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File 1990-0051

Name: Vacation of ROW - (West Piazza)

	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>
X	X	Table of Contents
		Review Sheet Summary
		Application Form
		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X		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
X	X	*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)
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>		
X	X	Action Sheet
X	X	Review Sheet Summary
X		Review Sheets
X	X	Development Summary
X		Development Application - 11/10/90
X		Notice of Public Hearing
X		Public Notice Posting - 12/28/90
X	X	Final Plat - Crown Heights
X	X	Final Plat - Ptarmigan Estates
X	X	Map of area of vacation
X		Legal Ad - 1/1/91
X		Display Ad - 1/7/91
X	X	Planning Commission Minutes - ** - 1/8/90
X		City Council Agenda - 1/11/91
X	X	City Council Meeting Minutes - ** - 1/16/91, 2/6/91
X	X	Action Sheet - ** - 1/16/91
X	X	Ordinance No. 2502 - **
X		Development Application - 11/10/90

B

IMPACT STATEMENT / PROJECT NARRATIVE

The enclosed proposal requests the vacation of a piece of right-of-way approximately 44' x 47' which joins Lot 2, Blk 3 on the north boundary, Crown Heights sub-division. The applicant, R.W. Scott, has made an offer to buy Lot 2, Blk 3 contingent upon acquiring title to the above described parcel.

The right-of-way in question, West Piazza, is an isolated "No mans land" and could serve no useful purpose in its current configuration. It is a natural part of Lot 2 and could be incorporated into an over all building and landscape plan that would enhance the property and the neighborhood as well. Otherwise it will require upkeep and maintenance by the city and detract from the esthetics of the adjoining property and the neighborhood.

The large parcel of land located at the northeast corner of Cortland Ave. and 27½ Road has been approved for the construction of a church. Therefore, West Piazza is not needed to continue West to 27½ Road.

Original
Do NOT Remove
From Office

#51 90

H

ADJACENT PROPERTY NOTIFICATION

James F. Pasqua
3969 S. Piazza Ln
Grand Junction, Co., 81506

T.L. Benson
2357 S. Piazza
Grand Junction, Co. 81506

John H. Crawford
3943 S. Piazza
Grand Junction, Co. 81506

Betty Schumann
3986 S. Piazza
Grand Junction, Co. 81506

Jerry Elliott
998 24 Rd.
Grand Junction, Co. 81506

First United Presbyterian Church
622 White Ave.
Grand Junction, Co. 81501

Thomas A. Foster
2298 N. Seville
Grand Junction, Co. 81506

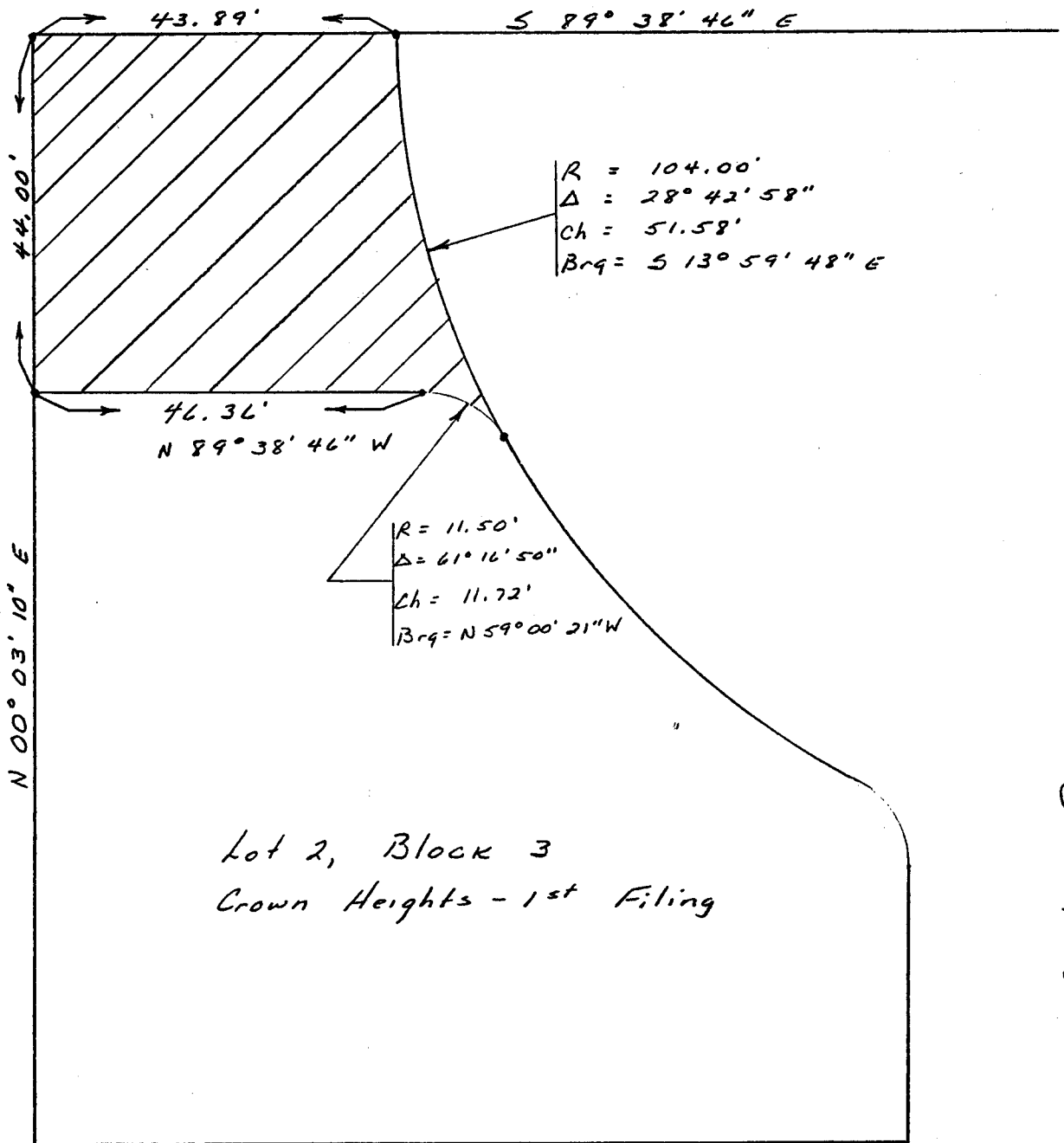
Robert W. Scott
2700 G Rd. # 8D
Grand Junction, Co. 81506

