

# Table of Contents

File 1993-0082

Name: Vacation Easement - 487 29 ¼ Road

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 ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.</p> <p>Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
X	X	<b>Table of Contents</b>
		<b>*Review Sheet Summary</b>
X	X	<b>*Application form</b>
X		Review Sheets
		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
X	X	<b>*General project report</b>
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	<b>*Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or non-bound reports
		Traffic studies
X	X	<b>*Review Comments</b>
		<b>*Petitioner's response to comments</b>
X	X	<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>

### DOCUMENT DESCRIPTION:

X	X	Correspondence			
X	X	Planning Commission -8/3/93, 9/7/93, 10/5/93, 11/2/93, 12/7/93 - **			
X		Display Ad - 11/1/93			
X		Map of Driveway Waivers Required			
X	X	Subdivision Map with outline for Vacation of Easement			
X		Deed - Bk 1572/Pg 698 - not conveyed to City			
X	X	Ordinance No. 2748 - **			
X	X	Grant of Easement - Bk 2102/Pg 254 - to be scanned			
X	X	Grant of Easement - Bk 2102/Pg 258 - to be scanned			
X	X	Grant of Easement - Bk 2102/Pg 256 - to be scanned			



**DEVELOPMENT APPLICATION**  
 Community Development Department  
 250 North 5th Street Grand Junction, CO 81501  
 (303) 244-1430

Remove  
Office

**A** Receipt \_\_\_\_\_  
 Date \_\_\_\_\_  
 Rec'd By \_\_\_\_\_  
 File No. 82 93

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation			187 384 21	C-1	<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

PROPERTY OWNER       DEVELOPER       REPRESENTATIVE

HILLTOP FOUNDATION, INC.		CECIL CASTER
		THOMAS PIPER
Name	Name	Name
1100 PATTERSON ROAD		1100 PATTERSON ROAD
Address	Address	Address
GRAND JUNCTION, CO 81506		GRAND JUNCTION, CO 81506
City/State/Zip	City/State/Zip	City/State/Zip
244-6190		241-6190
Business Phone No.	Business Phone No.	Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

Thomas D. Piper      6-30-93  
 Signature of Person Completing Application      Date

Hilltop Foundation, Inc.  
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary  
Thomas D. Piper C.F.O.

Kathy's Car Wash  
2823 North Avenue  
Grand Junction CO 81501-5105

2186 501 Manitoba LTD  
c/o Earl I. Essers  
175 Carleton St.  
Winnipeg R3C-3H9 Canada F.C. 00062

R.M. 18 Corporation  
c/o Autax Inc. (Furr's Cafeteria)  
P.O. Box 2798  
Littleton CO 80161-2798

Hilltop Foundation, Inc.  
ATT: Thomas Piper  
1100 Patterson Road  
Grand Junction CO 81506

Sheldon J. Mandell  
c/o K-Mart #7000 - Tax Department  
700 South Orange  
West Covina CA 91790-2613

Cecil D. Caster  
3094 Pinyon Place  
Grand Junction CO 81504

Tim McDonald  
Richard Brennan  
3050 Hall Avenue  
Grand Junction CO 81504-5720

Home Appliance Service & Parts  
493 28 1/4 Road  
Grand Junction CO 81501-5164

Centennial Savings Bank  
P.O. Box 1590  
Durango CO 80302-1590

Kathy's Car Wash, Inc.  
2823 North Avenue  
Grand Junction CO 81501-5105

Pera  
Attn: Real Estate  
1300 Logan Street  
Denver CO 80203-2309

Cahoots Partnership  
490 28 1/4 Road  
Grand Junction CO 81501-5182

Florence D. Wilcox  
2700 G Road, 8C  
Grand Junction CO 81506-1408

82 93  
8/2/93



... the heart of rehabilitation in Western Colorado

Original  
Do NOT Remove  
From Office

#82 93

Planning Department  
City of Grand Junction  
559 White Avenue, Room 60  
Grand Junction, CO 81501

RE: Project Narrative

Vacation of Utility and Access Easement, Lot 2, Woodland Subdivision. To assist you in your review of the above referred project, this summary is provided:

Petitioner:

Hilltop Foundation Inc., 1100 Patterson Road, Grand Junction, Colorado 81506

Concept:

This proposal is to vacate current utility and access easements on the property known as Woodland Subdivision, Lot 2. The land is located at 28 1/4 road and South of North Avenue, lying directly South of Home Appliance and Repair.

