

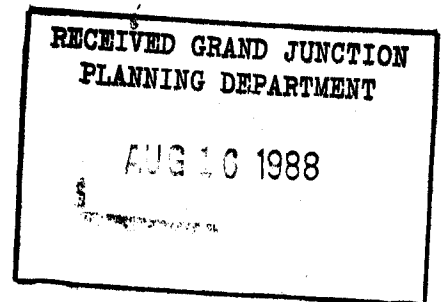
Table of Contents

File 1988-0022

Project Name: City Market -Vacation of ROW portions of 2nd & Rood and alleys

P r e s e n t	S c a n n e d	<p>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.</p> <p>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.</p> <p>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.</p>			
X	X	Table of Contents			
		Review Sheet Summary			
		Application form			
		Review Sheets			
		Receipts for fees paid for anything			
		*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			
		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)			
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>					
X	X	Action Sheet	X		Truck Dock Illustration
X	X	Review Sheet Summary	X		Floor Plan
X		Review Sheets	X	X	Site Plan (to be scanned)
X		Development Summary – 8/3/88			
X		Development Application – 6/22/88			
X	X	Ordinance No. 2398 - **			
X	X	City Council Minutes - ** - 8/17/88			
X	X	Planning Commission Minutes - ** - 7/29/88, 8/2/88			
X		Public Notice Posting – 7/21/89			
X	X	Statement of Joint Support – no date			
X	X	Adjusted Property Description - 8/16/88			
X		Protest letter from Elizabeth Radakovich – 7/26/88			
X		Letter from John Caldwell to Mike Sutherland re: deleting portions of certain streets from vacation request – 8/11/88			
X		Letter from John L. Caldwell to James L. Shanks re: asking for comment on truck traffic patterns – 9/1/88			
X		Protest letter from William R. Jarvis and Betty Lou Jarvis – 8/12/88			

August 12, 1988



2491 So. Broadway
Grand Junction, CO 81503

Mayor John Bennett
City of Grand Junction
250 No. 5th St.
Grand Junction, CO 81501

Dear Mayor Bennett:

As Rood Ave. property owners for some 42 years, we wish to protest the narrowing of the street to 20 feet. We are concerned that the value of our property at 228 Rood will go down with the reduced traffic flow. We firmly believe the narrowing of 20 feet as the plans show is by far too narrow for this street and consider it detrimental to our interests.

We ask that this protest go on record.

Sincerely,

William R. Jarvis

Betty Lou Jarvis

cc: DDA, City Planning

CITY MARKET, INC.
APPLICATION FOR VACATION OF STREETS AND ALLEYS
FIRST AND MAIN STREETS SUPERMARKET PROJECT
GRAND JUNCTION, COLORADO
PROJECT NARRATIVE
JUNE 20, 1988

City Market, Inc. has contracted to purchase or trade for, and in some cases has already purchased, from the City of Grand Junction and adjacent property owners, all of Block 99 and portions of Blocks 78, 98 and 100 in the City of Grand Junction, for use as the site of a new downtown supermarket building of approximately 60,000 square feet. This is an area previously identified by the Grand Junction Downtown Development Authority as best used as the site of a new supermarket. The project will primarily utilize unimproved areas of the city currently void of business activity. As such, the project is a significant step towards renovation of an economically depressed and visually sterile area adjacent to the business core of the city.

Such a project requires that the building and parking areas be contiguous, and not interrupted by streets, alleys or other rights-of-way. An area of such size is considerably larger than one city block. Accordingly, the project can only be built by encroaching on street and alley rights-of-way.

City Market has endeavored to design this project with minimum impact on adjacent streets and alleys. The portion of Second Street to be vacated for this project is simply a continuation of the vacation of Second Street already approved one block to the south for an adjacent project. Thus, the impact on traffic in the area will be negligible.

The portion of Rood Avenue to be vacated for this project shall be used on the site to move traffic to/from the parking areas, and intersections with the unvacated portion of Rood and with First Street will serve as entrances to/exits from the site. A motorist who inadvertently wanders onto the vacated portion of Rood Street will still be able to exit the site to his/her choice of Main or First Streets or White Avenue.

Recent traffic counts provided by the City of Grand Junction indicate very low traffic volume currently exists on each of these streets.

Vacation of the east/west alleys identified herein should have no negative ramifications on the areas and/or property owners adjacent to the site, as follow:

1. The alley in Block 99 will in part be added to the parking lot of the new store, and will in part lie under the new store. Only City Market will own property adjacent to the right-of-way of this vacated alley.

