

Subdivision ROAD VACATION - MINNOW DR.

Date 10/12/76

Item # 70-76

Petitioner HENRY G. GREEN

Preliminary Review Agencies Comments

Final Review Agencies Comments

Eng. - MAY WANT CUL-de-SAC.

Public service - requires easement for electric & 2" GAS.



Action Taken

P.C. TABLED BY OCT 1976
DENIED 24 NOV 1976

C.C. SENT BACK TO P.C.

Action Taken

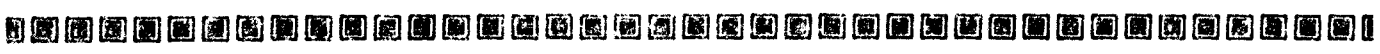
P.C. Approved 26 JAN 77

C.C. _____

Comments

① P.C. TABLED for further STUDY by ENGINEERING.

Comments



ITEMS REQUIRED FROM DEVELOPER

- Check
- Drainage
- Improvements
- Utility Agreement
- Landscaping
- Guarantee
- Title Investigation
- Covenants
- Annexation
- Other (Specify)

PETITION FOR VACATION OF PUBLIC ROAD RIGHT OF WAY

COME NOW Henry G. Green and Geneva Green, the petitioners herein, and petition the City Council of the City of Grand Junction, Colorado, to adopt, pass and enact an ordinance vacating the following described road right of way.

REASONS FOR VACATION

The public road right of way which the petitioners request be vacated constitutes a portion of a dedicated public street known as Minnow Drive in West Lake Park Subdivision, Grand Junction, Colorado. The portion of Minnow Drive which is the subject of this petition provides no ingress or egress to any property other than that of the petitioners. The City Council of Grand Junction has heretofore enacted an ordinance vacating all that portion of Minnow Drive which lies south of the portion which is the subject of this petition, as shown on the site plan which is attached hereto. There are no utilities installed in the portion of Minnow Drive which is the subject of this petition. Minnow Drive has not been constructed in its entirety, the only portion which is now constructed and in use as a public road is that which lies north of the portion which is the subject of this petition.

LEGAL DESCRIPTION

That portion of Minnow Drive which is the subject of this petition is described as follows:

A public road right of way 40 feet in width denominated Minnow Drive which lies between Block 5 and Block 7 of West Lake Park Subdivision, Mesa County, Colorado, as shown on the plat recorded in Plat Book 7 at Page 91 of the records of the Mesa County Clerk and Recorder, being more particularly described as a 40-foot right of way lying 20 feet each side of the center line, said center line beginning 20 feet west of the NW corner of Lot 3 in Block 7 of West Lake Park Subdivision, Mesa County, Colorado, thence southerly 20 feet on each side of said center line to the south line of the Grand Valley drainage ditch.

NAMES AND ADDRESSES OF PETITIONERS

The petitioners are Henry G. Green and Geneva Green who reside at 1810 Minnow Drive, Grand Junction, Colorado.

INGRESS AND EGRESS

There are no other surrounding property owners using the portion of Minnow Drive which is the subject of this petition for ingress to their property.

Oct 8, 1976
Date

Henry G. Green
Henry G. Green

Oct. 8, 1976
Date

Geneva Green
Geneva Green

Reams & King

ATTORNEYS AT LAW

WARREN F. REAMS
VINCENT W. KING

301 NORTH 7TH STREET - P. O. BOX 118
GRAND JUNCTION, COLORADO 81501
PHONE: 303 - 242-7847

October 8, 1976

Mr. Don Warner
Senior Planner
Development Department
Mesa County Courthouse
Grand Junction, CO 81501

Re: Vacation of Minnow Drive

Dear Don:

Enclosed you will find an original and 15 copies of a petition, with site plan, for the vacation of a portion of Minnow Drive, a public road right of way in West Lake Park Subdivision. We are also enclosing a check in the amount of \$235.00 in payment of the filing fee.

Please advise us as to the times when the matter will be placed before the Planning Commission and the City Council.

Very truly yours,



Vincent W. King

VWK/ehp

Enclosures

STATE OF COLORADO

County of M.E.S.A. } At a regular adjourned meeting of the Board of County Commissioners for Mesa County, Colorado, held at the Court House in Grand Junction on Thursday the thirty-first day of July, A. D. 1958, there were present:

- Henry J. Tupper, Chairman,
- Charles L. Walker, Commissioner,
- Roe F. Saunders, Commissioner,
- Thomas K. Youngs, County Attorney,
- Annie M. Dunston, Clerk,
- Deputy,

when the following proceedings, among others, were had and done, to-wit:

45698

The matter coming on for hearing on the application of Paul Ouret for the vacation of a road right-of-way described as follows:

"The vacating of a portion of Minnow Drive, a public road right of way 40 feet in width, which is adjacent to Block 5 & 6 of West Lake Park Subdivision, as recorded in Plat Book 7, page 9, said vacated portion being further described as a 40 foot right of way lying 20 feet on each side of a center line beginning at the west edge of Bass Street, thence west along the center line of said Minnow Drive 230 feet, thence north along said center line to the south line of the Grand Valley Drainage Ditch" and

IT APPEARING from the minutes of the Planning Commission under date of April 24, 1956, that the Commission recommend to the County Commissioners that said described Minnow Drive be vacated as soon as the Quit Claim Deed for a 30-foot right-of-way on the east side of the proposed 25 1/2 Road has been signed; and

IT FURTHER APPEARING that the above mentioned deed has been signed and recorded in Book 696 at page 595;

IT FURTHER APPEARING that the vacation of said above described Minnow Drive will not, in any way, deny ingress or egress to any of the property owners in West Lake Park Subdivision;

NOW THEREFORE on motion of Charles Walker, seconded by Roe Saunders and carried the following order for abandonment was adopted that henceforth the roadway described

"The vacating of a portion of Minnow Drive, a public road right of way 40 feet in width, which is adjacent to Block 5 & 6 of West Lake Park Subdivision, as recorded in Plat Book 7, page 9, said vacated portion being further described as a 40 foot right of way lying 20 feet on each side of a center line beginning at the west edge of Bass Street, thence west along the center line of said Minnow Drive 230 feet, thence north along said center line to the south line of the Grand Valley Drainage Ditch"

be and the same is hereby abandoned as a public highway.

