



## 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

Joseph Löffredá  
2520 Arroya Drive  
Grand Jct, CO 81503

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

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

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

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

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

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518 River View Drive  
Grand Jct, CO 81503

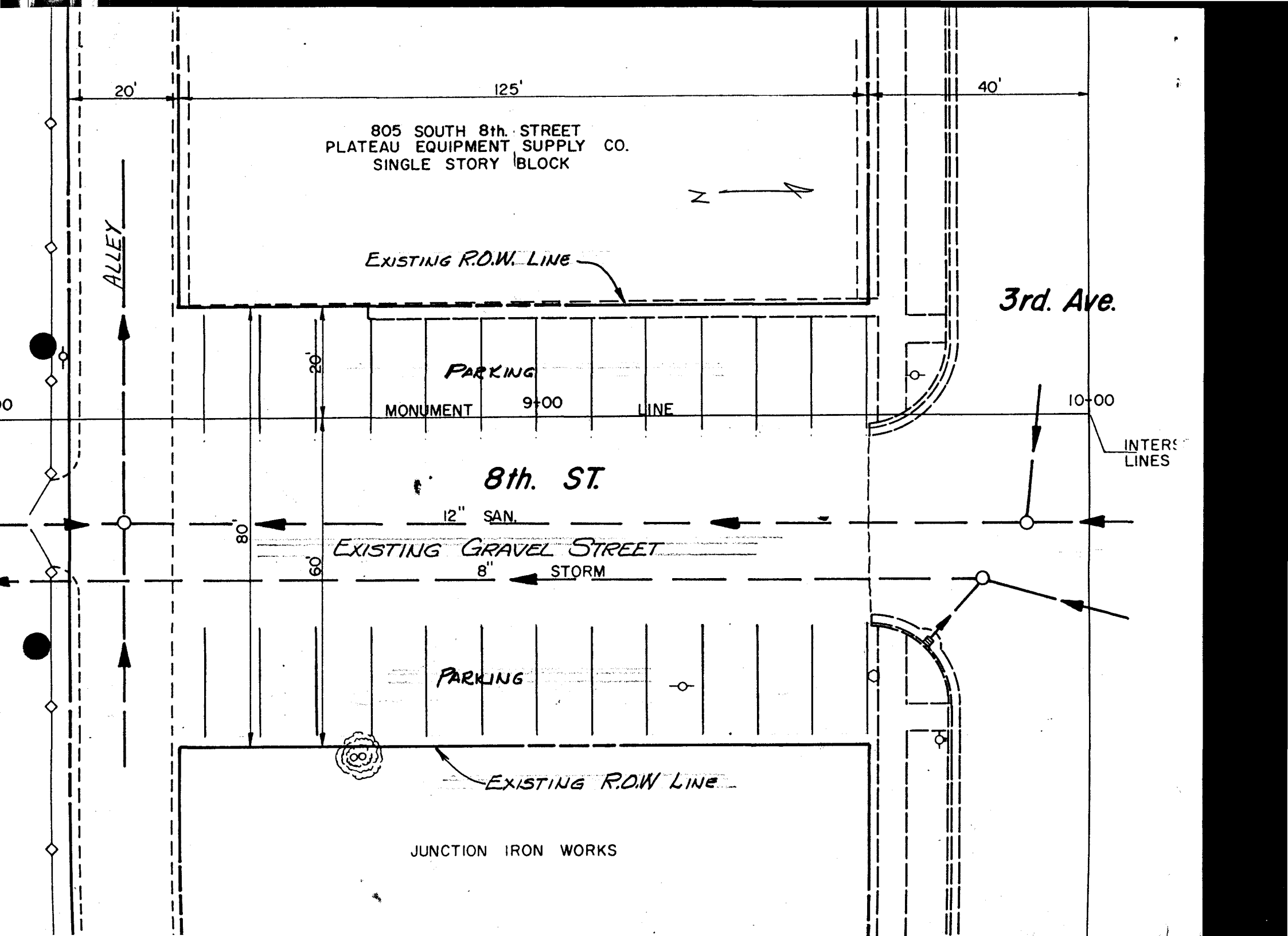
Grand Jct Newspapers  
P O Box 668  
Grand Junction, CO 81502

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

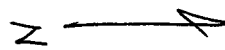
David Berry  
813 3rd Avenue  
Grand Junction, CO 81501

David Berry  
813 3rd Avenue  
Grand Jct, CO 81501

#23 86



805 SOUTH 8th. STREET  
PLATEAU EQUIPMENT SUPPLY CO.  
SINGLE STORY BLOCK



EXISTING R.O.W. LINE

3rd. Ave.

