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Fil	le_1	Project Name: 1316 North Avenue – ROW Vacation
r e s e n t	S c a n 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		Review Sheets
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X	X	*General project report
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X		Reduction of assessor's map
		Evidence of title, deeds
X	X	*Mailing list to adjacent property owners
	_	Public notice cards
7		Record of certified mail
X		Legal description
	_	Appraisal of raw land
	$\dashv$	Reduction of any maps – final copy  *Final reports for drainage and soils (geotechnical reports)
	-	Other bound or nonbound reports
-	-	Traffic studies
	-1	Individual review comments from agencies
-		*Petitioner's response to comments
-	-	*Staff Reports
-		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
	$\vdash$	*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:
Y	X	Action Sheet
X		Ordinance No. 2213 - **
X	-	Development Summary – 10/10/84
X	X	Development Application – 8/8/84 Planning Commission Minutes - ** - 9/35/84
┢	Λ	Framing Commission Windles - ** - 1/33/84
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The property at 1316 North Ave. has been owned by our family since 1959. It was only recently discovered that our rear property line does not extend to the alley, whereas all of the adjacent lots along this area of North Ave. do. Our lot is 94 feet deep and the others measure 114 feet.

The difference is a 20 foot strip along the North boundary of our property which was set aside long ago as a Right of Way for the City of Grand Junction.

It is not known why this was done as there exists no known use for the strip. There are no known utilities including sewer, water, electric, phone, or other in the strip.

The alleyway which lies North of this strip is of full width and use of the alley does not in any way require use of the strip.

The strip was apparently set aside but never used.

We would like the City to vacate this strip behind our lot to bring our lot size up to the same as those adjacent.

Lynn A. Schmidt

P.O. Box 1047

Grand Junction, Co. 243-0450, 669-4286



2945-123-00-065 Edward E. Derryberry 3662 G 7/10 Rd. Palisade, CO 81526 #24 84	2045-123-00-066 Lee R. Gibson #24 84 1307 Glenwood Ave. Grand Junction, CO 81501	2945-123-00-067 #24 84 William D. Garrison 805 Lapaz Grand Junction, © 81501
2045-123-00-068  Jay W. Bliss #24 84  361 Plateau Dr.  Grand Junction, © 81501	2045-123-00-073 #24 84 Parkview Realty Inc. 1310 North Ave. Grand Junction, CO 81501	2945-123-00-089 Olin Wineland #24 84 P.O. Box 25 Grand Junction, CO 81502
2945-123-00-071 #24 82 Richard A. Scariano 529 Tiara Dr. Grand Junction, 00 81503	2945-132-00-945 City of Grand Junction (Lincoln Park) #24 84	2945-123-00-072 Lynn A. Schmidt #2 4 8 4 dba Schmidt Buildings P.O. Box 1047 Grand Junction, © 81502

GRAND JUNCTION PLANNING DEPT. 559 White Ave., Room #60 Grand Junction, CO 81501 #24 84

# development summary



File	11	24~84	Manaa	Alley way vacation	Data	10/10/04
riie.	#	Z4~04	Name	ATTEV WAY VACALION	1)211	10/10/04
	"					

PROJECT LOCATION: 1316 North Avenue

PROJECT DESCRIPTION: This is a request to vacate a portion of "alley way" on the north side of lot 2945-123-00-072. The strip being vacated is not part of the existing alley way now being utilized. Lynn Schmidt is the petitioner and representative.

REVIEW SUM	ИΑ	RY	(Major Concerns)				- ;
POLICIES COMPLIANCE	YES	мо*	TECHNICAL REQUIREMENTS	SATISFIE	<b>5</b> 5	NOT ATISFIE	
Complies with adopted policies			Streets/Rights Of Way	х			
Complies with adopted criteria			Water/Sewer	Х			
Meets guidelines of Comprehensive Plan			lrrigation/Drainage	x	L		
			Landscaping/Screening				
			Other:				Γ

<sup>\*</sup> See explanation below

The City does not show title to this portion of right-of-way being vacated. No objections from the review agencies were presented at the review.

#### STATUS & RECOMMENDATIONS:

Given no adverse comments were received and no existing utilities are within the portion being vacated, we have no objections to this request.

#### Planning Commission Action

The Grand Junction Planning Commission held a public hearing on September 25, 1984. They recommended approval. No adverse comments were received.

## REVIEV SHEET SUMM .RY

FILE NO	#24-84	THE HEADING _	R.O.W. Vacation	DUE_DATE9/14/84
ACTIVITY -	PETITIONER	- LOCATION -	PHASE - ACRES <u>Petitioner: Lynn</u>	A. Schmidt
Location	n: South 20	of east/wes	t alley behind lot at 1316 North Ave	nue.
PETITIONER	ADDRESS_P	.0. Box 1047	Grand Junction, CO 81502	
ENGINEER	N/A			
DATE REC.	AGENC	<u>,                                     </u>	COMMENTS	
9/11/84	Development	Department	Given no other utilities exist or edepartment has no objection to the vacation request. If approved, the part of lot 072 and the owner will taxes, etc. on this parcel.	alley right-of-way is property will become
9/11/84	Public Serv Gas & Elect		No objections to vacation of R.O.W	•
9/14/84	City Engine	er	No utilities exist in this zone to knowledge. Based on a tentative t verify that it was ever dedicated does belong to us, we have no objective.	itle review, we cannot to the City. If it
9/25/84	MOTION:	VACATION OF T	R STEPHENS) "MR. CHAIRMAN, ON ITEM HE SOUTH 20 FEET OF THE EAST/WEST AI JE THAT THIS BE FORWARDED TO CITY CO VAL."	LLEY NORTH OF 1316 NORTH
		PASSED 5-0		

<b>FF</b> 000000	OJOOOOO CA AC (I	File No. 24-64
Units		Zone Cl
Density	VACATION	Tax Parcel Number 2945-123-00-072
Activity L.O.W	1. 1/20.0-1000	2.193.23-00-07-
Common Location 'A	00'00 60 5.20' OF E/W A	ller betting lot
Common Bocación Su	24 Day Mailed Our 8-5-24	Date Posted 1316 W. HVE
Date Submitted O'-7'	riod Return by 8-14-84	X, doi:
Open Space Dedication (a	Open Space Fee Required \$	Paid Receipt #
Recording Fee Required \$	Paid (Date)	Date Recorded
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agencies —		
City Public Works		6
City Engineer		
Transportation Engineer City Parks/Recreation		
Ocity Fire Dept.		
City Police Dept. County Planning		
County Engineer		
County Health County Parks/Recreation		
Comprehensive Planning		•
Floodplain Administration		
G.J. Dept. of Energy Walker Field		
School District		
Irrigation Oprainage		
OWater (Ute, Clifton)		<b>医斯坦氏性内部以及内部</b> 原
Sewer Dist. (FV, CGV, OM)  Mountain Bell		
Public Service (2 sets)		0
State Highway Dept.		
State Geological State Health Dept.		
GJPC (7 packets)   Court		
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GRAND		

