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File 1990-0020

Name: Grace Commercial Sub. - Replat - Independent Ave/ Hwy 6&50

	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			
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<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>					
X	X	Action Sheet - PULLED	X	X	Letter from Jeffrey Williams, First Colorado Corp. to Planning Commission re: request for denial - 6/4/90
X	X	Review Sheet Summary	X	X	Letter from Ray Bauman to Karl Metzner re: discontinuing proposal - 6/25/90
X		Review Sheets			
X		Request for Treasurer's Certificate of Taxes Due - 4/3/90			
X		Notice of Public Hearing - 6/5/90			
X		Development Application - 4/11/90			
X	X	Ordinance No. 2519 - **			
X		Warranty Deed - Dorothy V. Bauman to C.R. Bauman - 3/10/82			
X		Public Notice Posting - 5/22/90			
X	X	Planning Commission Minutes - ** - 6/5/90, 7/10/90			
X	X	Plat			
X		Legal Ad - 5/29/90			
X		Planning Commission Agenda - 6/5/90			
X		Replat			
X		Notice of Special Use Application - 4/30/90			
X	X	Letter from George Pavlakis, Pavlakis Realty to Planning Commission re: request that petition be denied - 5/4/90			

Fred Schmid Appliance
2405 W. 5th Ave.
Denver, CO 80217

Richard Joseph Wakeen
588 221/2 Rd.
Grand Junction, CO 81503

W.R. Hall
2518 Highway 6 & 50
Grand Junction, CO 81505

Pavlakis & CO.
5670 E. Evans Ave.
Denver, CO 80222

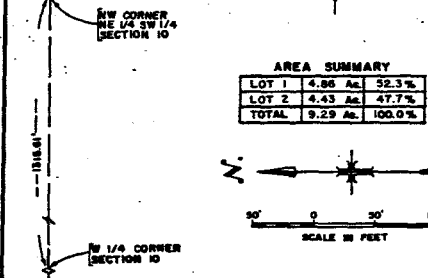
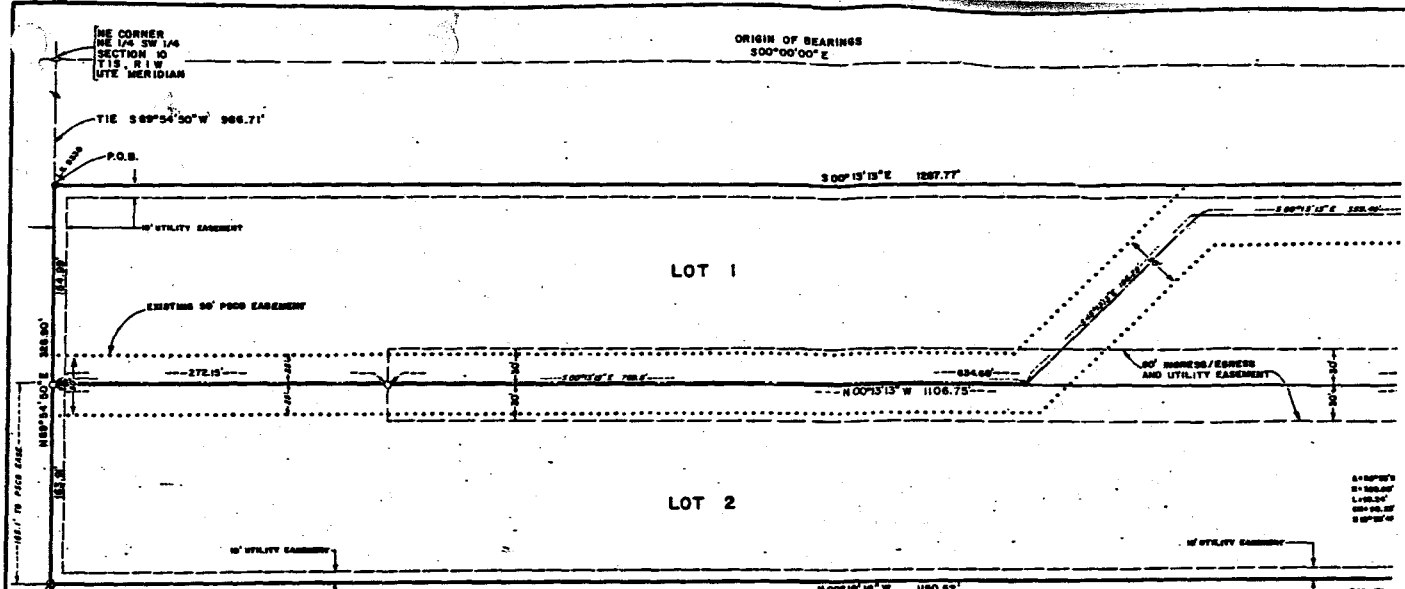
John M. Herris Jr.
602 Meanden Ave.
Grand Junction, CO 81505

