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Project Name: Hillcrest and Walnut - ROW Vacation and Easement Vacation

File\_1982-0045

Date\_\_7/9/02 A few items are denoted with an asterisk (\*), which means they are to be scanned for permanent record on the in some r instances, not all entries designated to be scanned by the department are present in the file. There are also documents e a specific to certain files, not found on the standard list. For this reason, a checklist has been provided. Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick e n  $\mathbf{n}$ guide for the contents of each file. e d t 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. \*Summary Sheet - Table of Contents **Review Sheet Summary** Application form Review Sheets Receipts for fees paid for anything \*Submittal checklist \*General project report Reduced copy of final plans or drawings Reduction of assessor's map Evidence of title, deeds X \*Mailing list to adjacent property owners Public notice cards Record of certified mail Legal description Appraisal of raw land Reduction of any maps - final copy \*Final reports for drainage and soils (geotechnical reports) Other bound or nonbound reports Traffic studies Individual review comments from agencies \*Consolidated review comments list \*Petitioner's response to comments \*Staff Reports \*Planning Commission staff report and exhibits \*City Council staff report and exhibits \*Summary sheet of final conditions \*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 Action Sheet X Review Sheet Summary X Review Sheets X X Ordinance No. 2071 - \*\* Public Notice Posting - 6/15/82 X X Planning Commission Minutes - \*\* - 6/29/82 Development Application – 6/1/82 X X Impact Statement X X Revised Vacation Descriptions - 7/1/82
 X X Site Plan

## IMPACT STATEMENT

This request for vacation is being made to facilitate a split of Lot 36, Hillcrest Manor Subdivision. The vacated portion of the Walnut Right-of-Way is necessary to allow an increase of buildable area on the proposed West Parcel of said lot.

All minimum requirements for effecting this split have been met in terms of zoning and planning with the exception that the West Parcel will be difficult to build upon in respect to required set backs from dedicated Rights-of-Way.

In studying a survey of the property it was discovered that an inordinate amount of Right-of-Way has been dedicated at the intersection of Hillcrest Blvd. and Walnut Avenue, and further, that Walnut Avenue as built is in the southern-most portion of this larger than average Right-of-Way. If a portion of that Right-of-Way in Lot 36 was vacated, but with ample Right-of-Way remaining (60 feet) for the as-built street (Walnut Avenue), the West Parcel of Lot 36 would then become feasible for a building site.

Therefore, since Walnut Avenue would still have the required amount of Right-of-Way (60 feet) even after vacation, it is felt that the vacation would not adversely affect the surrounding area and its functioning. The streets (Walnut and Hillcrest) and their intersection would not at all be affected and again, more than adequate public Right-of-Way (for expansion or improvements thereon) would exist after the vacation.

	Floyd Anderson 335 Walnut Ave. Grand Jct., CO	81501	#45 <del>-8</del> Z	Alvin White 333 Walnut Ave. Grand Jct., CO	81501	#45- <b>8</b> Z	Bruce Palmer 1825 Walnut Court Grand Jct., CO	81 <b>5</b> 01	#458z
	Dorothy B. Lipes 1815 Walnut Cour Grand Jct., CO	s t 81501	#45-82	Dale Schwarz 829 Hall Grand Jct., CO	81501	#45-8Z	Steven Blomquist 570 Cedar Ave. Grand Jct., CO	81501	<del>1</del> 45-82
	Josephine Biggs 430 Cedar Ave. Grand Jct.,CO	81501	<b>*</b> 45-82	Mary J. Tedesco 420 Cedar Ave. Grand Jct., CO	81501	#45 <del>-8</del> 2	William Harris 400 Cedar Ave. Grand Jct., CO	81501	#4s-8 <sub>2</sub>
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	Marshall Lewis 2035 N. 4th St. Grand Jct., CO	81501	<b>*</b> 45-82	Gerald Amundson 2025 N. 4th St. Grand Jct., CO	81501	#45-8 <sup>2</sup>	Max C. Kendall 120 Hillcrest Dr. Grand Jct., CO	81501	<i>#45-</i> 07
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MR. JMRS WENDLAND