Paul Kemper
1111 Horizon Dr. "305
Grand Junction, Co. 81506

Gordon Guth
3986 S. Piazza Place
Grand Junction, Co. 81506

Original
Do NOT Remove
From Office

#51 90

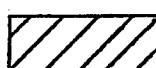


$R = 104.00'$
 $\Delta = 28^\circ 42' 58''$
 $Ch = 51.58'$
 $Brg = S 13^\circ 59' 48'' E$

$R = 11.50'$
 $\Delta = 61^\circ 16' 50''$
 $Ch = 11.72'$
 $Brg = N 59^\circ 00' 21'' W$

Lot 2, Block 3
 Crown Heights - 1st Filing

South Piazza

 Area of Vacation

Original
 Do NOT Remove
 From Office

#51 90

REVIEW SHEET SUMMARY

(Page 1 of 2)

FILE NO. #51-90 TITLE HEADING: Right-of-Way Vacation

ACTIVITY: Right-of-Way Vacation West Piazza

PETITIONER: T.L. Benson

REPRESENTATIVE: Bob Scott

LOCATION: West Piazza

PHASE: Final

ACRES:

RESPONSE NECESSARY

by 12/3/90

PETITIONER'S ADDRESS: 2357 South Piazza, Grand Jct

ENGINEER:

STAFF REPRESENTATIVE: Kathy Portner

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

CITY POLICE DEPARTMENT 12/11/90
J.E. Hall 244-3577

Should have no negative impact on our agency.

PUBLIC SERVICE COMPANY 12/10/90
Carl Barnkow 244-2658

GAS: Will require retaining easement across proposed vacation. Extend 10' front lot easement across proposed vacation.

ELECTRIC: Will require that the west 10" of proposed vacation remain as a easement.

MESA COUNTY PLANNING 12/04/90
Keith Fife 244-1636

No objections.

FIRE DEPARTMENT 12/03/90
George Bennett 244-1400

As long as this doesn't reduce our required access way, we are not against this vacation.

Please contact our office if you have any questions.

U.S. WEST 12/06/90
Leon Peach 244-4964

There is existing along the west property line of Lot 2 a 10' utility easement with electric, telephone, and T.V. in it, that would need to be retained. In addition, a 10' utility easement is required across what was to be West Piazza Place consistent with an extension of the already existing 10' easement along west side of Lot 2.

2700 G Rd. #8D

Grand Jct, Co.

December 29, 1990

Kathy Portner, Planner
Planning Department
City of Grand Junction, Co.

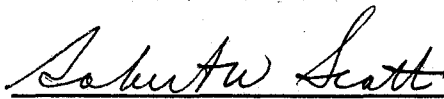
Dear Kathy,

In reference to the review sheet summary (file # 51-90)
my response is as follows:

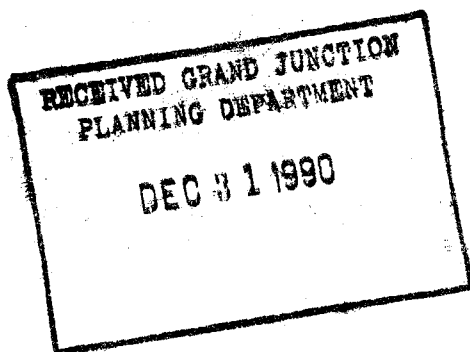
1. All comments by the reviewers concerning required easements in the proposed right-of-way vacation are noted and will be maintained in conformance with city codes.
2. Reference the City Engineer's comment: A metes and bounds description has been furnished to the Planning Department with my vacation request package.
3. Reference the City Attorney's comments: The curb, gutter and sidewalk are already in place.

I appreciate the assistance you have given me.

Very truly yours,



Robert W. Scott



development summary



File # 51-90 Name Right-of-Way Vacation Date 01/08/91

PROJECT LOCATION: West Piazza in Crown Heights Subdivision 1st Filing

PROJECT DESCRIPTION:

A request to vacate a portion of West Piazza.

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	X	
			Other: _____		

* See explanation below

STATUS & RECOMMENDATIONS:

Because of the Conditional Use approval for the church to the west of this Right-of-Way, there is not a need for West Piazza to continue through to 27 1/2 Road. The attached Piazza Circle has been completed with curb and gutter, closing off access to this stub. Two other right-of-way stubs exist to the south of this for additional access alternatives for the property to the west if the church is never built. Recommend approval, retaining necessary easements.

Planning Commission Action

Planning Commission recommends approval. VOTE 4-0

