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Project Name: 803, 809 & 811 South 7th Street - Julio Reyes - ROW Vacation File_1988-0007 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 n guide for the contents of each file. 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 *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 X Action Sheet
X X Review Sheet Summary Review Sheets Development Application - 1/26/88 X Ordinance No. 2378 - ** Public Notice Posting – 2/17/88 Memo from Tim Woodmansee to Gerald Ashby re: People's Ordinance -1/21/88 To Whom it may concern letter from Julio Reyes - 1/25/88 X | X | Planning Commission Minutes - ** - 3/1/88 X X City Council Minutes - ** - 3/16/88 X Memo from Tim Woodmansee to Don Newton re: revocable permit – 4/13/88 Notice of Public Hearing – 3/1/88

MEMORANDUM

To: Gerald Ashby

From: Tim Woodmansee Jim

Date: January 21, 1988

Re: Upcoming request to vacate a portion of South 7th Street.

People's Ordinance No. 19, adopted at a special municipal election on August 18, 1925, vacated an 8 foot wide strip of road right-of-way along South 7th Street from 4th Avenue north to the Railroad Tracks. The property owners along that corridor were given the right and option to purchase the vacated portion abutting their property at a "fair and reasonable value" to be determined by a committee appointed by Ordinance No. 19.

While some owners did exercise their option, those that didn't have stated an interest in <u>assuming</u> ownership of the 8 foot wide strip, free of charge, in addition to vacating an additional portion of unused right-of-way for the \$420.00 mandatory fee for right-of-way vacations. In at least one instance, an existing building encroaches into the previously vacated right-of-way. The question that arises is, Should the property owners be required to pay a fair and reasonable value for the 8 foot wide strip as well as the \$420.00 mandatory fee now required for the new vacation?

I can only assume that the City did not charge a fee for vacating right-of-way in 1925, and that the administrative costs were recovered when portions of the vacated right-of-way were sold to the adjoining property owners. Given the amount of time that has elapsed since Ordinance No. 19 and the several transfers of ownership, we may wish to consider reverting the 8 foot strip to the property owners, free of charge, in conjunction with the more recent vacation, provided it finds approval by the Planning Commission and City Council.

Just wanted to give you some time to think about this before formal request is made.

cc: Mike Sutherland

January 25, 1988

To Whom It May Concern:

We are asking for a vacation of right-of-way along the address listed 761-803-811-South 7th. Vacation was granted on both sides of 759-821 7th Street. We were the only ones that were not included that puts a jog in the property line. This was done in 1954 and we are just asking to be placed on the same line.

Julio Pigis

Chickey bounds

STERLING COMPANY P O BOX 756 GRAND JUNCTION, CO. 81502 P O BOX 2206

WALTER K. WAYMEYER % WAKEFIELD GRAND JUNCTION, CO 81502

DWIGHT POLAND 2449 BROADWAY GRAND JUNCTION, CO 81503

CASTINGS, INC. BOX 669

JOSEPH & PEGGY LOFFREDA P O BOX 1806

DONALD & PATSY J. KUCEL 814 S 7th STREET GRAND JUNCTION, CO. 81502 GRAND JUNCTION, CO 81502 GRAND JUNCTION, CO 81501

UMETCO MINERALS CORP.

% PROP & SALES TAX DEPT

39 OLD RIDGEBURY ROAD

GRAND JUNCTION, CO 815 DANBURY, CT 06817

503 RIVERVIEW DRIVE GRAND JUNCTION, CO 81503

MESA FEED & FARM SUPPLY 715 S 7th STREET GRAND JUNCTION, CO. 81501

GRAND JUNCTION NEWSPAPERS, D & RGW INC. P O BOX 668 GRAND JUNCTION, CO 81502 GRAND JUNCTION, CO 81501

% VAN WATERS & ROGERS INC. 645 EAST 4TH AVENUE

Marvin & Wanda Miller 835 25 Rd. Grand Junction, CO 81505

Julio Reyes 811 South 7th Street Grand Junction, CO 81501

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development summary



File	-#-	7-88	Name	Reves	<u>Vacation</u>	Date	3-4-88
rne	#	7-00	Name 1	ve yes	Vacacion	Date.	J-4-00

PROJECT LOCATION: 811, 809, 803, and 761 S. 7th Street

PROJECT DESCRIPTION:

Request to vacate 3.5' of right-of-way on the west side of 7th Street. Mr. Julio Reyes would like to construct an enclosed entryway and handicap entrance in front of his restaurant. The other three properties have no immediate plans for construction.