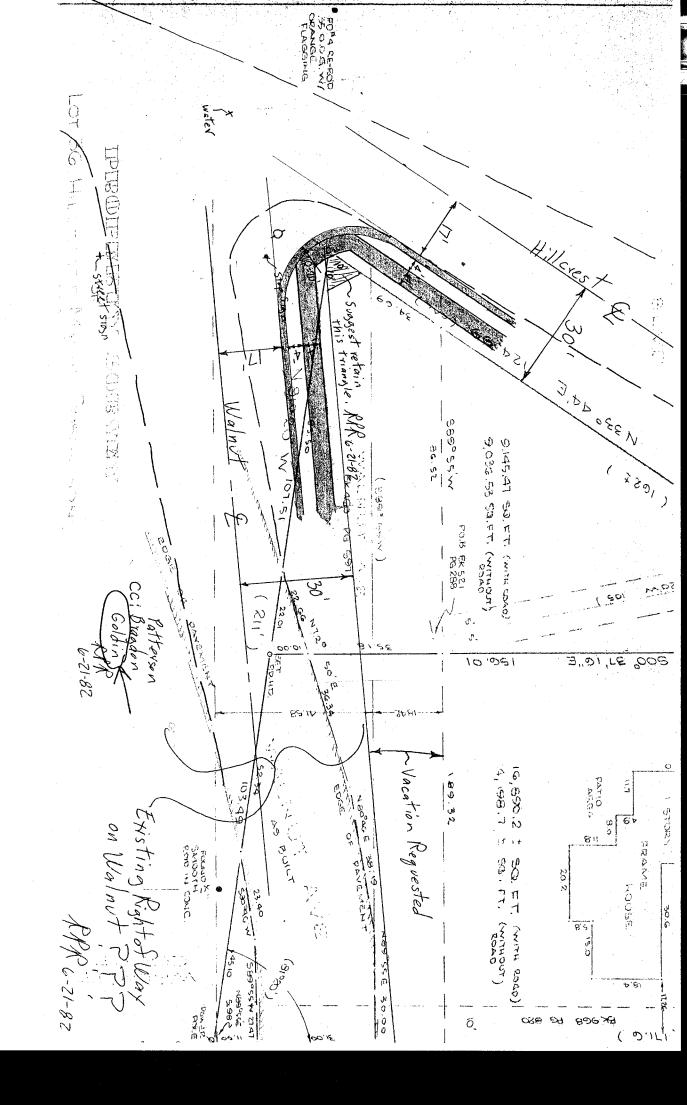
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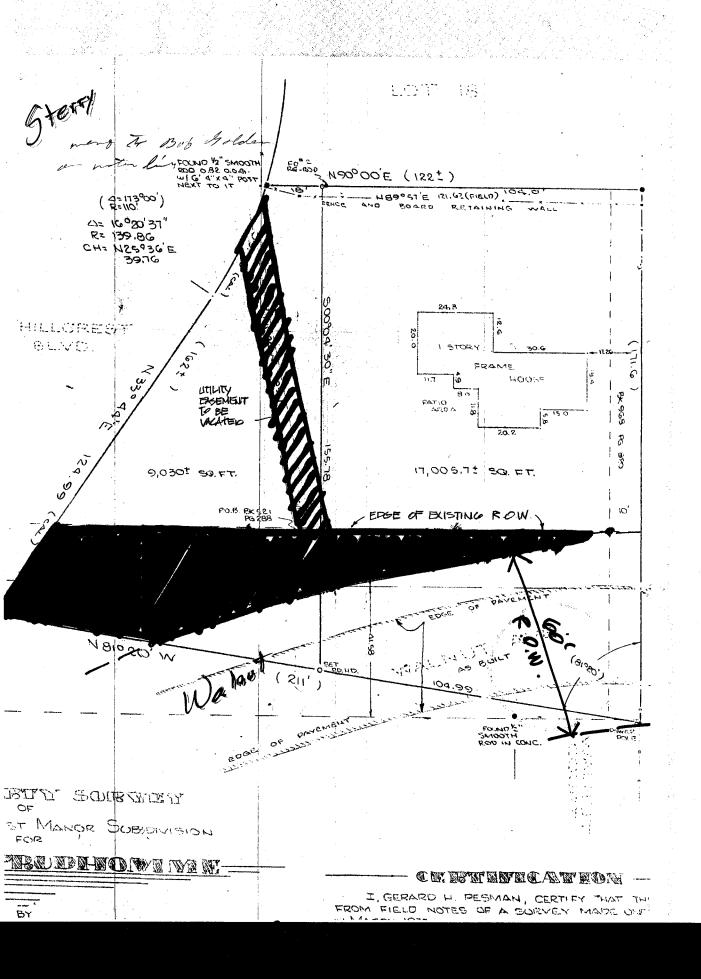
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XYZ Television, Inc. Hillcrest Manor

