

IMPACT STATEMENT

The easement vacation requested should have no significant impact on adjoining properties. The easement is across an area that could not be used for buried utility lines or irrigation ditches because sections of it drop down thirty to forty feet vertical into a wash along the Colorado riverbank. Overhead utility lines would adversely effect the natural scenery and view along the bank, and would be unnecessary due to the presence of adequate utilities already in place for all of Moore Subdivision First Addition in a joint use trench extending into the subdivision along Mountain View Court, providing ready utility access to all lots. This easement land could be best used for building and development design of the lots bordering the end of the cul-de-sac and the river bank, for single-family residential use, as currently zoned. With the eventual road improvements of Mountain View Court, a permanent drainage easement along the north edge of the cul-de-sac to the Colorado river will need to be made, but this type of easement will be in a north - south direction and is unaffected by this easement vacation request, which is in an east - west direction.

SEPARATE STATEMENT

The easement discussed for vacation in this application has no current utilities or irrigation lines inside its boundaries, either overhead or underground. No lines of this nature are anticipated to be needed in this easement section for adequate development of the current subdivision, plus there are practical construction inadequacies with the easement as currently listed, and as mentioned in the land Impact Statement.

Julius Heuscher
55 Church St. #1204
Los Gatos, Ca. 95030 #27 04

Ruth B. Heuscher
55 Church St. #1204
Los Gatos, Ca. 95030
#27 84

Steven A. and Julie A.
Crawford #27 84
445 Sandia Dr.
Grand Junction, Co. 81503

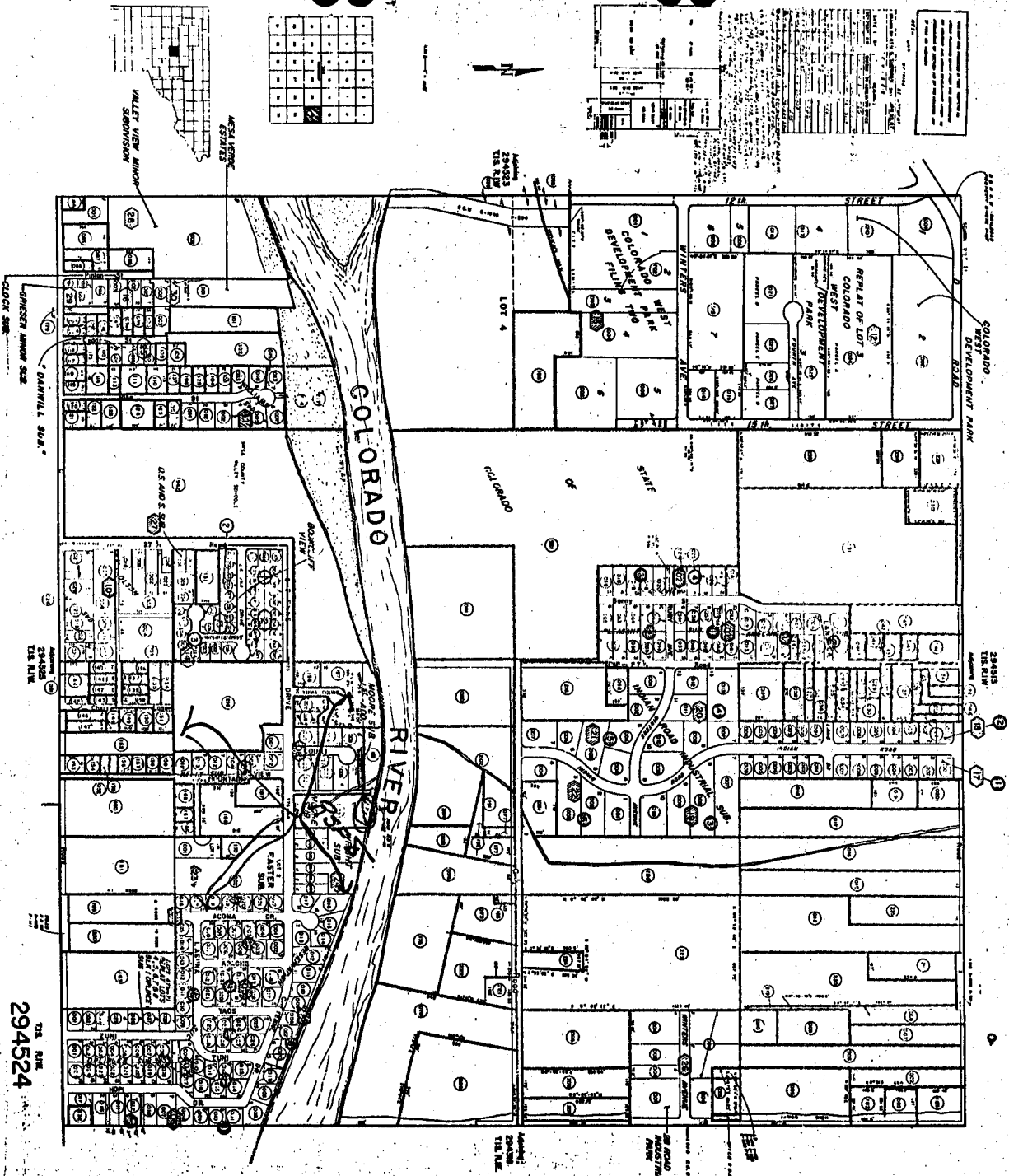
Robert McDonough #27 84
2750 Cheyenne Dr.
Grand Junction, Co. 81503

