

control and use said Easement, and to remove objects interfering therewith, including the trimming of trees and bushes as may be required to permit the operation of standard utility construction and repair machinery.

Introduced for first reading on this ____ day of _____, 2005

PASSED and ADOPTED this ____ day of _____, 2005

ATTEST:

President of City Council

City Clerk

VR-2005-079

VACATION OF RIGHT-OF-WAY

1531, 1559 and 1561 High Street

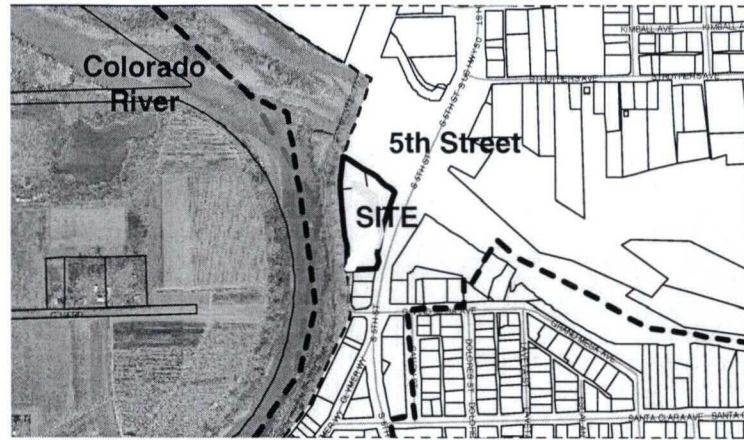
Ronnie Edwards



This is a request to vacate High Street adjacent to Highway 50, and reserving a 20' wide sanitary sewer easement for construction of a new sewer line by the City.

Site Location Map

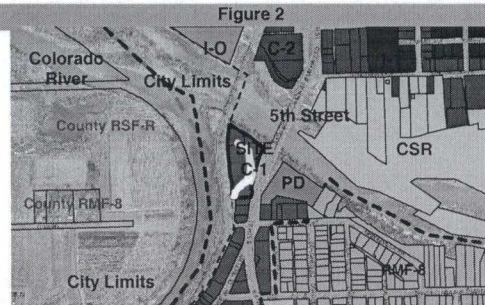
Figure 1



CITY OF
Grand Junction
COLORADO

The subject ROW was dedicated with a subdivision plat in 1908 and is presently being used as a residential access only and is not a thru street for local traffic. There are no proposed changes to the use of the ROW area or the property as the four lots adjacent to the ROW are being reviewed concurrently for a replat into one large lot.

Existing City and County Zoning

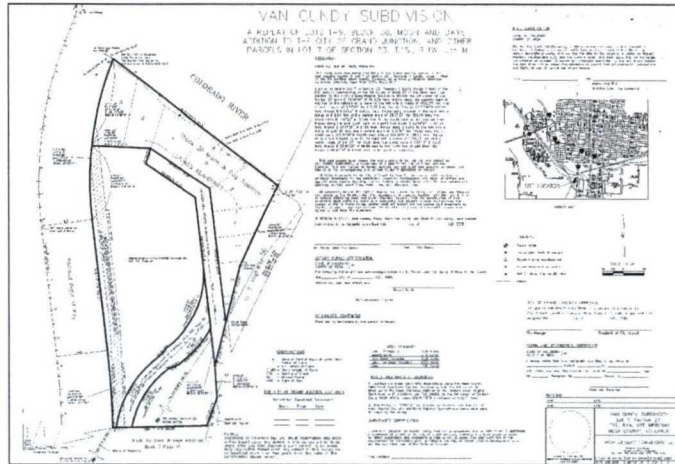


NOTE: Mesa County is currently in the process of updating their zoning map. Please contact Mesa County directly to determine parcels and the zoning thereof."

CITY OF
Grand Junction
COLORADO

The property owners are also working with the City to grant a 20' wide sanitary sewer easement for the construction of a gravity sanitary sewer line thru the property. Title to the vacated ROW will vest in the property owners of the abutting properties with are the applicants. The property owners will have to purchase the existing CDOT ROW that is located adjacent to High Street and runs diagonally to the SW corner of the property.

EASEMENT EXHIBIT MAP



CITY OF
Grand Junction
COLORADO

Here is the map exhibit map of the area to be vacated and also shows the CDOT ROW that has to be purchased before recordation of the replat.

No parcels will be landlocked as the four lots are being replatted into one lot and will continue to have direct access off of Hwy 50, access to parcels will not be restricted, no adverse impacts are anticipated and the City benefits as the area will be maintained by the owners and the City also was able to work with owners to acquire the necessary easement area to construct a new gravity sanitary sewer line across the property.

from the orig left station at duck pond park -

FINDINGS OF FACT/CONCLUSIONS

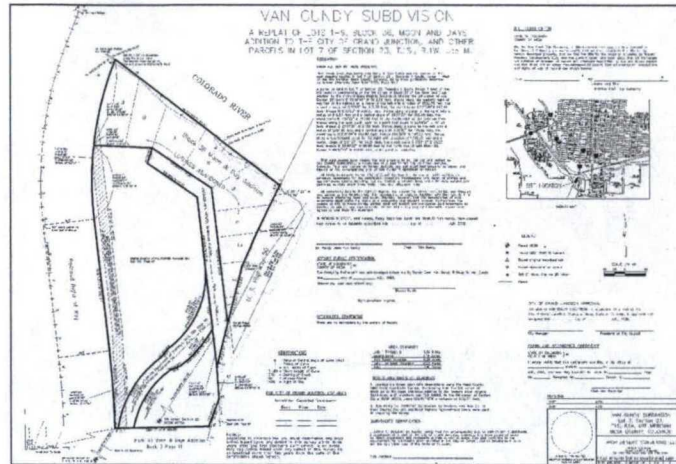
1. **The requested right-of-way vacation is consistent with the Growth Plan.**
2. **The review criteria in Section 2.11.C of the Zoning and Development Code have all been met.**
3. **The vacation ordinance will be recorded concurrently with the proposed subdivision replat and the CDOT right-of-way encumbering the property has been purchased.**



The requested ROW vacation is consistent with the Growth Plan and review criteria of the Code.

The vacation ordinance will be recorded concurrently with the proposed subdivision replat and the CDOT ROW encumbering the property will be purchased by the owners

EASEMENT EXHIBIT MAP



CITY OF
Grand Junction
COLORADO

any questions?

VR-2005-079

VACATION OF RIGHT-OF-WAY

1531, 1559 and 1561 High Street

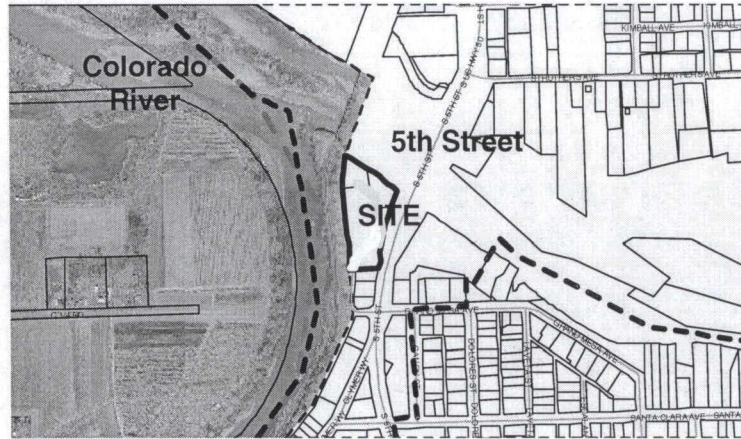
Ronnie Edwards



This is a request to conduct a second reading for an ordinance to vacate High Street adjacent to Highway 50, and reserve a 20' wide sanitary sewer easement for construction of a new sewer line by the City.

Site Location Map

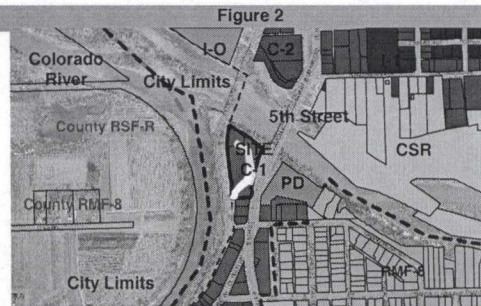
Figure 1



CITY OF
Grand Junction
COLORADO

The subject ROW was dedicated with a subdivision plat in 1908 and is presently being used as a residential access only and is not a thru street for local traffic. There are no proposed changes to the use of the ROW area or the property as the four lots adjacent to the ROW are being reviewed concurrently for a replat into one large lot.

Existing City and County Zoning

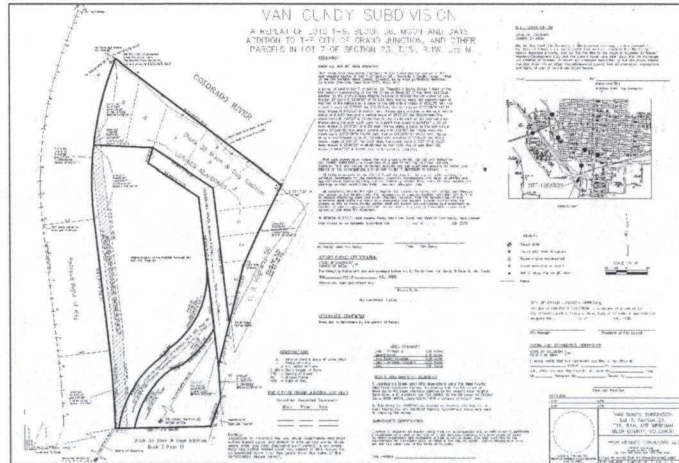


NOTE: Mesa County is currently in the process of updating their zoning map. Please contact Mesa County directly to determine parcels and the zoning thereof.