Grand Jct., CO 81501 #45-82





CITY - COUNTY PLANNING DEPARTMENT

SURVEYING SYSTEMS

P.O. Box 186 Palisade, CO 81526 464-7568 241-2370 243-0977

July 1, 1982 Job No. 2146 (revised)

## REVISED VACATION DESCRIPTIONS

1. That part of the right-of-way for Walnut Ave. as recorded in Book 460, Page 597 to be vacated.

Commencing at the SE Corner of Lot 36, Hillcrest Manor Subd., Mesa County, Colorado;

Thence North 57.50 feet along the East line of Lot 36 to the point of beginning;

Thence North 3.42 feet along the East line of Lot 36 to the North right-of-way line of Walnut Ave. as recorded in Book 460, Page 597;

Thence S 88°55' W 189.32 feet along the North right-of-way line of Walnut Ave. as described in Book 460, Page 597 to the West line of Lot 36;

Thence S 34°44'W 24.69 feet along the West line of Lot 36;

Thence S 23°18'00" E 10.59 feet to the South line of Lot 36;

Thence S 81°20' E 54.0 feet along the South line of Lot 36;

Thence 150.63 feet along the arc of a curve to the right, with a radius of 364.5 feet and a chord of N 76°19'42" E 149.56 feet to the point of beginning, containing 4,084.086 square feet.

2. 10 ft. water line easement as recorded in Book 521, Page 288.

An easement over, along and across the following described tract of land, to wit:

A strip of land 10 feet wide lying 5 feet on each side of a centerline described as follows:

Beginning at a point 58.92 feet North and 106.75 feet West of the Southeast Corner of Lot 36, Hillcrest Manor, Mesa County, Colorado;

Thence N 11°20' W 105.0 feet to the intersection of said centerline with the West line of said Lot 36.

## REVIEW SHEET SUMMARY

FILE NO. 45-	82 TITLE HEADI	NG Right of Way & Easement Vac. DUE DATE 6/11/82
ACTIVITY - F	PETITIONER - LOCATIO	N - PHASE - ACRES Petitioner: Joel and Kathi Prudhomme.
Location:	Northeast cormer of	Hill crest Avenue and Walnut Avenue and a request to
vacate a ut	ility easement at th	e northeast corner of Hillcrest: Avenue and Walnut
Avenue. Co	nsideration of right	of way vacation. Consideration of easement vacation.
PETITIONER	ADDRESS 336 Walnut A	venue
ENGINEER QE	D Surveying	
DATE REC.	AGENCY	COMMENTS
6/9/82	Mountain Bell	No objections.
6/4/82	G.J. Drainage	0к
6/8/82	City Utilities	None
6/9/82	Planning Staff Comments	No problems or concerns if all other review agency comments resolved.
6/9/82	Public Service	Gas: Description does not fit with present log configuration. Original plat of Hillcrest Manor Subdivision was replatted in 1956. Replat of Lots 37, 38, 39, 40, 41. Cope Subdivision recorded in 1956, Book 8, Page 87 replatted Lots 38, 39, 40 of Hillcrest Manor. Will require field location of existing gas main to determine necessary easement to be retained.
6/11/82	Fire Dept.	Electric: No objection to vacation.  This office has some problems with the vacation on a portion of Walnut Right-of-way. We would recommend this vacation be disapproved.  If it can be shown that this vacation will not effect access for Fire equipment, we will reconsider.  The intersection of Hillcrest Blvd. and Walnut is a blind intersection, and becomes very slippery in winter, with grade of Walnut Ave.
6/11/82	Trans. Engr.	Before I could comment on this vacation, I need a more detailed plan of the proposal.
6/14/82	City Engineer	Some redefinition of street right of way appears possible but without a clear scale drawing showning the relationship of street pavement, right of way and requested vacation to one another, it is not possible for me to respond to impact of this request. The street alignment is poor at the interesection so a proposed realignment of the intersection appears to be in order. I can and will lay out a proposal and resultant required right of way if furnished the aforementioned drawing. Do any utilities exist in the easement?

Summary Mailed 6/11/12 6/19/82- Lote-Police Dept.

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