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File 1973-0017

Date 12/17/99

Vacation of High Street

| | | |
|---------------------------------|---------------------------------|---|
| 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 ISYS retrieval system. In some instances, not all entries designated to be scanned 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 included.</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 | *Summary Sheet – Table of Contents |
| | | Application form |
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| | | *Submittal checklist |
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| | | Reduced copy of final plans or drawings |
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| | | *Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date) |

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

| | | | | | |
|---|---|---|--|--|--|
| X | X | Status Report - <i>TABLED</i> | | | |
| X | X | School District Report – 5/29/73 | | | |
| X | X | Letter from Carl Weil to Rick Cisar – 5/24/73 | | | |
| X | X | Letter from B.A. Weil to Rick Cisar – 2/28/73 | | | |
| X | | Review Sheets | | | |
| X | | Aerial Photo | | | |
| X | X | Site Plan | | | |
| X | | Memo from Rick Cisar to Planning Commission – 5/29/73 | | | |
| X | | Letter from Rick Cisar to B.A. Weil – 6/1/73 | | | |
| X | X | Letter from Rick Cisar to B.A. Weil – 3/29/73 | | | |
| X | | Planning Commission Agenda – 3/28/73, 5/20/73 | | | |
| | | | | | |
| | | | | | |
| | | | | | |

Date Received: 2-28-73

Item # 17-73

Request: Vacation of High Street

Location: _____
Location: 1531 High St - Trailer Park

Petitioner: B. A. Weil

Address: _____ Phone: _____

Advertised: _____ Date: _____

To Planning Comm: 3-28-73 - 5-30-73

Action: Tabled for lack of information
4/30: Denied

Advertised: _____ Date: _____

To City Council: _____

Action: _____

Comments: _____

28 February 1973

Mr Rick Cisar
Grand Junction Planning Commission
P.O. Box 968

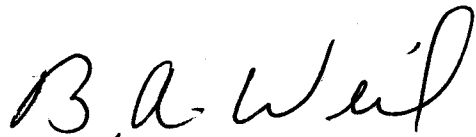
Dear Sir,

We are desirous of remodeling the trailer, or mobile home court or park, known as Twin Rivers Trailer Park, located at 1531 High Street in Grand Junction.

In order to redesign the layout of the Park we would like to request that High Street, which runs into the park, be vacated. We wish to vacate high street as recorded in Book 705 page 80.

Thank you very much for your consideration. I remain,

Sincerely,



B. A. Weil

BAW:me

JOHN ORCUTT & ASSOCIATES

POST OFFICE BOX 897
CASTLE ROCK, COLORADO 80104
TELEPHONES: 688-9686 OR 688-9687

May 24, 1973

Mr. Rick Cisar
Grand Junction City Planning Committee
Grand Junction City Hall
Grand Junction, Colorado

Dear Mr. Cisar:

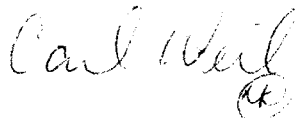
As per our phone conversation of 5-23-73, this is to authorize you to vacate the portion of High Street that runs across my property in the plat that you are attaching this to.

For the purpose of this vacation, I authorize my father, B. A. Weil, to be my agent at your planning meeting in May. He is to be my agent solely for the purpose of vacating High Street. If you or the committee has any additional questions or statements which I may help with, please contact me at the numbers on my card.

Over the phone on the 23rd of May you indicated that the 44 trailer sites proposed to be renovated by B. A. Weil was permissible since this was allowed in the building code regulation and since the property had carried this number of sites previously. Could you please send me a letter simply stating these facts, indicating that the 44 trailer sites are in agreement with the building code?

Thank you for your time.

Sincerely,



Carl Weil

CW/lk

JOA The Mark Of Quality Service

OTHER OFFICES:

JOA
JEFCO AIRPORT
JOHN HOXSEY, REG'L. MGR.
7676 OAK - PH. 469-3203
ARVADA, COLO. 80002

D. C. HANSON & ASSOCIATES
PALMER LAKE,
COLORADO 80133
PHONE: 481-2927

JOA
MUNICIPAL AIRPORT
SANTA FE,
NEW MEXICO 87501
DICK BROWN, REG'L. MGR.

