



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

#482
 Receipt Date 8-2-93
 Rec'd By MP
 File No. #92 93

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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 checked="" type="checkbox"/> Vacation | | | 2651 #2659 Hwy 50 | HO | <input checked="" type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement |

| | | |
|---|------------------------------------|--|
| <input checked="" type="checkbox"/> PROPERTY OWNER | <input type="checkbox"/> DEVELOPER | <input checked="" type="checkbox"/> REPRESENTATIVE |
| William V. Wied Linda S. Wied | | William V. Wied Linda S. Wied |
| Name | Name | Name |
| <u>202 North Suite 200</u> 2911 Sunridge Road | <u>8150</u> | 2911 Sunridge Road |
| Address | Address | Address |
| Grand Junction, CO 81503 | | Grand Junction, CO 81503 |
| City/State/Zip | City/State/Zip | City/State/Zip |
| (303) 245-6899 | | (303) 245-6899 |
| 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.

X William V. Wied Signature of Person Completing Application
July 23, 1993 Date

X William V. Wied Linda S. Wied
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

SUBMITTAL CHECKLIST

#92 93

VACATION

Location: 2051 & 2659 HWY 50

Project Name: _____

ITEMS

DISTRIBUTION

DESCRIPTION

SSID REFERENCE

- City Community Development
- City Dev. Eng.
- City Utility Eng.
- City Property Agent
- City Fire Department
- City Police Department
- City Attorney
- City Sanitation
- City G.J.P.C. (8 sets)
- City Downtown Dev. Auth.
- City Council
- County Planning
- Irrigation District
- Drainage District *O.M.*
- Water District
- Sewer District
- U.S. West
- Public Service
- GVRP

20 TOTAL REQ'D.

8 1/2 x 11 provided

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| DESCRIPTION | SSID REFERENCE | City Community Development | City Dev. Eng. | City Utility Eng. | City Property Agent | City Fire Department | City Police Department | City Attorney | City Sanitation | City G.J.P.C. (8 sets) | City Downtown Dev. Auth. | City Council | County Planning | Irrigation District | Drainage District <i>O.M.</i> | Water District | Sewer District | U.S. West | Public Service | GVRP | 20 TOTAL REQ'D. |
|--|----------------|----------------------------|----------------|-------------------|---------------------|----------------------|------------------------|---------------|-----------------|------------------------|--------------------------|--------------|-----------------|---------------------|-------------------------------|----------------|----------------|-----------|----------------|------|-----------------|
| 1. ● Application Fee | VII-1 | 1 | | | | | | | | | | | | | | | | | | | 1 |
| 2. ● Submittal Checklist* | VII-3 | 1 | | | | | | | | | | | | | | | | | | | 1 |
| 3. ● Review Agency Cover Sheet* | VII-3 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 11 |
| 4. ● Application Form* | VII-1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 20 |
| 5. ● TEXT Reduction of Assessor's Map | VII-1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 20 |
| 6. ● Names and Addresses | VII-2 | 1 | | | | | | | | | | | | | | | | | | | 1 |
| 7. ● Legal Description <i>of Alley</i> | VII-2 | 1 | | | 1 | | | | | | | | | | 1 | | | | | | 3 |
| 8. ● General Project Report | X-7 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 20 |
| 9. ● Vicinity Sketch | IX-33 | 1 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 8 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 20 |
| 10. ● Assessor's Map | VII-1 | 1 | | | | | | | | | | | | | | | | | | | 1 |

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

PRE-APPLICATION CONFERENCE

Date: July 16, 1993
Conference Attendance: Kristen Ashbeck, William Wied 245-6899
Proposal: Alley ROW Vacation
Location: 2651 & 2659 HWY 50

Tax Parcel Number: 2945-261-14-004 & 005

Review Fee: \$450

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? NA
Adjacent road improvements required? NA
Area identified as a need in the Master Plan of Parks and Recreation? NA
Parks and Open Space fees required? NA Estimated Amount:
Recording fees required? NA Estimated Amount:
Half street improvement fees required? N/A Estimated Amount:
Revocable Permit required? NA
State Highway Access Permit required? NA

Applicable Plans, Policies and Guidelines NA

Located in identified floodplain? FIRM panel #

Located in other geohazard area?

