

REVIEW SHEET SUMMARY

FILE # 98-78

ITEM JOHNSON ALLEY VACATION

MEETING DATE October 31, 1978

COMMENTS:

FIRE DEPT.-MANTLO

Ok to vacate, but parking must be laid out so that access is possible to the existing homes in the area.

CITY ENGINEER - JENSEN

No way for trash pickup for apartments...could not service trash tank only in parking lot. "No!"
This is a necessary and needed alley for city trash and sewer maintenance service.

PUBLIC SERVICE

Gas: No objection. Electric: Existing 1 O.H. line through alley will have to be left as is unless customer would pay for undergrounding. An 15' utility easement will have to be reserved in this alley location. Existing O.H. line along East R.O.W. of 13th will also remain.

TRAFFIC ENGINEER - MCKEE

This area is congested due to heavy use of parked vehicles by Mesa College students. The streets are generally too narrow to accomodate parking on both sides and two-way traffic. Specifically Bunting & 13th are parked heavily during most of the day and will not allow two way traffic at the same time. Parking should be contained on site for development. I see no reason to vacate alley as long as it is needed for trash pick-up as streets are not wide enough to accomodate "Packers", parking, and traffic without added confusion and congestion.

CITY ENGINEER - RISH

If the alley is vacated, the necessary modifications to C,G, & SW's should be made by petitioner.

MOUNTAIN BELL

No objections. Now have aerial cable in a 15 ft. utility easement in the alley and future plans for buried cable; therefore, we will require the utility easement remain.

DEVELOPMENT DEPARTMENT RECOMMENDATION

Recommend denial based on existing need for an alley of the present configuration. Alternatives are not as workable as existing condition.

PLANNING COMMISSION RECOMMENDATION

GOVERNING BODY DECISION

PETITION FOR ROAD VACATION

City of Grand Junction

We, the undersigned, hereby petition for the road located at Portion of alley in Block 2, DE VOE Sub. Grand Jct. to be vacated for the following reason(s):

To develop an apartment complex and provide an alternate route for trash pickup which the alley is being used for at this time.

Legal description of proposed vacation:

Beginning at the northwest corner of lot 10, Block 2 of De Voe Subdivision, Grand Junction, Mesa County, Colorado; thence North 20 feet; thence East 78 feet; thence South 20 feet; thence West 78 feet to the point of beginning.

Signature of adjacent property owners.

Address.

Anita Mike Johnson

1313 Bunting

DATE SUBMITTED TO DEVELOPMENT DEPARTMENT

SUBMITTED BY:

FEE PD.

STATE OF COLORADO)

) ss.

COUNTY OF MESA)

The foregoing instrument was acknowledge before me this 6th day of October, 1978. By Stephen B. Johnson, Jr. and Anita Nickels Johnson
My Commission expires: July 31, 1981

Laura Jean Thibault
NOTARY PUBLIC

Subdivision Johnson Alley Vacation

Date 10-2-78 Item # 98-78

Petitioner Mike S. Johnson

n.w. 78' alley at 13th + Glenwood

Review Agencies Comments

Review Agencies Comments

Lined area for review agency comments with a central column of small squares.



Action Taken

Action Taken

P.C. recommend ^{10/31/78} denial

P.C. _____

C.C. _____

C.C. _____

Comments

Comments

7-3 as per staff recommendations



ITEMS REQUIRED FROM DEVELOPER

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

W. H. Lizer & Associates
492 - 29 Road
Grand Junction, Co.
October 2, 1978

Mr. Don Warner
City/County Planning Dept.
Grand Junction, Co.

Dear Mr. Warner,

Please find attached copies of maps showing the existing alley location and the proposed easement for trash pick-up as was discussed by you and Mrs. Johnson. It is planned to leave a strip 15 feet wide in the existing alley as an underground utility easement, as shown on the attached drawings. Mr. & Mrs. Johnson are proposing a 22 unit, multi-story apartment building which will be in the area labeled Apartment Complex Area, which is zoned R-3. Approximately 11% of the total area is reserved for landscaping, adjacent to Glenwood Avenue and 13th Street.

We have discussed putting electrical and telephone underground in the 15 foot Utility Easement with the above respective Utility Companies and they have foreseen no problem in doing so. There is an existing sewer line in the alley and this has also been discussed with the City.

It is felt that by vacating the alley and providing an alternate route for trash pick-up would provide better land use for this area.

Due to the irregular shape of the property, 34 parking units were the most that could be attained according to City standards, with 22 Units, 37 parking units are required.

The developers, the Johnson's are requesting a waiver for 3 less parking spaces in order to make this a feasible project for them.

Should you have any questions on any of the above, please contact me at your earliest convenience.

Sincerely yours,
Wayne H. Lizer
Wayne H. Lizer P.E., L.S.