CITY OF
Grand Junction
COLORADO

The property owners are also working with the City to grant a 20' wide sanitary sewer easement for the construction of a gravity sanitary sewer line thru the property. Title to the vacated ROW will vest in the property owners of the abutting properties which are the applicants. The property owners will have to purchase the existing CDOT ROW that is located adjacent to High Street and runs diagonally to the SW corner of the property.

EASEMENT EXHIBIT MAP



CITY OF
Grand Junction
COLORADO

Here is the map exhibit map of the area to be vacated and also shows the CDOT ROW that has to be purchased before recordation of the replat.

No parcels will be landlocked as the four lots are being replatted into one lot and will continue to have direct access off of Hwy 50, access to parcels will not be restricted, no adverse impacts are anticipated and the City benefits as the area will be maintained by the owners and the City also was able to work with owners to acquire the necessary easement area to construct a new gravity sanitary sewer line across the property.

Fiscal info:

- ① total ROW area to be vacated is 12,564^{sq} ft valued at \$75,000.
- ② easement area being acquired for the sewer line is 11,089^{sq} ft valued at \$33,500
- ③ The owners also benefited due to the easement area being located adj. to the west property line creating a bigger developable area

& also benefited in regards to the value & cost of time & services by staff to survey, prepare & process new sub replat

FINDINGS OF FACT/CONCLUSIONS

1. The requested right-of-way vacation is consistent with the Growth Plan.
2. The review criteria in Section 2.11.C of the Zoning and Development Code have all been met.
3. The vacation ordinance will be recorded concurrently with the proposed subdivision replat and the CDOT right-of-way encumbering the property has been purchased.



The requested ROW vacation is consistent with the Growth Plan and review criteria of the Code.

The vacation ordinance will be recorded concurrently with the proposed subdivision replat and the CDOT ROW encumbering the property will be purchased by the owners

*City Comm.
recommended
approval at
its 8/9/10 mtg*

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA						
Subject	Right-of-Way Vacation –1531, 1559 and 1561 High Street					
Meeting Date	September 7, 2005					
Date Prepared	August 24, 2005			File #VR-2005-079		
Author	Ronnie Edwards		Associate Planner			
Presenter Name	Ronnie Edwards		Associate Planner			
Report results back to Council	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	When	
Citizen Presentation	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	Name	
Workshop	<input checked="" type="checkbox"/>	Formal Agenda		<input type="checkbox"/>	Consent	<input checked="" type="checkbox"/> Individual Consideration

Summary: The applicant proposes to vacate High Street adjacent to Highway 50, while reserving a 20' sanitary sewer easement for the construction of a new gravity sanitary sewer line. The Planning Commission recommended approval of the right-of-way vacation on August 9, 2005, making the Findings of Fact/Conclusion identified in the staff report.

Budget: N/A

Action Requested/Recommendation: It is recommended that the City Council conduct the second reading of the ordinance to vacate the right-of-way and take formal action on the ordinance. The Planning Commission recommends that the City Council approve the ordinance vacating the requested right-of-way, while reserving a 20' sanitary sewer easement.

Attachments:

1. Site/Aerial Photo Map
2. Future Land Use/Zoning Map
3. Ordinance
4. Exhibit Map

Background Information: See attached

BACKGROUND INFORMATION

Location:		1531, 1559 and 1561 High Street	
Applicants:		Randy D. and Dean H. Van Gundy along with the City of Grand Junction	
Existing Land Use:		Existing Residential Access	
Proposed Land Use:		Same	
Surrounding Land Use:	North	Colorado River	
	South	Single Family Residence	
	East	Mobile Home Park	
	West	Gunnison River	
Existing Zoning:		C-1	
Proposed Zoning:		C-1	
Surrounding Zoning:	North	C-2	
	South	C-1	
	East	PD	
	West	Mesa County RSF-R and RMF-8	
Growth Plan Designation:		Commercial	
Zoning within density range?	N/A	Yes	No

PROJECT DESCRIPTION: The proposal is to vacate High Street adjacent to Highway 50, while reserving a 20' sanitary sewer easement for the construction of a new gravity sanitary sewer line.

ANALYSIS:

1. Background:

The subject right-of-way was dedicated with the Moon & Day Subdivision in 1908 and is presently being used as residential access only and is not a through street for local traffic. There are no proposed changes to the use of the right-of-way area or the property as the four lots adjacent to the right-of-way are being reviewed concurrently for a simple subdivision to replat into one large lot. The property owners are also working with the City of Grand Junction to grant a 20' wide sanitary sewer easement for the construction of a gravity sanitary sewer line through the property.

Title to the vacated right-of-way will vest in the property owners of the abutting property located at 1531, 1559 and 1561 High Street, which are the applicants. The property owners will have to purchase the existing Colorado Department of Transportation right-of-way that is located adjacent to High Street and runs diagonally to the southwest corner of subject property. The recordation of the vacation ordinance has to be concurrent with the proposed subdivision plat and

this cannot occur until the property owners have purchased the Colorado Department of Transportation right-of-way property.

Fiscal Information:

The Real Estate Department has determined the following information regarding the right-of-way. The total right-of-way area being vacated is 12,564.1 square feet and is valued at \$75,000. The easement area being acquired for the sanitary sewer line is 11,089.5 square feet and is valued at \$33,500. Additional factors to consider is that the new alignment benefits the property owners as far as the developable land is increased with the easement being located along the west property line. The property owners also benefited in regards to the value and cost of time and services by Staff to survey, prepare and process the new subdivision plat.

2. Consistency with the Growth Plan:

Policy 10.2 states that the City will consider the needs of the community at large and the needs of the individual neighborhoods when making development decisions.

By allowing this subject area to be vacated, the existing driveway access can remain, continued to be utilized as such and become part of the property owners residential parcel. This request will not affect the adjacent properties uses.

3. Section 2.11.c of the Zoning and Development Code:

Requests to vacate any public right-of-way or easement must conform to all of the following:

- a. The Growth Plan, major street plan and other adopted plans and policies of the City.

Granting the right-of-way vacation does not conflict with applicable Sections of the Growth Plan, major street plan and other adopted plans and policies of the City. It will allow an existing use to remain as a residential driveway access.

- b. No parcel shall be landlocked as a result of the vacation.

No parcel will be landlocked by the requested vacation as all adjacent properties are being replatted as one large lot and will continue to have direct driveway access off of Highway 50.

- c. Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive or reduces or devalues any property affected by the proposed vacation.

Access to any parcel will not be restricted to the point where access is unreasonable, economically prohibitive nor will it reduce or devalue any property.

- d. There shall be no adverse impacts on the health, safety, and/or welfare of the general community and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g. police/fire protection and utility services).

There will be no adverse impacts to the general community and the quality of public facilities and services provided will not be reduced.

- e. The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter Six of the Zoning and Development Code.

Provision of adequate public facilities and services will not be inhibited to any property as required in Chapter 6 of the Code.

- f. The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.

This proposal provides a benefit to the City as the vacated right-of-way area will be the responsibility of the property owner of the subject parcel to maintain. The City will also benefit by working with the property owners for the necessary easement required to construct the new sanitary sewer line.

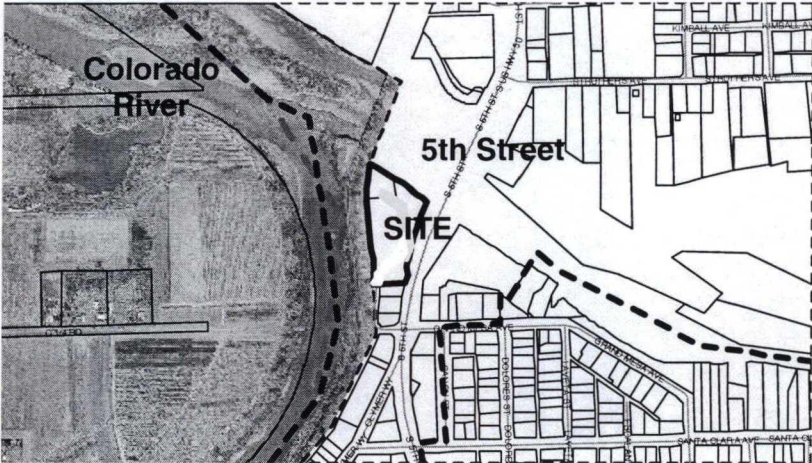
FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Right-of-Way Vacation application, VR-2005-079, for the vacation of High Street adjacent to Highway 50, City Council makes the following findings of fact and conclusions:

- The requested right-of-way vacation is consistent with the Growth Plan.
- The review criteria in Section 2.11.C of the Zoning and Development Code have been satisfied.
- The vacation ordinance will be recorded concurrently with the proposed subdivision plat, which cannot occur until existing CDOT right-of-way encumbering the property has been purchased.