Ellen Donald D.
P.O. Box 279
Grand Junction, CO 81502

C. R. & John Bauman
500 Morrison St
Carbondale, CO 81623

20 90

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REPLAT OF GRACE COMMERCIAL SUBDIVISION

SHOW ALL LINES BY THESE FIGURES:

That the undersigned, C. E. Brown and John Brown, are the owners of that real property situate in the City of Grand Junction, County of Mesa, State of Colorado, and being that part of the NE 1/4 SW 1/4 Section 10, T14, R12, the location of same as accompanying plat, said real property being more particularly described as follows:

Grace Commercial Subdivision, also described and Committed to the Northwest Corner of the NE 1/4 SW 1/4 of Section 10, T14, R12 of the 6th Meridian and considering the East Line of said NE 1/4 SW 1/4 to bear S89°54'30\"/>

Containing 9.29 acres more or less.

That said owners have caused the said real property to be laid out and surveyed as a Replat of Grace Commercial Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate to the City of Grand Junction these portions of real property which are labeled as utility easements on the accompanying plat, as necessary for the installation and maintenance of collection and drainage facilities, including but not limited to manholes, lines, gas lines, and telephone lines; together with the right to erect, construct, install and bury together with the perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said easements and right shall be utilized in a permanent and prudent manner.

IN WITNESS WHEREOF said owners, C. E. Brown and John Brown, have caused their names to be hereunto subscribed this ___ day of _____ A.D., 1990.

C. E. Brown _____ John Brown _____

CITY OF GRAND JUNCTION APPROVAL

This plat of Grace Commercial Subdivision, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted on this ___ day of _____ A.D., 1990.

