

GAY JOHNSON SERVICE STATION
IMPACT STATEMENT / PROJECT NARRATIVE

The proposal is to vacate an alley that is located directly behind the existing Gay Johnson's Restaurant at 333 First Street in Grand Junction. The reason for this request for a vacation is to allow greater flexibility in the later development of this commercial block. There is no intent to expand the existing property into the area of the alley at this time.

The area impacted by this vacation is the city block presently owned in total by Gay Johnson's (except for one leased lot). The alley does not continue south of this block (south of White Avenue). The alley in the "Johnson block" is difficult to identify and does not act as a thorough street, primarily as part of the vehicle circulation in the block itself.

The present services will be maintained along with provision for rain water drainage. There are no plans presently for changing the present flow of surface water or for revising the utility arrangement.

There appears to be no complications relating to zoning. The changes to the existing building use will involve a change from restaurant to a convenience store and increase the capacity of and access to the gasoline pumping operation.

2945-144-01-003
Lincoln Federal Savings & Loan
One Lincoln Plaza
Westfield, N.J. 07091

2945-154-03-002
Lila Mae Wills
1115 18 Road, Rt. 1
Fruita, CO 81521

Berton A. Johnson
P.O. Box 1829
Grand Junction, CO 81502

2945-144-01-004
Alice M. Norgaard
1131 Grand Avenue
Grand Junction, CO 81501

2945-154-03-003
Bernie G. Dorris
P. O. Box 301
Mayer, Az 86333

Harold R. Cope
1625 North 17th St.
Grand Junction, CO 81501

2945-144-01-015
Rhea C. Shaw
1150 White Avenue
Grand Junction, CO 81501

2945-154-03-007
Esther L. Fausson
3318 B. Crestview Way
Grand Junction, CO 81506

Frank Wagner
115 North 5th St.
Grand Junction, CO 81501

2945-144-01-007
Avis M. Carlson
1150 White Avenue
Grand Junction, CO 81501

2945-154-03-008
Ernest D. Beuscher
714 Golfmore Drive
Grand Junction, CO 81506

2945-151-00-092
James A. Holmes, Jr.
200 West Grand
Grand Junction, CO 81505

2945-154-03-013
Virgil Z. Vandyke
2592 Fruitridge Drive
Grand Junction, CO 81505

2945-154-01-010
Minnie Fuoco
411 32 Road
Clifton, CO 81520

2945-154-04-001
Barbara J. Raso
500 Walnut Avenue
Grand Junction, CO 81501

2945-154-02-001
Western Slope Beverage Co.
140 Power Road
Grand Junction, CO 81503

2945-154-04-002
Barbara J. Raso
P. O. Box 2328
Grand Junction, CO 81502

2945-154-02-002
James A. Holmes, Jr.
200 W. Grand Avenue
Grand Junction, CO 81505

2945-154-04-003
Barbara J. Raso
500 Walnut Avenue
Grand Junction, CO 81501

2945-154-02-003
Ernest D. Buescher
140 Power Road, PJ482
Grand Junction, CO 81503

2945-154-04-004
Barbara J. Raso
500 Walnut Avenue
Grand Junction, CO 81501

2945-154-03-001
Ernest D. Buescher
140 Power Road, PJ482
Grand Junction, CO 81505

2945-154-04-005
Barbara Jane Raso
P. O. Box 2328
Grand Junction, CO 81502

#33-87

REVIEW SHEET SUMMARY

FILE NO. 33-87 TITLE HEADING Vacation of 20 foot Alley DUE DATE 11-19-87

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Vacation of north/south alley between
White & Grand, west of First Street (Gay Johnson's) Petitioner: Berton A.
Johnson.