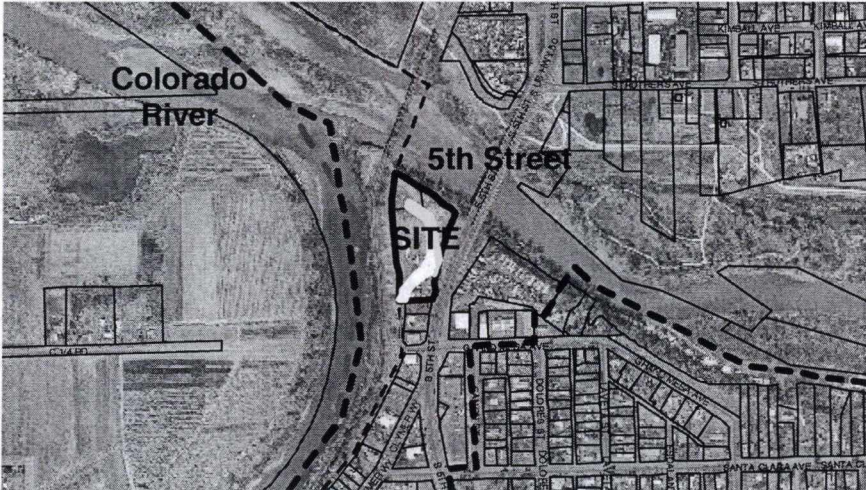
Site Location Map

Figure 1



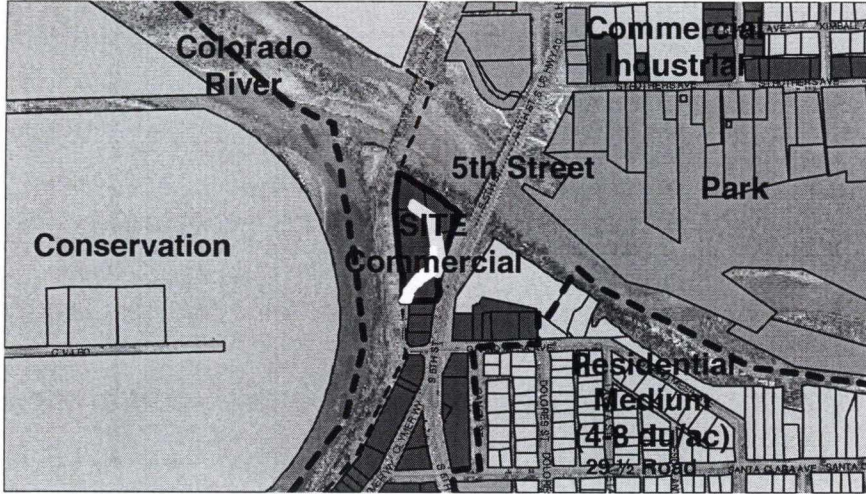
Aerial Photo Map

Figure 2



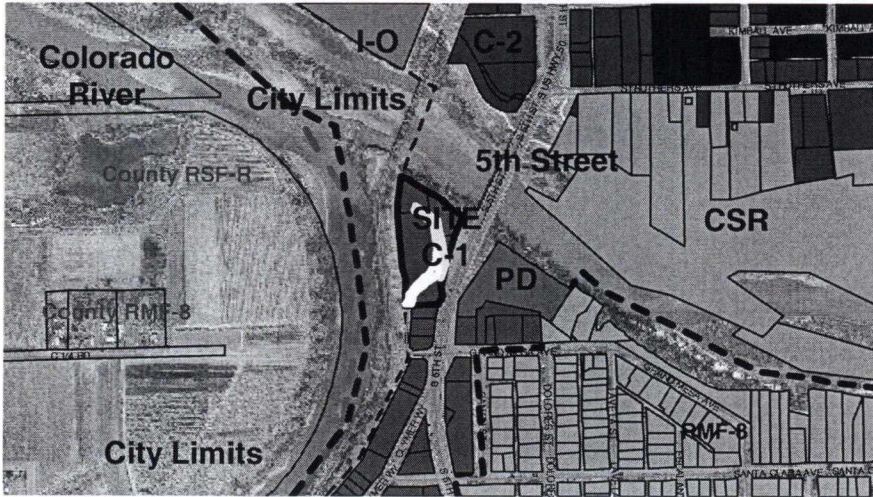
Future Land Use Map

Figure 3



Existing City and County Zoning

Figure 4



NOTE: Mesa County is currently in the process of updating their zoning map. Please contact Mesa County directly to determine parcels and the zoning thereof."

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**An Ordinance Vacating a Right-of-Way Located at
1531, 1559 and 1561 High Street**

Recitals:

A request to vacate the right-of-way located at 1531, 1559 and 1561 High Street adjacent to Highway 50 has been submitted by the City of Grand Junction. The City will reserve a 20' wide sanitary sewer easement on, along, over, under, through and across the subject property for the construction of a gravity sanitary sewer line. Approval of the right-of-way vacation is conditioned upon the vacation ordinance to be recorded concurrently with a proposed subdivision replat of subject property, which cannot occur until existing Colorado Department of Transportation right-of-way encumbering the property has been purchased.

The City Council finds that the request to vacate the herein described right-of-way is consistent with the Growth Plan and Section 2.11 of the Zoning and Development Code.

The Planning Commission, having heard and considered the request, found the criteria of the Zoning Code to have been met, and recommends that the vacation be approved as requested subject to the conditions listed above.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

1. The following described right-of-way is hereby vacated and depicted as Exhibit A and incorporated herein.

Beginning at a found original inscribed rail whence the SW corner of Section 23, T 1 S, R 1 W of the Ute Meridian bears S 34°16'46" W a distance of 2065.32 feet for a basis of bearings; thence N 06°43'05" W a distance of 271.00 feet; thence N 56°28'05" W a distance of 117.00 feet; thence N 17°59'43" E a distance of 31.14 feet; thence S 56°28'05" E a distance of 139.25 feet; thence S 06°43'05" E a distance of 259.19 feet; thence S 14°35'51" W a distance of 84.77 feet to a point on a non-tangent curve to the left having a radius of 1738.70 feet, a central angle of 45°19'00" and a chord that bears N 05°50'26" W a distance of 53.27 feet to the Point of Beginning.

2. The City hereby reserves and retains a 20' wide sanitary sewer easement on, long, over, under, through and across the subject property, for the use and benefit of the City and for the use and benefit of the Public Utilities, as approved by the City, as a perpetual easement for the installation, operation, maintenance, repair and replacement of sanitary sewer facilities, as approved by the City, together with the right of ingress and egress for workers and equipment to survey, maintain, operate, repair, replace, control and use said

Easement, and to remove objects interfering therewith, including the trimming of trees and bushes as may be required to permit the operation of standard utility construction and repair machinery.

Introduced for first reading on this _____ day of _____, 2005

PASSED and ADOPTED this _____ day of _____, 2005

ATTEST:

President of City Council

City Clerk

NOTICE OF DEVELOPMENT APPLICATION

An application for the development proposal described below, located near property you own, has been received by the Grand Junction Community Development Department. The Department encourages public review of proposed development prior to public hearings. The application, including plans, reports and supporting documentation, is available for review during normal business hours (7:30 A.M. - 5:30 P.M. Monday-Thursday and 7:30 A.M. - 5:00 P.M. on Friday) at City Hall, 250 North 5th Street. City Planning staff is also available to answer questions and explain the development review process.

VR-2005-079 – VAN GUNDY SIMPLE SUBDIVISION – 1531 High Street

Request approval to vacate a section of High Street, combine four existing parcels into one parcel and create a permanent 20' wide permanent utility easement.

Planner: Ronnie Edwards

Courtesy notification cards will be mailed to adjoining property owners prior to a public hearing on this item. However, we encourage you to also verify scheduling in one of the following ways:

- Call the Community Development Department at (970) 244-1430
- Look for a display ad in the Daily Sentinel one day prior to the public hearing (held on the second and fourth Tuesdays of each month)
- You may receive a FAX copy of the Planning Commission agendas by calling CITY DIAL at (970) 244-1500 ext. 211.
- Agendas for Planning Commission, City Council, and Board of Appeals items are available prior to the hearing at City Hall, 250 North 5th Street.

Please do not hesitate to contact the Community Development Department at (970) 244-1430 if you have any questions.



COMMUNITY
DEVELOPMENT

250 North Fifth Street
Grand Junction, CO 81501

POSTAGE



U.S. POSTAGE

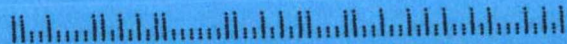
00.222

H METER 715591

CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT
250 N 5TH ST
GRAND JUNCTION, CO 81501-2628

NOTICE OF DEVELOPMENT APPLICATION

81501#2628



PLANNING COMMISSION
NOTICE OF PUBLIC HEARING

DATE: JUL 26 2005

TIME: 7:00 p.m.

PLACE: City Hall Auditorium, 250 N 5th Street

An application for the following request has been received and tentatively scheduled for a public hearing on the date indicated above.

If you have any questions regarding the following request, please contact the Grand Junction Community Development Department at (970) 244-1430, visit our office at 250 N 5th Street, or access the information on our website at gjcity.org, then click on the GIS Main Page icon.

VR-2005-079 – VAN GUNDY SIMPLE SUBDIVISION – 1531 High St.

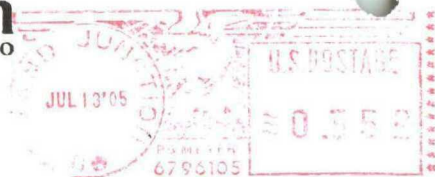
Request approval of the vacation of High Street adjacent to Highway 50, while reserving a 20' wide sanitary sewer easement for the construction of a new gravity sanitary sewer line.

Planner: Ronnie Edwards

CITY OF
Grand Junction
COLORADO

**COMMUNITY
DEVELOPMENT**

**250 North Fifth Street
Grand Junction, CO 81501**



CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT
250 N 5TH ST
GRAND JUNCTION, CO 81501-2628



CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA

Subject Right-of-Way Vacation -1531, 1559 and 1561 High Street

Meeting Date September 7, 2005

Date Prepared August 24, 2005 File #VR-2005-079

Author Ronnie Edwards Associate Planner

Presenter Name Ronnie Edwards Associate Planner

Report results back to Council X No Yes When

Citizen Presentation Yes X No Name

Workshop X Formal Agenda Consent X

Individual Consideration

Summary: The applicant proposes to vacate High Street adjacent to Highway 50, while reserving a 20' sanitary sewer easement for the construction of a new gravity sanitary sewer line. The Planning Commission recommended approval of the right-of-way vacation on August 9, 2005, making the Findings of Fact/Conclusion identified in the staff report.