March 29, 1973

Mr. B. A. Weil
Quarter Circle CW
Whitewater, Co. 81527

Dear Mr. Weil:

The City of Grand Junction Planning Commission reviewed your request to vacate High Street at their March 28, 1973 meeting and tabled the request do to lack of the following information:

1. A revised petition or letter from the property owner of record requesting the vacation and authorizing you as his representative.
2. A detailed site plan of your proposed development to include all information as outlined in the enclosed "Trailers and Mobile Homes Ordinance" of the City of Grand Junction.
3. Review comments on the site plan from all utility companies and applicable City departments. In order to accomplish full review by the above companies and departments, 16 prints of the site plans will be required for distribution.

Further, before any action can be taken on the vacation, it will be necessary to replat the property in question to eliminate the recorded lots. The vacation petition and replat of the property can then be processed as companion items.

Also, in order to avoid any further delays regarding your development, the replat of the property (in accordance with the City of Grand Junction subdivision regulations) the corrected vacation petition and the site plan should be submitted at the same time so all proposed plans for this property can be processed and reviewed at the same time.

If you have any questions regarding these requirements, please feel free to contact our office

Sincerely,

Rick Cisar
Assistant Director

jb

Enc.

M E M O

To: City Planning Commission Member

From: Rick Cisar

Date: May 29, 1973

Subject: High Street Vacation & Proposed Mobile Home Park

With concern expressed over this item, I have researched this proposed development and have found the following:

1. The petitioner has submitted all necessary documents and plans required for the vacation and redevelopment of the park.
2. All plans have been reviewed by all city and utility departments.

The above mentioned items are basic requirements which must be submitted and reviewed before an item is considered by the Board.

In reviewing the proposed request, I would be inclined to disagree with the intended use of the property based on the following:

1. Residential developments in a commercial district, whether they be permanent conventional single-family houses or mobile homes; both provide shelter for people.
2. The location of the site, namely; Hwy 50 on the east, the Colorado River on the north and the railroad and Gunnison River on the west. The two latter locations involving steep cliffs.
3. The proposed density; 44 units on approximately 4.0 acres at a density of 11 units per acre with no proposed open space or recreational areas.
4. The special requirements for pedestrian traffic to and from the area, normally not a problem with a well planned residential area. (see attached School District report for specifics)
5. The proposed vacation of High Street, creating a private street. Historically, private streets don't work out and the city eventually inherits the problems. Namely, repair, maintenance and snow removal.

Denial of the vacation would decrease the density by approximately 9 units because of required setbacks from a dedicated street but not the other problems mentioned.

6. The conflict of the "Trailer and Mobile Homes" ordinance, (page 18, attached) with the general purposes of and intent of the Grand Junction Zoning Ordinance, page 1-a.

In conclusion and in consideration of the above, I feel the proposed development would not promote the health, safety and the general welfare of the future residents of the proposed trailer park nor be beneficial to the City in terms of long-range planning.

SCHOOL DISTRICT REPORT

MESA COUNTY VALLEY SCHOOL DISTRICT NO. 51

REPLAT: Moon & Days Addition

DATE: May 29, 1973

OWNERS AND/OR SUBDIVIDERS: Carl Weil

1. What schools would children residing in the proposed replat normally attend?

Columbus Elementary School
Orchard Mesa Junior High School
Grand Junction High School

2. What is the current enrollment and the projected maximum capacity of each of the respective schools?

| | | |
|---------------------------------|------|------|
| Columbus Elementary School | 417 | 450 |
| Orchard Mesa Junior High School | 632 | 725 |
| Grand Junction High School | 1244 | 1450 |

3. What is the anticipated enrollment of these schools within one year, inclusive of proposed plans and subdivisions already approved?

Previous plans and subdivisions have not been submitted for analysis prior to this year, therefore, the information needed is unknown at this time.

4. What is the projected number of dwellings and families proposed in this replat?

44 - rental mobile units and families as is presently understood.

5. What is the projected average number of persons per household?

2.97, based upon Reporting Data for Colorado, Mesa County, developed from the 1970 Census Data and produced by Applied Urbanetics, Inc., Washington, D. C.

6. What is the projected number of children who would reside in this replat addition?

$33.61 \times 44 \text{ sites} \times 2.97 \text{ household factor} = 43.9$
or 44 children.

