Table of Contents

File 1986-0023 Project Name: 8th Street and South Ave. - ROW Vacation A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents 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 guide for the contents of each file. n 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. **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, easements *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 non-bound reports Traffic studies Individual review comments from agencies *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 Action Sheet X Review Sheet Summary Review Sheets Development Application - 6/30 86 Planning Commission Minutes - ** - 8/5/86 X Ordinance No. 911- ** Letter of disapproval from John Bonella, Vice President of Castings, Inc.-11/12/86 Site Plan Public Notice Posting - 7/23/86 Notice of Public Hearing - 8/5/86 Development Summary

IMPACT STATEMENT

We propose to change 8th Street on the South Side of 3rd Avenue to an alley, maintaining public access but reducing right-of-way setbacks, making the property to the east more desirable for development. As a street, 8th Street has 80' right-of-way, and as an alley would have 25 feet right-of-way.

This change will enable Plateau Equipment to use their parking area as in the past. It will also give adequate access for Castings, Inc.

The water line and telephone line would maintain present right-of-way.

Joseph Loffreda 2520 Arroya Drive Grand Junction, CO 81503

Castings Inc. P O Box 669 Grand Junction, CO 81502

Jack D. Berry 417 N. 7th Street Grand Junction, CO 81501

Robert R Denning 518 River View Drive Grand Junction, CO 81503

Grand Jct Newspapers P O Box 668 Grand Junction, CO 81502

David Berry 813 3rd Avenue Grand Junction, CO 81501 Joseph Loffreda 2520 Arroya Drive Grand Jct, CO 81503

Castings Inc. P O Box 669 Grand Jct, CO 81502

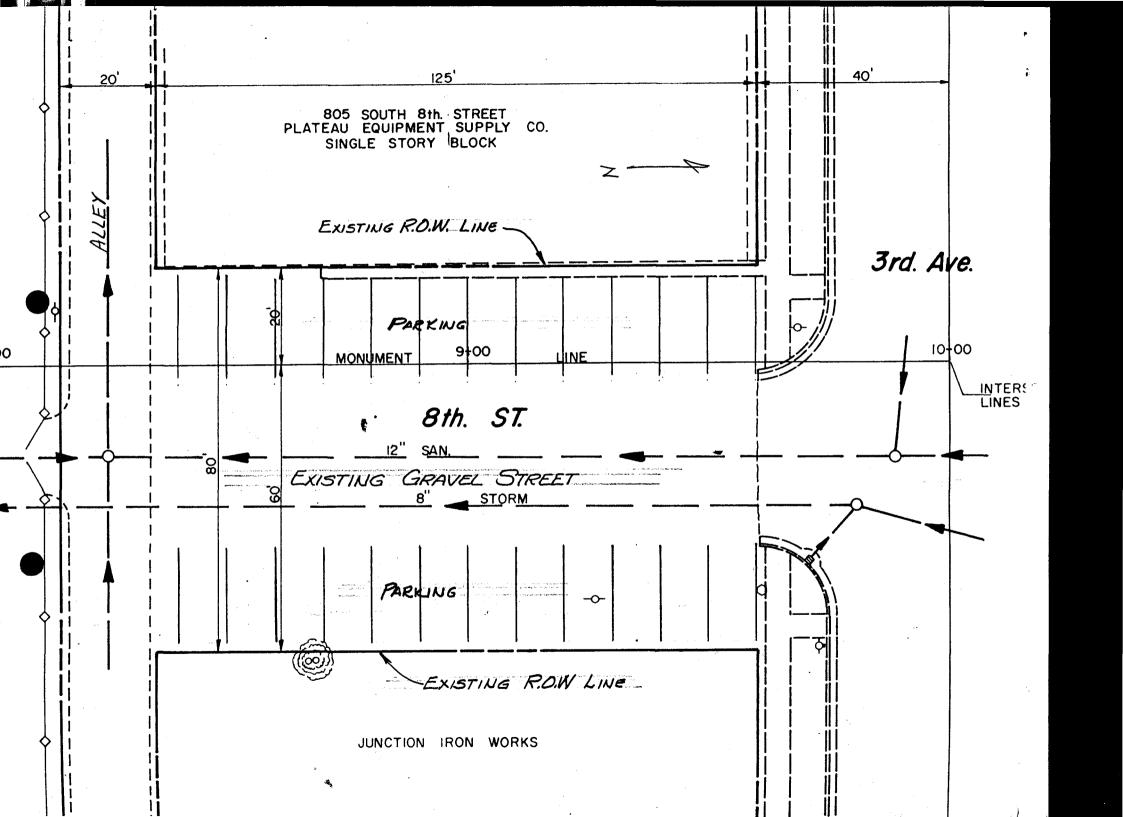
Jack D Berry 417 N 7th Street Grand Jct, CO 81501