City Manager _____ by _____ President of Council

City Planning Commission _____ City Planning Director

City Engineer _____

CLAIM AND ENDORSEMENT CERTIFICATE

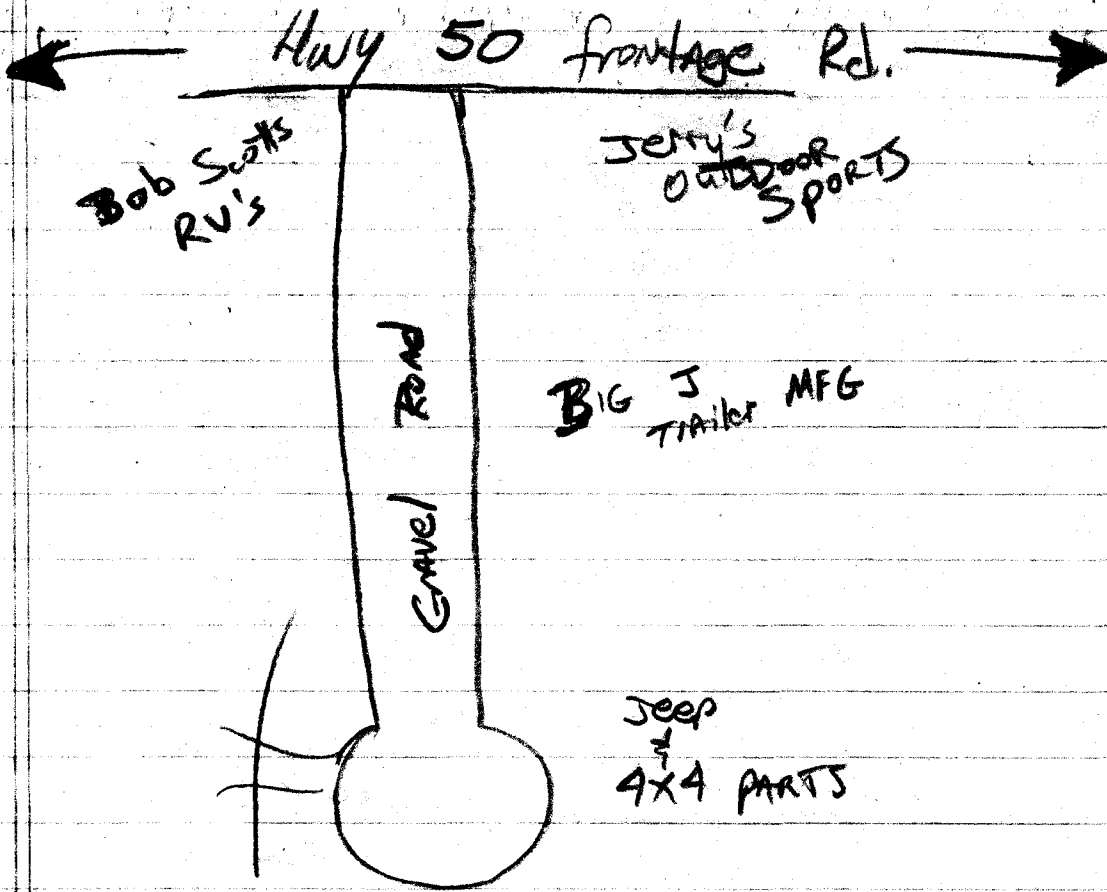
MINES BY COLORADO }
 COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at _____ o'clock _____ m., this ___ day of _____ A.D., 1990, and is duly recorded in plat book No. _____ Page _____ Exception No. _____

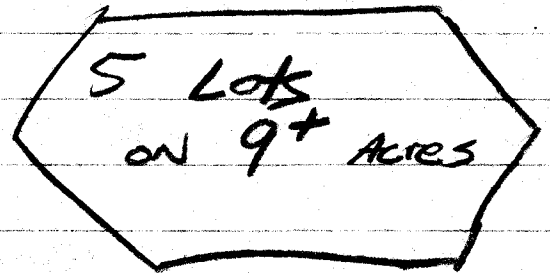
Notary _____ Deputy _____ Clerk and Recorder

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of Grace Commercial Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direction and in accordance with all applicable survey requirements of the



NORTH
↓



Guy next door CAN do what they are proposing to do without doing anything.

April 11, 1990

Gentlemen:

We are proposing a changing in our plat of Grace Commerical Subdivision. The improvements that are covered under our present "Improvement Agreement" have a higher dollar cost than that of the present land value and were proposed back in the 'good ol days' when the valley was booming.

We hope to slowly develop the subdivision over the next several years, but will start immediately with plans to construct the sewer line into the subdivision.

The impact of our plans will in no way differ from the development of all our adjacent neighbors.

This subdivison should serve to facilitate small businesses with needs of office space, shop area, and fenced storage.

To our knowledge all of our neighbors up to several blocks are in the same basic land use mode and zoning.

Development plans start with sewer line to be laid summer of 1990, and will be engineered and constructed to meet city standards. Other utililites will advance north into the subdivision at city standards as economics dictate. It is our over all desire to see the improvements completed.

Thank you.

