



## 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

#45-82

Alvin White  
333 Walnut Ave.  
Grand Jct., CO 81501

#45-82

Bruce Palmer  
1825 Walnut Court  
Grand Jct., CO 81501

#45-82

Dorothy B. Lipps  
1815 Walnut Court  
Grand Jct., CO 81501

#45-82

Dale Schwarz  
829 Hall  
Grand Jct., CO 81501

#45-82

Steven Blomquist  
570 Cedar Ave.  
Grand Jct., CO 81501

#45-82

Josephine Biggs  
430 Cedar Ave.  
Grand Jct., CO 81501

#45-82

Mary J. Tedesco  
420 Cedar Ave.  
Grand Jct., CO 81501

#45-82

William Harris  
400 Cedar Ave.  
Grand Jct., CO 81501

#45-82

Robin Cherp  
410 Walnut Ave.  
Grand Jct., CO 81501

#45-82

Glenn David Richardson  
435 Cedar Ave.  
Grand Jct., CO 81501

#45-82

Irene L Hughes  
365 Walnut  
Grand Jct., CO 81501

#45-82

Marshall Lewis  
2035 N. 4th St.  
Grand Jct., CO 81501

#45-82

Gerald Amundson  
2025 N. 4th St.  
Grand Jct., CO 81501

#45-82

Max C. Kendall  
120 Hillcrest Dr.  
Grand Jct., CO 81501

#45-82

Bernelle L. Mickelson  
121 Hillcrest Manor  
Grand Jct., CO 81501

#45-82

Floyd G. Farmer  
332 Walnut Ave.  
Grand Jct., CO 81501

#45-82

Harry Bengte  
118 Hillcrest Manor  
Grand Jct., CO 81501

#45-82

XYZ Television, Inc.  
Hillcrest Manor  
Grand Jct., CO 81501

#45-82

MR. & MRS WENDLAND  
352 ROOD Av  
GRAND JCT, CO 81501

FOUR RE-ROD  
25' O.D. W/1  
ORANGE  
FLAGGING

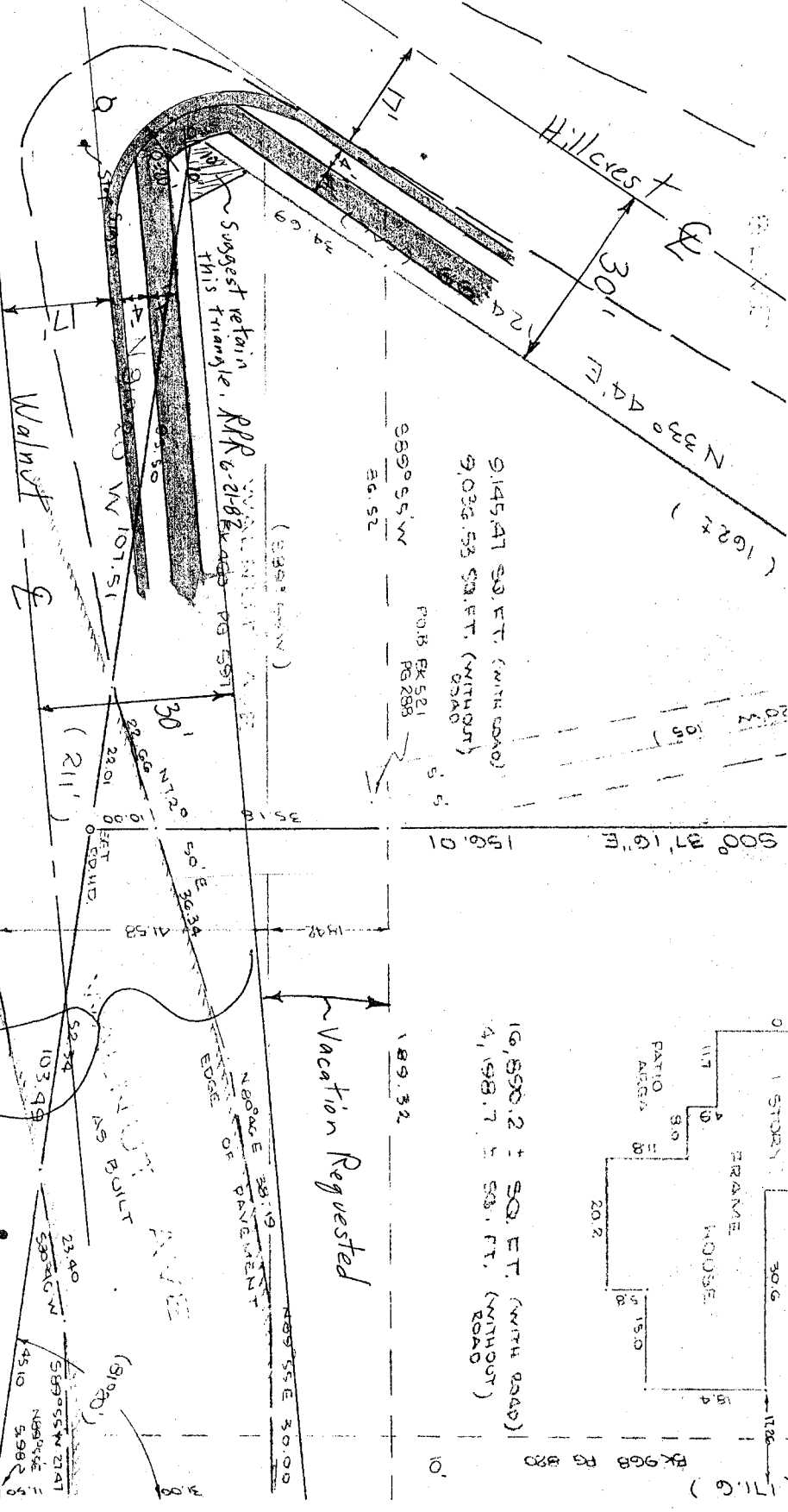
Water

LOT 26 HILLCREST

IPB DIE CASTING

5 SKRIP STOPS

550' W 171' E



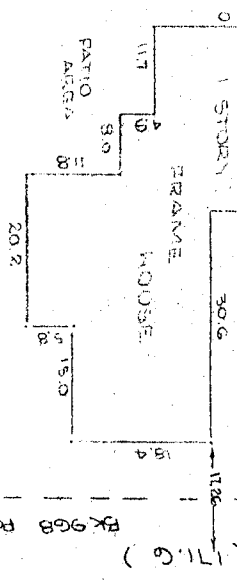
Suggest retain this triangle. RPR 6-21-82

Vacation Requested

EXISTING Right of Way on Walnut ???

RPR 6-21-82

CCI Braden  
Patterson  
Goldin  
RPR  
6-21-82



16,590.2 ± SQ. FT. (WITH ROAD)  
4,198.7 ± SQ. FT. (WITHOUT)

189.32

156.01

9890.55' W  
86.52

FOR BK 521  
PG 288

9145.41 SQ. FT. (WITH ROAD)  
9103.53 SQ. FT. (WITHOUT)