PARKING

MONUMENT 9'-00" LINE

8th. ST.

12" SAN.

EXISTING GRAVEL STREET

8" STORM

INTERSECTING LINES

PARKING

EXISTING R.O.W. LINE

JUNCTION IRON WORKS

ALLEY

20'

125'

40'

20'

80'

60'

10'-00"

805 SOUTH 8th. STREET  
PLATEAU EQUIPMENT SUPPLY CO.  
SINGLE STORY BLOCK

EXISTING R.O.W. LINE  
Edge of Building

3rd. Ave.

8th. ST.

12" SAN.

8" STORM

2' C.G. & S.W.

PROPOSED R.O.W. LINE

EXISTING R.O.W. LINE

JUNCTION IRON WORKS

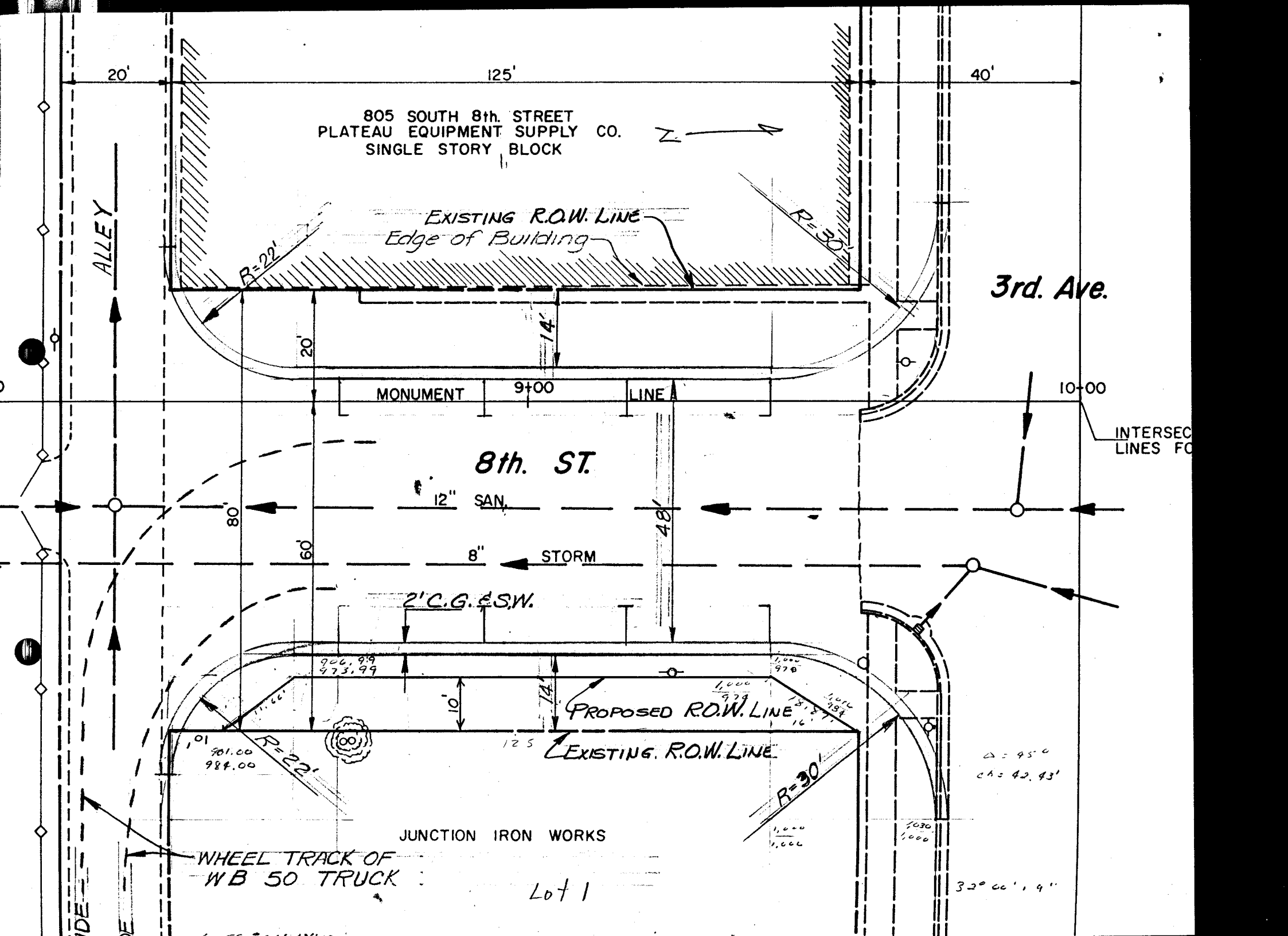
WHEEL TRACK OF  
WB 50 TRUCK

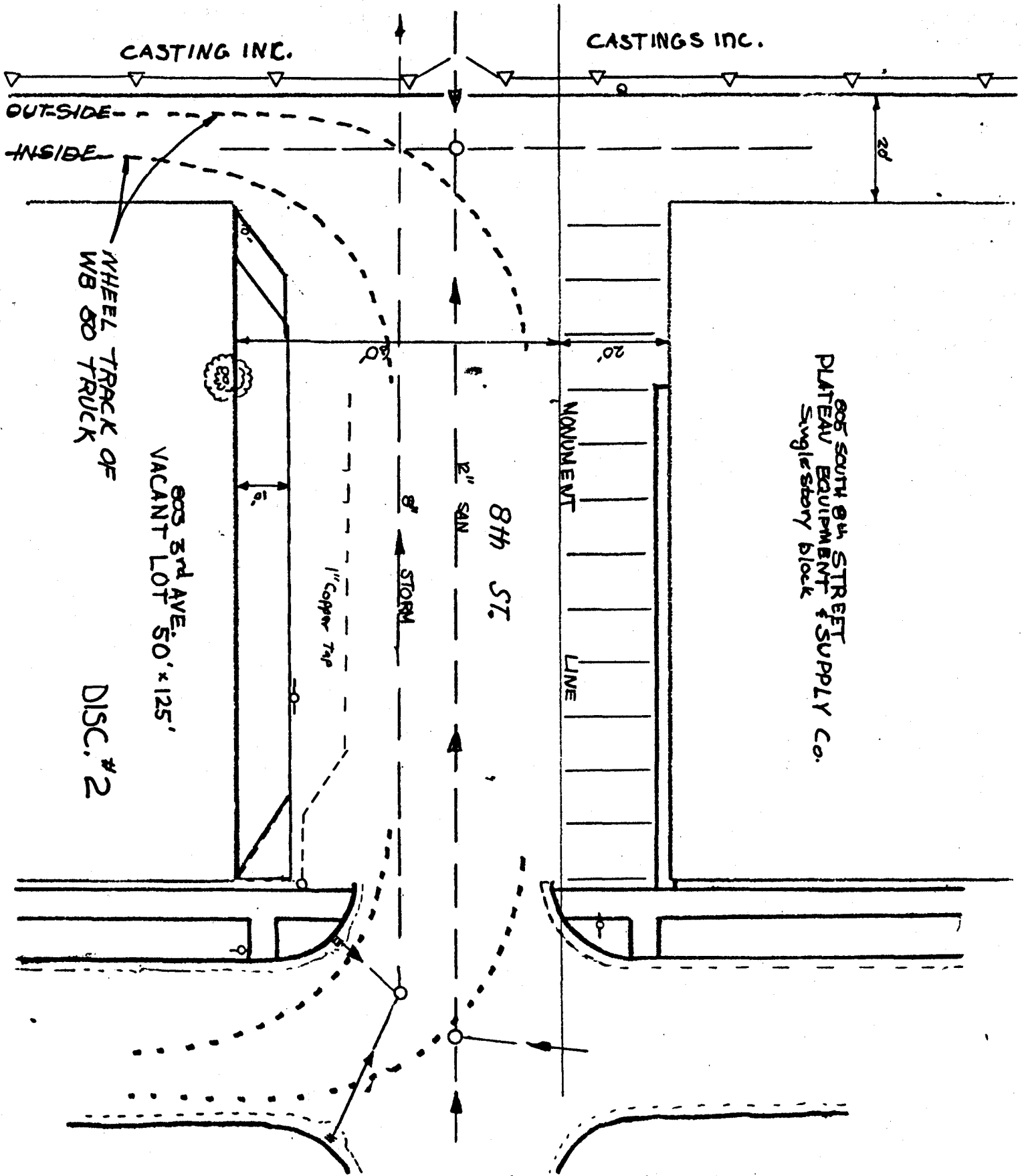
Lot 1

INTERSEC  
LINES FO

$\Delta = 45^\circ$   
ch = 42.43'

32° 00' 19"





CASTING INC.

CASTINGS INC.

OUT-SIDE  
INSIDE

WHEEL TRACK OF  
WB 50 TRUCK

VACANT LOT 50' x 125'