Sincerely,



Ray Bauman

I 6/15/58

RB/db

20 90

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REVIEW SHEET SUMMARY

FILE NO. 20-90 TITLE/HEADING Replat & Vacation R.O.W. for Grace Commercial Subdivision DUE DATE _____
ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES _____
ACTIVITY: Replat Grace Commercial Subdivision & Faith Street Vacation
PETITIONER: C. R. & John Bauman
LOCATION: Independent Avenue & U.S. Hwy 6 & 50
PHASE: Final ACRES: 9.29
PETITIONER ADDRESS 500 Morrison Street, Carbondale, Colorado
ENGINEER _____
DATE REC. _____ AGENCY _____ COMMENTS _____

RESPONSE NECESSARY
by JUN 1 1990

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

REPLAT GRACE COMMERCIAL SUBDIVISION (Page 1 of 3)

05/16/90	City Engineer	I am opposed to elimination of the right-of-way for Faith Street. This is a gravel road that should be improved to city standards. Road improvements were required at the time the land was subdivided in the county. Sanitary sewer also needs to be extended in the street.
05/10/90	City Fire Department	The following requirements are to be met prior to our department's approval: Fire hydrants in commercial subdivisions shall be placed a maximum of 300' apart on a minimum of an eight inch (8") looped supply line. In accordance with the 1985 U.F.C. Sec. 10.301 (a). This needs to be reflected in the utilities composite. Access appears to be adequate at this point and time. When development takes place, another review will be required to determine if adequate access is still being provided. If you have any questions please contact our office.
05/10/90	Grand Jct Drainage	There are no existing or planned open or tiled drains of the Grand Junction Drainage District which would require an easement through the development at this time.
05/04/90	U.S. West	Have no problem with proposed subdivision as long as necessary easements can/or will be retained for providing required facilities.

05/07/90 Ute Water

No objections.

The 8" water line located on the west side of 25 1/2 Road is a contract protected line.

All Fire hydrants require thrust blocks.

All policies and fees in effect at the time of application will apply.

05/08/90 Public Service

Gas - No objections to replat.

Electric - No objections.

05/17/90 City Property Agent

The plat should provide for the vacation of Faith Street, if so approved by the Planning Commission and City Council.

05/18/90 State Highway Department

Must apply for an access permit from the State Highway Department. Contact a State Highway Maintenance Foreman at 248-7360.

05/18/90 City Utilities Engineer

1. Utilities Composite" is incomplete as per Section 5-6-5 of the City of Grand Junction Zoning and Development Code. The following sub-sections have not been addressed or have not included the amount of detail required: 5-6-5-A.1, 2, 3, 4, 5, 6, 7 and 8.

2. Invert elevation shown on MH 2 will not work if invert elevation shown on MH 1 is correct.

3. Sewer will have to be extended north to the north lot line or an easement shown on the plat for future sewer and water extensions.

4. Developer will be required to extend the existing City water line in Independent Avenue to the subdivision's east property line and use City water as per City Ordinance.

5. A grading and drainage plan is required as per Section 6-8-2-B.b of the Zoning and Development Code.

6. An Improvements Agreement needs to be submitted for review.

05/18/90 City Planning Department

Due to potential traffic increases from two long lots proposed, potential ingress and egress problems may occur if this right-of-way is vacated. A dedicated right-of-way with full street improvements by city standards helps ensure safe access with city maintenance occurring once the street is accepted. The following alternative is suggested:

05/18/90 City Planning continued

- Replat Grace Commercial Subdivision with Faith Street improvements extending from Hwy 6 & 50 frontage road north to a point half-way to the end of the current platted right-of-way and provide a cul-de-sac. The north one half of Faith Street right-of-way then can be vacated. All easements would need to remain.

Improvements Agreement and Guarantee will be required.

Full street improvements will be required.

All concerns by other review agencies are to be addressed.