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From Office

#22 88

2. The partial alley to be vacated in Block 98, the west end of which dead ends into the portion of Second Street also to be vacated herein, will lie under the new store. Only City Market will own property adjacent to the vacated portion of this alley. A driveway across the back of the store will provide access/egress to the unvacated portion of this alley at its west end from either White Avenue or the unvacated portion of Rood Avenue. The east end of the unvacated portion of this alley will continue to intersect with Third Street.

3. The partial alley to be vacated in Block 100, the east end of which dead ends into an already vacated block of Second Street, will be added to the parking lot of the new store. The remaining unvacated portion of that alley will be adequate to meet the needs of the owners of property adjacent to this alley other than City Market, and opens onto First Street.

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STATEMENT OF JOINT SUPPORT

TO: Members of the City Council, City of Grand Junction
FROM: City Market, Inc. and Colorado State Employees Credit Union
RE: Vacation of certain streets and alleys

City Market, Inc., as the potential owner of all of Block 99 and Lots 3-12 and 13-19 of Block 100, and the Colorado State Employees Credit Union, as the owner of Lots 29-32 of Block 98 and Lots 26-32 of Block 101, all in the City of Grand Junction, do jointly support the vacation of the following streets and alleyways:

- 2nd Street from Main Street to White Avenue;
- Rood Avenue from 1st Street to 2nd Street;
- All alleyways in Block 99;
- All alleyways in Block 100 except the west 50 feet thereof;
- West 150 feet of the east-west alley in Block 101; and
- West 100 feet of the east-west alley in Block 98.

City Market, Inc. and the Colorado State Employees Credit Union support the vacation of these streets and alleys because such will aid in the development of their respective (and prospective) properties which will benefit development and enhance this area of the City of Grand Junction.

CITY MARKET, INC.

BY: John F. Gaarde
John Gaarde
Vice President

COLORADO STATE EMPLOYEES CREDIT UNION

BY: Ralph Doronzo
Ralph Doronzo
Facilities Consultant

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2945-143-14-012
Colorado State Emp Credit Union
227 S. 9th Street
Grand Junction, CO 81501

2945-143-14-013
Hambricht/Wheatland/Easterberg
P. O. Drawer 3868
Grand Junction, CO 81502

2945-143-14-949
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501

2945-143-24-004
Perry & Sandra Schumacher
3460 D Road
Palisade, CO 81526

2945-143-24-948
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501

2945-143-24-941
City of Grand Junction and
Two Rivers Plaza
250 N. 5th Street
Grand Junction, CO 81501

2945-154-01-010
Minnie Fuoco
411 32 Road
Clifton, CO 81520

2945-154-01-012
Gay Johnson's, Inc.
P. O. Box 1829
Grand Junction, CO 81502

2945-154-01-007
Minnie Fuoco
411 32 Road
Clifton, CO 81520

2945-154-01-013
Gay Johnson's, Inc.
P. O. Box 1829
Grand Junction, CO 81502

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

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

2945-154-04-002
Barbara J. Rasso
P. O. Box 2328
Grand Junction, CO 81501

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

2945-154-04-007
William R. Jarvis
P. O. Box 1944
Grand Junction, CO 81502

2945-154-04-008
William R. Jarvis
P. O. Box 1944
Grand Junction, CO 81502

2945-154-04-009
William R. Jarvis and
William R. Jarvis, Jr.
P. O. Box 682
Grand Junction, CO 81502

2945-154-04-010
Feather Petroleum Company
2492 Industrial Boulevard
Grand Junction, CO 81505

2945-154-05-008
Teresa Pantuso
108 W. Main Street
Grand Junction, CO 81505

2945-154-05-009
Amora L. Bley, et al
379B Explorer Court
Grand Junction, CO 81503

2945-154-05-010
Shari Ann Raso
P. O. Box 2328
Grand Junction, CO 81502

2945-154-05-011
Shari A. Raso
P. O. Box 2328
Grand Junction, CO 81502

2945-154-05-012
Barbara J. Raso
P. O. Box 2328
Grand Junction, CO 81502

2945-154-05-013
Audrey I. Schippers and
Barbara C. Strickler
124 N. Spruce Street
Grand Junction, CO 81505

