



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

Receipt 1365
 Date 7/1/94
 Rec'd By RSA
 File No. 1.14 94

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			<u>1860 PALMER</u>	<u>RMF - 16</u>	<input checked="" type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

<input checked="" type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
HABITAT FOR HUMANITY OF MESA COUNTY, INC.	Same	Donald L. Everhart, President
Name	Name	Name
P. O. Box 4947		P. O. Box 4947
Address	Address	Address
Grand Junction, CO 81502-4947		Grand Junction, CO 81502-4947
City/State/Zip	City/State/Zip	City/State/Zip
242-5211 Ext. 184		242-5211 Ext. 184
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 representatives 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.

Carl Bradley
 Signature of Person Completing Application June 29, 1994
Date

Donald L. Everhart President
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

City of Grand Junction
Community Development Dept.
250 N. 5th St.
Grand Junction, CO 81501

2945-261-21-023
HABITAT FOR HUMANITY OF MESA COUNTY
PO BOX 4947
GRAND JUNCTION, COLORADO 81502

2945-261-16-001

✓ ROBERT E WHITMAN
SANDRA K
1907 PALISADE ST

~~PALISADE, CO 81526~~
GRAND JCT, 81503

2945-261-16-002

✓ GARY ORMSBY
1915 PALISADE ST
GRAND JUNCTION, CO 81503-1951

✓ 2945-261-15-003

LEE BAKER
840 HIGHWAY 50
GRAND JUNCTION, CO 81503-1940

2945-261-16-003

✓ GARY ORMSBY
1915 PALISADE ST
GRAND JUNCTION, CO 81503-1951

2945-261-15-007

LARRY CORN
MARIE TIPPING
PO BOX 1240
GRAND JUNCTION, CO 81502-1240

✓ 2945-261-16-004

BENITO R SAWYER
735 W MAIN ST
GRAND JUNCTION, CO 81505-1642

✓ 2945-261-15-008

PAUL D MCNEW
MAVIS D
659 29 1/2 RD
GRAND JUNCTION, CO 81504-5280

✓ 2945-261-16-010

BENJAMIN W SCHRUM
ETAL
1922 PALMER AVE
GRAND JUNCTION, CO 81503-1956

2945-261-21-006

✓ DALE O MCGRUDER
VALERIE LEE
1861 PALISADE ST
GRAND JUNCTION, CO 81503-1949

✓ 2945-261-16-011

FOY L WILLIAMS
KAREN K
1918 PALMER AVE
GRAND JUNCTION, CO 81503-1956

2945-261-21-007

HABITAT FOR HUMANITIES OF MESA
PO BOX 4947
GRAND JUNCTION, CO 81502

✓ 2945-261-16-012

BILLY J CLARY
TRACI M MANCHESTER
1916 PALMER AVE
GRAND JUNCTION, CO 81503-1956

✓ 2945-261-21-008

JOEL S HART
1834 PALMER AVE
GRAND JUNCTION, CO 81503-1954

2945-261-16-015

✓ JANN ERTL
1600 NORTH AVE
GRAND JUNCTION, CO 81501-6422

✓ 2945-261-21-009

JOEL S HART
1834 PALMER AVE
GRAND JUNCTION, CO 81503-1954

2945-261-22-006

✓ LARRY CORN
MARIE TIPPING
PO BOX 1240
GRAND JUNCTION, CO 81502-1240

✓ 2945-261-22-010

PAUL D MCNEW
MAVIS D
659 29 1/2 RD
GRAND JUNCTION, CO 81504-5280

8.14 94

Lawrence G. Alley, etal.
1860 Palisade Street
Grand Junction, CO 81503-1950
2945-261-20-004

Jack & Kathleen Vigil
1847 Palisade Street
Grand Junction, CO 81503
2945-261-21-021

Robert & Sandra Whitman
1907 Palisade Street
Grand Junction, CO 81503
2945-261-16-001

Lora E. Denton
3830 G $\frac{1}{2}$ Road
Palisade, CO 81526-0000
2945-261-k20-005

Michael G. Richardson
Cheryl L. Richardson
1853 Palisade Street
Grand Junction, CO 81503
2945-201-21-022

