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File 1988-0016

Project Name: Heather Drive - Vacation - between Ivanhoe Way & Ash Drive

P r e s e n t	S c a n n e d	<p>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.</p> <p>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.</p> <p>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.</p>
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X	X	<b>*General project report</b>
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		<b>*Staff Reports</b>
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		<b>*City Council staff report and exhibits</b>
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		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>
<b><u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u></b>		
X	X	Action Sheet
X	X	Development Summary
X		Review Sheets
X		Review Sheet Summary
X		Development Application - 3/3/88
X		Utility Easement - Public Service
X	X	Ordinance No. 2388 - **
X	X	Planning Commission ** - 6/7/88, 6/15/88
X		Public Notice of Posting - 5/25/88
X	X	Petition of those approving vacation
X		Document giving Harold Lippoldt permission to represent Joseph M. Walls concerning right of way vacation - 4/17/88
X	X	Letter from Harold L. Loppoldt and Rosemary Lippoldt to Whom it may concern re: property owners definitely wish to retain utility easements - 5/25/88

2701-353-19-001 Carl R. Cook 712 Ash Drive Grand Junction, CO 81506	2701-353-13-015 Russell D. Parker 716 Ivanhoe Grand Junction, CO 81506	2701-353-18-014 Carroll I. Twilley 1915 Champions Dr. Lufkin, TX 75901
2701-353-19-002 Calvin J. Luke 710 Ash Drive Grand Junction, CO 81506	2701-353-17-012 Stephen L. Speltz 710 Ivy Place Grand Junction, CO 81506	2701-353-18-015 James H. Taylor 706 Ivanhoe Way Grand Junction, CO 81506
2701-353-19-014 John Garcia 715 Hemlock Drive Grand Junction, CO 81506	2701-353-17-011 Sandra J. Cooper 713 Ivanhoe Way Grand Junction, CO 81506	2701-353-18-009 John G. Middleton 707 Ash Drive Grand Junction, CO 81506
2701-353-12-006 Edward Dhabolt 714 Ash Drive Grand Junction, CO 81506	2701-353-17-010 Carroll C. Timpfe 707 Ivanhoe Way Grand Junction, CO 81506	
2701-353-12-007 Steven C. Alexander 2646 Heather Rd. Grand Junction, CO 81506	2701-353-17-009 Aubrey L. Thoele 705 Ivanhoe Way Grand Junction, CO 81506	
2701-353-12-005 Larry L. Horton Box 160 Grand Junction, CO 81502	2701-353-17-003 Stephen A. Wilson 708 Ivy Place Grand Junction, CO 81506	
2701-353-13-006 Michael J. Berry 713 Ash Drive Grand Junction, CO 81506	2701-353-17-004 Jacquelin K. Smith 706 Ivy Place Grand Junction, CO 81506	
2701-353-13-007 Nancy Bertoch 715 Ash Drive Grand Junction, CO 81506	2701-353-18-010 Diane Fouts 709 Ash Drive Grand Junction, CO 81506	#16 88
2701-353-13-005 Gary L. McCallister 714 Ivanhoe Way Grand Junction, CO 81506	2701-353-18-011 Randall T. Zlomke 711 Ash Drive Grand Junction, CO 81506	Original Do NOT Remove From Office
2701-353-13-016 Joseph M. Watts 712 Ivanhoe Way Grand Junction, CO 81506	2701-353-18-012 Rosemary S. Lippoldt 2637 Heather Rd. Grand Junction, CO 81506	

Utilities Composite

MH D-5

MH D-40

MH D-2-2

MH D-2-20

MH D-2-3

MH D-2-30

MH D-2-4

D-2 LINE

SHEET 71

(10' utility easement)  
Power lines  
Telephone lines  
Underground irrigation line  
Cable TV

DRIVE

Barrys

ZLomka's

Lippold's

MH E-2

E LINE

MH E-20

MH E-3

MH E-2

WAZLEY WAY

GAS SERVICE

SHEET 21

CO.

4" SERV

MH F-3

MH E-00

REPLACEMENT

MH F-2

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#16 88

MH F-1

(6)

PETITION TO VACATE THE BLOCK OF HEATHER DRIVE BETWEEN ASH DRIVE AND IVANHOE WAY

The property owners that border Heather Drive between Ash Drive and Ivanhoe Way want to vacate this street right of way. The undersigned property owners give their approval:

Name	Address	Phone
Russell D. Packer	716 Ivanhoe	245-1827
Carroll L. Gimpert	707 Ivanhoe Way	242-9470
James [unclear]	706 Ivanhoe Way	242-3309
Cecily [unclear]	705 Ivanhoe Way	242-9380
Russell D. Packer	702 Ivanhoe Way	242-9425
Michael [unclear]	704 Ivy Place	242-3650
Jackie [unclear]	706 Ivy Place	245-9776
Melissa Wilson	708 Ivy Pl.	3-3146
Stephen H. Wilson	708 Ivy Place	243-3146
Stephen T. Speltz	710 Ivy Place	243-8739
Fancy Bertrich	715 Ash	241-1468
Pat Houston	716 Ash	242-1371
E. Shabelt	714 Ash Dr.	243-6739
[unclear]	2646 Heather Rd	242-1250
Carl K. Cook	712 Ash Dr.	243-0695
Calvin J. Luke	710 Ash Dr.	243-7159
Deane Ford	709 Ash Dr.	243-0910
Sandra Cooper	713 Ivanhoe Way	243-8691
Mayonna McCallister	714 Ivanhoe Way	245-3989
John Laccin	715 Hemlock Dr.	242-1082