7. What is the projected number of school age (5-17) children who would reside in the subdivision?

$44 \text{ children} \times 79.39\% = 35$

8. What is the projected number of pre-school age children (under 5) who would reside in the subdivision?

$44 \text{ children} \times 20.61\% = 9$

9. What is the projected number of school age children who would attend each of the respective schools?

| | | |
|--------|---------------------------------|----|
| 50.97% | Columbus Elementary School | 18 |
| 22.75% | Orchard Mesa Junior High School | 8 |
| 26.28% | Grand Junction High School | 9 |

10. When the projected number of school age children for each of the respective schools is added to the current enrollment plus the projected enrollment increase and projected enrollment from other preliminary subdivisions anticipated because of approved subdivisions plans is the resulting sum greater, equal, or less than the estimated capacity of the respective schools?

| | | |
|---------------------------------|----------|------|
| Columbus Elementary School | 417 + 18 | Less |
| Orchard Mesa Junior High School | 632 + 8 | Less |
| Grand Junction High School | 1244 + 9 | Less |

11. What means of transportation will be required of pupils attending each of the respective schools?

Pupils attending Columbus Elementary and Orchard Mesa Junior High School will be required to walk under present policy, and those attending Grand Junction High School would be bused.

Mesa County Valley School District Transportation Policies provide transportation for elementary (K-6) pupils who reside one mile from school and provide transportation for secondary pupils (7-12) who reside over two (2) miles from school.

12. Will bus transportation traffic have to pass through or enter the subdivision?

No. Present petition considerations are to vacate High Street with the installation of a Cul De Sac.

13. Is a bus transportation pickup point provided which would enable the bus to leave the main road safely to pick up pupils at a point distant from the main flow of vehicular traffic?

The out-bound bus would be able to leave the main road safely for pick up of senior high students, or routing could be scheduled which would enable the students to be picked up by the in-bound bus on the east side of U. S. Highway 50 which means crossing the four lanes of traffic at the top of the Fifth Street Hill. I would also question whether the bus could safely make the turn from Grand Mesa Avenue onto High Street.

14. Will crosswalks be required for pedestrian traffic in or near the subdivision?

Crosswalks are a must for this area with approximately 18 and 8 elementary and junior high students respectively coming from this mobile park.

I would question a crosswalk at Grand Mesa Avenue across the four lanes of traffic as it would be at the crest of the hill and a real traffic problem.

15. Will a sign be required to alert traffic of a heavy concentration of children coming from the mobile park?

Signs would be an absolute necessity unless the mobile park owner could have an overhead walkway constructed over the four lanes of traffic of U. S. Highway 50 at Grand Mesa Avenue.

Another possibility would require the installation of sidewalks and walkways along the highway intersection of U. S. Highway 50 and Unawep Avenue and then east to the Columbus Elementary School; or a mechanical device could be installed at the intersection of U. S. Highway 50 and Santa Clara Avenue.

16. What additional cost would the district experience in order to accommodate the additional pupils from the mobile park?