2945-154-05-014
Shari Ann Raso
P. O. Box 2328
Grand Junction, CO 81502

2945-154-05-015
Betty J. Dangler
1630 Juniper Court
Grand Junction, CO 81505

2945-154-05-016
Betty J. Dangler
1630 Juniper Court
Grand Junction, CO 81505

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2945-143-12-941
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501

2945-143-11-008
Colorado State Emp Credit Union
227 S. 9th Street
Grand Junction, CO 81501

2945-143-13-004
Teresa A. Hanna
118 Main Street
Grand Junction, CO 81501

2945-143-11-001
J.E. & A.F. Mendicelli
205 White Avenue
Grand Junction, CO 81501

2945-143-11-009
William R. Jarvis
P. O. Box 1944
Grand Junction, CO 81502

2945-143-13-949
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501

2945-143-11-002
Dillon Real Estate Co., Inc.
105 W. Colorado Avenue
Grand Junction, CO 81501

2945-143-11-010
William R. Jarvis
P. O. Box 1944
Grand Junction, CO 81502

2945-143-14-001
Colorado State Emp Credit Union
227 S. 9th Street
Grand Junction, CO 81501

2945-143-11-003
Joe I. & Cecilia Chavez
1271 Gillespie Avenue
Salt Lake City, UT 84104

2945-143-11-011
William R. Jarvis
P. O. Box 1944
Grand Junction, CO 81502

2945-143-14-002
Colorado State Emp Credit Union
227 S. 9th Street
Grand Junction, CO 81501

2945-143-11-004
George A. & Patricia W. Mitchell
P. O. Box 1376
Grand Junction, CO 81502

2945-143-11-017
Werth Estate c/o Yvonne Laugier
3710 S. Barton
Santa Ana, CA 92707

2945-143-14-003
Colorado State Emp Credit Union
227 S. 9th Street
Grand Junction, CO 81501

2945-143-11-005
Cheryl A. Pitts
231 White Avenue
Grand Junction, CO 81501

2945-143-13-001
Schiesswohl Oil Co.
P. O. Box 1003
Grand Junction, CO 81502

2945-143-14-004
John R. & Patricia J. Zellner
473 W. Scenic Drive
Grand Junction, CO 81503

2945-143-11-015
Michael & Lora Jean Sandoval
239 White Avenue
Grand Junction, CO 81501

2945-143-13-941
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501

2945-143-14-017
Hambright/Wheatland/Easterberg
P. O. Drawer 3868
Grand Junction, CO 81502

2945-143-11-016
Cecilia Bera & Beverly Cordova
241 White Avenue
Grand Junction, CO 81501

2945-143-13-948
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501

2945-143-14-007
Hambright/Wheatland/Easterberg
P. O. Drawer 3868
Grand Junction, CO 81502

2945-143-11-007
Ann Peterson & Frances Blodgett
P. O. Box 693
Grand Junction, CO 81502

2945-143-13-005
Feed Lot, Inc.
118 Main Street
Grand Junction, CO 81501

2945-143-14-011
Colorado State Emp Credit Union
227 S. 9th Street
Grand Junction, CO 81501

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2945-154-05-941
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501

2945-154-07-001
Alan M. Simpson, et al
d/b/a Cafe Caravan
P. O. Box 567
Grand Junction, CO 81501

2945-154-05-017
Sam J. & Kay S. Antonopoulos
145 Rood Avenue
Grand Junction, CO 81501

2945-154-07-008
Dillon Real Estate Co., Inc.
P. O. Box 729
Grand Junction, CO 81502

2945-143-02-010
Columbia Savings & Loan Assn.
c/o Property Tax Service
1560 Broadway, Suite 730
Denver, CO 80202

2945-154-07-009
Dillon Real Estate Co., Inc.
P. O. Box 729
Grand Junction, CO 81502

2945-143-02-011
Richard F. Gilmore, Jr (Linda A)
James and M. L. Golden
510 Patterson Road
Grand Junction, CO 81506

2945-143-02-951
Handy Chapel
c/o Harry Butler
1616 N. 5th Street
Grand Junction, CO 81501

2945-143-01-007
Raymond C. & Bertha L. Landmeier
104 White Avenue
Grand Junction, CO 81501

2945-143-01-008
Dillon Real Estate Co., Inc.
105 W. Colorado Avenue
Grand Junction, CO 81501

2945-143-01-009
Dillon Real Estate Co., Inc.
105 W. Colorado Avenue
Grand Junction, CO 81501

2945-143-01-010
Dillon Real Estate Co., Inc.
105 W. Colorado Avenue
Grand Junction, CO 81501

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REVIEW SHEET SUMMARY

FILE NO. 22-88 TITLE HEADING Vacation of ROW portions of 2nd & Rood and alleys-City Market DUE DATE 7/20/88

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: City Market, Inc.