With the exception of an active 10' public service easement along the north boundary, the easements in question have never been utilized and upon conferring with all utility agencies that are subject to the easement, all do not have any utilities in the easement area and further do not have any long range plans to do so.

Upon further research all needed utility services are available on the street (28 1/4 Road) in front of Lot 2 Woodland Subdivision.

We would also request that the description be changed to read: the 15' utility and access easement to be vacated and to be rededicated as a 15' utility easement.

Adjacent land use and zoning is C1.

If you have additional questions or need additional information, please contact us.

For the Petitioners

Thomas Piper & Cecil Caster

# REVIEW COMMENTS

Page 1 of 3

FILE #82-93

TITLE HEADING: Easement Vacation

LOCATION: 487 28 1/4 Road

PETITIONER: Hilltop Foundation

PETITIONER'S ADDRESS/TELEPHONE: 1100 Patterson Road  
Grand Junction, CO 81506  
244-6190

PETITIONER'S REPRESENTATIVE: Cecil Caster

STAFF REPRESENTATIVE: Kristen Ashbeck

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**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., JULY 27, 1993.**

---

**U.S. WEST** 7/7/93  
**Leon Peach** 244-4964

---

No comments at this time.

**CITY UTILITIES ENGINEER** 7/15/93  
**Bill Cheney** 244-1590

---

WATER - No comment.

SEWER - Contact Fruitvale Sanitation District for possible requirements for a future sewer extension.

**CITY DEVELOPMENT ENGINEER** 7/15/93  
**Gerald Williams** 244-1591

---

No comment.

**COMMUNITY DEVELOPMENT DEPARTMENT** 7/20/93  
**Kristen Ashbeck** 244-1437

---

1. Due to limited access to Lot 1 (12' not adequate for 2-way traffic or for fire equipment), the portion of easement shown in yellow on the enclosed drawing could be vacated as a utilities easement but must be retained for access easement.
2. Any vacation must be approved by the Utilities Coordinating Committee (UCC). Earliest meeting is August 11, 1993.

**GRAND VALLEY WATER USERS**  
**G.W. Klapwyk**

**7/19/93**  
**242-5065**

---

No comment.

**PUBLIC SERVICE COMPANY**  
**Dale Clawson**

**7/20/93**  
**244-2695**

---

Electric: No Objection.

Gas: Public Service Company requires the twenty feet of easement immediately west of 28 1/4 Road be retained as utility easement because there is an existing gas main located in it.

# REVIEW COMMENTS

Page 1 of 3

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No comment.

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## STAFF REVIEW

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FILE: 82-93

DATE: July 28, 1993

STAFF: Kristen Ashbeck

REQUEST: Easement Vacation

LOCATION: 487 28-1/4 Road

APPLICANT: Hilltop Foundation, Inc.