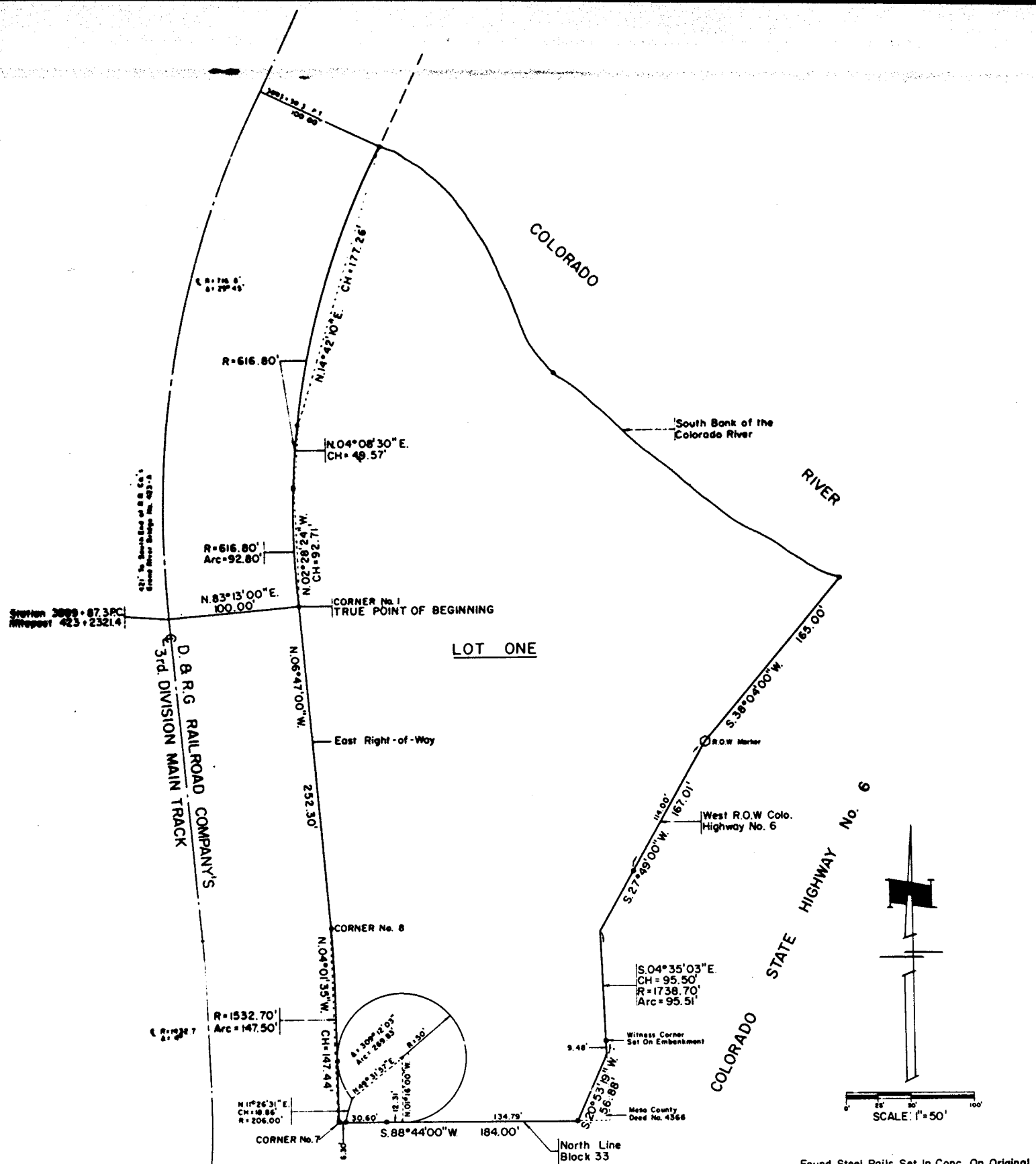
It is doubtful whether any additional cost would be anticipated as far as teachers, facilities, or supplies are considered. Neither would it require additional transportation costs.