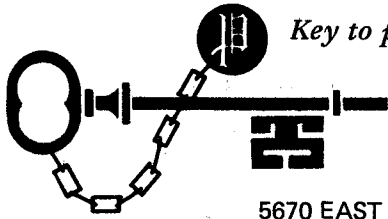
Buildings are not to be located or built within easements.

05/23/90 City Attorney

Water supply questions needs resolving.

How do the "old" required improvements differ from what is proposed; is it contemplated that City holds the plat until the "new" improvements are in? I'll need more information in this regard.

Dedicatory language doesn't cover ingress/egress - is this intentional?



Key to prime properties

PAVLAKIS REALTY, INC.

5670 EAST EVANS, DENVER, COLORADO 80222, (303) 757-6441

May 4, 1990

Grand Junction Planning Department
250 North 5th Street
Grand Junction, Colorado 81501

RE: Your File No. 20 90
C.R. Bauman Petition for R.O.W. Vacation
Independent Avenue and U.S. Hwy. 6 & 50

Ladies and Gentlemen:

The undersigned represent the owners of that certain parcel of real estate at 1040 Independent Avenue which is immediately to the east of the Subject Parcel.

We are in opposition to the petition for vacation of the right-of-way for the reason that it will restrict planned access to the north portion of our property.

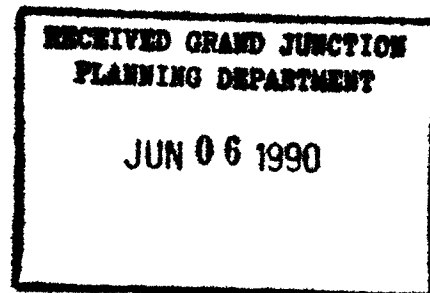
We respectfully request that said petition be denied.

Very truly yours,
PAVLAKIS REALTY, INC.

George E. Pavlakis

Emanuel G. Pavlakis, Authorized Agent for Owners:

CFP Estate, Ltd., Gus R. Halandras, Chris R. Halandras
and Andrew Peroulis



FIRST COLORADO CORPORATION

P.O. BOX 2041
GRAND JUNCTION, CO 81502
(303) 243-2677

June 4, 1990

Grand Junction Planning Commission
520 Rood Ave.
Grand Junction, CO. 81501

RE: Right-of-Way Vacation, GRACE Commercial Sub.

City Council -

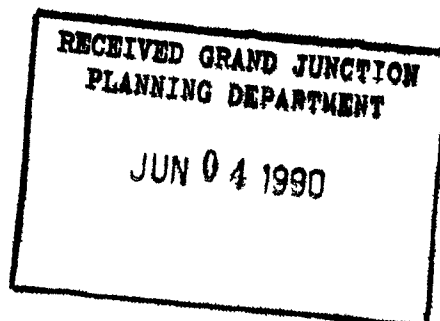
As representative for both the recorded owner and the owner of equitable title, We hereby respectfully submit our request that the city Council deny the request for the vacation of Right-of-way for Grace Commercial Subdivision.

To vacate the right-of-way would only further land lock some of the most valuable land for Commercial use. Property with highway access is very limited in the city. At a time when most property owners are requesting more access, and when our cities need is in commercial properties for revenues and growth, We do not see that it would be in the city of Grand Junction's best interest to close down development along highway 6 & 50.

Sincerely,


Jeffrey K. Williams

cc: Pavlakis/Woolard



SPECIALIZING IN COMMERCIAL & INVESTMENT REAL ESTATE



June 25, 1990

Carl Metzner
Grand Jct. Planning Dept.
250 n 5th St.
Grand Junction, CO 81501

Dear Carl:

It is our intention to discontinue the proposal to re-plat Grace Commercial Subdivision. We wish it to stay as approved by the city.

Thank you for your help in this manner.

Enclosed is a Gospel tract that will help you plat your course for eternity. Please take thoughtful time to read it and contemplate the claims of Christ.

Thanks again


Ray Bauman

RB/db

Enclosure
cc: John Bauman