

(22)
ITEM B - PROJECT NARRATION:

The property at 1316 North Ave. has been owned by our family since 1959. It was only recently discovered that our rear property line does not extend to the alley, whereas all of the adjacent lots along this area of North Ave. do. Our lot is 94 feet deep and the others measure 114 feet.

The difference is a 20 foot strip along the North boundary of our property which was set aside long ago as a Right of Way for the City of Grand Junction.


It is not known why this was done as there exists no known use for the strip. There are no known utilities including sewer, water, electric, phone, or other in the strip.

The alleyway which lies North of this strip is of full width and use of the alley does not in any way require use of the strip.

The strip was apparently set aside but never used.

We would like the City to vacate this strip behind our lot to bring our lot size up to the same as those adjacent.

Lynn A. Schmidt



P.O. Box 1047
Grand Junction, Co.
243-0450, 669-4286

(H)

2945-123-00-065
Edward E. Derryberry
3662 G 7/10 Rd.
Palisade, CO 81526 #24 84

2045-123-00-066
Lee R. Gibson #24 84
1307 Glenwood Ave.
Grand Junction, CO 81501

2945-123-00-067 #24 84
William D. Garrison
805 Lapaz
Grand Junction, CO 81501

2045-123-00-068 #24 84
Jay W. Bliss
361 Plateau Dr.
Grand Junction, CO 81501

2045-123-00-073 #24 84
Parkview Realty Inc.
1310 North Ave.
Grand Junction, CO 81501

2945-123-00-089 #24 84
Olin Wineland
P.O. Box 25
Grand Junction, CO 81502

2945-123-00-071 #24 84
Richard A. Scariano
529 Tiara Dr.
Grand Junction, CO 81503

2945-132-00-945
City of Grand Junction
(Lincoln Park)
#24 84

2945-123-00-072 #24 84
Lynn A. Schmidt
dba Schmidt Buildings
P.O. Box 1047
Grand Junction, CO 81502

GRAND JUNCTION PLANNING DEPT.
559 White Ave., Room #60
Grand Junction, CO 81501
#24 84

Original
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development summary



File # 24-84 Name Alley way vacation Date 10/10/84

PROJECT LOCATION: 1316 North Avenue

PROJECT DESCRIPTION: This is a request to vacate a portion of "alley way" on the north side of lot 2945-123-00-072. The strip being vacated is not part of the existing alley way now being utilized. Lynn Schmidt is the petitioner and representative.

REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES NO*		TECHNICAL REQUIREMENTS	SATISFIED NOT SATISFIED*	
	YES	NO		SATISFIED	NOT SATISFIED
Complies with adopted policies			Streets/Rights Of Way	X	
Complies with adopted criteria			Water/Sewer	X	
Meets guidelines of Comprehensive Plan			Irrigation/Drainage	X	
			Landscaping/Screening		
			Other: _____		

* See explanation below

The City does not show title to this portion of right-of-way being vacated. No objections from the review agencies were presented at the review.

STATUS & RECOMMENDATIONS:

Given no adverse comments were received and no existing utilities are within the portion being vacated, we have no objections to this request.

Planning Commission Action

The Grand Junction Planning Commission held a public hearing on September 25, 1984. They recommended approval. No adverse comments were received.

REVIEW SHEET SUMMARY

FILE NO. #24-84 TITLE HEADING R.O.W. Vacation DUE DATE 9/14/84

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Lynn A. Schmidt

Location: South 20' of east/west alley behind lot at 1316 North Avenue.

PETITIONER ADDRESS P.O. Box 1047 Grand Junction, CO 81502

ENGINEER N/A

DATE REC.	AGENCY	COMMENTS
9/11/84	Development Department	Given no other utilities exist or easements required, this department has no objection to the alley right-of-way vacation request. If approved, this property will become part of lot 072 and the owner will be responsible for taxes, etc. on this parcel.
9/11/84	Public Service Gas & Electric	No objections to vacation of R.O.W.
9/14/84	City Engineer	No utilities exist in this zone to be vacated to our knowledge. Based on a tentative title review, we cannot verify that it was ever dedicated to the City. If it does belong to us, we have <u>no objections</u> to vacation.
9/25/84	MOTION:	(COMMISSIONER STEPHENS) "MR. CHAIRMAN, ON ITEM #24-84, RIGHT OF WAY VACATION OF THE SOUTH 20 FEET OF THE EAST/WEST ALLEY NORTH OF 1316 NORTH AVENUE, I MOVE THAT THIS BE FORWARDED TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL." PASSED 5-0

sent 9/17/84