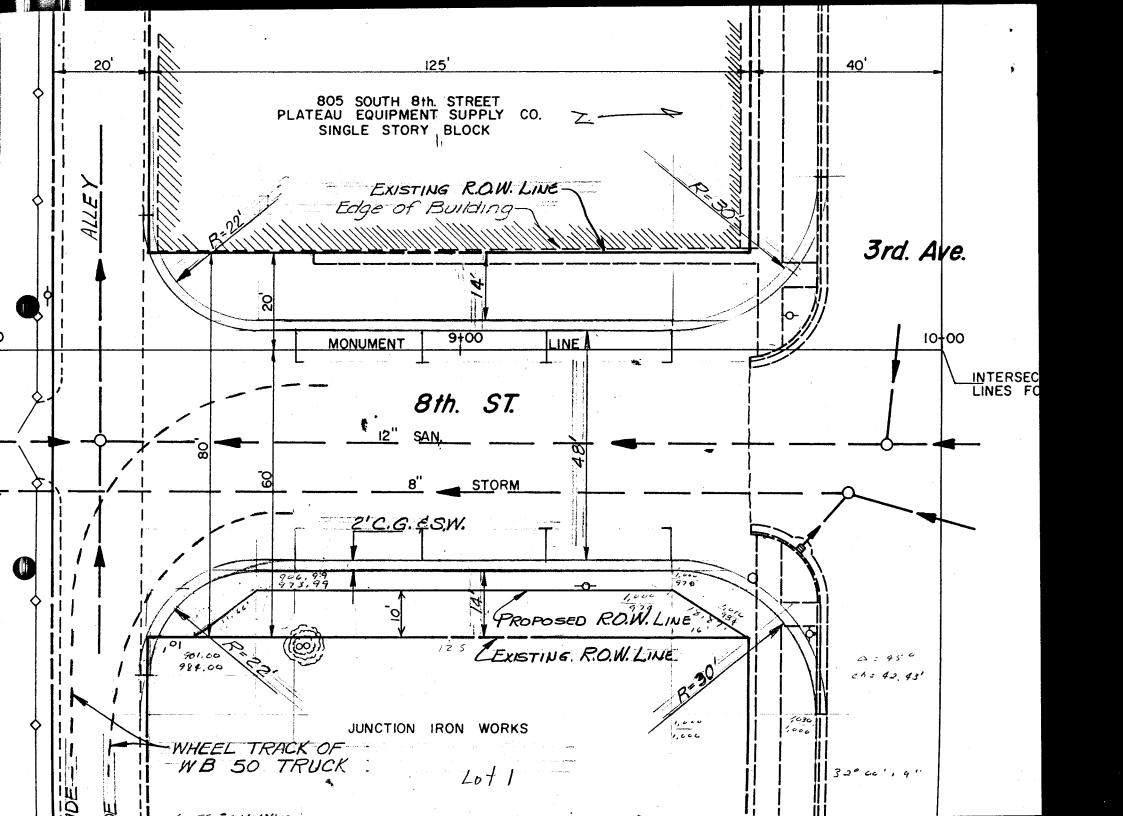
Robert R Denning 518 River View Drive Grand Jct, CO 81503