Location: Between 1st and 2nd St., 2nd St. between Rood and White, etc. Activity: ROW

Vacation of 2nd St. between Rood and White Avenue, and the east/west alleyway between

1st St. and west half of 200 block and Rood Ave. 1st to west half of 200 block.

PETITIONER ADDRESS 105 W. Colorado Avenue Grand Junction, CO 81501

ENGINEER n/a

DATE REC. AGENCY COMMENTS

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

7/20/88	DDA	See attached.
7/11/88	Fire Dept.	Our office hasn't a problem with this vacation of right-of-way as long as adequate access is maintained for emergency purposes such as fire, EMS, etc. to City Market and to the adjoining properties. We need a minimum clear access of 20' for our vehicles. If you have any question, please call. (244-1400)
7/14/88	Mtn. Bell	Mountain Bell has aerial cable facilities in both alleys. 1. Between Rood and White Avenues and First and Third Sts. 2. Between Main and Rood Avenues and First and Second Sts. These cables are presently in use but could be rerouted at the petitioner's expense. Mountain Bell also has a conduit system that runs between Main and Rood between First and Second Streets which can not be relocated due to the extreme expense involved, but is underground and could remain, however. This alley can not be totally vacated.
7/14/88	Police Dept	No problems noted.
7/15/88	Public Service	Gas and electric request that the 100 block of Main/Rood alley be retained as utility easement. Also request that the east ten (10) feet of lots 4 and 29, Block 98 be set aside as utility easements including the portions of Rood/White alley and Rood Ave. for future installation of facilities to serve additional customers.
7/10/88	City Engineer	There is an existing 6" sewer line in the alley between White and Rood over which the proposed City Market building will be constructed. The City will reroute this sewer line south and connect it to an existing 15" combined sewer in Rood Avenue. The rerouted sewer will be located along the east side of the proposed building. A utility easement will be required for construction and future maintenance of this sewer. Easements must also be provided for the existing sewerline in the alley between Main and Rood and water and sewer lines in Rood Avenue. To accommodate the signal and intersection geometry at 1st and Rood, the west 50' of Rood Avenue should be retained as public right-of-way. This will allow the placement of signal poles, loops, and pavement markings to control the intersection.
7/20/88	Development Dept.	Necessary easements must be retained for all utilities. No open space fee is being assessed for this vacation request. The petitioner has, nonetheless, agreed to dedicate riverfront property elsewhere for bike trail development. The actual construction and site plans for the new project will be reviewed as part of the building permit process.

MOTION: (HALSEY/MADSEN) 5-1 TO APPROVE SUBJECT TO STAFF RECOMMENDATIONS, THAT EASEMENTS BE MAINTAINED, AND THAT THE VACATION BE SUBJECT TO THE CLOSING OF THE SALE OF THE PROPERTY.

sent
7/20/88

Grand Junction
Downtown Development Authority

115 N. 5th Street, Suite 540 P.O. Box 296
Grand Junction, Colorado 81502
Phone (303) 245-2926

July 20, 1988

MEMO

To: Grand Junction Planning Commission
From: Gary Ferguson *GF*

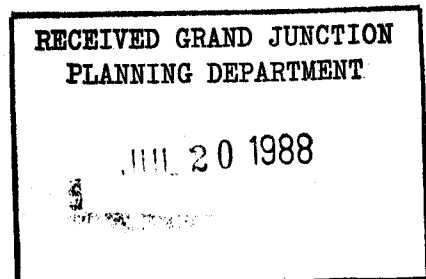
RE: DDA Review Comments for City Market Filing 22-88

The staff of the DDA has reviewed Proposal 22-88 submitted by City Market and transmits the following comments/recommendations.