Budget: N/A

Action Requested/Recommendation: It is recommended that the City Council conduct the second reading of the ordinance to vacate the right-of-way and take formal action on the ordinance. The Planning Commission recommends that the City Council approve the ordinance vacating the requested right-of-way, while reserving a 20' sanitary sewer easement.

Attachments:

1. Site/Aerial Photo Map
2. Future Land Use/Zoning Map
3. Ordinance
4. Exhibit Map

Background Information: See attached

BACKGROUND INFORMATION

Location: 1531, 1559 and 1561 High Street

Applicants: Randy D. and Dean H. Van Gundy along with the City of Grand Junction

Existing Land Use: Existing Residential Access

Proposed Land Use: Same

Surrounding Land Use:

North Colorado River

South Single Family Residence

East Mobile Home Park

West Gunnison River

Existing Zoning: C-1

Proposed Zoning: C-1

Surrounding Zoning:

North C-2

South C-1

East PD

West Mesa County RSF-R and RMF-8

Growth Plan Designation: Commercial

Zoning within density range? N/A Yes No

PROJECT DESCRIPTION: The proposal is to vacate High Street adjacent to Highway 50, while reserving a 20' sanitary sewer easement for the construction of a new gravity sanitary sewer line.

ANALYSIS:

1. Background:

The subject right-of-way was dedicated with the Moon & Day Subdivision in 1908 and is presently being used as residential access only and is not a through street for local traffic. There are no proposed changes to the use of the right-of-way area or the property as the four lots adjacent to the right-of-way are being reviewed concurrently for a simple subdivision to replat into one large lot. The property owners are also working with the City of Grand Junction to grant a 20' wide sanitary sewer easement for the construction of a gravity sanitary sewer line through the property.

Title to the vacated right-of-way will vest in the property owners of the abutting property located at 1531, 1559 and 1561 High Street, which are the applicants. The property owners will have to purchase the existing Colorado Department of Transportation right-of-way that is located adjacent to High Street and runs diagonally to the southwest corner of subject property. The recordation of the vacation ordinance has to be concurrent with the proposed subdivision plat and this cannot occur until the property owners have purchased the Colorado Department of Transportation right-of-way property.

Fiscal Information:

The Real Estate Department has determined the following information regarding the right-of-way. The total right-of-way area being vacated is 12,564.1 square feet and is

valued at \$75,000. The easement area being acquired for the sanitary sewer line is 11,089.5 square feet and is valued at \$33,500. Additional factors to consider is that the new alignment benefits the property owners as far as the developable land is increased with the easement being located along the west property line. The property owners also benefited in regards to the value and cost of time and services by Staff to survey, prepare and process the new subdivision plat.

2. Consistency with the Growth Plan:

Policy 10.2 states that the City will consider the needs of the community at large and the needs of the individual neighborhoods when making development decisions.

By allowing this subject area to be vacated, the existing driveway access can remain, continued to be utilized as such and become part of the property owners residential parcel. This request will not affect the adjacent properties uses.

3. Section 2.11.c of the Zoning and Development Code:

Requests to vacate any public right-of-way or easement must conform to all of the following:

a. The Growth Plan, major street plan and other adopted plans and policies of the City.

Granting the right-of-way vacation does not conflict with applicable Sections of the Growth Plan, major street plan and other adopted plans and policies of the City. It will allow an existing use to remain as a residential driveway access.

b. No parcel shall be landlocked as a result of the vacation.

No parcel will be landlocked by the requested vacation as all adjacent properties are being replatted as one large lot and will continue to have direct driveway access off of Highway 50.

c. Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive or reduces or devalues any property affected by the proposed vacation.

Access to any parcel will not be restricted to the point where access is unreasonable, economically prohibitive nor will it reduce or devalue any property.

d. There shall be no adverse impacts on the health, safety, and/or welfare of the general community and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g. police/fire protection and utility services).

There will be no adverse impacts to the general community and the quality of public facilities and services provided will not be reduced.

e. The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter Six of the Zoning and Development Code.

Provision of adequate public facilities and services will not be inhibited to any property as required in Chapter 6 of the Code.

f. The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.

This proposal provides a benefit to the City as the vacated right-of-way area will be the responsibility of the property owner of the subject parcel to maintain. The City will also benefit by working with the property owners for the necessary easement required to construct the new sanitary sewer line.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Right-of-Way Vacation application, VR-2005-079, for the vacation of High Street adjacent to Highway 50, City Council makes the following findings of fact and conclusions:

" The requested right-of-way vacation is consistent with the Growth Plan.

" The review criteria in Section 2.11.C of the Zoning and Development Code have been satisfied.

" The vacation ordinance will be recorded concurrently with the proposed subdivision plat, which cannot occur until existing CDOT right-of-way encumbering the property has been purchased.

Site Location Map
Figure 1

Aerial Photo Map
Figure 2

Future Land Use Map

Figure 3

Existing City and County Zoning

Figure 4

NOTE: Mesa County is currently in the process of updating their zoning map. Please contact Mesa County directly to determine parcels and the zoning thereof."

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

An Ordinance Vacating a Right-of-Way Located at
1531, 1559 and 1561 High Street

Recitals:

A request to vacate the right-of-way located at 1531, 1559 and 1561 High Street adjacent to Highway 50 has been submitted by the City of Grand Junction. The City will reserve a 20' wide sanitary sewer easement on, along, over, under, through and across the subject property for the construction of a gravity sanitary sewer line. Approval of the right-of-way vacation is conditioned upon the vacation ordinance to be recorded concurrently with a proposed subdivision replat of subject property, which cannot occur until existing Colorado Department of Transportation right-of-way encumbering the property has been purchased.

The City Council finds that the request to vacate the herein described right-of-way is consistent with the Growth Plan and Section 2.11 of the Zoning and Development Code.

The Planning Commission, having heard and considered the request, found the criteria of the Zoning Code to have been met, and recommends that the vacation be approved as requested subject to the conditions listed above.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

1. The following described right-of-way is hereby vacated and depicted as Exhibit A and incorporated herein.

Beginning at a found original inscribed rail whence the SW corner of Section 23, T 1 S, R 1 W of the Ute Meridian bears S 34°16'46" W a distance of 2065.32 feet for a basis of

bearings; thence N 06°43'05" W a distance of 271.00 feet; thence N 56°28'05" W a distance of 117.00 feet; thence N 17°59'43" E a distance of 31.14 feet; thence S 56°28'05" E a distance of 139.25 feet; thence S 06°43'05" E a distance of 259.19 feet; thence S 14°35'51" W a distance of 84.77 feet to a point on a non-tangent curve to the left having a radius of 1738.70 feet, a central angle of 45°19'00" and a chord that bears N 05°50'26" W a distance of 53.27 feet to the Point of Beginning.

2. The City hereby reserves and retains a 20' wide sanitary sewer easement on, long, over, under, through and across the subject property, for the use and benefit of the City and for the use and benefit of the Public Utilities, as approved by the City, as a perpetual easement for the installation, operation, maintenance, repair and replacement of sanitary sewer facilities, as approved by the City, together with the right of ingress and egress for workers and equipment to survey, maintain, operate, repair, replace, control and use said Easement, and to remove objects interfering therewith, including the trimming of trees and bushes as may be required to permit the operation of standard utility construction and repair machinery.

Introduced for first reading on this ____ day of _____, 2005

PASSED and ADOPTED this ____ day of _____, 2005

ATTEST:

President of City Council

City Clerk

RECORD OF DECISION

DATE: September 8, 2005
FILE: VR-2005-079
LOCATION: 1531, 1559 and 1561 High Street

PETITIONER: Randy and Dean Van Gundy
1018 S. 5th Street
Grand Junction, CO 81501

REPRESENTATIVE: City of Grand Junction
Paul Jagim – Public Works Dept.
256-4023

PLANNER: Ronnie Edwards

PROJECT IS: Right-of-way Vacation

On September 7, 2005, the Grand Junction City Council approved the request to vacate High Street adjacent to Highway 50, while reserving a 20' sanitary sewer easement. The approval is conditioned upon the vacation ordinance being recorded concurrently with a proposed subdivision replat of the subject property, which cannot occur until existing CDOT right-of-way encumbering the property has been purchased. The City Council found that the criteria of Section 2.11.C of the Zoning and Development Code have been met with the acceptance of these conditions of approval.

Please provide documentation when the CDOT right-of-way has been obtained along with the subdivision plat for staff to review. The recording fees will be determined by staff and the City Clerks office for recordation of the appropriate documents with the Mesa County Clerk and Recorder.

Should you have any questions, please give me a call at 256-4038.

Ronnie Edwards
Associate Planner
256-4038

8/31/05 -
90 days

11/30/05

Rhonda Edwards - VR-2005-079

From: Rhonda Edwards
To: Holguin, Peggy; Jagim, Paul; Kreiling, Jamie; Krick, Peter; Prall, Trenton
Subject: VR-2005-079

The vacation of High Street for Van Gundy was approved at City Council on 9/7/05. One condition of approval was that the ordinance vacating High Street had to be recorded concurrently with the Subdivision plat of this area. At this time, I am told they have the plat, but refuse to sign so we can record the plat and the ordinance that is still sitting in the City Clerk's office. Technically, by the Zoning and Development Code, this project has expired. Staff has decided to give the applicants until February 1, 2007 to submit the signed mylar to the City so recordation of all documents can occur. If the timeline is not met, then the file will be classified as "Withdrawn by Petitioner".

MEMORANDUM

DATE: September 3, 2009
TO: File
FROM: Judith Rice
SUBJECT: Revocation of Approval for VR-2005-079

Because the applicant did not meet the conditions of approval as stated in the Record of Decision, September 8, 2005, in a timely manner, the approval is void.

