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File_1990-0051

Name: Vacation of ROW - (West Piazza)

	S A few items are denoted with an asterisk (*), which means they are to be scanned for permanent reco										
	a	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											
	e	guide for the contents of each file.									
	d	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.									
X	X	Table of Contents									
	41										
		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									
\mathbf{x}		Legal description									
H-		Appraisal of raw land									
-		Reduction of any maps – final copy									
	\vdash										
_		*Final reports for drainage and soils (geotechnical reports)									
		Other bound or non-bound reports									
		Traffic studies									
X	X										
		*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:									
-	T V	Asian Chast									
X		Action Sheet Review Sheet Summary									
X	1	Review Sheets Review Sheets									
X		Development Summary									
X	<u> </u>	Development Application – 11/10/90									
X		Notice of Public Hearing									
X	1	Public Notice Posting – 12/28/90									
X		Final Plat – Crown Heights									
X	X	Final Plat – Ptarmigan Estates									
X		Map of area of vacation									
X		Legal Ad - 1/1/91									
X		Display Ad – 1/7/91 Planning Commission Minutes ** 1/9/00									
X		Planning Commission Minutes - ** - 1/8/90 City Council Agenda - 1/11/91									
X		City Council Meeting Minutes - ** - 1/16/91, 2/6/91									
X	-										
X											
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 $27\frac{1}{2}$ Road has been approved for the construction of a church. Therefore, West Piazza is not needed to continue West to $27\frac{1}{2}$ Road.

Original Do NOT Remove From Office

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

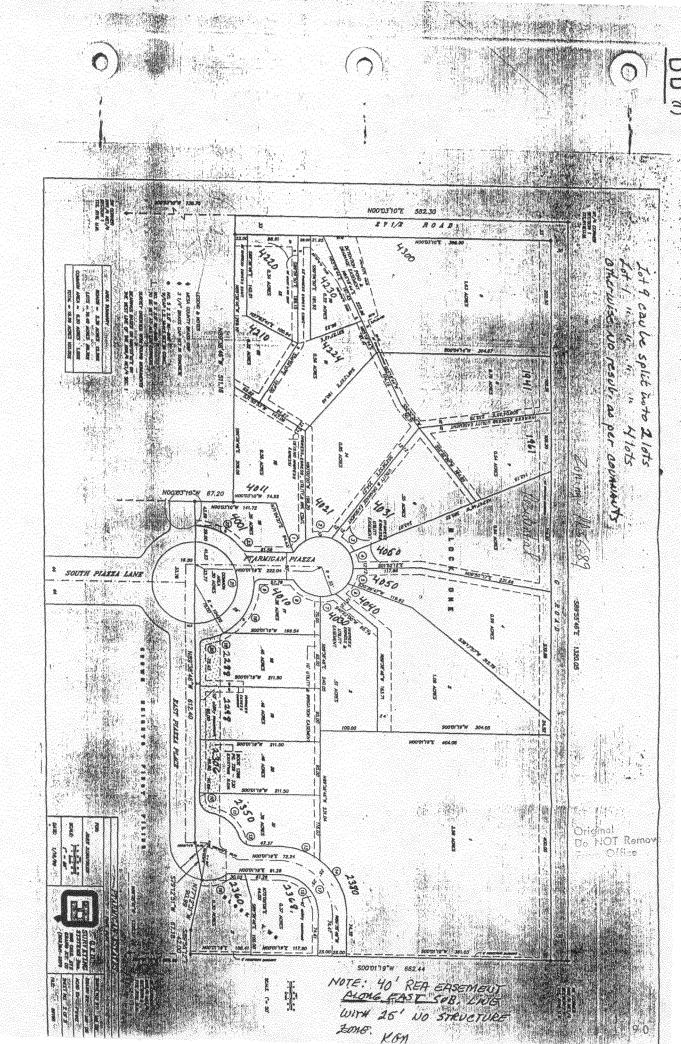
Grand Junction, Co. 81506

Gordon Guth

3986 S. Piazza Place

Grand Junction, Co. 81506

Original Do NOT Remove From Office



Area of Vacation

Original Do NOT Remove From Office

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

RESPONCE MEDESSARY

1111 3 **1991**

PHASE: Final

ACRES:

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 J.E. Hall 244-3577

12/11/90

Should have no negative impact on our agency.

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

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

ELECTRIC: Will require that the west 101" of proposed vacation remain as a easement.

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

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

Please contact our office if you have any questions.

U.S. WEST

12/06/90

Leon Peach 244-4964

against this vacation.

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.

UTE WATER 12/06/90 Gary R. Matthews 242-7491

No objections.

CITY ENGINEER 12/07/90 J. Don Newton 244-1559

I have no objections to the proposed R.O.W. vacation. A metes and bounds description of the R.O.W. will need to be submitted for our review.

CITY UTILITIES ENGINEER 12/07/90 Bill Cheney 244-1590

The City needs to maintain a 10' wide utility drainage and irrigation easement across the northern portion of the proposed vacation, thereby providing access for future installation if needed.

COMMUNITY DEVELOPMENT DEPARTMENT 12/17/90 Kathy Portner 244-1446

This portion of West Piazza was platted with Crown Heights 1st Filing in anticipation of the ROW continuing to the west to 27 1/2 Road to access future filings of Crown Heights.

With the approval of a Conditional Use for a church on the property to the west and the final platting of Ptarmigan Estates to the north, the extension of West Piazza is not needed.

Improvements to the circle drive to the east of this stub have been completed.

Staff recommends that the ROW be vacated.

CITY ATTORNEY

<u>John Shaver</u>

244-1506

Vacation seems appropriate.

Provision needs to be made by improvements agreement or otherwise for completion of curb, gutter, and sidewalk.

Property to benefit Lot 2 upon vacation.

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 easments 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 y ou have given me.

Very truly yours,

Pohert W Scott

PLANNING DEPARTMENT
DEC 3 1 1990

development summary



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	₩ *	TECHNICAL REQUIREMENTS	SATISFIED	NOT # SATISFIED				
Complies with adopted policies Complies with adopted criteria Meets guidelines of Comprehensive Plan			Streets/Rights Of Way	Х					
		X Water/Sewer n/a Irrigation/Drainage		Х					
				x					
			Landscaping/Screening	Х					
			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

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DATE SUBMITTED	DATE	MAILED OUT		DATE POSTED								
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RECORDING FEE REQUIRED \$												
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City Engineer	1111 1											
Transportation Engineer		11111										
City Parks/Recreation												
City Fire Department /												
City Police Department												
County Planning J												
County Engineer												
County Health												
Floodplain Administration	+++++	44444										
G.J. Dept. of Energy												
Walker Field	+++++	 										
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Sewer Dist. (FV, CGV, OM)	 	 										
U.S. West												
Public Service (2 sets)												
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State Geological												
State Health Department												
City Property Agent												
City Utilities Engineer	+++++											
City Attorney Building Department	++++											
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GJPC (7 packets) CIC (11 packets)	 			 								
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BOARDS DATE

PC 1/8/91 Recommend approval subject to human summer Sheet

CIC 1/10/9/2 Approved

STAFF



APPLICATION FEE REQUIREMENTS

5425 Payable to City of W.J. at am of oubmittal