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?

Avigation Easement required?

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking, Drainage, Floodplain/Wetlands Mitigation, Other, Screening/Buffering, Landscaping, Availability of Utilities, Land Use Compatibility, Traffic Generation, Geologic Hazards/Soils

Related Files:

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

X William U. Wied - Signature(s) of Petitioner(s)

X William U. Wied Signature(s) of Representative(s)

Larry Corn & Marie Tipping
P.O. Box 1240
Grand Junction, CO 81502-1240

John W. & B.L. Newton
2015 Aspen Street
Grand Junction, CO 81503-1919

92 93

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Lee Baker
840 Hwy. 50
Grand Junction, CO 81503-1940

Mary Fuchs
c/o Thomas A. Patton
2011 Aspen Street
Grand Junction, CO 81503-1919

Paul D. & Mavis D. McNew
659 - 29-1/2 Road
Grand Junction, CO 81504

Anna Mae Smith
830 Unaweep
Grand Junction, CO 81503-1862

Gladys L. Collins
c/o Tom E. Elder
562 White Avenue
Grand Junction, CO 81501-2644

Elbert R. Rider
c/o T.J. Harshman
P.O. Box 2682
Grand Junction, CO 81502-2682

William R. Bakke and
Maxine Wilson
2030 Aspen
Grand Junction, CO 81503-1920

Tina L. Williams
1932 Palmer
Grand Junction, CO 81503-1956

James A. & Shari L. Graham
2026 Aspen Ave.
Grand Junction, CO 81503-1920

Paul D. & Mavis D. McNew
659 - 29-1/2 Road
Grand Junction, CO 81504

Silver "C" Investments
308 Willowbrook Drive
Grand Junction, CO 81506

Delmar L. Leger
1500 East Main
Montrose, CO 81401-3841

D.M. Hall
430 Chipeta Ave., #17
Grand Junction, CO 81501-2569

Marjorie L. Montgomery, Trustee
661 Hwy. 50, Box A
Grand Junction, CO 81503-1983

Earl F. & Mary J. Payne
701 Ivy Place
Grand Junction, CO 81506-8340

William & Linda Wied
2911 Sunridge Road
Grand Junction, CO 81503

Richard H. Powell
Penelope Merriett Powell
2551 G 1/2 Road
Grand Junction, CO 81505

General Project Report

Am requesting alley right-of-way vacation because alley has not been used as an alley for many years, is not used for access, and currently sits between our two pieces of commercial property, and is maintained solely by us. Our commercial property is antique stores. There will be no effect on public facilities (fire, police, sanitation, roads, parks, schools, irrigation, etc.). Subject property will remain as an easement for US West Communications. The alley right-of-way vacation has been discussed with US West's right-of-way agent, Bert Hansen (244-4520) and is fine with him.

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REVIEW COMMENTS

Page 1 of 3

FILE #97-93

TITLE HEADING: Preliminary Plan - Moses
Subdivision

LOCATION: Paradise Hills - E side of 26 1/2 Road, South of Catalina Drive

PETITIONER: Wilford Moses

PETITIONER'S ADDRESS/TELEPHONE: 2666 Paradise Drive
Grand Junction, CO 81506
242-0288

PETITIONER'S REPRESENTATIVE: Lance Moses

STAFF REPRESENTATIVE: Dave Thornton

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS
REQUIRED ON OR BEFORE 5:00 P.M., AUGUST 30, 1993.**

CITY DEVELOPMENT ENGINEER
Gerald Williams

8/6/93
244-1591

The site is not covered by Paradise Hills drainage. At the final submittal, either an engineered final drainage report with detention/retention is required, or the drainage fee paid.

GRAND JUNCTION DRAINAGE DISTRICT
John L. Ballagh

8/6/93
242-4343

The development is outside the boundaries of the Grand Junction Drainage District.

U.S. WEST
Leon Peach

8/6/93
244-4964

New or additional telephone facilities necessitated by this project may result in a "contract" and up-front monies required from developer prior to ordering or placing of said facilities. For more information please call Leon Peach, 244.4964.