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EXISTING LAND USE: Vacant

PROPOSED LAND USE: N/A

SURROUNDING LAND USE:

NORTH: Commercial

SOUTH: Vacant

EAST: Service Business (ambulance)

WEST: Commercial

EXISTING ZONING: Light Commercial (C-1)

PROPOSED ZONING: N/A

SURROUNDING ZONING:

NORTH: Light Commercial (C-1)

SOUTH: Planned Business (PB) and Planned Residential 20 units per acre (PR-20)

EAST: Light and Heavy Commercial (C-1 and C-2)

WEST: Light Commercial (C-1)

---

RELATIONSHIP TO COMPREHENSIVE PLAN: N/A

STAFF ANALYSIS: The proposed vacation of the north-south and east-west easements through the site does not meet the criteria set forth in Section 8-3 of the Zoning and Development Code. While the proposal does not landlock any parcel of land, it does restrict access to the parcel to the north (Lot 1, Woodland Subdivision). The only other access to Lot 1 is a 12-foot driveway off of 28-1/4 Road which is currently used as a one-way access into this developed commercial parcel. Access out of Lot 1 is via the easement through Lot 2 which is proposed to be vacated. The 12-foot driveway is not a reasonable access because it is not wide enough for two-way traffic (criteria 8-3-2) and it is not accessible by

emergency equipment (criteria 8-3-3). Consequently, the portions of the easement which allow access from Lot 1 to 28-1/4 Road must be retained as access easement. Vacation of the other portions of the easement does meet the criteria set forth in Section 8-3 of the Code provided that the easement on the south property line is retained as a utility easement.

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**STAFF RECOMMENDATION:** Table item at petitioner's request in order to give them more time to work with adjacent property owners on alternative access for Lot 1.

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

JUL 23 1980

*Donald T. Keck*

STAFF REVIEW

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FILE: 82-93

DATE: September 1, 1993

STAFF: Kristen Ashbeck

REQUEST: Easement Vacation

LOCATION: 487 28-1/4 Road

APPLICANT: Hilltop Foundation, Inc.

---

EXISTING LAND USE: Vacant

PROPOSED LAND USE: N/A

SURROUNDING LAND USE:

NORTH: Commercial

SOUTH: Vacant

EAST: Service Business (ambulance)

WEST: Commercial

EXISTING ZONING: Light Commercial (C-1)

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---

**STAFF RECOMMENDATION:** Item tabled from August 3, 1993 hearing. Petitioner has again requested that this item be tabled in order to give them more time to work with adjacent property owners on alternative access for Lot 1.

## STAFF REVIEW

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FILE: 82-93

DATE: September 29, 1993

STAFF: Kristen Ashbeck

REQUEST: Easement Vacation

LOCATION: 487 28-1/4 Road

APPLICANT: Hilltop Foundation, Inc.

---

EXISTING LAND USE: Vacant

SURROUNDING LAND USE:

NORTH: Commercial

SOUTH: Vacant

EAST: Service Business (ambulance)

WEST: Commercial

EXISTING ZONING: Light Commercial (C-1)

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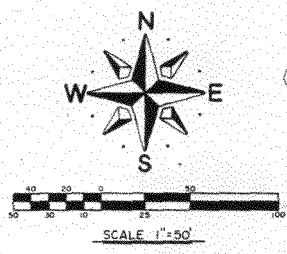
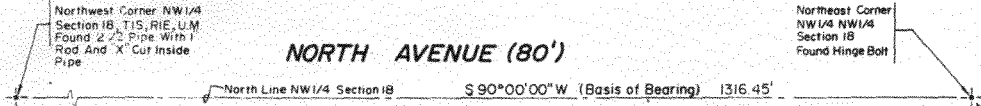
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STAFF RECOMMENDATION: Item tabled at August 3 and September 7, 1993 hearings. Petitioner has again requested that this item be tabled in order to give them more time to work with adjacent property owners on alternative access for Lot 1.