MEMORANDUM

DATE: September 3, 2009
TO: File
FROM: Judith Rice
SUBJECT: Revocation of Approval for VR-2005-079

Because the applicant did not meet the conditions of approval as stated in the Record of Decision, September 8, 2005, in a timely manner, the approval is void.

VAN GUNDY SUBDIVISION

A REPLAT OF LOTS 1-9, BLOCK 36, MOON AND DAYS ADDITION TO THE CITY OF GRAND JUNCTION, AND OTHER PARCELS IN LOT 7 OF SECTION 23, T.1S., R.1W. Ute M.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Randy Dean Van Gundy and Dean H. Van Gundy are the owners of that real property located in Lot 7 of Section 23, Township 1 South, Range 1 West of the Ute Meridian Mesa County, Colorado, being more particularly described as follows (Warranty Deed Book 1778, Page 92.)

A parcel of land in Lot 7 of Section 23, Township 1 South, Range 1 West of the Ute Meridian commencing at the NW corner of Block 33 of the Moon and Days Addition to the Orchard Mesa Heights Subdivision whence the SW corner of said Section 23 bears S 32°06'48" W 1812.74 feet; thence along the easterly right of way line of the railroad on a curve to the left with a radius of 1532.70 feet and a central angle of 5°30'50" for 147.50 feet, the chord bears N3°57'40" W 147.44 feet; thence N 6°43'05" W 252.30 feet; thence along a curve to the right with a radius of 616.80 feet and a central angle of 29°07'00" for 313.45 feet, the chord bears N 7°50'25" E 310.08 feet to the South bank of the Colorado river; thence along the said South bank to a point that bears S 53°04'51" E 401.91 feet; thence S 27°17'21" W 21.50 feet; thence along a curve to the left with a radius of 2381.80 feet and a central angle of 3°35'49" for 149.52 feet, the chord bears S25°32'09" W 149.50 feet; thence S14°35'51" W 197.60 feet; thence along a non tangent curve to the right with a radius of 1738.70 feet and a central angle of 2°01'07" for 61.26 feet; the chord bears S 3°57'13" E 61.25 feet; thence S 20°40'22" W 56.89 feet to the North line of said Block 33; thence S 88°47'45" W 184.00 feet to the point of beginning.

That said owners have caused the real property to be laid out and platted as VAN GUNDY SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado. That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat of VAN GUNDY SUBDIVISION as follows:

All Utility Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, and telephone lines.

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush. Provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF, said owners, Randy Dean Van Gundy and Dean H. Van Gundy, have caused their names to be hereunto subscribed this _____ day of _____, A.D. 2005.

by: Randy Dean Van Gundy _____ Dean H. Van Gundy _____

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }
The foregoing instrument was acknowledged before me by Randy Dean Van Gundy & Dean H. Van Gundy this _____ day of _____, A.D., 2005.

Witness my hand and official seal:

Notary Public _____

My Commission Expires _____

LIENHOLDER STATEMENT

There are no lienholders by the owners of Record

ABBREVIATIONS

- Δ = Delta or Central angle of curve (Arb)
- R = Radius of Curve
- L = Arc Length of Curve
- C LEN = Chord Length of Curve
- BRG = Bearing of Chord
- WC = Witness Corner
- ROW = Right of Way

FOR CITY OF GRAND JUNCTION USE ONLY

Associated Recorded Documents

Book	Page	Type

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

TITLE CERTIFICATION

STATE OF COLORADO
COUNTY OF MESA

We, Meridian Land Title Company, a title insurance company, as duly licensed in the State of Colorado, do hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to Traver/Westland Development, LLC; that the current taxes have been paid; that all mortgages not satisfied or released or record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights of way of record are shown hereon.

Date: _____ By: _____
Name and Title
Meridian Land Title Company



VICINITY MAP

LEGEND

- Found MCSM
- Found CDDT ROW Monument
- Found original inscribed rail
- Found Monument as noted
- Set 2" Alum. Cap on #5 rebar
- Fence

SCALE: 1" = 40'



CITY OF GRAND JUNCTION APPROVAL

This plat of VAN GUNDY SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this _____ day of _____, A.D., 2005.

City Manager _____

President of City Council _____

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }
I hereby certify that this instrument was filed in my office at _____ o'clock _____ M., _____ A.D., 2005, and was duly recorded in Book No. _____ Page No. _____, Reception No. _____, Drawer No. _____.

Clerk and Recorder _____

REVISIONS

DATE	NOTE

VAN GUNDY SUBDIVISION
Lot 7, Section 23,
T.1S, R.1W, UTE MERIDIAN
MESA COUNTY, COLORADO

HIGH DESERT SURVEYING, LLC

2591 S 3/4 Road
Grand Junction, Colorado
Tel: 970-254-8649, Fax: 970-255-7047

PROJECT NO. 04-103	SUR. BY: DRAWN	CHECKED	SHEET	OF
DATE: MAR. 2005	BE/JF	CW	1	1

AREA SUMMARY

Lots 1 Through 9	1.14 Acres
Vacant Land	2.15 Acres
High Street Vacation	0.29 Acres
Colo. Hwy Dept. Vacation	0.23 Acres
Total	3.81 Acres

NOTES AND BASIS OF BEARINGS

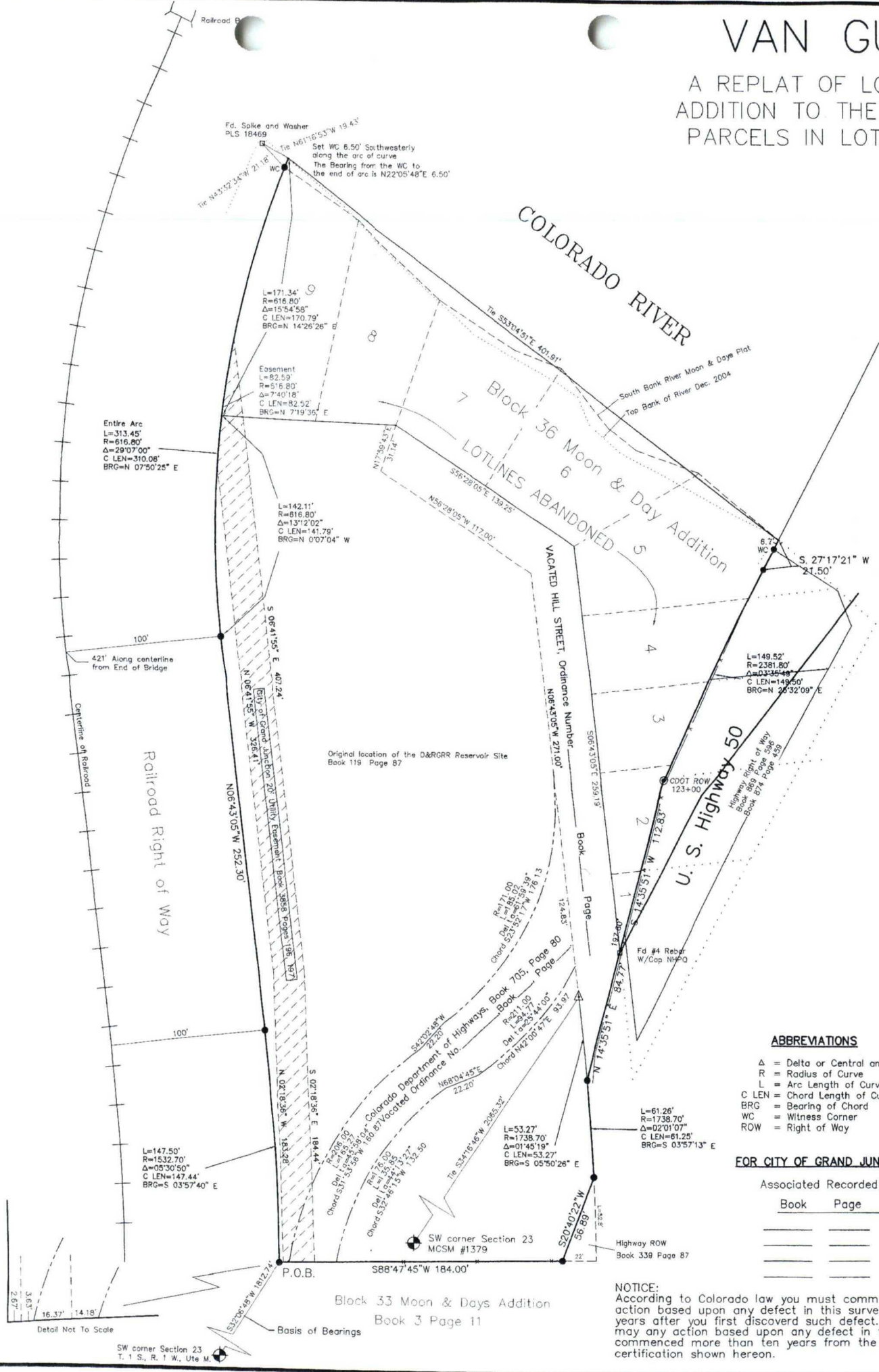
1. Bearings are based upon GPS observations using the Mesa County SMS Local Coordinate System. The bearing from the NW corner of Block 33 of the Moon and Days Addition to the Orchard Mesa Heights Subdivision, a 2" aluminum cap PLS 24953, to the SW corner of Section 23, a MCSM #1379, bears S32°06'48" W a distance of 1812.74 feet.

2. Title Policy No. 00914107 C2 provided by Abstract and Title Co. of Mesa County, Inc. and additional highway right-of-way deeds were used in preparing this survey.

SURVEYOR'S CERTIFICATION

I, Jeffrey C. Fletcher, do hereby certify that the accompanying plat of VAN GUNDY SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified _____



SW corner Section 23
T. 1 S., R. 1 W., Ute M.

