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		87-0033 Project Name: Gay Johnson S - Vacation of 20 foot affect - Write to Grand
P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some
r	c	instances, not all entries designated to be scanned by the department are present in the file. There are also documents
e s	a n	specific to certain files, not found on the standard list. For this reason, a checklist has been provided.
e	n	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick
n	e	guide for the contents of each file.
t	d	Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in
	77	full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.
X		Table of Contents
, ,	X	Review Sheet Summary
X		Application form
X	-+	Review Sheets
		Receipts for fees paid for anything
<u> </u>		
		*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map
		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X		Legal description
	_	
	lacksquare	Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
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)
\vdash	L	DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:
		DOCUMENTS SI ECTIC TO THIS DEVELOT MENT FIEL.
v	X	Action Sheet
X	$\frac{\Lambda}{X}$	Review Sheet Summary
X		Review Sheets
X		Development Application – 10/28/87
X		Public Notice Posting – 11/18/87
X	X	Planning Commission Minutes - ** - 12/1/87
X	<u> </u>	Warranty Deed
X		Notice of Public Hearing – 12/1/87
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GAY JOHNSON SERVICE STATION
IMPACT STATEMENT / PROJECT NARRATIVE

The proposal is to vacate an alley that is located directly behind the existing Gay Johnson's Restaurant at 333 First Street in Grand Junction. The reason for this request for a vacation is to allow greater flexibility in the later development of this commercial block. There is no intent to expand the existing property into the area of the alley at this time.

The area impacted by this vacation is the city block presently owned in total by Gay Johnson's (except for one leased lot). The alley does not continue south of this block (south of White Avenue). The alley in the "Johnson block" is difficult to identify and does not act as a thorough street, primarily as part of the vehicle circulation in the block itself.

The present services will be maintained along with provision for rain water drainage. There are no plans presently for changing the present flow of surface water or for revising the utility arrangement.

There appears to be no complications relating to zoning. The changes to the existing building use will involve a change from restaurant to a convenience store and increase the capacity of and access to the gasoline pumping operation.

2945-144-01-003 Lincoln Federal Savings & Loan One Lincoln Plaza Westfield, N.J. 07091

2945-144-01-004 Alice M. Norgaard 1131 Grand Avenue Grand Junction, CO 81501

2945-144-01-015 Rhea C. Shaw 1150 White Avenue Grand Junction, CO 81501

2945-144-01-007 Avis M. Carlson 1150 White Avenue Grand Junction, CO 81501

2945-151-00-092 James A. Holmes, Jr. 200 West Grand Grand Junction, CO 81505

2945-154-02-001 Western Slope Beverage Co. 140 Power Road Grand Junction, CO 81503

2945-154-02-002 James A. Holmes, Jr. 200 W. Grand Avenue Grand Junction, CO 81505

2945-154-02-003 Ernest D. Buescher 140 Power Road, PJ482 Grand Junction, CO 81503

2945-154-03-001 Ernest D. Buescher 140 Power Road, PJ482 Grand Junction, CO 81505 2945-154-03-002 Lila Mae Wills 1115 18 Road, Rt. 1 Fruita, CO 81521

2945-154-03-003 Bernie G. Dorris P. O. Box 301 Mayer, Az 86333

2945-154-03-007 Esther L. Faussone 3318 B. Crestview Way Grand Junction, CO 81506

2945-154-03-008 Ernest D. Beuscher 714 Golfmore Drive Grand Junction, CO 81506

2945-154-03-013 Virgil Z. Vandyke 2592 Fruitridge Drive Grand Junction, CO 81505

2945-154-04-001 Barbara J. Raso 500 Walnut Avenue Grand Junction, CO 81501

2945-154-04-002 Barbara J. Raso P. O. Box 2328 Grand Junction, CO 81502

2945-154-04-003 Barbara J. Raso 500 Walnut Avenue Grand Junction, CO 81501

2945-154-04-004 Barbara J. Raso 500 Walnut Avenue Grand Junction, CO 81501

2945-154-04-005 Barbara Jane Raso P. O. Box 2328 Grand Junction, CO 81502 Berton A. Johnson P.O. Box 1829 Grand Junction, CO 81502