#99-78

# WOODLAND SUB.

## CITY OF GRAND MESA COUNTY, CO



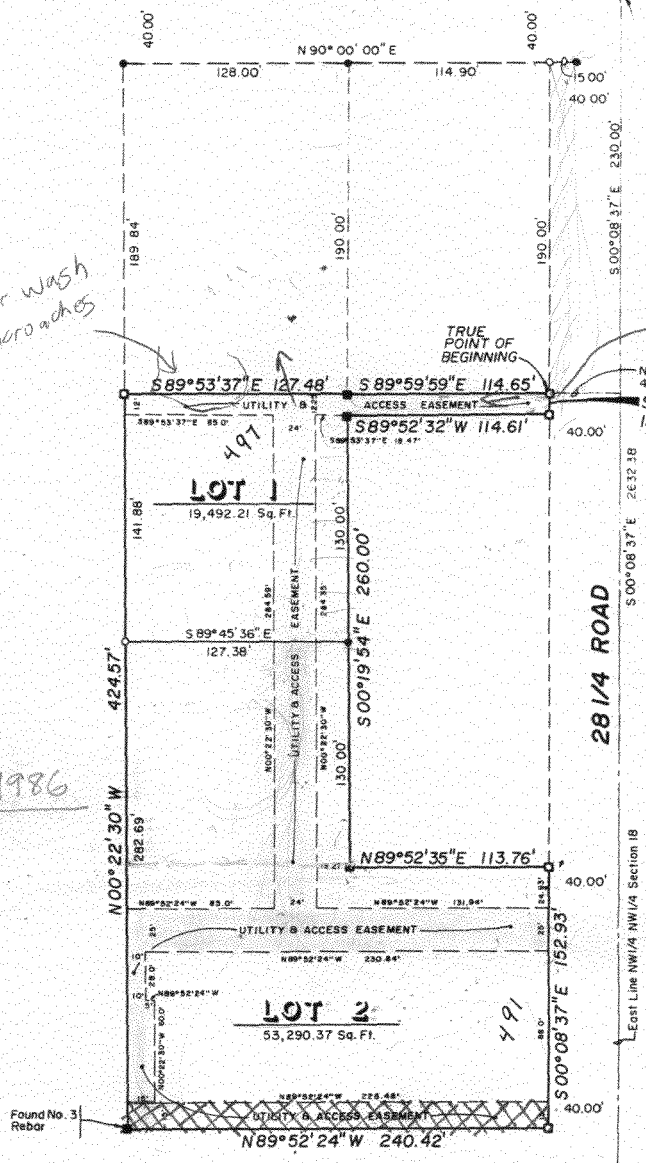
DATE OF PREPARATION:  
OCTOBER 2, 1978

**LEGEND**

- Set No. 5 Rebar & Cap - L.S. 9331
- Found No. 5 Rebar & Cap (Except as Noted)
- Boundary Corner Set in Concrete by Colorado West Surveying Co.

*Check Recorder 1986*

*Book 1137  
Page 480*



*Car wash approaches*

*Sign "Golf & Car Wash entrance"*

*The Old Meridian; thence south 190', W 130'*  
*thence north 190' thence east 130' to P.O.B.*

*quit claim - to City for road & utility - east 15' of: beg. at a pt which is south 40 feet & west 25' from the NE corner of Lot 1 of Section 18, T15, R1E of*

### Driveway Waivers Required

PREPARED BY  
**COLORADO WEST SURVEY**  
835 Colorado Avenue, Grand Junction





#99-78

#82-93

# WOODLAND SUBDI

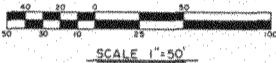
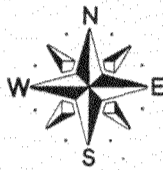
## CITY OF GRAND JUNCTION MESA COUNTY, COLORADO

Northwest Corner NW 1/4  
Section 18, T15, R1E, U1M  
Found 2" x 2" Pipe With  
Rod And 'X' Cut Inside  
Pipe

Northeast Corner  
NW 1/4 NW 1/4  
Section 18  
Found Hinge Bolt

NORTH AVENUE (80')

North Line NW 1/4 Section 18 S 90° 00' 00" W (Basis of Bearing) 1316.45'