Block 33 Moon & Days Addition
Book 3 Page 11

Detail Not To Scale

VAN GUNDY SUBDIVISION

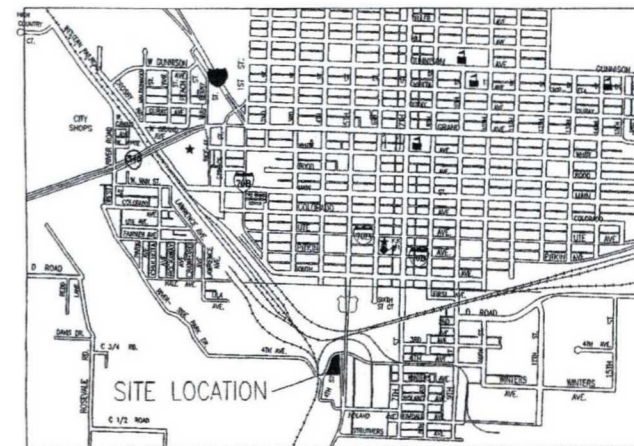
A REPLAT OF LOTS 1-9, BLOCK 36, MOON AND DAYS ADDITION TO THE CITY OF GRAND JUNCTION, AND OTHER PARCELS IN LOT 7 OF SECTION 23, T.1S., R.1W. Ute M.

TITLE CERTIFICATION

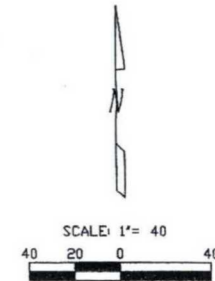
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COUNTY OF MESA

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Name and Title
Meridian Land Title Company



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LEGEND

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City Manager _____ President of City Council _____

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Clerk and Recorder _____

REVISIONS		NOTE:	
DATE		DATE	
VAN GUNDY SUBDIVISION Lot 7, Section 23, T1S, R1W, UTE MERIDIAN MESA COUNTY, COLORADO HIGH DESERT SURVEYING, LLC 2501 B 3/4 Road Grand Junction, Colorado Tel: 970-254-8849, Fax: 970-255-7047 PROJECT NO. 04-103 SUR. BY: DRAWN CHECKED SHEET OF DATE: MAR. 2005 BE/JF JF CW 1 1			

DEDICATION

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by: Randy Dean Van Gundy _____ Dean H. Van Gundy _____

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Randy Dean Van Gundy & Dean H. Van Gundy this _____ day of _____, A.D., 2005.

Witness my hand and official seal:

Notary Public _____

My Commission Expires _____

Lienholder Statement

There are no lienholders by the owners of Record

ABBREVIATIONS

- Δ = Delta or Central angle of curve (Arc)
- R = Radius of Curve
- L = Arc Length of Curve
- C LEN = Chord Length of Curve
- BRG = Bearing of Chord
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- ROW = Right of Way

FOR CITY OF GRAND JUNCTION USE ONLY

Associated Recorded Documents

Book	Page	Type

AREA SUMMARY

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Vacant Land	2.15 Acres
High Street Vacation	0.29 Acres
Colo. Hwy Dept. Vacation	0.23 Acres
Total	3.81 Acres

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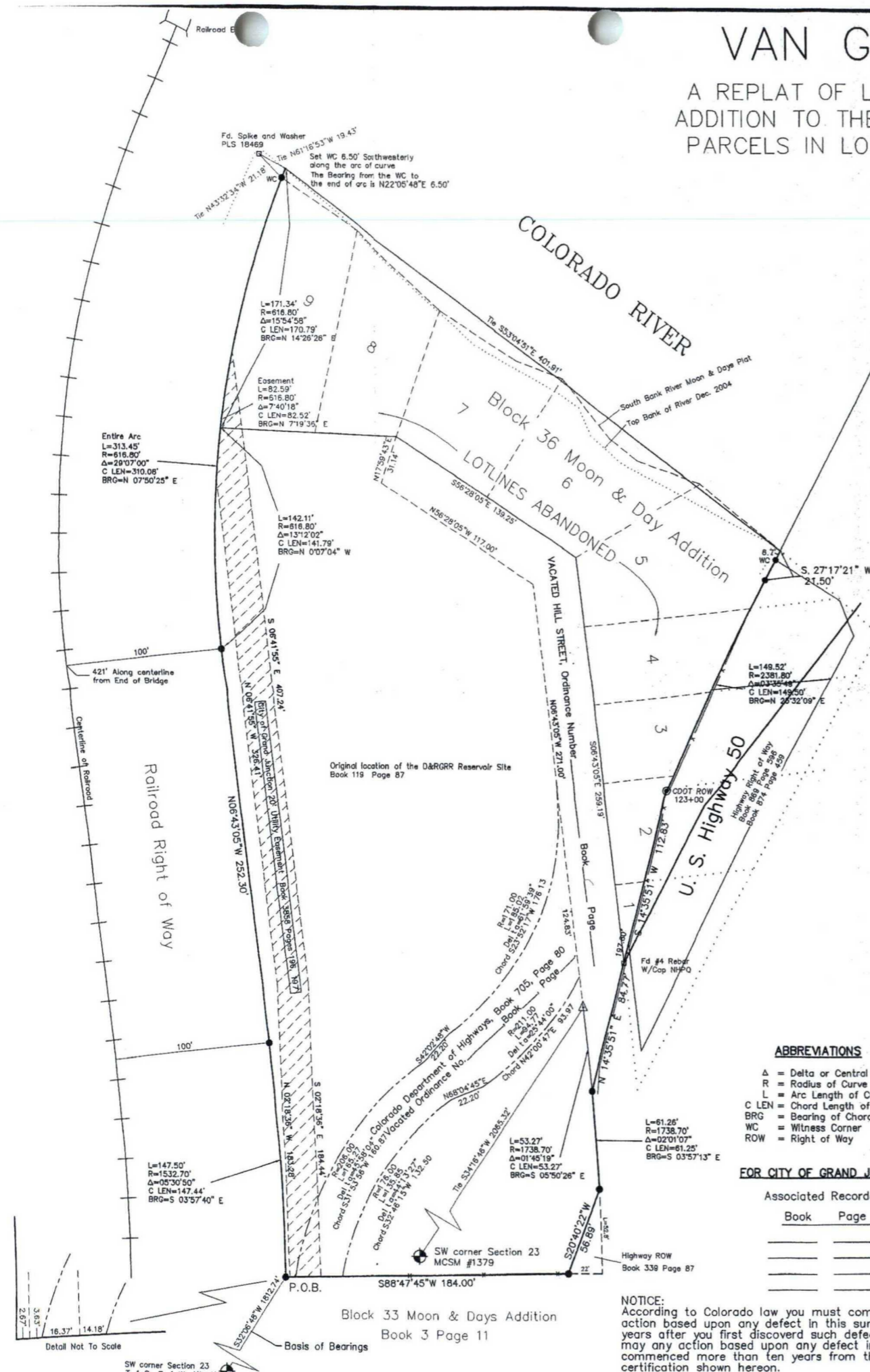
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Date certified _____

NOTICE:
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SW corner Section 23
T.1 S., R.1 W., Ute M.

Block 33 Moon & Days Addition
Book 3 Page 11

Detail Not To Scale



Sheila Reiner
 Clerk and Recorder
 200 S. Spruce St.
 Grand Junction, CO 81501
 (970)-244-1679



Print Date:
 12/18/2014 10:28:15
 AM

Transaction #: 202067
 Receipt #: 2014094642
 Cashier Date: 12/18/2014 10:28:15 AM

Mailing Address:
 P.O.BOX 20,000-5007
 Grand Junction, CO 81502
 (970)-244-1679

www.mesacounty.us

Customer Information	Transaction Information	Payment Summary
(CITYOFGJ) CITY OF GRAND JCT COM DEVELOP 250 N 5TH ST GRAND JCT, CO 81501 Escrow Balance: \$132.00	DateReceived: 12/18/2014 Source Code: Over The Counter Return Code: Over The Counter Trans Type: Recording	Total Fees \$21.00 Total Payments \$21.00

1 Payments	
CASH	\$21.00

1 Recorded Items	
(ORDINANCE) ORDINANCE	<i>BK/PG: 5672/280 Reception Number: 2709893 Date: 12/18/2014 10:28:14 AM From: To:</i>
Recording @ \$10 per page \$1 Surcharge	3 \$21.00

0 Search Items

0 Miscellaneous Items



Sheila Reiner
 Clerk and Recorder
 200 S. Spruce St.
 Grand Junction, CO 81501
 (970)-244-1679



Print Date:
 12/18/2014 10:32:03
 AM

Transaction #: 202069
 Receipt #: 2014094644
 Cashier Date: 12/18/2014 10:32:03 AM

Mailing Address:
 P.O.BOX 20,000-5007
 Grand Junction, CO 81502
 (970)-244-1679

www.mesacounty.us

Customer Information	Transaction Information	Payment Summary
(CITYOFGJ) CITY OF GRAND JCT COM DEVELOP 250 N 5TH ST GRAND JCT, CO 81501 Escrow Balance: \$132.00	Date Received: 12/18/2014 Source Code: Over The Counter Return Code: Over The Counter Trans Type: Recording	Total Fees \$11.00 Total Payments \$11.00

1 Payments	
CASH	\$11.00

1 Recorded Items	
(PLAT) PLAT <i>Drawer A3-41</i>	<i>BK/PG: 5672/289 Reception Number: 2709899</i> <i>Date: 12/18/2014 10:32:03 AM</i> <i>From: To: VAN GUNDY SUB</i>
Plat Recording @ \$10 per page \$1 Surcharge	\$11.00