✓ Gary Ormsby
1915 Palisade Street
Grand Junction, CO 81503-1951
2945-261-16-002

Edythe Coe and
J. M., K. L. and Sherry Harsh
1848 Palisade Street
Grand Junction, CO 81503-1950
2945-261-20-006

✓ Paul & Mavis McNew
659 29 $\frac{1}{2}$ Road
Grand Junction, CO 81504-5280
2945-261-15-008
2945-261-22-010

✓ Benito R. Sawyer
735 W. Main Street
Grand Junction, CO 81503-1642
2945-261-16-003,004

Jim and Dianna L. Zachary
c/o Dept. HUD
1405 Curtis Street
Denver, CO 80202-2349
2945-261-20-007

✓ Larry Corn
Marie Tipping
P. O. Box 1240
Grand Junction, CO 81502-1240
2945-261-15-007
2945-261-22-006

✓ Jann Ertl
1600 North Avenue
Grand Junction, CO 81501-6422
2945-261-16-015

Tammy Jean Goltz
1836 Palisade Street
Grand Junction, CO 81503
2945-261-20-011

✓ Dale McGruder
Valerie Lee
1861 Palisade Street
Grand Junction, CO 81503
2945-261-21-006

✓ Benjamin W. Schrum
etal.
1922 Palmer Avenue
Grand Junction, CO 81503-1956
2945-261-16-010

Margaret J. Goodwin
etal. Life Estate
1835 Palisade Street
Grand Junction, CO 81503
2945-261-21-004

✓ Joel S. Hart
1834 Palmer Avenue
Grand Junction, CO 81503-1954
2945-261-21-008,009

✓ Foy L. & Karen K. Williams
1918 Palmer Avenue
Grand Junction, CO 81503-1956
2945-261-16-011

✓ Habitat for Humanity
P. O. Box 4947
Grand Junction, CO 81502-4947
2945-261-21-020,023,007

✓ Lee Baker
840 Highway 50
Grand Junction, CO 81503-1940
2945-261-15-003

✓ Billy J. Clary
Traci M. Manchester
1916 Palmer Avenue
Grand Junction, CO 81503-1956
2945-261-16-012

1.14 94

2945-261-20-004
LAWRENCE G ALLEY
ETAL
1860 PALISADE ST
GRAND JUNCTION, CO 81503-1950

2945-261-20-005
LORA E DENTON
3830 G 1/4 RD
PALISADE, CO 81526-0000

2945-261-20-006
EDYTHE COE
J M - K L - SHERRY HARSH
1848 PALISADE ST
GRAND JUNCTION, CO 81503-1950

2945-261-20-007
JIM ZACHARY
DIANNA L C/O DEPT HUD
1405 CURTIS STREET
DENVER, CO 80202-2349

2945-261-20-011
TAMMY JEAN GOLTZ
1836 PALISADE ST
GRAND JUNCTION, CO 81503

2945-261-21-004
MARGARET J GOODWIN
ETAL LIFE ESTATE
1835 PALISADE ST
GRAND JUNCTION, CO 81503

√2945-261-21-020
HABITAT FOR HUMANITY OF MESA CO
PO BOX 4947
Grand Junction, CO 81502

2945-261-21-021
JACK VIGIL
KATHLEEN M
1847 PALISADE ST
Grand Junction, CO 81503

SUBMITTAL CHECKLIST #114-94

VACATION

114 94

Location: Glenwood Avenue between Palmer & Palisade Project Name: Habitat for Humanity