PETITIONER ADDRESS P.O. Box 1829 Grand Junction, 81502

ENGINEER Harold Cope, Surveyor

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
11-04-87	Public Works	The Improvement Survey show a 4 inch sewer line flowing south (a portion of which is shown to lie under the restaurant) from a manhole located north of the restaurant to White Avenue. Our records indicate the existence of another sewer line serving the one story cinder block building at the northeast corner of the property flowing to the north into Grand Ave. The existence of this sewer is also supported by the presence of a trench cut in this location. Also not shown on the survey is the existence of a drainage pan in the alley. This pan deposits into White Avenue. Several utility lines are served by the power poles running the entire length of the alley. A gas meter is located at the west side of the cinder block building at the northeast corner indicating the possible presence of a gas line in the alley. This alley is encumbered by utilities and drainage facilities to the extent that any vacation would require the reservation of a drainage and utility easement. The survey shows two of the buildings encroaching into the alley right of way. Is this the true basis of this request? The narrative states "there is no intent to expand the existing property into the area of the alley at this time". Given this lack of urgency, I suggest and recommend this vacation be tabled until a Final Development Plan is submitted.
11-04-87	Police Dept.	No Police Problems.
11-05-87	Fire Dept.	This office has no objections to this alley vacation at this time. If any development is to take place, we will need to review further plans to ensure that adequate fire access and protection is available. Also, that this vacation doesn't restrict access to the present located buildings and pumps. Any questions, please call 244-1584.
11-10-87	Mt. Bell	Please retain the alley as utility easement due to existing aerial telephone cable.
11-12-87	Public Service	Gas: PSCo gas has a 2 inch MW steel line in the alley at the present time and would need to remain to serve existing customers. Retention of alley as an easement would be required by PSCo. Electric: PSCo has existing electric distribution facilities in this alley. Retention of alley as utility easement required by PSCo.
11-13-87	Building Dept.	The change from Restaurant (A-3) to convenience store (B-2) requires a building permit. The proposed expansion of gasot line services (B-1) also required a permit. We can see no problem with the request to vacate the 20 foot alley.

REVIEW SHEET SUMMARY

FILE NO. 33-87 TITLE HEADING Alley Vacation cont'd DUE DATE _____

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES _____

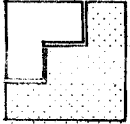
PETITIONER ADDRESS _____

ENGINEER _____

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
11-17-87	Planning Dept.	<p>This request is for the vacation of an alley right of way. Since numerous utilities exist within (and outside) the alley, a utility easement must be dedicated to allow use and maintenance.</p> <p>If this proposal is approved, the existing drainage must be accommodated.</p> <p>Any proposed site changes must be coordinated through City Planning and Engineering prior to issuance of a building permit.</p>
12-01-87	Grand Junction Planning Commission	<p>MOTION: (COMMISSIONER MADSEN) "MR. CHAIRMAN; ON ITEM #33-87 ALLEY RIGHT OF WAY VACATION, I MOVE THAT WE DENY THE PETITION...FOR THE REASON... THAT THERE IS NO PLAN (TO ACCOMPANY IT).</p> <p>Commissioner Campbell seconded the motion. A vote was called and the motion was passed unanimously by a vote of 4-0.</p>

11/30/87

Send
11/23/87
LW



F R A N K A . W A G N E R A . I . A .
A R C H I T E C T F A W H A U S

November 30, 1987

Grand Junction Planning Department
City Hall
Grand Junction, CO 81501

RE: FILE #33-87 - VACATION OF 20 FOOT ALLEY

Gentlemen:

In response to your review sheet summary, on the above subject, I have the following response:

Public Works:

The existence of a sewer line serving the cinder block building is hereby noted, and will be added to the plat as prepared by the surveyor. The drainage is not noted on the plat specifically, only by the elevations shown. This drainage will be noted on plat. The reservation of a utility easement is satisfactory.

The survey revealed the encroachment of the buildings on the alley. The relocated alley location was determined by the recorded dimensions. The true basis of the request for a vacation was to clear up the property. The encroachment of the buildings on the alley reinforces this request. There is no building expansion planned into the alley at this time.

115 NORTH FIFTH STREET SUITE 440 243-2122
GRAND JUNCTION, COLORADO 81501

Grand Junction Planning Department

-2-

Mountain Bell:

No problem with the granting of an easement,
details to be determined through negotiation.

Public Service:

(same response as Mountain Bell)

Building Department:

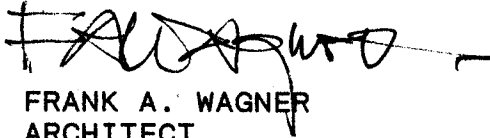
When details are developed, plans will be
submitted, approximate submittal date January
15, 1988.

Planning Department:

(same response as Mountain Bell)

Thank you for your consideration on this matter.

Sincerely,



FRANK A. WAGNER
ARCHITECT

FAW/mv