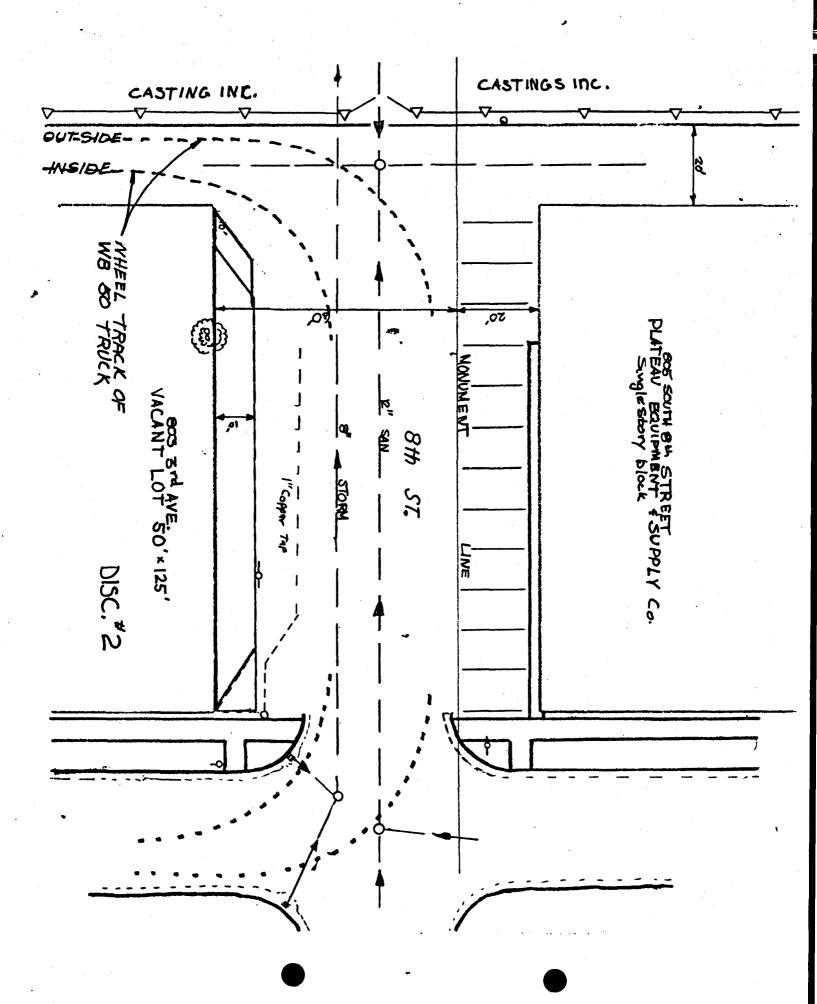
Grand Jct Newspapers c/o The Daily Sentinel P O Box 668 Grand Jct, CO 81502

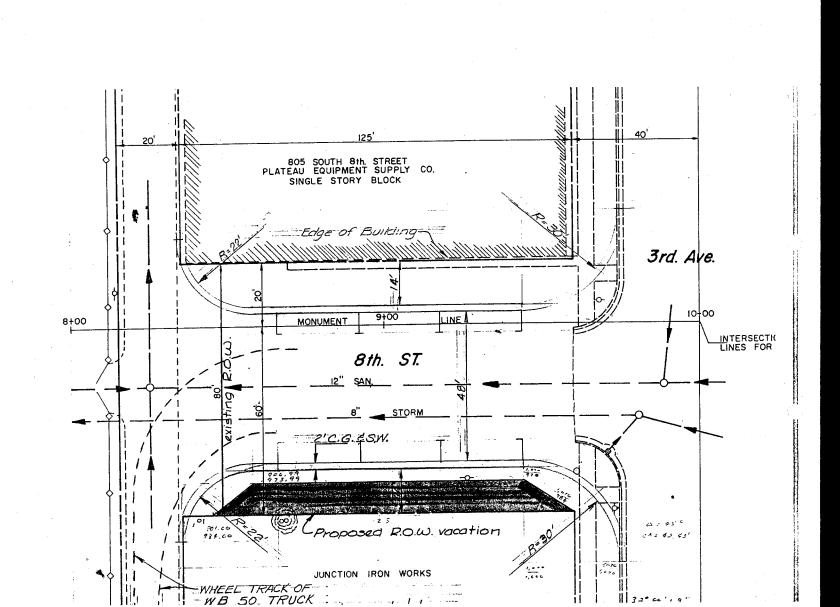
David Berry 813 3rd Avenue Grand Jct, CO 81501