ITEMS	DISTRIBUTION															TOTAL REQD.						
DESCRIPTION	SSID REFERENCE	<input type="checkbox"/> City Community Development	<input type="checkbox"/> City Dev. Eng.	<input type="checkbox"/> City Utility Eng.	<input type="checkbox"/> City Property Agent	<input type="checkbox"/> City Fire Department	<input type="checkbox"/> City Police Department	<input type="checkbox"/> City Attorney	<input type="checkbox"/> City Sanitation	<input type="checkbox"/> City G.P.C. (8 sets)	<input type="checkbox"/> City Downtown Dev. Auth.	<input type="checkbox"/> City Council	<input type="checkbox"/> County Planning	<input type="checkbox"/> Irrigation District <i>DM</i>	<input type="checkbox"/> Drainage District	<input type="checkbox"/> Water District	<input type="checkbox"/> Sewer District	<input type="checkbox"/> U.S. West	<input type="checkbox"/> Public Service	<input type="checkbox"/> GVRP	Original Do NOT Remove From Office	
● Application Fee <i>\$4500</i>	VII-1	1																				
● Submittal Checklist*	VII-3	1																				
● 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		
● Application Form*	VII-1	1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1		
● 11"x17" 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		
● Names and Addresses	VII- 02	1																				
● Legal Description	VII-2	1		1											1							
● General Project Report	X-7	1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1		
● Vicinity Sketch	IX- 33	1	2	1	1	1	1	1	1	8	1	1	1	1	1	1	1	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: 3-17-94
Conference Attendance: CARL GRONDOIF, DAVE THORNTON
Proposal: VARIATION of A portion of Glenwood Avenue
Location: _____

242-5211 ext 184

244-1447

Tax Parcel Number: _____
Review Fee: \$ 4500
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

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

Applicable Plans, Policies and Guidelines _____
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 Screening/Buffering Land Use Compatibility
- Drainage Landscaping Traffic Generation
- Floodplain/Wetlands Mitigation Availability of Utilities Geologic Hazards/Soils
- Other _____

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.

+ Donald P. Ewchart + Carl Grondoif
Signature(s) of Petitioner(s) Signature(s) of Representative(s)



HABITAT FOR HUMANITY OF MESA COUNTY, INC.

6th & Rood, Room 301, P.O. Box 4947, Grand Junction, CO 81502 • (303) 242-5211 ext. 184

REQUEST TO THE CITY OF GRAND JUNCTION, COLORADO TO VACATE GLENWOOD AVENUE BETWEEN PALMER STREET AND PALISADE STREET.

Habitat for Humanity of Mesa County, Inc. owns Lots 20 to 22 inclusive in Block 18 of Orchard Mesa Heights. Lot 20 adjoins Glenwood Avenue at Palmer Street.

Habitat for Humanity of Mesa County, Inc. desires to build a new home on Lots 20 to 22, and find that even though Glenwood Avenue between Palmer Street and Palisade Street is platted, this road is not completed. This road crosses an Orchard Mesa Irrigation District ditch that is quite deep.

Habitat finds that with Glenwood Avenue platted but not constructed that they are obliged to observe a 20 foot set-back on the South edge of their property. This limits just what can be constructed on this property as the irrigation ditch also consumes a lot ^{of} Lot 22, In this group of lots.

At this time Glenwood Avenue is completed for only one block from Palisade Street to Linden Avenue. It thus at this time serves no great purpose as US 50 is just one block south of Glenwood Avenue. It would appear at this time that the City of Grand Junction would have no reason to develop this block. If the street is vacated in this block, Habitat would not have to observe the 20 foot set back and they would have more flexibility in their planning for the use of their land.

11 4 94

REVIEW COMMENTS

Page 1 of 2

FILE #114-94

TITLE HEADING: Vacation of R.O.W.

LOCATION: Glenwood Ave. between Palmer and Palisade St.

PETITIONER: Habitat for Humanity of Mesa County, Inc.

PETITIONER'S ADDRESS/TELEPHONE: P.O. Box 4947
Grand Junction, CO 81502
242-5211, Ext. #184

PETITIONER'S REPRESENTATIVE: Donald L. Everhart, President

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., JULY 25, 1994.

CITY DEVELOPMENT ENGINEER
Jody Kliska

7/07/94
244-1591

Need to identify any existing utilities in Right-of-Way and dedicate easements for any existing or future needs.

GRAND JUNCTION FIRE DEPARTMENT
Hank Masterson

7/07/94
244-1400

No requirements at this time.

CITY UTILITY ENGINEER
Bill Cheney

7/08/94
244-1590

There are both water lines and sewer lines in Glenwood between Palisade and Palmer. We would require that the width of the right-of-way be maintained as an utility easement if the right-of-way is vacated as requested. There may be other utilities in the corridor we are not aware of.

U.S. WEST
Leon Peach

7/11/94
244-4964

No comments at this time.