Harold R. Cope 1625 North 17th St. Grand Junction, CO 81501

Frank Wagner 115 North 5th St. Grand Junction, CO 81501

REV.EW SHEET SUMMARY

FILE NO.	33-87 TITLE HEADING	Vacation of 20 foot Alley DUE DATE 11-19-87
ACTIVITY	- PETITIONER - LOCATION	- PHASE - ACRES Vacation of north/south alley between
		irst Street (Gay Johnson's) Petitioner: Berton A.
	Johnson.	Joi Call In-
PETITIONE	ER ADDRESS P.O. Box	1829 Grand Junction, 81502
	Harold Cope, Surveyor	TOLO GIALTON, 61502
DATE REC.		COMMENTS
1-04-87	Public Works	**************************************
- 1	FUDITE WOFKS	The Improvement Survey show a 4 inch sewer line flowing south (a portion of which is shown to lie under the restaurant) from a manhole located north of the restaurant to White Avenue. Our records indicate the existence of another sewer line serving the one story cinder block building at the northeast corner of the property flowing to the north into Grand Ave. The existence of this sewer is also supported by the presence of a trench cut in this location. Also not shown on the survey is the existence of a drainage pan in the alley. This
		pan deposits into White Avenue. Several utility lines are served by the power poles running the entire length of the alley. A gas meter is located at the west side of the cinder block building at the northeast corner indicating the possible presence of a gas line in the alley. This alley is encumbered by utilities and drainage facilities to the extent that any vacation would require the reservation
		of a drainage and utility easement. The survey shows two of the buildings encroaching into the alley right of way. Is this the true basis of this request? The narrative states "there is no intent to expand the existing property into the area of the alley at this time". Given this lack of urgency, I suggest and recommend this vacation be table until a Final Development Plan is submitted.
1-04-87	Police Dept.	No Police Problems.
1-05-87	Fire Dept.	This office has no objections to this alley vacation at this time. If any development is to take place, we will need to review further plans to ensure that adequate fire access and protection is available. Also, that this vacation doesn't restrict access to the present located buildings and pumps. Any questions, please call 244-1584.
1-10-87	Mt. Bell	Please retain the alley as utility easement due to existing aerial telephone cable.
1-12-87	Public Service	Gas: PSCo gas has a 2 inch MW steel line in the alley at the present time and would need to remain to serve existing customers. Retention of alley as an easement would be required by PSCo. Electric: PSCo has existing electric distribution facilities in this alley. Retention of alley as utility easement required by PSCo.
1-13-87	Building Dept.	The change from Restaurant (A-3) to convenience store (B-2) requires a building permit. The proposed expansion of gasot a line services (B-1) also required a permit. We can see no problem with the request to vacate the 20 foot alley.

REV.EW SHEET SUI MARY

FILE NO. <u>3</u>		ING Alley Vacation cont'd	DUE_DATE
ACTIVITY -	PETITIONER - LOCATI	ON - PHASE - ACRES	
	-		
PETITIONER	ADDRESS		
ENGINEER			
DATE REC.	AGENCY	COMMENTS	
1-17-87	Planning Dept.	a utility easement must be ance. If this proposal is approvaccommodated. Any proposed site changes	acation of an alley right of way. exist within (and outside) the alley e dedicated to allow use and mainter wed, the existing drainage must be must be coordinated through City prion to issuance of a building
2-01-87	Grand Junction Plan		ON ITEM #33-87 ALLEY RIGHT OF

DENY THE PETITION...FOR THE REASON... THAT THERE IS NO PLAN (TO ACCOMPANY IT).

Commissioner Campbell seconded the motion. A vote was called and the motion was passed unanimously by a vote of 4-0.



FRANKA WAGNER A. I. A.

A R C H I T E C T FAWHAUS

November 30, 1987

Grand Junction Planning Department City Hall Grand Junction, CO 81501

RE: FILE #33-87 - VACATION OF 20 FOOT ALLEY

Gentlemen:

In response to your review sheet summary, on the above subject, I have the following response:

Public Works:

The existence of a sewer line serving the cinder block building is hereby noted, and will be added to the plat as prepared by the surveyor. The drainage is not noted on the plat specifically, only by the elevations shown. This drainage will be noted on plat. The reservation of a utility easement is satisfactory.

The survey revealed the encroachment of the buildings on the alley. The relocated alley location was determined by the recorded dimensions. The true basis of the request for a vacation was to clear up the property. The encroachment of the buildings on the alley reinforces this request. There is no building expansion planned into the alley at this time.

Grand Junction Planning Department

Mountain Bell:

No problem with the granting of an easement, details to be determined through negotiation.

Public Service:

(same response as Mountain Bell)

Building Department:

When details are developed, plans will be submitted, approximate submittal date January 15, 1988.

Planning Department: (same response as Mountain Bell)

Thank you for your consideration on this matter.

Sincerely,

FRANK A. WAGNER

ARCHITECT

FAW/mv

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