Barbara J. Willis #27 84
2750 Cheyenne Dr.
Grand Junction, Co. 81503

#27 84
Enno & Pauline Heuscher
330 Mountain View Ct.
Grand Junction, Co. 81503

Stuart S. Richards
15162 Fair Acres
La Mirada, Ca. 90638 #27 84

#27 84



THE N.W. 294524

development summary



File # 27-84 Name Easement Vacation Date 11/8/84

PROJECT LOCATION: 330 Mountain View Court (Orchard Mesa)

PROJECT DESCRIPTION: A request to vacate a utility easement on the north side of Lot 5 of Moore Subdivision.

REVIEW SUMMARY (Major Concerns)

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

* See explanation below

The review agencies indicated no problems with the intent of the vacation request. No existing utilities or drainage are located in the dedicated easement.

STATUS & RECOMMENDATIONS:

Given no adverse comments were received from the review agencies or the general public, there is no problem with granting the vacation request.

Planning Commission Action

The Grand Junction Planning Commission recommended approval on October 30, 1984.

REVIEW SHEET SUMMARY

Response to
Comments

FILE NO. 27-84 TITLE HEADING Vacation of Easement DUE DATE 10/10/84

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Location: 330 Mountain View Court

Petitioner: Enno F. Heuscher

PETITIONER ADDRESS 330 Mountain View Court Grand Junction, CO 81503

ENGINEER Pauline M. Heuscher 330 Mountain View Court Grand Junction, CO 81503

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
10/12/84 LATE	OM Irrigation	Orchard Mesa Irrigation has no objection to vacation of the easement.
10/10/84	OM Sewer Dist.	Area not within the boundary of the Orchard Mesa Sanitation District.
10/10/84	Mtn. Bell	None.
10/15/84	Public Service	Gas and Electric: No objections to vacation.
10/15/84	Development Dept.	1) Providing that no utilities exist and no easements are necessary, this department has no objections to the easement vacation. If approved, this 10' strip of land would become part of Lot 5. 2) Staff requests clarification of uses for the black P.V.C. pipe and electrical cord running toward the river. Is this for the purpose of irrigation? Do other neighbors use this for irrigation also? Are there water rights that allow extraction of water from the river?

10/16/84 TO: Development Dept. Staff: Attn.-- Bob Golden
PETITIONER RESPONSE AND CLARIFICATION:

No utilities exist on the mentioned easement area. There is some small temporary surface (not buried) black plastic pipe on some parts of Lot 5, for exclusive use of the owner, in order to surface trickle irrigate some new fruit trees and grape bushes. These are simply small privately owned lateral surface lines not specifically on any stated easement boundary, and not used by any neighbors. The pipe does not extend to the river, but rather feeds off of the usual Orchard Mesa Irrigation Canal System (Please note O.M. Irrigation 10/12/84 "No objection" report: Lot 5 has the usual O.M. irrigation water rights). The electrical cord noted is simply a temporary surface electrical extension cord on private property for occasional personal use by the owner, for outdoor electrical garden tools and equipment.

Please acknowledge in a writing to the Petitioner that this clarification is satisfactory, and that no specific objection to the easement is noted.

Thank You.



Enno F. Heuscher, Petitioner

I hereby acknowledge the above this day of October 16, 1984.


Development Dept.

Sr. Planner
10-16-84

- 1) Providing that no utilities exist and no easements are necessary this department has no objections to the easement vacation. If approved this 10' strip of land would become part of Lot 5.
- 2) Staff requests classification of uses for the black P.V.C. pipe and electrical cord running toward the river. Is this for the purpose of irrigation? Do other neighbors use this for irrigation also? Are there water rights that allow extraction of water from the river?