DISC. # 2

8th St

2" SAN

8" STORM

1" Copper Tap

805 SOUTH 8th STREET  
PLATEAU EQUIPMENT SUPPLY Co.  
Single story block

MONUMENT

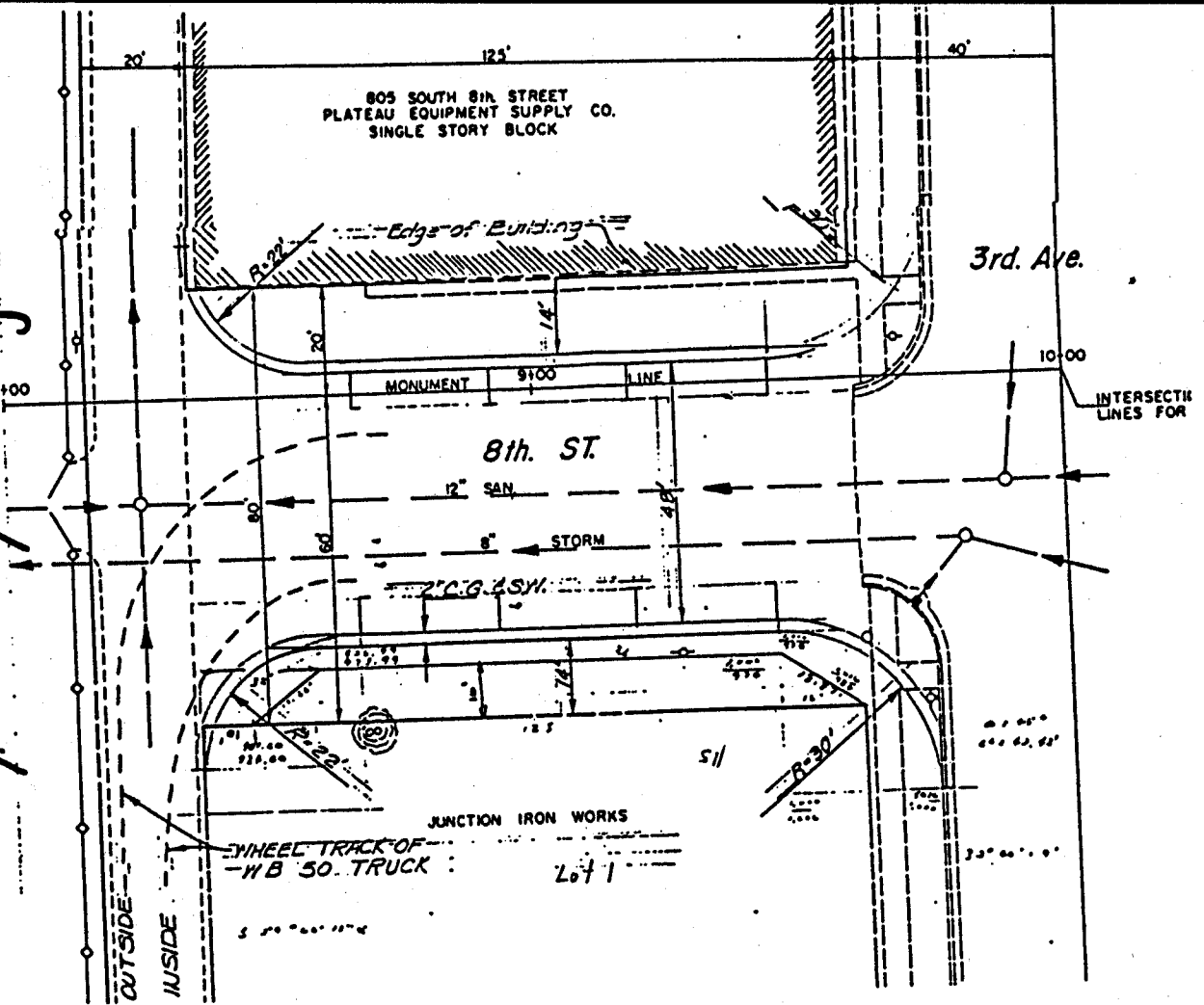
LINE

20'

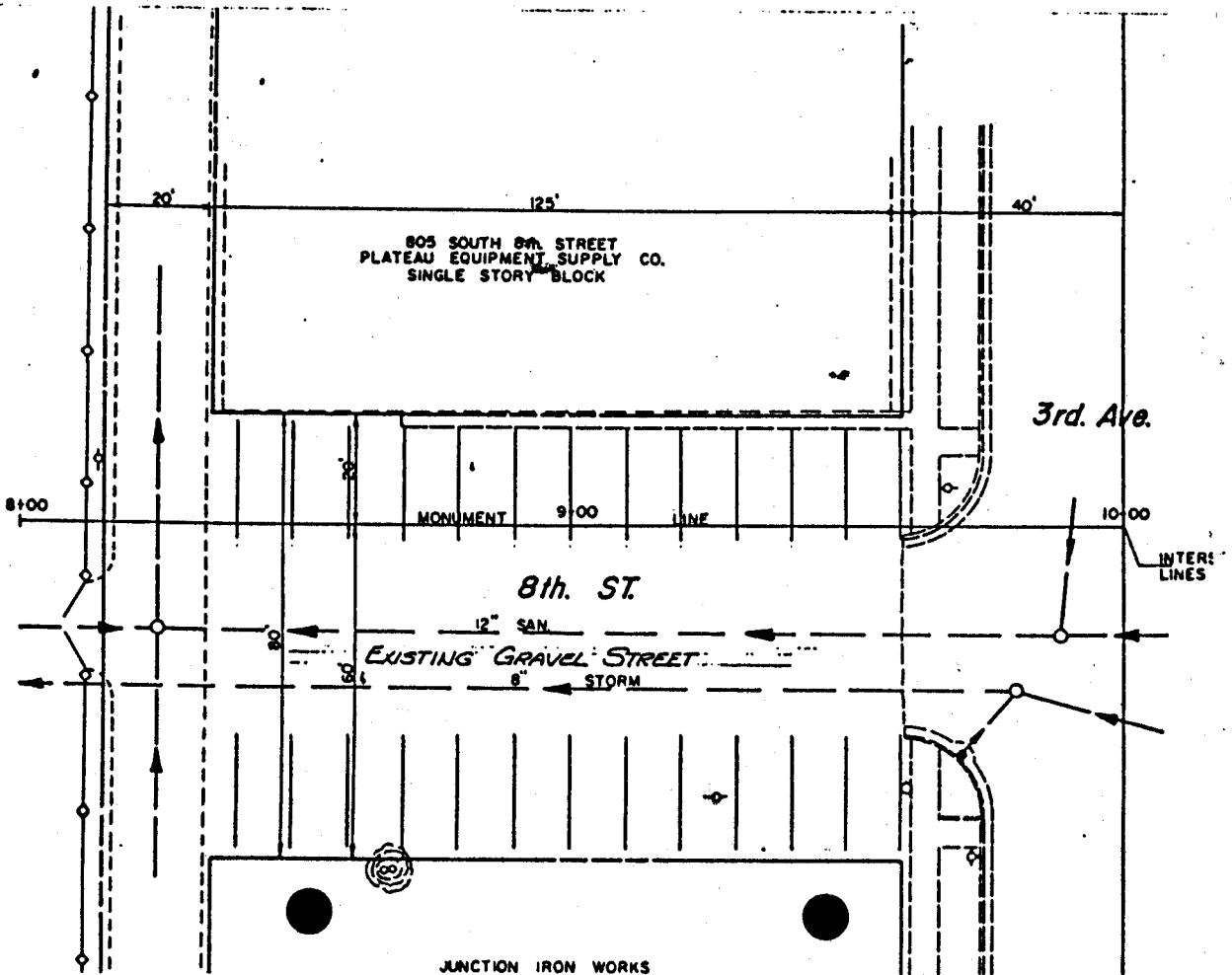
20'