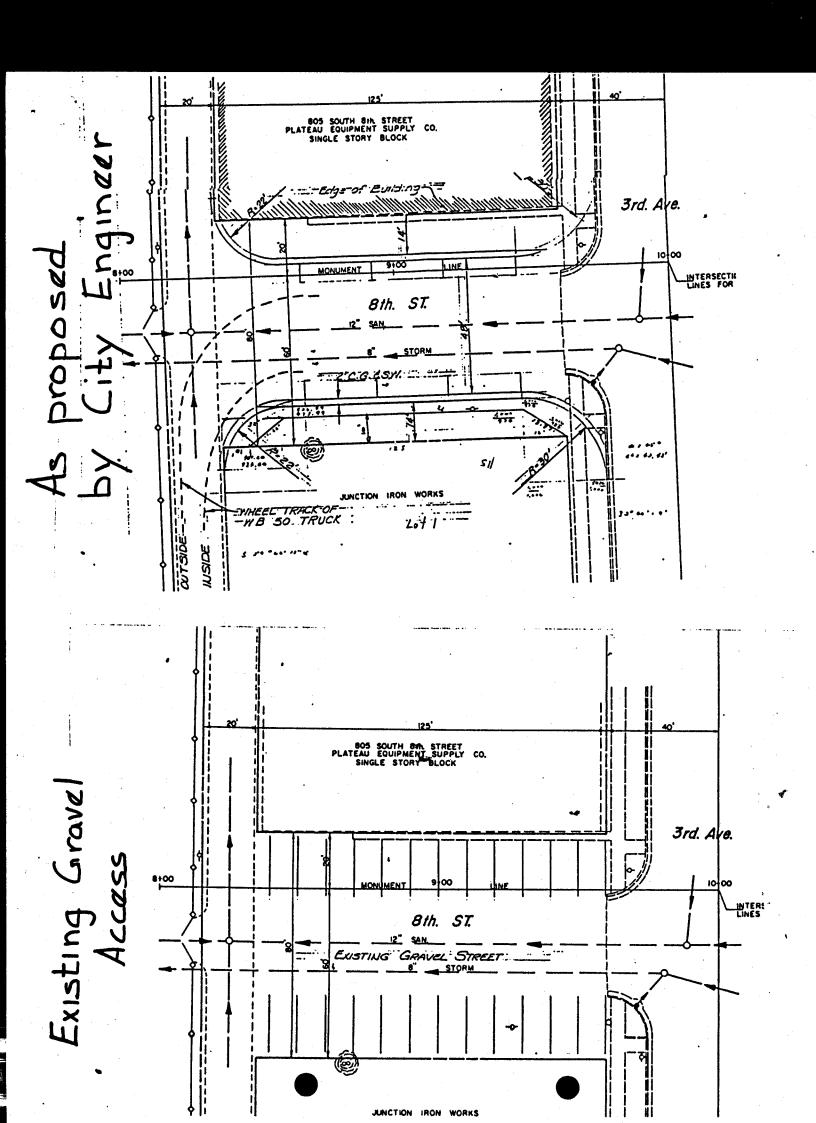
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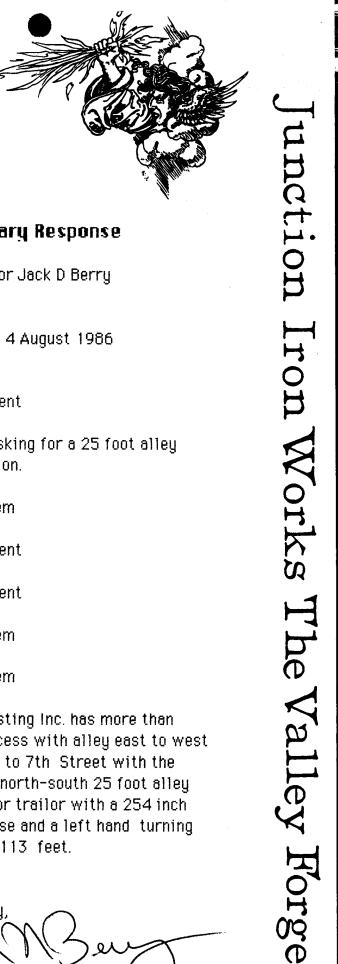