CITY POLICE DEPARTMENT
Mark Angelo

8/9/93
244-3587

What size are lots 5 & 4? My concern is the access to lot 4 because of the hill on 26 1/2 Road. In addition, is lot 4 going to be built up and level with 26 1/2 Road, or is the driveway going to be uphill to 26 1/2 Road? If so, this would decrease the visibility even more as you exit lot 4 onto 26 1/2 Road. Are lots 1, 2 and 3 going to have separate driveways or are they going to have one common driveway for access to 2 or more lots?

GRAND JUNCTION FIRE DEPARTMENT
George Bennett

8/13/93
244-1400

Submit a utility composite for our review. Fire hydrants are to be spaced no greater than 500 feet apart, so that no property is further than 250 feet from a fire hydrant.

CITY UTILITY ENGINEER
Bill Cheney

8/16/93
244-1590

The majority of the "Features" required on the "Preliminary Plan" as specified in the SSID Manual, page IX-26, do not appear on the submittal. Consequently, it is not possible to do an adequate review on this project.

UTE WATER
Gary R. Matthews

8/16/93
242-7491

Ute Water has a 6" and a 2" main in 26 1/2 Road, 6" in Catalina Drive and a 4" in Paradise Drive. Domestic water service available for all lots.

Policies and fees in effect at the time of application will apply.

COMMUNITY DEVELOPMENT DEPARTMENT
Dave Thornton

8/18/93
244-1447

See attached comments.

LATE COMMENTS

PUBLIC SERVICE COMPANY
Dale Clawson

8/27/93
244-2695

Electric: This is GVRPL service territory.

Gas: No objections - standard front lot line easements of 14'.

REVIEW COMMENTS

Page 1 of 2

FILE #92-93

TITLE HEADING: Alley Right-of-Way Vacation

LOCATION: 2651 & 2659 Highway 50

PETITIONER: William V. Wied

PETITIONER'S ADDRESS/TELEPHONE: 2911 Sunridge Road
Grand Junction, CO 81503
245-6899

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., AUGUST 30, 1993.

CITY ATTORNEY
Dan Wilson

8/4/93
244-1505

No comment.

CITY DEVELOPMENT ENGINEER
Gerald Williams

8/6/93
244-1591

If the alley is vacated, a utility easement must be deeded for the utilities that are there.

CITY SOLID WASTE MANAGEMENT DIVISION
Rob Laurin

8/6/93
244-1570

Okay.

ORCHARD MESA DRAINAGE DISTRICT
James Rooks

8/12/93
464-7885

Orchard Mesa Irrigation District has no objection to the alley right-of-way vacation.

GRAND JUNCTION FIRE DEPARTMENT
George Bennett

8/11/93
244-1400

No requirements at this time.

CITY POLICE DEPARTMENT
Mark Angelo

8/11/93
244-3587

Okay.

U.S. WEST
Leon Peach

8/11/93
244-4964

No comments at this time.

CITY UTILITY ENGINEER
Bill Cheney

8/16/93
244-1590

Easement should address all utilities and not just U.S. West. Even though other utilities do not utilize the alley presently, this could change in the future.

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

8/18/93
244-1437

Please provide a legal description of the alley that is to be retained as utility easement that excepts that portion which is covered by the building.

LATE COMMENTS

PUBLIC SERVICE COMPANY
Dale Clawson

8/27/93
244-2695

Electric & Gas: No objections.

STAFF REVIEW

FILE: 92-93

DATE: September 1, 1993

STAFF: Kristen Ashbeck

REQUEST: Alley Right-of-Way Vacation

LOCATION: 2651 & 2659 Highway 50

APPLICANT: William & Linda Wied

EXISTING LAND USE: Commercial

PROPOSED LAND USE: N/A

SURROUNDING LAND USE:

NORTH: Commercial

SOUTH: Single Family Residential

EAST: Commercial

WEST: Commercial

EXISTING ZONING: Highway Oriented (HO)

PROPOSED ZONING: N/A

SURROUNDING ZONING:

NORTH: Highway Oriented (HO)

SOUTH: Residential Single Family 8 units per acre (RSF-8) and Highway Oriented (HO)

EAST: Highway Oriented (HO)

WEST: Residential Single Family 8 units per acre (RSF-8) and Highway Oriented (HO)

RELATIONSHIP TO COMPREHENSIVE PLAN: N/A

STAFF ANALYSIS: The proposed vacation of the north-south alley right-of-way through the site meets the criteria set forth in Section 8-3 of the Zoning and Development Code. The alley is not presently used nor is it likely that it will ever be used as such due to the encroachment of a building and a utility pole in the right-of-way. The vacated right-of-way (except for that portion covered by the building) will be retained as utility easement.