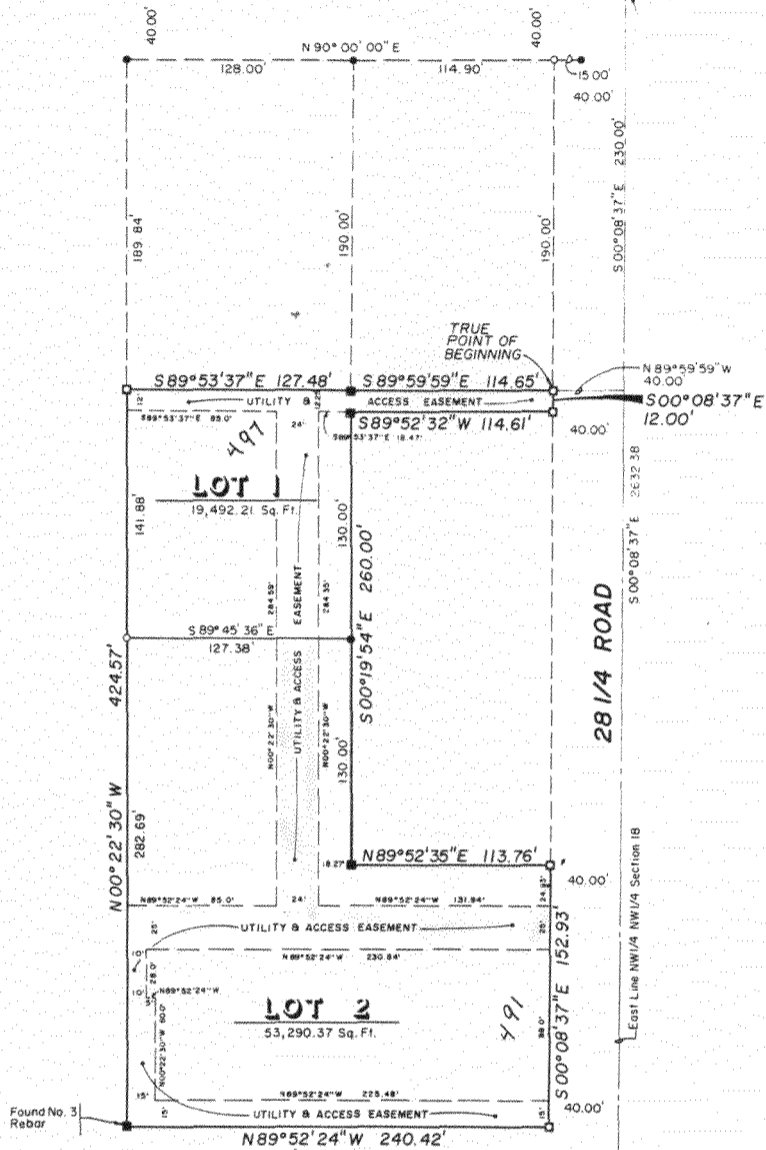


SCALE 1" = 50'

DATE OF PREPARATION:  
OCTOBER 2, 1978

### LEGEND

- Set No. 5 Rebar & Cap - L.S. 9331
- Found No. 5 Rebar & Cap (Except as Noted)
- Boundary Corner Set in Concrete by Colorado West Surveying Co.



This plat or map was prepared by the undersigned in accordance with the provisions of the Colorado Surveying Act, Chapter 10, Title 10, Colorado Revised Statutes, and the rules and regulations of the Board of Surveying and Mapping, State of Colorado, and the same is hereby certified to be a true and correct copy of the original as the same appears on the files of the undersigned.

STATE OF COLORADO  
COUNTY OF MESA

This plat or map was accepted for filing by the undersigned on the date hereinafter set forth.

Director of Surveying and Mapping

I, William J. Williams, has been prepared by

Driveway Waivers Required

PREPARED BY  
**COLORADO WEST SURVEYING**  
835 Colorado Avenue, Grand Junction, CO