REV.EW SHEET SULMARY

FILE NO. #23	-86 TITLE HEADING	Vacation of ROW DUE DATE 7-15-86
		PHASE - ACRES ROW Vacation at 8th St. on the south
	3rd Ave. Jack D.	
PETITIONER A	DDRESS 417 North	7th St.
ENGINEER		
DATE REC.	<u>AGENCY</u>	<u>COMMENTS</u>
-03-86	City Police	I cannot see any problems at the present time; however, the types of future businesses may need to take this into consideration.
- 07-86	City Fire Dept.	This office has no objection to the vacation, provided that a minimum unobstructed width of 20 feet will be maintained
-08-86	Mt. Bell	Please retain the east 25 feet as an utility easement for the existing telephone cable.
7-08-86	Public Service	GAS: Public Service has a 3" intermediate pressure natural gas line in 8th St. and will require the street to remain as a utility easement to prevent any building from being erected over gas line. ELECTRIC: No objections.
7-11-86	Building 1 Dept.	No comments.
7-11-86	Public Works	I have no objection to the proposed vacation of 8th St. right of way. The sainitary sewer is in the center of the existing right of way. A 7.5 foot utility easement will be required along the east side of the new right of way for maintenance of an existing 12 inch storm sewer (see attached drawing).
		The property owners will be responsible for any curb cut modifications needed on 3rd Ave. to control access on the property proposed to be vacated.
5-15-86	Planning Dept.	City Planning has no objections to the vacation provided sufficient easements are maintained for all existing utility
		Over head lines run north/south in the present right of way along both sides. It appears that any areas vacated from right of way will have to be dedicated/retained as utility easements.
		If the vacation is approved, no buildings can be construct over the easements but permitted fencing can be installed long as it remains 6" behind the right of way lines.
		Curb cuts may need to be modified (at owners expense) to prevent the public use of the areas being vacated.
8-05-86		MOTION: OMMISSIONER STEPHENS) 'MR. CHAIRMAN, ON ITEM # 23-86 REQUEST FOR VACATION, I MAKE A RECOMMENDATION

Sunt year Pa





David N Berry petitioner for Jack D Berry

Date Rec.	Agency	Replies 4 August 1986
7/03/86	City Police	No comment
7/07/86	City Fire Dept.	We are asking for a 25 foot alley designation.
7/08/86	Mt. Bell	No problem
7/08/86	Public Service	No comment
7/08/86	Building Dept.	No comment
7/11/86	Public Works	No problem
7/15/86	Planning Dept.	No problem
8/01/86	Casting Inc.	I feel Casting Inc. has more than ample access with alley east to west from 9th to 7th Street with the proposed north-south 25 foot alley for tractor trailor with a 254 inch

RECEIVED GRAND JUNCTION PLANNING DEPARTMENT

AUG 04 1986

Sincerely,

circle of 113 feet.

wheel base and a left hand turning

David Berry

813 Third Ave. Grand Junction CO 81501

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425.00 Submittal check payable to City of Gr. Jet.

development summary



File	#	23-86	Name	Berry ROW Vacation	Date8-8-86	

PROJECT LOCATION:

8th Street, South of 3rd Avenue

PROJECT DESCRIPTION: Request for the vacation of right of way from 80 feet to a 25 foot alleyway. The request is made by one of the adjacent property owners, Mr. Jack Berry represented by David Berry.