PUBLIC SERVICE CO.
Dale Clawson

7/18/94
244-2695

Will require Glenwood Ave. to be dedicated as a utility easement due to existing facilities.

CITY SANITATION
Rob Laurin

7/12/94
244-1570

No objections.

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

7/13/94
244-1437

Easements must be retained as requested by the various utilities.

Final approval must be given by the Utility Coordinating Committee. Earliest meeting is August 10th.

Are the other adjacent property owners willing to accept the property that will be deeded to them by this vacation? Provide letters from them indicating their agreement.

CITY POLICE DEPARTMENT
Dave Stassen

7/13/94
244-3587

No comments. This vacation of Glenwood Ave. poses no security or other problems for the police department.

ORCHARD MESA IRRIGATION DISTRICT
James D. Rooks

7/18/94
464-7885

Orchard Mesa Irrigation District is not aware of any problems with the vacation of Glenwood Ave. between Palmer and Palisade Streets provided adequate easements and access is provided for maintenance of a seep tail water drain.

RESPONSE BY PETITIONER TO REVIEW COMMENTS

The Petitioner(s) will comply totally with all Right of Way and easement requirements, as raised by the Reviewers, and as may be required in the future. The Petitioner(s) will provide letters from other adjacent property owners indicating their willingness to accept the property that will be deeded to them by the subject vacation.

Donald L. Everhart
Donald L. Everhart

President --

Habitat for

Humanity of Mesa

County.

July 25, 1994

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

JUL 25 1994

STAFF REVIEW

FILE: 114-94

DATE: September 14, 1994

STAFF: Kristen Ashbeck

REQUEST: Right-of-Way Vacation, Portion of Glenwood Avenue

LOCATION: Between Palmer and Palisade Streets (Orchard Mesa)

APPLICANT: Habitat for Humanity of Mesa County, Inc.

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE: All Single Family Residential

EXISTING ZONING: Residential Multifamily 16 units per acre (RMF-16)

SURROUNDING ZONING:

NORTH: RMF-16

SOUTH: RMF-16 and Highway Oriented (HO)

EAST: RMF-16

WEST: RMF-16

EXECUTIVE SUMMARY: Habitat for Humanity of Mesa County, Inc. is requesting that a portion of Glenwood Avenue between Palmer and Palisade Streets on Orchard Mesa be vacated in order to make their property at the existing northeast corner of Palmer and Glenwood more feasible for construction.

STAFF ANALYSIS: Presently, the portion of Glenwood Avenue requested to be vacated is undeveloped and there are no existing homes that front the right-of-way; thus, the right-of-way is not needed to access any properties and it is not likely that it will ever be developed as a local street. However, all of the reviewing utility agencies have requested that the entire width of the right-of-way be retained as utility easement.

The petitioner's existing property on the northeast corner of Palmer and Glenwood is constrained by a drainage ditch that consumes one third of the parcel. This situation, combined with a 20-foot setback required from the Glenwood right-of-way, leaves a building envelope approximately 30 feet in width. This does not allow for much building flexibility, particularly if the property owner would want to develop a multifamily use which the zoning allows. If the Glenwood Avenue right-of-way is vacated, the side yard setback would be the width of the easement retained in the right-of-way (40 feet)--or at the existing south property line. This would leave a building envelope approximately 50 feet in width which offers more site plan flexibility.

The Community Development Department has not received any objections to this proposal from adjacent or other surrounding property owners. The vacation meets the criteria set forth in Section 8-3 of the Zoning and Development Code.