As proposed  
by City Engineer



Existing Gravel  
Access





# REVIEW SHEET SUMMARY

FILE NO. #23-86 TITLE HEADING Vacation of ROW DUE DATE 7-15-86

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES ROW Vacation at 8th St. on the south side of 3rd Ave. Jack D. Berry

PETITIONER ADDRESS 417 North 7th St.

ENGINEER

DATE REC.	AGENCY	COMMENTS
7-03-86	City Police	I cannot see any problems at the present time; however, the types of future businesses may need to take this into consideration.
7-07-86	City Fire Dept.	This office has no objection to the vacation, provided that a minimum unobstructed width of 20 feet will be maintained.
7-08-86	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 Dept.	No comments.
7-11-86	Public Works	I have no objection to the proposed vacation of 8th St. right of way. The sanitary 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 utilities  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 constructed over the easements but permitted fencing can be installed as 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: COMMISSIONER STEPHENS) "MR. CHAIRMAN, ON ITEM # 23-86 REQUEST FOR VACATION, I MAKE A RECOMMENDATION FOR DENIAL."

*Sent 7-11-86*



# Junction Iron Works The Valley Forge

## Review Sheet Summary Response

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 trailer with a 254 inch wheel base and a left hand turning circle of 113 feet.

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PLANNING DEPARTMENT

AUG 04 1986

Sincerely,

David Berry

813 Third Ave. Grand Junction CO 81501



# development summary



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

**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 SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES		NO*		TECHNICAL REQUIREMENTS	SATISFIED		NOT SATISFIED*	
Complies with adopted policies	x				Streets/Rights Of Way				x
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

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.



# CASTINGS INC.

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 eliminate 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 accomodate both Castings and Plateau Equipment customers and employees.
2. Should this part of 8th Street be narrowed because of this purposal, it would inconvenience the use of large 18 wheel Semi-Tractor and Trailer usage. 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 there 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.

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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.

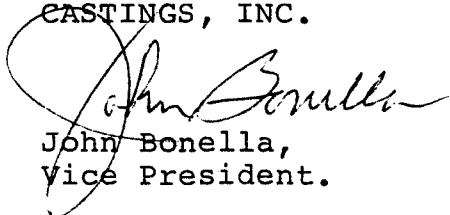
3. City Water servicing our business on 4th Avenue is supplied from a water line on 3rd Avenue, which runs thru the section which is purposed to be vacated. Should this land be vacated, and Junction Iron Works or any other owner put up a fence or restrict immediate access to this purposed vacated land, we would not be able to gain immediate access to the water line due to any emergency water break or other problems.
4. 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.

  
John Bonella,  
Vice President.

JB/ks