RK 968 PG 880

(171.6)

(1627)

(105)

156.01

0

117

30'6

15'4

15'0

20'2

117

171.6

*Steff*

*map for Bob Holden*  
*on water line*

LOT 18

FOUND 1/2" SMOOTH  
R.O.D. 0.82 0.06.  
W/ 4" x 4" POST  
NEXT TO IT

EG 2  
R2-1830

N90°00'E (122±)

(A=173°00')

R=110'

Δ=16°20'37"

R=139.86

CH= N25°36'E  
39.76

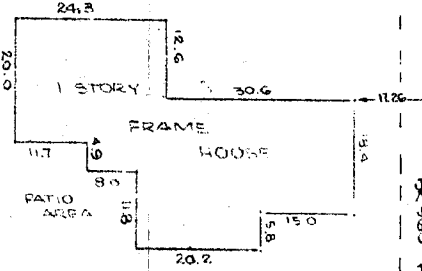
N89°51'E 121.62 (FIELD) 164.0'  
FENCE AND BOARD RETAINING WALL

HILLCREST  
BLVD.

N33°49'E

UTILITY  
EASEMENT  
TO BE  
VACATED

9,030± SQ. FT.



17,005.7± SQ. FT.

P.O.B. PK 521  
PG 288

EDGE OF EXISTING ROW

N81°20' W

*Water* (211')

SET  
0' B.O.H.D.

EDGE OF PAVEMENT

PAVEMENT  
AS BUILT

E.O.W. (3120')

EDGE OF PAVEMENT

FOUND 1/2" SMOOTH  
R.O.D. IN CONC.

OWNER  
PK 12

PLATY SURVEY  
OF  
ST MANOR SUBDIVISION  
FOR

**TRUDHOWNEN**

**CERTIFICATION**

I, GERARD H. PESMAN, CERTIFY THAT THE  
FROM FIELD NOTES OF A SURVEY MADE ON

BY

Bob  
C.R.  
Vacation  
Prudence

**RECEIVED**  
JUL 06 1982  
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 HEADING Right of Way & Easement Vac. DUE DATE 6/11/82

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Joel and Kathi Prudhomme.

Location: Northeast corner of Hill crest Avenue and Walnut Avenue and a request to vacate a utility easement at the northeast corner of Hillcrest Avenue and Walnut Avenue. Consideration of right of way vacation. Consideration of easement vacation.

PETITIONER ADDRESS 336 Walnut Avenue

ENGINEER QED Surveying

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
6/9/82	Mountain Bell	No objections.
6/4/82	G.J. Drainage	OK
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.  Electric: No objection to vacation.
6/11/82	Fire Dept.	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 showing 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 6/14/82  
6/14/82 - Late - Police Dept.*

