 | | | | | | | |
| <u> </u> | | | | \square | +++++ | 44444 | |
| 8 | | | | | | | |
| totals | | | | | | | |
| Locals | | | | | | | |
| GOR = 2/31/84 | - 7 | Mr. O Hed | for . | 1 | ud. Co. | -la 1 | |
| # 3 1 3 1 3 1 3 1 3 1 3 1 3 1 3 1 3 1 3 | _ Д | 7 | (. 1 | 1 1 2 | Villa Gran | | |
| ₫ | | quit | improved | ded. (2) fed | | cess will be | |
| Q | | 9w | imprived | hard w | eather su | Goods Staff | |
| <u>ack</u> 8-1-84 | - 15 | pp. s | 081, 10 | STAFF | COMMETAS | <u> </u> | |
| | | · · | | | | | |
| | | | | | | | |
| | | | | | | • . – | |
| . The san | - ~ | eposit | Da. 1 | 7/7/6 | : A | • | |
| Town Ida Illan | 0 | N SI | -pua | - ucc | + | | |
| A R C CONT | | 14- | 200 11 - | 00.00 | · / - | d ld e | |
| - 11() C (Y) | <u>- 10</u> | | 3-84 F | 111 | 2 tor | CIC 8- | |
| | | | / Next 1 | I then | 1 40 Dig | K-UP. | P e |
| DEPARED | BO | 1-20 | 2001 10 | | | | |
| N PROPER | AD | | 200 R | | | | |
| DEPARED | AP | PLICA | TION FE | E REGU | IIREMEN | | |
| DEPOSED | AD test | | | E REGU | IIREMEN Submital | | |



Grand Junction Planning Department 559 White Ave. Room 60 Grand Junction, Colorado 81501-2643

MEMORANDUM

TO: Paul Malinowski, Director

Grand Junction Housing Authority

FROM: Bob Goldin

Bob Goldin Senior City Planner

DATE: March 13, 1985

RE: Right-Of-Way Request

In regards to your request, the City of Grand Junction would accept your right-of-way as public as long as the right-of-way was built to City standards. The City Engineering Department has those standards available for your review.

The City Engineering Department would inspect the dedication request prior to acceptance. If all concerns were met, the City would then accept and maintain the right-of-way as a dedicated public street.

You would have to request dedication of that portion you are anticipating on utilizing, since the right-of-way in question would be required and when accepted, would be recorded. I don't foresee any problems with the intent as you have described.

I hope this letter clarifies the issues for you regarding public right-of-way. Good luck - one more time.

BG/tt

File #21-84 xc: