

SUBMITTAL CHECKLIST

VACATION

Location: Sunshine Lane & 27-1/2 Road

Project Name: Drainage E.O.W. Vacation

ITEMS

DISTRIBUTION

184 94

DESCRIPTION

Submit 1st working of any month

Original Do NOT Remove From Office

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 seats)
- City Downtown Dev. Auth.
- City Council
- County Planning
- Irrigation District - OM
- Drainage District - OM
- Water District
- Sewer District
- U.S. West
- Public Service
- ~~Other~~ Cable TCT

2 | TOTAL REQ'D.

- Application Fee \$450 VII-1
- Submittal Checklist* VII-3
- Review Agency Cover Sheet* VII-3
- Application Form* VII-1
- ~~1/4" x 17"~~ Reduction of Assessor's Map VII-1
- Names and Addresses VII-3
- Legal Description - of R.O.W. to be vacated VII-2
- General Project Report X-7
- Vicinity Sketch - Site Plan IX-30
- Full Size Assessor's Map

X
X
X
8 1/2
X
X
X

ITEMS	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 seats)	City Downtown Dev. Auth.	City Council	County Planning	Irrigation District - OM	Drainage District - OM	Water District	Sewer District	U.S. West	Public Service	Other	Cable TCT	TOTAL REQ'D.	
● Application Fee \$450	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	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	1	1	1
● 1/4" x 17" 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	1	1	1
● Names and Addresses	VII-3	1																					
● Legal Description - of R.O.W. to be vacated	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	1	1	1
● Vicinity Sketch - Site Plan	IX-30	1	2	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1
● Full Size Assessor's Map		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.

PC 12/10/94 Approval 6-0 - per staff conditions

PRE-APPLICATION CONFERENCE

Date: _____
Conference Attendance: _____
Proposal: _____
Location: _____

Tax Parcel Number: _____
Review Fee: _____

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

Related Files: _____

Additional ROW 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: _____

Adjacent Half street improvements/fees required? _____

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.

- | | | |
|--|---|--|
| <input type="radio"/> Access/Parking | <input type="radio"/> Screening/Buffering | <input type="radio"/> Land Use Compatibility |
| <input type="radio"/> Drainage | <input type="radio"/> Landscaping | <input type="radio"/> Traffic Generation |
| <input type="radio"/> Floodplain/Wetlands Mitigation | <input type="radio"/> Availability of Utilities | <input type="radio"/> Geologic Hazards/Soils |
| <input type="radio"/> Other _____ | | |

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.

Signature(s) of Petitioner(s)

Signature(s) of Representative(s)