REVIEW SUM!	MΑ	R	Υ	(Major Concerns)				
POLICIES COMPLIANCE	YES		но *	TECHNICAL REQUIREMENTS	SATISFIE	D 5	NOT ATISFIE	p*
Complies with adopted policies	×			Streets/Rights Of Way			х	
Complies with adopted criteria				Water/Sewer	х			
Meets guidelines of Comprehensive Plan		A		Irrigation/Drainage	х			
				Landscaping/Screening	N/A			
		П		Other:				

^{*} See explanation below

There was opposition from Casting Inc. who owns the south half of both blocks between 7th Street and 9th Street. The manager indicated that if the 8th Street right of way was reduced to 25 feet, their semi-tractors would be unable to back into their loading area without the possibility of hitting fences or parked cars.

It should be noted that the south half of 8th Street was vacated on April 20, 1955. This is now being used to the benefit of Casting, Inc.

STATUS & RECOMMENDATIONS:

Staff has no problem with this vacation providing that all area to be vacated is retained as utility easement due to the existence of overhead lines and a sewer line.

Planning Commission Action

Planning Commission recommended denial.



P.O. BOX 669 860 4TH AVE. GRAND JUNCTION, COLORADO 81502 PH. (303) 243-2032 November 12, 1986

Mr. Rags Ragsdale, Mayor City of Grand Junction 250 North 5th Street Grand Junction, Co. 81501

SUBJECT:

Purposed 8th Street. Right-Of-Way Vacation By Junction Iron Works (Mr. Berry)

Dear Sir:

Please accept this letter as our formal objection to the subject purposed Right-Of-Way Vacation. Castings, Inc. strongly objects to any vacation or closure of this part of 8th Street for the following reasons:

- 1. It would eleminate perpendicular parking on the East and West sides of 8th Street, which is used for customers and employee parking by both Castings, Inc. and Plateau Equipment & Supply's customers and employees. Parallel parking would not be sufficient to accommodate both Castings and Plateau Equipment customers and employees.
- 2. Should this part of 8th Street be narrowed because of this purposal, it would inconvience the use of large 18 wheel Semi-Tractor and Trailer useage. We use this street on a daily basis, along with other commercial delivery trucks, by driving our Semi-Tractor and Trailer either from the East or West using the alley between 3rd Avenue and 4th Avenue, making a sharp turn North on 8th Street and backing into our yard located between 3rd and 4th Avenue.

This is the only access to our property because their is not an access from 4th Avenue, due to the Railroad Right of Way and closure. Should this purposal be granted, we would not be able to make the turn from the alley onto 8th Street without running over the purposed curbs.

Mr. Rags Ragsdale, Mayor City of Grand Junction Letter: 11/12/86 Page 2 If cars are parallel parked along the purposed curbs on 8th Street, we could not make this turn in any manner without first having the cars moved. This can be evidenced by observing any 18 wheel Semi-Tractor and Trailer, 60' or longer, trying to make a turn out of a narrow City alleyway onto a side street. 3. City Water servicing our business on 4th Avenue is supplied from a water line on 3rd Avenue, which runs thru the section which is purposed to be vacated. Should, this land be vacated, and Junction Iron Works or any/other owner put up a fence or restrict immediate access to this purposed vacated land, we would not be able to gain immediate access to the water line due to any emergency water break or other problems. We do not feel that any Public owned property should be given away to one individual for their own personal use, when this property is constantly used by the citizens and businesses of this Community for parking and street use. We would like to call to your attention that the two block area affected (between 3rd Avenue and 4th Avenue and between 7th Street and 9th Street) Castings, Inc. along with Plateau Equipment, who are also against this Right-Of-Way Vacation, together own 61% of this property. If necessary, I am sure we can obtain the balance of the property owners to join us against this vacation, with the exception of Mr. Berry's 6 lots. Thank you for your time and consideration. Yours very truly, CASTINGS, INC. Bonella, Vicé President. JB/ks