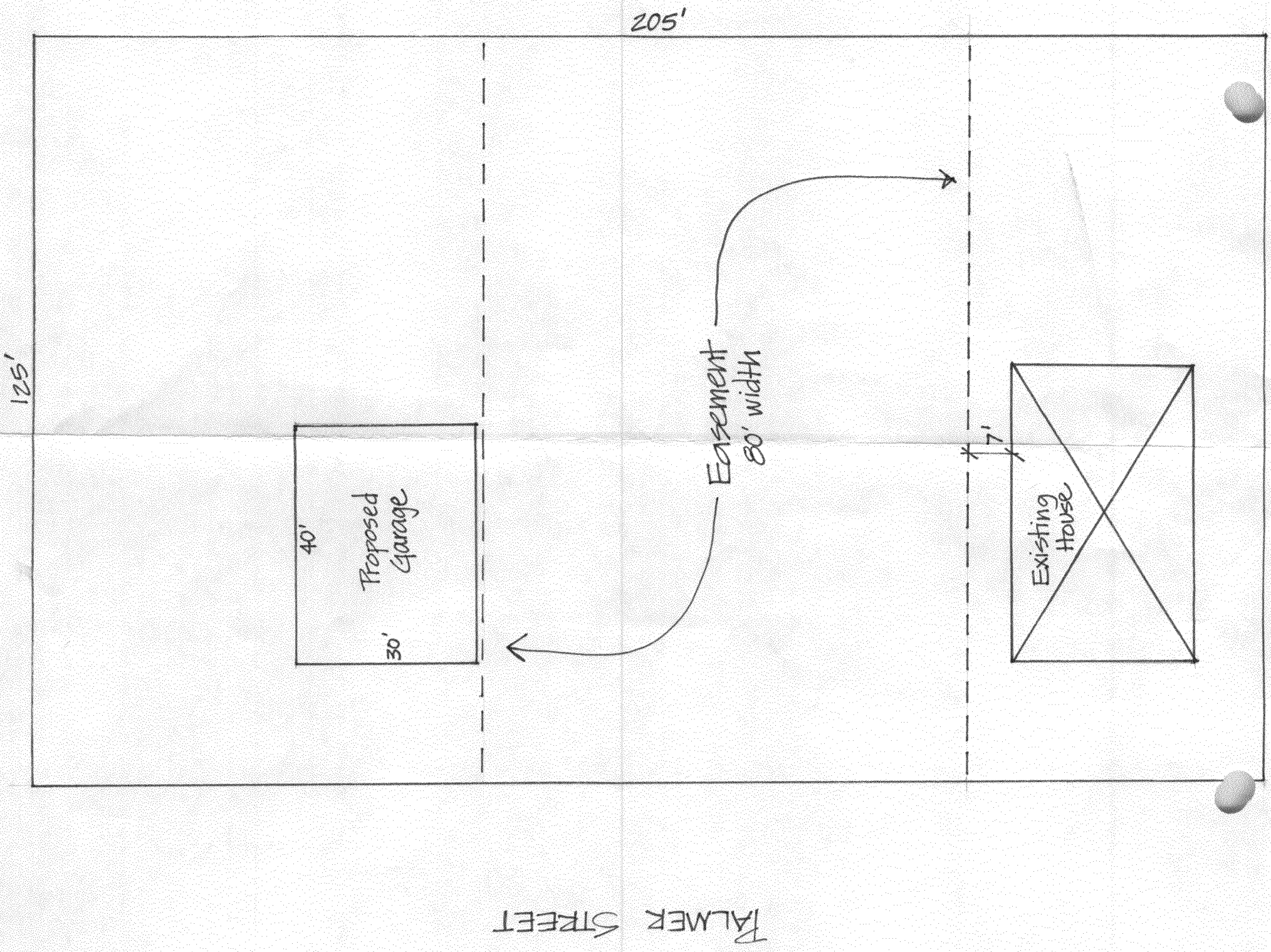
PLANNING COMMISSION ACTION (9/6/94): Approval subject to final approval by the Utility Coordinating Committee and reservation of the entire right-of-way width as utility easement (6-0).

TYPE LEGAL DESCRIPTION (S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

From NE cor NW⁴ NE⁴ sec. 26; S 515 feet; West 830 feet to an iron pin in place at intersection of Glenwood Avenue and Palmer Street -- East 40 feet, South 40 feet to beginning of property to be vacated which is Glenwood Avenue between Palmer Street and Palisade Street; East 277 feet; then North 80 feet, then West 277 feet; then South 80 feet (this includes 7 feet of Palisade Street).

114 94

↑ N
1" = 20'



YOU NEED TO:

- sketch in Ditch & Irving Co. Easement
- Correctly scale house
- show proposed house addition
- show proposed fencing/gates
- Correctly scale & site proposed garage