STATE OF COLORADO,

County of Mesa } I, Annie M. Dunston, County Clerk and ex-officio Clerk of the Board of County Commissioners in and for the County and State aforesaid, do hereby certify that the annexed and foregoing Order is truly copied from the Records of the proceedings of the Board of County Commissioners for said Mesa County, now in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County, at Grand Junction this twenty-fourth day of December, A. D. 1958



Annie M. Dunston
COUNTY CLERK.
Per _____ DEPUTY.

OFFICE COPY

734089 Filed 2:25 P.M.

DEC 26 1958

70208

2.5 1/2 ROAD

LIMITS

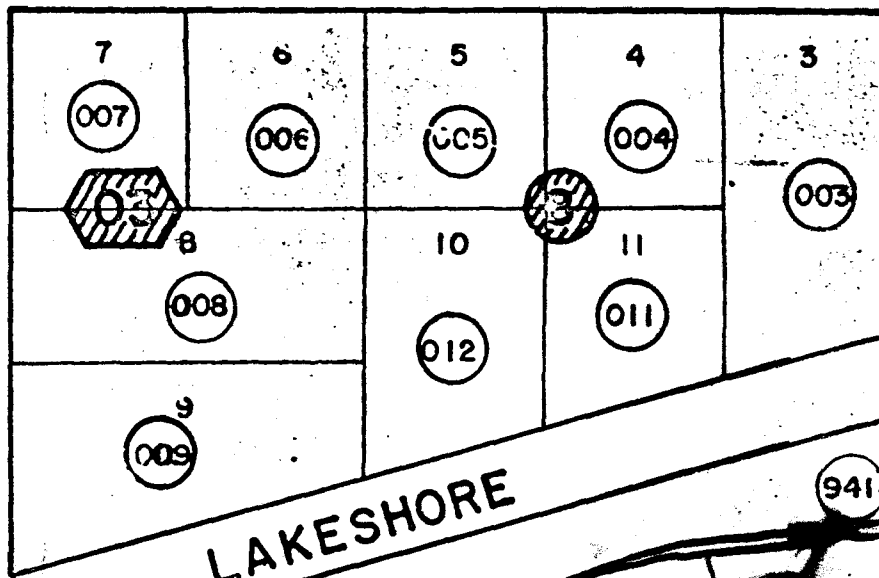
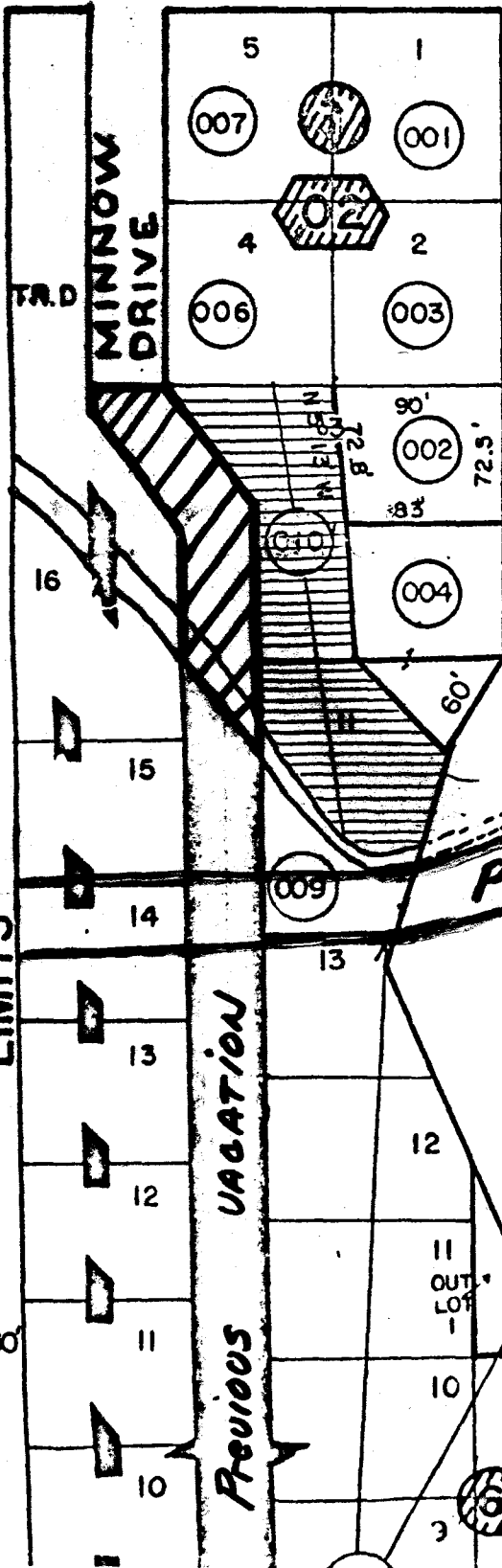
Previous VAGATION

TR.D

MINNOW DRIVE

WEST

ORCHARD



LAKESHORE

CITY OUT LOT 5

Proposed Orchard Ave.

CITY OUT LOT 4

ADD. WEST

SHAW'S

OUT LOT 3

CITY

CITY

OUT LOT 2

CITY

