

R. W. Eggleston
2850 Picardy Drive
Grand Junction, Co. 81501

6-83

Dorothy Erickson
2855 Picardy Drive
Grand Junction, Co. 81501

6-83

David & Linda Mantlo
2857 Picardy Drive
Grand Junction, Co. 81501

6-83

Maryanne Hutchins, President
Cedar Terrace Towne Assoc.
P. O. Box 3011
Grand Junction, Co. 81502

6-83

Rex Kuhlman
106 Santa Fe Drive
Grand Junction, Co. 81501

6-83

Grand Valley Associates
726 Ouray Avenue
Grand Junction, Co. 81501

6-83

John P. Rothhaupt
P. O. Box 2375
Grand Junction, Co. 81502

6-83

The Junction Corporation
640 Rood Avenue
Grand Junction, Co. 81501

6-83

Chac, et al
2851 Picardy Drive
Grand Junction, Co. 81501

6-83

Alex C. & Velma Urquhart
2853 Picardy Drive
Grand Junction, Co. 81501

6-83

JOHN P. ROTHHAUPT

P. O. Box 2375

Grand Junction, Colorado 81501

Phone 303-243-0260

Grand Junction, 2/15/83

Grand Junction City Planning Commission

Grand Junction, Colo.

Att.: Don Warner

Ref.: R-e-W Vacation # 6-83

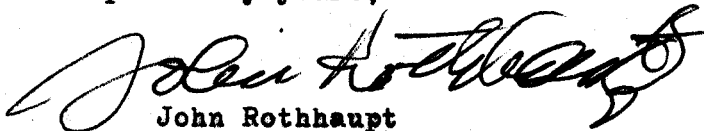
Gentlemen :

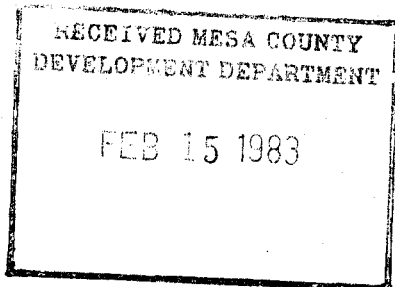
Regarding the Right-of-Way Vacation # 6-83 - petitioner Cedar Terrace Towne Assoc., etc. - kindly be advised, that I, John P. Rothhaupt, owner of the adheasant east of 28½ road, am opposed to the proposed vacation for the following reason :

This formerly 35 acre fruitfarm is divided by the Grand Valley Irrigation Canal into two parcels. The southern parcel consists of 20 acres, which has been developed as a subdivision, whereas the northern parcel of 15 acres is still awaiting development. Since the southern part is all build up, the only access to the northern part is by 28½ road via an eventual bridge and the full width of the existing road. I consider the proposed vacation an infringement, an obstruction, a blockage for the development of the northern part, which might take place sooner or later.

Trusting, that the Commission and City Council take my view into consideration, I remain

Respectfully yours,


John Rothhaupt



REVIEW SHEET SUMMARY

FILE NO. 6-83 TITLE HEADING Right of Way Vacation DUE DATE 2-11-83

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Cedar Terrace Town Assoc./Mary Ann Hutchins. Location: A section of 28.5 Road, North of Picardy Drive, South of Grand Valley Canal. A request to vacate a portion of 28.5 Road. Consideration of right of way vacation.

PETITIONER ADDRESS P.O. Box 3011

ENGINEER _____

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
2/9/83	City Fire	Fire Dept. has no objections to this ROW vacation so far as the City has no plans to connect 28 1/2 Road across the canal in the future.
2/10/83	Public Service	Gas and Electric: No objection to ROW vacation as requested above. No gas mains or electric facilities in area to be vacated.
2/14/83	Mountain Bell	Mountain Bell presently has a <u>cable in the road ROW on the east side of 28 1/2 Road</u> which feeds the cable serving houses on the north side of Picardy Drive. (Please see route marked in green). Mountain Bell requests that this area be designated for a utility and beautification easement.
2/14/83	City Engineer	When the Falls subdivision was approved, the City Planning Commission insisted on dedication of 28 1/2 Road south to Grand Valley Canal. It appears that this right of way vacation will conflict with the planning decisions made when the Falls was considered by the City Planning Commission. I do not know if the City will ever want a canal crossing at 28 1/2 Road.
2/14/83	Trans. Eng.	If this ROW is vacated it will preclude a canal crossing at this point. I do not have any feel for a need for a crossing at this time, but with further development north of the canal, a crossing might be needed in the future. As stated in the project narrative, the purpose for the vacation is beautification. Maybe this could be accomplished with a revocable permit, thus preserving the ROW for possible future use.
2/15/83	Planning Staff	This vacation request is the portion of 28 1/2 Road north of Picardy Drive which dead ends at the south bank of the Grand Valley Canal. It should be noted that "The Falls" project dedicated one half of the ROW for 28 1/2 Rd. on the north side of the canal from Patterson Rd. south to E 3/4 line. The following issues need to be resolved. 1) What are the locations of the utilities in or adjacent to this proposed vacation? (Existing & proposed to the north). 2) Will any parcels of land become inaccessible as a result of this vacation? Especially the vacant land on the north side of the canal. 3) What will be the benefit to the community as a result of this vacation, or can the intent be accomplished by other means (i.e. Revocable Permit)?