STAFF RECOMMENDATION: Approval subject to final approval by the Utility Coordinating Committee (UCC).

STAFF REVIEW

FILE: 92-93

DATE: September 8, 1993

STAFF: Kristen Ashbeck

REQUEST: Alley Right-of-Way Vacation

LOCATION: 2651 & 2659 Highway 50

APPLICANT: William & Linda Wied

EXISTING LAND USE: Commercial

SURROUNDING LAND USE:

NORTH: Commercial

SOUTH: Single Family Residential

EAST: Commercial

WEST: Commercial

EXISTING ZONING: Highway Oriented (HO)

SURROUNDING ZONING:

NORTH: Highway Oriented (HO)

SOUTH: Residential Single Family 8 units per acre (RSF-8) and Highway Oriented (HO)

EAST: Highway Oriented (HO)

WEST: Residential Single Family 8 units per acre (RSF-8) and Highway Oriented (HO)

EXECUTIVE SUMMARY: A request to vacate the north-south alley located between the properties at 2651 and 2659 U.S. Highway 50.

STAFF ANALYSIS: The proposed vacation of the north-south alley right-of-way through the site meets the criteria set forth in Section 8-3 of the Zoning and Development Code. The alley is not presently used nor is it likely that it will ever be used as such due to the encroachment of a building and a utility pole in the right-of-way. The vacated right-of-way (except for that portion covered by the building) will be retained as utility easement.

STAFF RECOMMENDATION: Approval.

PLANNING COMMISSION RECOMMENDATION: Approval.

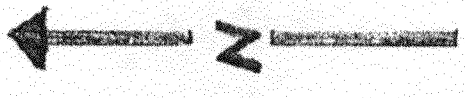
CITY OF GRAND JUNCTION DEVELOPMENT FILE 92-93, ALLEY RIGHT-OF-WAY VACATION LOCATED AT 2651 AND 2659 HIGHWAY 50, IN THE CITY OF GRAND JUNCTION HAS BEEN REVIEWED AND APPROVED BY THE UTILITY COORDINATING COMMITTEE.

CHAIRMAN

John L. Ballagh

DATE

Sep 8, 1993



Palmer

U.S. Highway 50 (100')