2945-251-00-028
FRED KAUFMAN
EVA R
747 GOLFMORE DR
GRAND JUNCTION, CO 81506

2945-251-00-030
DONALD L WATERHOUSE
M LOUISE
276 MOUNTAIN VIEW ST
GRAND JUNCTION, CO 81503-2029

2945-251-00-031
MELVIN E SHOEMAKER
276 1/2 MT VIEW ST
GRAND JUNCTION, CO 81503

2945-251-00-032
DEANA L PETERSON
278 MOUNTAIN VIEW ST
GRAND JUNCTION, CO 81503-2029

2945-251-00-047
RAY H POARCH
PO BOX 881
GRAND JUNCTION, CO 81502-0881

2945-251-00-073
RAY H POARCH
PO BOX 881
GRAND JUNCTION, CO 81502-0881

2945-251-00-079
LAWRENCE HAYES
DEE ANN
275 MOUNTAIN VIEW ST
GRAND JUNCTION, CO 81503-2028

2945-251-01-014
DAVID L SHELLNBARGER
279 MOUNTAIN VIEW ST
GRAND JUNCTION, CO 81503-2028

2945-251-01-015
LAWRENCE R HAYES
DEEANN
275 MOUNTAIN VIEW ST
GRAND JUNCTION, CO 81503-2028

2945-251-05-017
TIMOTHY WILLIAM LEHMANN
270 ALLYCE AVE
GRAND JUNCTION, CO 81503-2825

2945-251-05-018
PATRICIA A MCINTYRE
270 1/2 ALLYCE AVE
GRAND JUNCTION, CO 81503-2825

2945-251-23-023
E JIM CATLETT
TAMARA L
2773 MONROE CT
GRAND JUNCTION, CO 81503-2863

2945-251-26-013
RAY H POARCH
PO BOX 881
GRAND JUNCTION, CO 81502-0881

2945-251-26-014
RAY H POARCH
PO BOX 881
GRAND JUNCTION, CO 81502-0881

2945-251-26-015
RAY H POARCH
PO BOX 881
GRAND JUNCTION, CO 81502-0881

2945-251-26-016
RAY H POARCH
PO BOX 881
GRAND JUNCTION, CO 81502-0881

2945-251-26-017
RAY H POARCH
PO BOX 881
GRAND JUNCTION, CO 81502-0881

2945-251-26-018
RAY H POARCH
PO BOX 881
GRAND JUNCTION, CO 81502-0881

2945-251-04-016
CURTIS E DIXON
LINDA K
274 LAURA LEE ST
GRAND JUNCTION, CO 81503-2829

2945-251-04-017
JIMMY G BONNELL
2762 SUNSHINE LN
GRAND JUNCTION, CO 81503-2831

2945-251-04-018
CRYSTAL J ELIZONDO
2760 SUNSHINE LN
GRAND JUNCTION, CO 81503-2831

2945-251-04-019
TODD R SPENCE
JONI V
2758 SUNSHINE LN
GRAND JUNCTION, CO 81503-2831

2945-251-04-020
HOWARD HORTON
BOBBYE J
272 LAURA LEE ST
GRAND JUNCTION, CO 81503-2829

2945-251-05-021
LENA WARD GISMAN
273 ALLYCE AVE
GRAND JUNCTION, CO 81503-2824

2945-251-05-022
WILLIAM S BRITTON
LINDA L
1728 N 18TH ST
GRAND JUNCTION, CO 81501-6606

2945-251-05-023
ANTOINETTE LOUISE HEIDEN
1015 N 7TH ST
GRAND JUNCTION, CO 81501

2945-251-05-043
JOHN E CHELEWSKI
BILLIE L
3276 SAN FELIPE AVE
CLIFTON, CO 81520-7946

2945-251-00-029
JIM L HARRISON
JOAN E
268 27 1/2 RD
GRAND JUNCTION, CO 81503-2079

2945-251-06-008
VIOLA C MADDOX
804 TAHITI DR
GRAND JUNCTION, CO 81506-1744

2945-252-20-003
RUDY GONZALES
PENNY J
270 E PARKVIEW DR
GRAND JUNCTION, CO 81503-2035

2945-252-20-004
DENNIS L MURDIE
KATHERINE B
9050 W EDNA ST
BOISE, ID 83704-3207

2945-252-20-014
JOSEPH C SHOOK
MARGARET M
272 E PARKVIEW DR
GRAND JUNCTION, CO 81503-2035

2945-252-23-015
DARWIN H SEIGFRIED
278 1/2 E PARKVIEW DR
GRAND JUNCTION, CO 81503-2035

2945-252-23-016
LESLIE E STACY
VICKIE STACY
278 E PARKVIEW DR
GRAND JUNCTION, CO 81503

2945-252-23-017
TOBY H REED
276 E PARKVIEW DR
GRAND JUNCTION, CO 81503-2035

2945-252-23-018
MICHAEL D HODGE
274 E PARKVIEW DR
GRAND JUNCTION, CO 81503-2035

2945-251-05-046
WAYMAN J BRYAN
WANDA
274 ALLYCE AVE
GRAND JUNCTION, CO 81503-2825

2945-251-03-016
KELLEY J MONTOYA
STEVEN D
271 LAURA LEE ST
GRAND JUNCTION, CO 81503-2828

2945-251-03-017
BRENT A W KELLEY
SHAUNTI L
273 LAURA LEE ST
GRAND JUNCTION, CO 81503-2828

2945-251-06-001
PATRICIA J BURTARD
ETAL
2750 SUNSHINE LN
GRAND JUNCTION, CO 81503-2831

2945-251-06-002
TRAVIS GENE BUSBY
2752 SUNSHINE LN
GRAND JUNCTION, CO 81503

2945-251-06-003
ELIN V HILL
2754 SUNSHINE LN
GRAND JUNCTION, CO 81503-2831

2945-251-06-004
LEO FROBOM
2756 SUNSHINE LN
GRAND JUNCTION, CO 81503-2831

2945-251-06-005
DENNIS D SMITH
CARMEN
2757 SUNSHINE LN
GRAND JUNCTION, CO 81503-2830

2945-251-06-006
CARL DAVID HIGH
2755 SUNSHINE LN
GRAND JUNCTION, CO 81503-2830

2945-251-06-007
J CRUZ GONZALES
MARIA
2753 SUNSHINE LN
GRAND JUNCTION, CO 81503-2830

REVIEW COMMENTS

Page 1 of 2

FILE #184-94

TITLE HEADING: Vacation of Drainage Right-of-way

LOCATION: Sunshine Lane & 27 1/2 Road

PETITIONER: Jimmy Bonnell

PETITIONER'S ADDRESS/TELEPHONE: 2762 Sunshine Lane
Grand Junction, CO 81503
242-0268

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE, AND REVISED DRAWINGS, ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., NOVEMBER 28, 1994.