- (1) The proposal is consistent with the DDA West End development initiative now being jointly pursued by the City and DDA.
- (2) The proposal is compatible and responsive to the West End Master Use Plan developed by the DDA and approved by both the City Planning Commission and the City Council.
- (3) The closure of Rood from 1st to 2nd and 2nd from Rood to White is deemed necessary and appropriate to accommodate the desired major West End development.
- (4) The proposed closures should not adversely affect nearby businesses. On the contrary, the closures should result in increased traffic volumes due to the new development of the 60,000 square foot supermarket.
- (5) The DDA is committed to an attractive landscaping scheme for the project, including green space fronting 1st Street and compatible landscaping on the south and east boundaries adjacent to the CSECU project and the Main Street improvement project.

cc Al Gipson, DDA Chairman
File

LATE



July 29, 1988

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

JUL 29 1988

HAND DELIVERED

Planning Commission
City of Grand Junction
250 North Fifth Street
Grand Junction, Colorado 81501

Re: City Market, Inc. request for vacation of portions of
Rood Avenue and Second Street, and related alleys

Ladies and Gentlemen:

The following is our response to the Review Comments provided by the various agencies and utility companies commenting on the above captioned request for vacation of streets and alleys:

DDA: DDA responded that they are committed to attractive landscaping without stating whether the landscaping now proposed is satisfactory to it. A narrow belt of green space is planned along First Street, as requested by DDA, although City Market maintains that such landscaping must be sufficiently low to provide ready and convenient view of the store from the street. CSECU and City Market have reached agreement regarding coordination of landscaping design and maintenance along the east boundary of the City Market site. City Market has also agreed that CSECU may deed its share of the south half of the vacated portion of Rood Avenue to City Market, after which City Market will assume all development and maintenance cost (including landscaping) for the entire vacated Rood Avenue right-of-way.

Fire Department: The development plans already provide the minimum 20 foot access requested by this agency.

Mountain Bell: Mountain Bell has quoted a cost to City Market of approximately \$8,000 for taking the aerial telephone lines underground, which cost is acceptable to City Market. City Market consents to an easement for the telephone conduit system in the east/west alley between Main Street and Rood Avenue. City Market submits that vacation of this

Planning Commission
July 29, 1988
Page two

alley can proceed if such easement is provided.

Police Department: No comments.

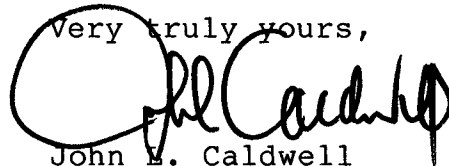
Public Service: An easement in the east/west alley between Main and Rood for gas and electric services is acceptable to City Market. A ten foot utility easement along the east boundary of lots 4 and 29, block 98, is also acceptable to City Market.

City Engineer: The request for an easement for the rerouted sewer line from the east/west alley between White and Rood Avenues is acceptable if such easement is on the same ten foot portion of the east edge of lot 29, block 98, as is the easement requested above by Public Service. A water and sewer easement in Rood Avenue, and a sewer easement in the alley between Main Street and Rood Avenue, are also acceptable to City Market. Retention of the west 50 feet of Rood Avenue as public right-of-way for signal controls is also acceptable to City Market, provided that such right-of-way design does not (1) create an excessively large entrance to the site from First Street, or (2) block access to such right-of-way along its north edge from the north portion of the parking lot.

Development Dept.: City Market and the Riverfront Commission have agreed upon the legal description of the property to be deeded to the city for bike trail development, and the instruments are now being drawn by City Market's attorneys.

We trust that the above satisfactorily responds to the Review Comments received.

Very truly yours,



John E. Caldwell
Director of Real Estate

JLC/lcg
cc: Teo Prinster
John Porter

August 11, 1988

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

AUG 12 1988

Mr. Mike Sutherland
City of Grand Junction
Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501

Re: Pending request for vacation of Rood Avenue and
Second Street, and related alleys

Dear Mike:

In accordance with our telephone conversation this date, please accept this letter as our notification that City Market wishes to amend the above captioned request for vacation of streets by deleting the following portions of such streets from that request:

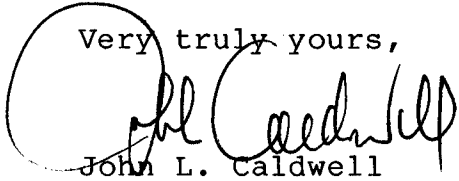
A. The intersection of Rood Avenue and Second Street. Thus, we intend that Second Street shall be vacated between Rood and White, but that the portion of Second Street crossing Rood Avenue shall not be vacated.

B. The 100 feet of Rood Avenue located east of the intersection of Rood Avenue and Second Street. Thus, the vacated portion of Rood shall only run from a line starting 50 feet east of the First and Rood intersection to the west line of the Second and Rood intersection.

I trust that the above descriptions are satisfactory and that this change is acceptable to the city. Please advise at your earliest convenience if this is not the case.