0 Search Items

0 Miscellaneous Items



Sheila Reiner
 Clerk and Recorder
 200 S. Spruce St.
 Grand Junction, CO 81501
 (970)-244-1679



Print Date:
 12/18/2014 10:32:03
 AM

Transaction #: 202069
 Receipt #: 2014094644
 Cashier Date: 12/18/2014 10:32:03 AM

Mailing Address:
 P.O.BOX 20,000-5007
 Grand Junction, CO 81502
 (970)-244-1679

www.mesacounty.us

Customer Information	Transaction Information	Payment Summary
(CITYOFGJ) CITY OF GRAND JCT COM DEVELOP 250 N 5TH ST GRAND JCT, CO 81501 Escrow Balance: \$132.00	Date Received: 12/18/2014 Source Code: Over The Counter Return Code: Over The Counter Trans Type: Recording	Total Fees \$11.00 Total Payments \$11.00

1 Payments	
CASH	\$11.00

1 Recorded Items	
(PLAT) PLAT <i>Drawer A3-41</i>	<i>BK/PG: 5672/289 Reception Number: 2709899</i> <i>Date: 12/18/2014 10:32:03 AM</i> <i>From: To: VAN GUNDY SUB</i>
Plat Recording @ \$10 per page \$1 Surcharge	1 \$11.00

0 Search Items

0 Miscellaneous Items

Final Approval Checklist

File # VR-2005-079 Project Name(s): Van Gundy Simple Subdivision
Location: 1559-1561 High Street Owner: Randy VanGundy/Dean VanGundy
Planner: R. Edwards/Kathy Portner Representative: City of Grand Junction - Paul Jagim
Engineer: Eric Hahn Acreage: 2.02 ac Zoning: C-1

- Updated Title Work Surveyor's Final Checklist
- Final Plat - mylar
- Owner's Signatures Permanent Black Ink
- Lienholders signatures 2" margin left; 1/2" margin top
- Electronic Copy of Plat
- E-mail: heatherj@gjcity.org or 2 Discs with the electronic plat

- Recording fees (payable to the Mesa County Clerk & Recorder)
 - Plat \$10/pg x 1 pgs + \$1/doc x 1 docs = \$11.00
 - Ordinance 3823 \$10 1st pg + \$5/additional pg = 3 pgs + \$1/doc x 1 docs = \$21.00
- TOTAL = \$ 32.00**

FOR CITY USE ONLY:

- Mayor/City Managers Signatures Recording Certificate from Peter
- Date Recorded: _____ Reception #: _____ Book: _____ Page: _____
- New Residential Lots: _____ New Commercial Lots: _____ Replat/Other: _____
- Section: _____ Township: _____ Range: _____ Council District: _____
- Tracked In: Impact AP Plats doc 200x Documents Recorded doc

VR-017-173
TAC-042¹⁷³

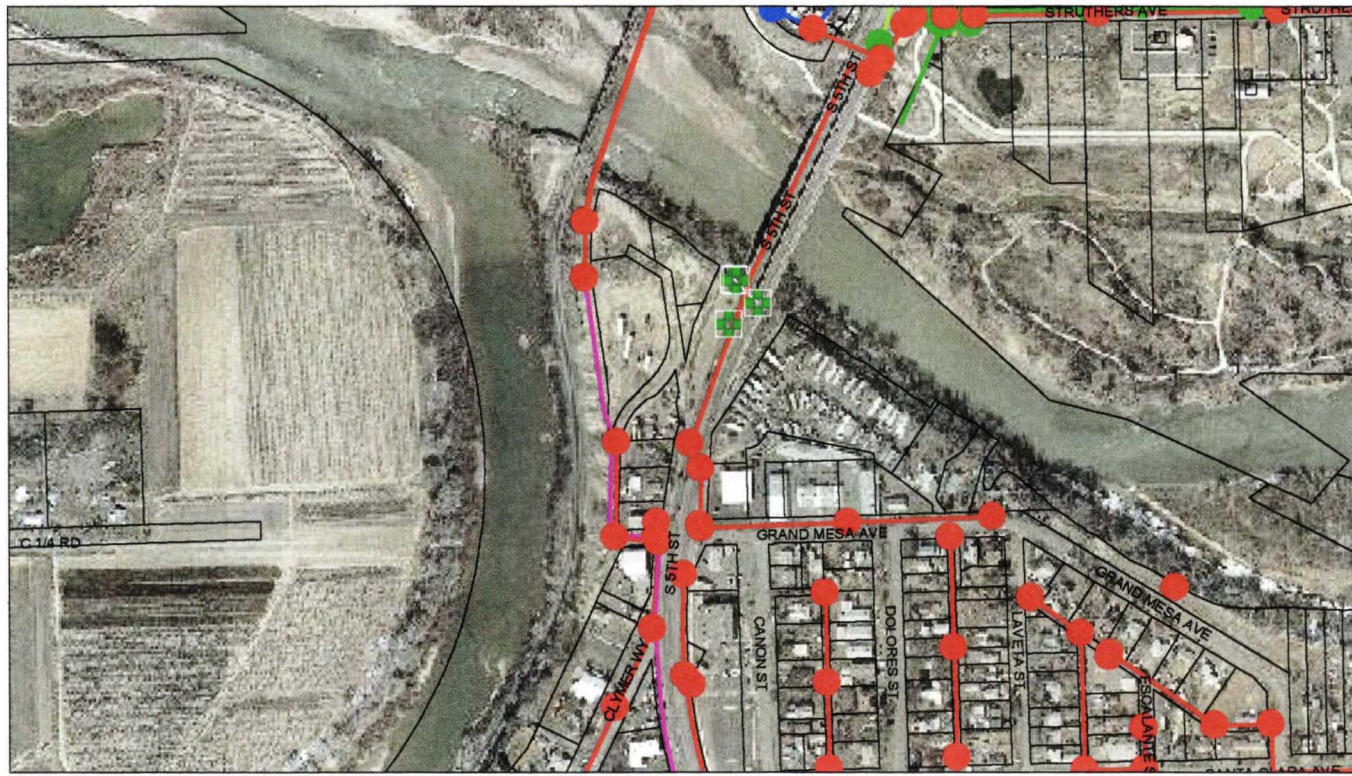
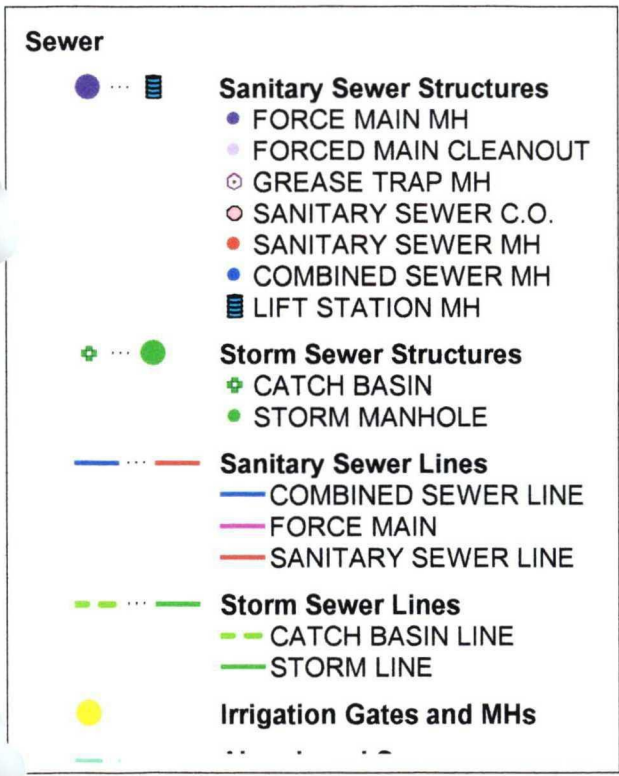
2945-233-15-001, 002, 003, 004

VAC portion of ROW B399 P221

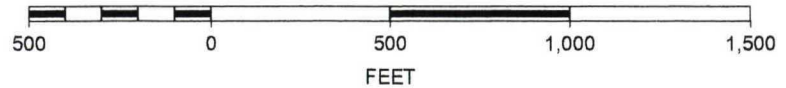
request to vacate High St & develop a 44 unit mobile home park - Pl. Comm. 3/28/73
text amendment for # of parking spaces per dwelling unit

tabled due to missing docs
& requested replat of prop.
w/ vac. petition & SPR.