REVIEW SUM	MA	RY	(Major Concerns)	***			
POLICIES COMPLIANCE	YES	№ *	TECHNICAL REQUIREMENTS	SATISFIE	D SA1	NOT TISFIE	<u>, , *</u>
Complies with adopted policies	х		Streets/Rights Of Way	х			L
Complies with adopted criteria	х		Water/Sewer	х			L
Meets guidelines of Comprehensive Plan	х		Irrigation/Drainage	x			Ĺ
			Landscaping/Screening],	х	Ĺ
			Other:				Ĺ

*See explanation below Landscaping and parking will actually be addressed at the time of application for a building permit. Mr. Reyes has indicated a willingness to provide revised parking resulting from the new construction.

STATUS & RECOMMENDATIONS:

Public Works indicates that sufficient right-of-way exists for any improvements that the City might undertake. There have been no specific objections to the vacation. Consent agenda O.K.

Planning Commission Action

Planning Commission approval of the right-of-way vacation.

MEMORANDUM

To:

Don Newton

Mike Sutherland

From:

Tim Woodmansee

Date:

April 13, 1988

Re:

Revocable Permit - 811 South 7th Street.

Attached is a site plan submitted by Mr. Julio Reyes for a proposed addition and handicap access ramp at 811 South 7th Street.

The recent right-of-way vacation approved by the City Council essentially placed the east line of this property on the 35 foot set-back line. The proposed addition will be located within the property and set-back line. However, a 4 foot wide handicap access ramp will encroach into the right-of-way.

I recommend approval of this Revocable Permit and will attempt to schedule this item for the April 20th City Council meeting. Please let me know by Friday, April 15th if you concur with my recommendation.

Attachment.

O.K. Mite Sallalel

Concrete Ramp Proposed Add. tion 811 So. 7+4 Existing Building

REVIEW SHEET SULIMARY

FILE NO.	7-88 TITUE HEADIN	NG Vacation of Road ROW 811 S. 7th DUE DATE 2-17-88
	- PETITIONER - LOCATION	
		locations: 761, 803, 809, 811 South 7th Street. Petitioner:
	Julio Reyes	yely edgy of country in our occurrence.
PETITIONE	ER ADDRESS 811 South	7th St.
ENGINEER		
DATE REC.	AGENCY	COMMENTS
-03-88	Public Service	Gas: no objection. Electric: no objection.
-09-88	Mt. Bell	No objection.
-09-88	Fire Dept.	We have no objections to this vacation as long as it doesn' interfere with our access for fire fighting purposes. If building or construction is done, it needs to be up to current Building and Fire Code standards. If you have any questions please call 244-1584,
-12-88	Building Dept.	No objections, no comments.
-16-88	Public Works	This request is for an 8 foot wide strip of right of way that has already been vacated. Therefore, this application is not necessary unless they wish to vacate additional right of way. The Ordinance vacating the 8 foot wide strip failed to revert the ownership back to the adjoining owners. The City Attorney and myself will be working on making these grants.
-18-88 T	Planning Dept.	This request is comprised of two parts: 1. A request by the petitioner to be granted eight (8) feet of right of way which was vacated by City ordinance many years ago. Planning Department has no problem with deeding this right of way to the adjacent property owners.
		2. A request for the vacation of three and one half (3½) feet of additional street right of way off of South Seventh Street. The current required frontyard building setback is thirty-five feet from the centerline of Seventh Street. In vacating the 3.5 feet, property owners would then be able to build structures out to that setback.
		This department has no objection to the vacation of 3.5 feet of Seventh Street right of way.
		Any new construction will require that all Uniform Building Codes & Uniform Fire Codes be met, as well as landscape

Grand Junction Planning Commission Hearing March 1, 1988

MOTION: (COMMISSIONER MADSEN) 'MR. CHAIRMAN, ON ITEM #7-88 A RIGHT OF WAY VACATION, I MOVE THAT WE FOWARD THIS TO CITY COUNCIL AND RECOMMEND THEY APPROVE IT."

Motion passed unanimously 6-0. Commissioner Sewell seconded.

requirements.



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