Highway Divider

U.S. Highway 50

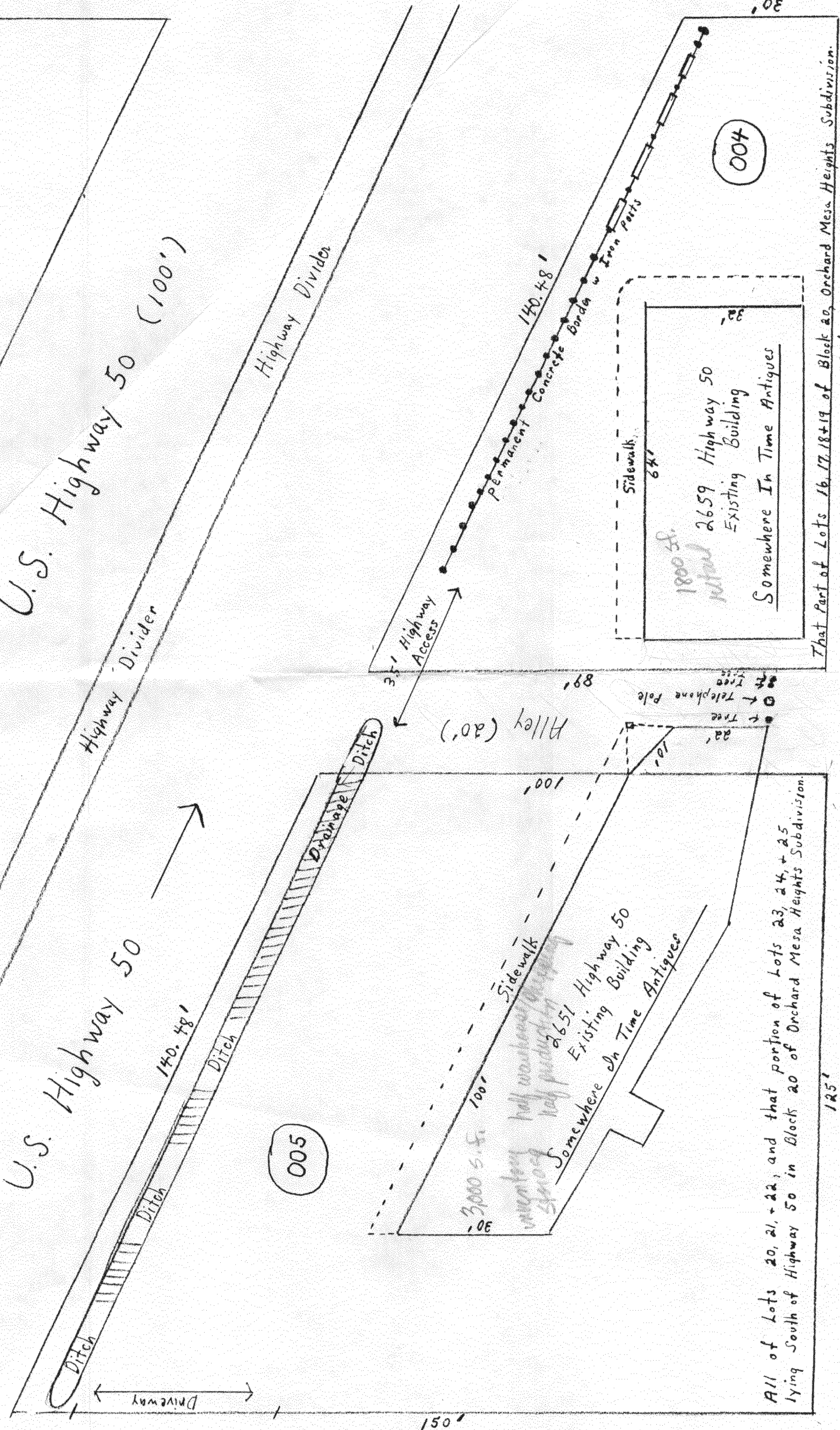
Highway Divider

Highway Divider

005

004

Aspen



All of Lots 20, 21, + 22, and that portion of Lots 23, 24, + 25 lying South of Highway 50 in Block 20 of Orchard Mesa Heights Subdivision.

1800 sq. ft. parcel 2659 Highway 50 Existing Building Somewhere In Time Antiques

3000 sq. ft. 100' inventory half warehouse/antique storage half produce/antique 2651 Highway 50 Existing Building Somewhere In Time Antiques

That Part of Lots 16, 17, 18 + 19 of Block 20, Orchard Mesa Heights Subdivision.

92 93

Dominguez Avenue

Scale: One Inch = 20 feet
Zoning: HO

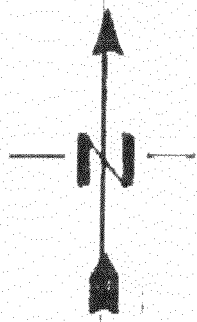
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BANNER ASSOCIATES, INC.
2777 CROSSROADS BOULEVARD, GRAND JUNCTION, CO 81506

JOB NUMBER: TEMP
SOMEWHERE IN TIME ANTIQUES
EASEMENT LOCATION
FIELD DEF & DJF AUG. '93

SCALE: 1 INCH = 10 FEET

COORDINATE BOUNDARIES:
NORTHING = 1000.0000 TO 1098.3433
EASTING = 960.3835 TO 1005.2136



U.S. Highway # 50

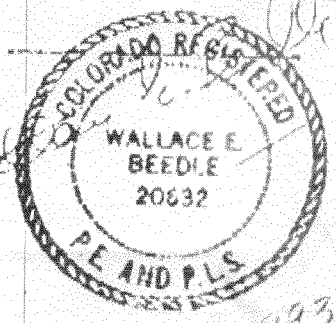
Alley
20'

Written description describes the cross hatched area.

Roof Overhang Line

Bldg.

Bldg.



Aug 31, 1993

Dominguez