Replat - 1973 - 025
denied because 017 was denied














SCALE 1 : 6,283

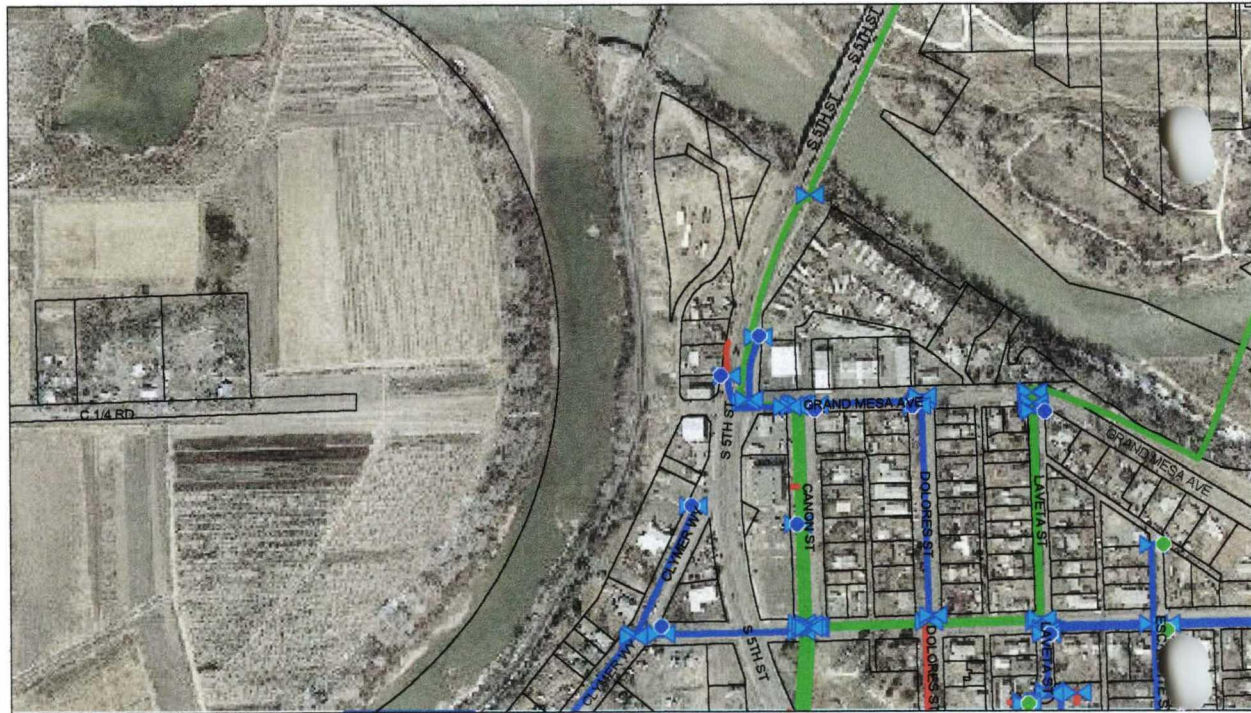


Ute Water

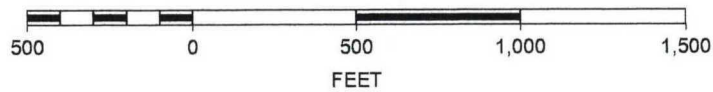
-  **Ute Hydrants**
-  **Ute Water Valves**
-  **Ute Water Mains**
-  **Abandoned Ute Water Line**

City Water

-  **Fire Hydrants**
 -  **BLUE = 1501 gpm and higher**
 -  **GREEN = 1001 to 1501 gpm**
 -  **ORANGE = 501 to 1000 gpm**
 -  **RED = 0 to 500 gpm**
 -  **No color = Info N/A**
-  **Water Valves**
-  **Water Mains**
 -  **Lines 4" and under**
 -  **Lines over 4" up to 10"**
 -  **Lines over 10"**



SCALE 1 : 6,969



MEMORANDUM

TO: Dean Van Gundy
Ray Rickard, REMAX 4000, Inc.
FROM: Mark Bunnell, PE, PTOE
DATE: June 19, 2014
PROJECT: Van Gundy Site on US-50 at High Street
RE: Initial Traffic Analysis Results

TurnKey Consulting completed the initial traffic analysis for the Van Gundy Site on US-50 at High Street (Project). This memo provides a summary of the initial traffic analysis results. We have not conducted a construction concept design of the possible roadway segment and intersection configurations.

Analysis Conditions

The following table lists the two conditions that were analyzed.

TABLE 1 – Analysis Conditions

Condition	Intersection Configurations	Purpose
Base	Based on US-50 ACP with No Changes (High St is $\frac{3}{4}$ Movement)	Determine amount of Project traffic that can access the Project based on a $\frac{3}{4}$ Movement intersection on High Street per the US-50 ACP
Alternative	Based on US-50 ACP at all intersections, except a Modified Continuous Green T-intersection at High St (*)	Determine amount of Project traffic that can access the Project with a Florida Tee signalized intersection at High Street

ACP – Access Control Plan

(*) Modified Continuous Green T-Intersection at High Street

The northbound thru traffic on US-50 never stops at the signal because it always has a green light. All other movements are controlled by the signal. Similar examples of this type of intersection include:

- US-50 at 32 Road
- I70B at 23 Road

Analysis Results

The Base and Alternative Conditions were analyzed to determine how much Project traffic could access the Project site while still providing acceptable traffic operations (level of service (LOS), delay, queuing, and signal progression) on this section of US-50. The following table shows the maximum Project traffic for the Base and Alternative Condition. The background traffic volumes on US-50 are the highest during the weekday PM peak hour, so that period is the controlling period for determining the maximum number of Project trips. In general, the Alternative Condition would allow double the Project trips over the Base Condition.

TABLE 2 – Maximum # of Project Trips at High Street

Period	Project Trips <i>(Maximum # of Project Trips that result in acceptable traffic operations)</i>					
	BASE Condition			ALTERNATIVE Condition		
	IN	OUT	Total	IN	OUT	Total
Weekday AM Peak Hour	184	142	326	407	325	732
Weekday PM Peak Hour	179	150	329	390	338	728
Saturday Peak Hour	103	83	186	202	164	366

The following table shows an estimate of the associated land use based on trip generation rates from the ITE Trip Generation Manual. *It is important to note that any combination of land use that produces the same (or less) number of trips to/from the Project should produce acceptable traffic operations.*

TABLE 3 – One Example of Possible Total Land Uses for Each Condition

Possible Land Use	BASE Condition	ALTERNATIVE Condition
230 – Residential Condo/Townhouse	20 units	100 units
310 – Hotel	80 rooms	100 rooms
710 – General Office Building	15,000 SF	50,000 SF
826 – Specialty Retail Center	20,000 SF	50,000 SF
925 – Drinking Place	1,000 SF	2,000 SF
931 – Quality Restaurant	4,500 SF	9,000 SF
932 – High-Turnover (Sit-Down) Restaurant	4,500 SF	9,000 SF

Critical Traffic Movements

The following sections discuss the critical traffic movements for the Base and Alternative Conditions.

Base Condition

US- 50 at High Street – ¾ Movement Intersection per the US-50 ACP

The critical movement for the Base Condition is the eastbound right-turn (exiting Project traffic) at the US-50 and High Street intersection. The heavy southbound flow on US-50 at this intersection provides a limited number of gaps for traffic exiting the Project to make a right-turn onto southbound US-50. The limited number of gaps produces a “metering” effect to downstream intersections. Because of the metering effect, the Project traffic that makes a U-turn at the US-50 and Unawep Ave intersection does not cause operational issues at this intersection.

Alternative Condition

US- 50 at High Street – Modified Continuous Green T-intersection

The critical movements for the Alternative Condition are the eastbound left-turn (exiting Project traffic) and northbound left-turn (entering Project traffic) at the US-50 and High Street intersection. With the addition of the signal at High Street, the green time allotted to these critical movements is limited in order to meet the required CDOT signal progression standards for thru traffic on US-50. The vehicle queues for all critical movements do not exceed the available storage length.

Next Steps

- 1) Team coordination to identify site plan concepts that match the maximum Project trips for both conditions.
- 2) Owner decision on Project feasibility and then develop game plan on presentation to CDOT and the City

Van Gundy Site Parking Requirements

ITE-Code	Use	Base	Alternative	Unit	
230	Residential Condo/Townhouse	20	100	Units	1.5/2 bed unit
		30	150	Stalls	(Required Parking)
310	Hotel	80	100	Rooms	1/room + 1/250 sf of Rest., bar, Meeting area
		16000	20000	sf	
		144	180	Stalls	(Required Parking)
710	General Office Building	15,000	50,000	sf	1/400 sf
		38	125	Stalls	(Required Parking)
826	Specialty Retail Center	20,000	50,000	sf	1/500 sf
		40	100	Stalls	(Required Parking)
925	Drinking Place/Bar	1,000	2,000	sf	1/100 sf
		10	20	Stalls	(Required Parking)
931	Quality Restaurant	4,500	9,000	sf	1.5/100 sf
		68	135	Stalls	(Required Parking)
932	High-Turnover (Sit-Down) Restaurant	4,500	9,000	sf	1.5/100 sf
		68	135	Stalls	(Required Parking)
Total Parking Stalls Required		397	845		

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 ATKINS AND ASSOCIATES, INC. 518 28 Road, Suite B-105 Grand Junction, Colorado 81501 P: 970.245.6630 F: 970.245.2355		DATE: _____ REVISION: _____ BY: _____
SITE CONCEPT		
VAN GUNDY SITE HWY 50 AT COLORADO & GUNNISON RIVERS		
DRAWN BY: SLA CHECKED BY: RLA DATE: 6/25/14 PROJECT NO.: 14007E	SCALE VERIFICATION: 0 1 BAR IS 1-INCH ON ORIGINAL DRAWING. SCALE: HORIZ: 1"=400' VERT: 1"=100'	1 of 1



Implementation of the Access Control Plan will occur over time based on traffic and safety needs, available funding, or as redevelopment occurs.

All deceleration and acceleration lanes and edge of pavement lines are shown for illustrative purposes only. The type, number, and length of these lanes will be determined by a separate traffic study to be done at the time of actual design and implementation of the plan.

Legend

- Access Recommended for Closure
- Right-in Right-out Access
- 3/4 Movement Access
- Full Movement Access
- Ramp
- Right-in Only Access
- Right-out Only Access
- Future Cross Access Property Agreement
- Property Lines
- Edge of Pavement
- Proposed Future Roadway (Exact Location TBD)
- Median Treatment
- Existing Signalized Intersection
- Future Signalized Intersection only if/when meets warrants

0 50 100 200 300 Feet

Access #17 & #18 to be closed when shared access can be obtained from Access #177 or other roadways

Access #19 & #21 to be closed when shared access can be obtained from Access #179 or other roadways

Access #29 & #31 to be closed when shared access can be obtained from Access #181 or other roadways

Computer File Information		Index of Revisions	
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Last Modification Date: 10/27/08	Initials:		
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Void:

US 50 Access Control Plan

Project No./Code	
Sheet Number:	1