FF ACTION SHEET

Acres _____
 Units _____
 Density _____

vacation

File No. 6-83
 Zone _____
 Tax Parcel Number _____

Activity R.O.W. Vacation

Phase _____

Common Location Section of 28 1/2 Rd N. of Picarday dr. S of Grand Valley Canal. called 2/10/83

Date Submitted 2-1-83 Date Mailed Out 2-2-83 Date Posted by 2/11/83
10 day Review Period Return by 2-11-83 NCC Information Sent _____

Date Adjacent Property Owners Notified of MCPC/GJPC _____ Date Adjacent Property Owners Notified of MCC/CIC _____

review agencies

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	CC	DD	EE	FF	GG			
Development Dept.	•	•																																		
County Road	•																																			
County Health	•																																			
County Surveyor	•																																			
County Parks/Recreation	•																																			
County Engineer	•																																			
Transportation Engineer	•																																			
City Engineer	•																																			
City Utilities	•																																			
City Parks/Recreation	•																																			
City Police Dept.	•																																			
County Sheriff	•																																			
Floodplain Administration	•																																			
Comprehensive Planning	•																																			
G.J. Dept. of Energy	•																																			
Fire <u>City</u>	•																																			
Irrigation <u>GU</u>	•																																			
Drainage <u>GU</u>	•																																			
Water (Ute, Clifton)	•																																			
Sewer <u>Fruita</u>	•																																			
G.V. Rural Power	•																																			
Mountain Bell	•																																			
Public Service (2 sets)	•																																			
Soil Conservation	•																																			
State Highway Dept.	•																																			
State Geological	•																																			
State Health Dept.	•																																			
Transamerica	•																																			
Water & Power Resources	•																																			
Mack, Loma, Mesa, Colbran, Fruita, Paisade, Grand Jct.	•																																			
OTHER:	•																																			
PLANNING COMMISSION (7)	•																																			
GIC/MCC (9)	•																																			
totals																																				

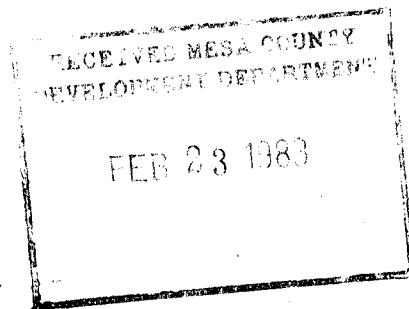
BOARDS	DATE	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____

STAFF don't need legal okay
7500 for ROW use at submittal

City County Development Department

Open Space Dedication (acreage) _____ 51 G. S. Fee Required \$ _____ Paid Receipt # _____
 Recording Fee Required \$ _____ Paid (Date) _____ Date Recorded _____
 Date Resolution Mailed _____
 Pre-application Fee Receipt No. _____

CEDAR TERRACE TOWNE
P.O. Box 3011
Grand Junction, Co. 81502



February 22, 1983

Planning Department
559 White Avenue
Room 60
Grand Junction, Colorado 81501

In re: File No. 6-83
Right of Way Vacation

On behalf of the Cedar Terrace Towne Association, I wish to withdraw our petition to vacate the portion of 28½ Road north of Picardy Drive and south of Grand Valley Canal in Grand Junction, Colorado. Please remove this item from the February 22, 1983, Grand Junction Planning Commission agenda.

In the interim, we wish to pursue a Revocable Permit for the same location. Please advise me of any further requirements on our part at this time.

Thank you for your attention in this matter.

CEDAR TERRACE TOWNE ASSOCIATION

A handwritten signature in cursive script, appearing to read "Mary Anne Hutchins".

Mary Anne Hutchins - President
242-7310