17. Other recommendations:

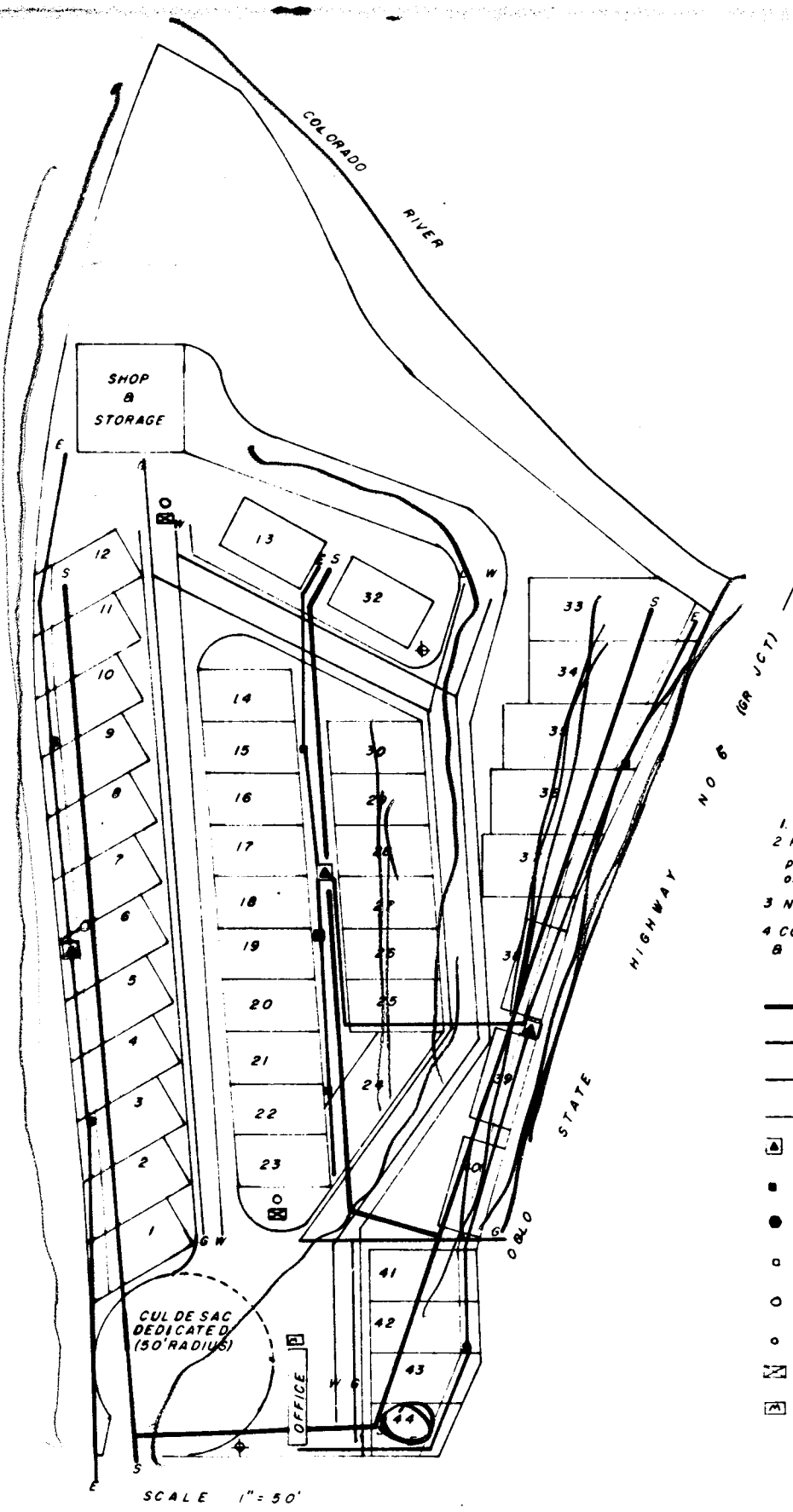
Realizing this request is for the consideration of a replat of the Moon & Days Addition for a 44-unit rental mobile park, and already zoned light commercial, it is recommended that the Planning Commission do everything within its power to install, or have installed, sidewalks, cross walks, and mechanical signs for the safety and welfare of the pupils who will be walking to school across four lanes of heavily traveled highway and the main traffic artery south into and out of Grand Junction.

*Company
17A BEAD
Company
Single family
17A. LKS. TO*

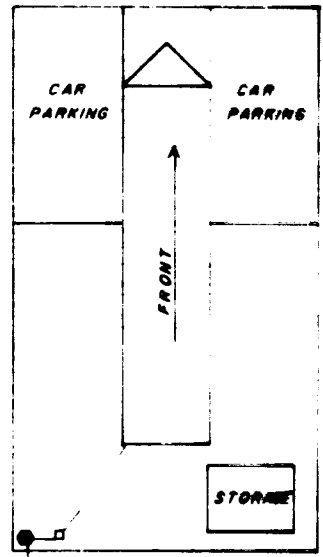
*QUESTIONS
TO BE
DIRECT*



- Found Steel Rails Set In Conc. On Original Railroad Survey
- 1/2" Rebar and Monument Cap Set By N.H.PQ



TYPICAL INSTALLATION
SCALE 1" = 10'



OWNER TO PROVIDE

1. Trenches & Backfill
2. Redwood Posts (for electric breaker, plug, phone & tv hookup & other associated hardware)
3. Necessary easement
4. COMPLY with all regulations & requirements

UTILITIES TO PROVIDE
(Water, Gas, Electricity, Phone & Tv)

1. Transformers, meters, pedestals,
2. Supervision of work required of owner
3. Cables & necessary hardware

LEGEND

- Sewer
- Electricpower, Phone, Cable TV
- Gas
- Water
- Transformers
- Secondary Pedestal
- Meter Pedestal
- Redwood Post
- Area Lights
- Fire Hydrant
- Trash Bins
- Mail Boxes

4-10-73
BAW