Thank you for your assistance in this matter.

Very truly yours,


John L. Caldwell
Director of Real Estate

JLC/lcg

cc: Teo Prinster
Tony Prinster
John Gaarde
John Porter

September 1, 1988

James L. Shanks
Director of Public Works & Utilities
City of Grand Junction
250 North Fifth Street
Grand Junction, Colorado 81501



Re: Downtown City Market store project

Dear Jim:

John Porter advised me by letter back in June that you wished to have a chance to comment on the truck traffic patterns which would result from the final design of our new store in downtown Grand Junction. We have now about finalized the design of the loading area of this facility, and a drawing reflecting that design is enclosed for your information.

You will recall that we originally drew the loading docks facing north (toward White Avenue), close enough to White that the trucks would have to block that street when backing into the docks. This was done partially to minimize truck traffic on Rood Avenue and partially to prevent the loading docks from facing Main Street, both of which seemed to be goals of the DDA and of the adjacent credit union project.

Upon reflection, we decided that that original design was unsatisfactory, for reasons that include the need to use a southern exposure in winter time to prevent ice buildup in the loading dock area, plus the fact that we don't like the idea of blocking White Avenue with maneuvering trucks any better than you do.

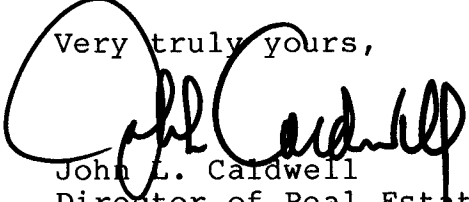
Accordingly, we have redesigned these docks to face south as reflected in the enclosed drawing. You will notice that we have attempted to minimize the visual exposure to the Main Street area by inseting the docks into the building perimeter. You will also notice that this design provides sufficient area behind the store so that maneuvering on either White or Rood Avenues is unnecessary. We predict that most trucks will enter via White Avenue and exit via Rood Avenue, although exiting through the vacated portion of Rood to First Street would also be possible.

We believe that this design comes the closest of any to simultaneously meeting our store operating needs, the traffic concerns of your department and the concerns of the credit union and the DDA.

James L. Shanks
September 1, 1988
Page two

We would be happy to discuss this matter further with you, if you so desire.

Very truly yours,



John L. Caldwell
Director of Real Estate

JLC/lcg
Enclosure
cc: John Porter

development summary



File # 22-88 Name City Market ROW Vacation Date 8/3/88

PROJECT LOCATION: 2nd Street between Rood and White Avenues; Rood Avenue between 1st Street and east line of lot 29, Block 98 of City of Grand Junction; the east/west alleyway in Bk 100, exc. the w. 50'; e/w alley, bk 99, & w 100' of e/w alley
PROJECT DESCRIPTION: in bk 98.

The vacation of street and alleyways in the vicinity of the City Market project.

REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES		NO*		TECHNICAL REQUIREMENTS	SATISFIED		NOT SATISFIED*	
Complies with adopted policies				X	Streets/Rights Of Way				X
Complies with adopted criteria			X		Water/Sewer	X			
Meets guidelines of Comprehensive Plan			X		Irrigation/Drainage	X			
					Landscaping/Screening				X
					Other: <u>timing of vacation</u>				

* See explanation below

There are numerous citizens opposing the vacations.

Landscaping was discussed at GJPC hearing, but is officially being addressed as part of the building permit process.

If approved, this vacation should (at the petitioner's request) occur simultaneously or shortly after the time of closing on the sale of property from City to City Market; otherwise, vacated lands will not be transferred to City Market. Dan Wilson should be consulted on the best method of handling this concern.

STATUS & RECOMMENDATIONS: Several citizens of Grand Junction have contacted City Planning by phone or letters opposing this vacation. We recommend a full hearing at City Council due to the potential for controversy.

Planning Commission Action Recommendation of approval subject to staff comments and that appropriate easements be retained; also, that the vacation become effective simultaneously with the closing for the sale of the property.

Adjusted Property Description for City Market's Proposed Vacation

- 1) That part of Second Street between the south line of White Avenue and the north line of Rood Avenue in the City of Grand Junction.
- 2) The east/west alley in Block 100, except the west 50 feet thereof.
- 3) The entire east/west alley in Block 99.
- 4) That part of Rood Avenue located 50 feet east of the intersection of First Street and Rood Avenue to the west line of the Second Street and Rood Avenue intersection.

revised 8/16/88
#22-88