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Do NOT Remove  
From Office

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IMPACT STATEMENT/PROJECT NARRATIVE

The proposal is:

Vacate the block of Heather Drive bordered

on the southwest by Ivanhoe Way,

on the northeast by Ash Drive,

on the northwest by property:

2701-353-13-016 (Joseph M. Watts, 712 Ivanhoe Way)

2701-353-13-006 (Michael J. Berry, 713 Ash Drive)

on the southeast by property:

2701-353-18-012 (Rosemary S. Lippoldt, 2637 Heather Rd.)

2701-353-18-011 (Randall T. Zlomke, 711 Ash Drive)

The vacated area will be turned back to the bordering property owners respectively.

This block of Heather Drive is a dirt cowtrail with large pot holes and a weed patch. It can not be maintained by the City because it does not meet their specifications for a street. There has never been any improvements to this block since the Sunset Terrace Subdivision was first platted.

We as property owners feel that with vacation of the right of way, it can be used by the respective property owners and be an asset to the neighborhood.

16 88

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# REVIEW SHEET SUMMARY

FILE NO. 16-88 TITLE HEADING ROW Vacation Heather Drive  
btwn Ivanhoe and Ash Drives DUE DATE 5/16/88  
ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Vacation - Petitioner: Harold and Rosemary  
Lippoldt Location: Heather Drive btwn Ivanhoe Way and Ash Drive Phase: Final

PETITIONER ADDRESS 2637 Heather Road Grand Junction, CO

ENGINEER n/a

DATE REC. AGENCY COMMENTS

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED  
A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

5/16/88	City Planning	The request is to vacate Heather Drive between Ivanhoe Way and Ash Drive. This section of Heather Drive is unimproved with no plans for future improvements. The vacation of this segment would not adversely affect traffic circulation and would provide for maintenance by adjacent property owners. All required easements must be dedicated.
5/17/88	City Engineer	No objections. No known city utilities.
5/17/88	Public Works	No objections.
5/5/88	Police Dept.	No problems noted.
5/3/88	Public Service	No objections. Service currently provided by G.V.R.P.L. 20' easement for existing facilities should be maintained.
	gas:	
	electric:	
5/12/88	Ute Water	No objections.
5/10/88	Mtn. Bell	Please retain utility easement as continuation of existing easements on adjoining lots, due to existing buried telephone cable.
5/10/88	GV Rural Power	Grand Valley Rural Power lines must maintain 10'-0" easement; i.e. 5' easement each side of centerline existing line. Otherwise, right-of-way vacancy is acceptable.

NOTE: THE LAST ENTRY BY GV RURAL POWER WAS RECEIVED LATE, DUE TO ITS COMMENTS BEING SENT TO ANOTHER DEPARTMENT BY MISTAKE. PLEASE INCLUDE THESE COMMENTS WHEN MAKING YOUR RESPONSE. THANK YOU.

**RESPONSE NECESSARY**

by 6/6/88

MOTION: MR. CHAIRMAN, ON ITEM #16-88 THE RIGHT OF WAY VACATION, I MOVE THAT WE FORWARD THIS TO CITY COUNCIL WITH RECOMMENDATION THAT THEY APPROVE IT SUBJECT TO STAFF COMMENTS. (MADSEN/HALSEY 4-0 TO APPROVE, CAMPBELL ABSTAINED)



May 25, 1988

RE: ROW Vacation of Heather Drive  
between Ivanhoe and Ash Drive

To Whom it May Concern:

In response to the review comments, the respective property owners definitely wish to retain the utility easements as continuation of existing easements on adjoining lots as shown on the recorded plat of said subdivision.

Respectively,

Petitioner:  
Harold & Rosemary Lippoldt

*Harold Lippoldt*  
*Rosemary Lippoldt*





# development summary



File # 16-88 Name Heather Drive ROW Vacation Date 6/8/88

**PROJECT LOCATION:** Heather Drive between Ivanhoe Way and Ash Drive

**PROJECT DESCRIPTION:** Requested vacation of ROW on Heather Drive where roadway is unimproved and mostly unusable; approximately one block long. Utility easements to be retained.

## 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	X				Irrigation/Drainage	X			
					Landscaping/Screening	X			
					Other: _____				

\* See explanation below

### STATUS & RECOMMENDATIONS:

There were numerous comments for and against the vacation, with at least two people requesting a pedestrian access remain through the ROW. Maintenance problems and assessment costs for construction of a maintenance-free path would be unacceptable to most neighbors as well as the City. Planning recommends a full hearing.

### Planning Commission Action

Planning Commission recommended approval.