CITY UTILITY ENGINEER
Bill Cheney

11/7/94
244-1590

No comment.

GRAND JUNCTION FIRE DEPARTMENT
Hank Masterson

11/8/94
244-1414

The Fire Department has no problems with this request.

PUBLIC SERVICE COMPANY
Dale Clawson

11/7/94
244-2695

GAS: No objections.

ELECTRIC: Require the 10' utility easement across the northerly boundary of Cox Subdivision and the 20' utility easement across the northerly boundary of Towns Subdivision be retained. Any structures encroaching upon these easements should be relocated.

MESA COUNTY PLANNING
Joseph Beilman

11/3/94
244-1689

From the drawing submitted it appears that right-of-way should be retained for 27 1/2 Road. If this request is granted what will happen to drainway. It will have to be maintained until some day some how an alternative drain is created. Orchard Mesa Irrigation should definitely be consulted.

CITY DEVELOPMENT ENGINEER

11/15/94

Jody Kliska

244-1591

Should be retained as a pedestrian way to the future park site.

COMMUNITY DEVELOPMENT DEPARTMENT

11/16/94

Kristen Ashbeck

244-1437

Right-of-way should be retained as there is a possibility it could become part of a pedestrian trail network accessing a park that is currently being designed 1/2 mile to the east.

ORCHARD MESA IRRIGATION DISTRICT

11/14/94

James D. Rooks

464-7885

When this proposal was presented to Orchard Mesa Irrigation District we were told the property owners wanted to vacate an alley right-of-way. If this request is for the vacation of the drain ditch right-of-way or maintenance easement, then Orchard Mesa Irrigation District is opposed to the request. OMID needs a maintenance easement along the drains of twenty-five (25) feet from the edge of the ditch. See attached letter written for Jim Bonnell.



TCI Cablevision of Western Colorado, Inc.

November 16, 1994

#184-94

Community Development Department
250 North 5th Street
Grand Junction, CO 81501
Attn.: Kristen

Ref. No. TCICON.050

Dear Kristen;

We are in receipt of the proposal for **Vacation of Drain Ditch R.O.W. - Sunshine Lane & 27 1/2 Road.**

TCI has no problem with the vacation of the drain ditch R.O.W. provided that the existing utility easement through the same area is maintained. We have existing cable TV service within this easement and need to have access to same.

Should you have any other questions or concerns please feel free to contact me at any time. If I am out of the office when you call please leave your name and phone number with our office and I will get back in contact with you as soon as I can.

Thank you for your consideration in this matter.

Sincerely,

Glen Vancil,
Construction Supervisor 245-8777

November 21, 1994

To Whom It May Concern:

In response to File #184-94 the following comments will be addressed to :

Public Service Company
Dale Clawson

No objections to proposal.

NOV 21 1994

Mesa County Planning
Joseph Beilman

The drain right-a-way should stay.

City Development Engineer and Community Development Depart.,
Jody Kliska
Kristen Ashbeck

In response to the proposal of a pedestrian trail. This trail is out of the question. Our neighborhood already has a problem with vandalism and I feel that the added traffic will only enlarge the problem. To the east and west of our home there a ditch that is privately owned. Passers By (the majority being children or teens) throw rocks at the dogs in our back yards. We also have the problem of property being damaged by rock throwers, such as windows broken, irrigation pumps damaged and vandalized, etc.. The young people hang around the trees in this area and motorcycles are going up and down the ditch at all hours. They show absolutely no respect for our property. The weeds and trees have not been maintained in this area therefore we are looking at a fire hazard, etc.. The residents get their irrigation water out of this ditch. We should have the final say as to what is allowed to be done with this area.

Sincerely,



Jimmy Bonnell

2762 Sunshine Lane
Grand Junction, CO 81503
242-0268

STAFF REVIEW

FILE: 184-94

DATE: November 28, 1994

REQUEST: Right-of-Way Vacation

LOCATION: Drainage Right-of-Way Between 27-1/2 Road and Mountain View Street

APPLICANT: Jimmy Bonnell

STAFF: Kristen Ashbeck

EXISTING LAND USE: Drainage Ditch with Adjacent Access Drive

PROPOSED LAND USE: Private Property with Utility and Drainage Easements as Requested

SURROUNDING LAND USE: All Single Family Residential

SURROUNDING ZONING:

All Residential Single Family 8 units per acre (RSF-8)

STAFF ANALYSIS: The subdivision plats for both the Cox and Towns subdivisions on Orchard Mesa indicated a drainage right-of-way on the northern edge of the property. The dedication statements on the plat did not specify to whom the right-of-way was to be dedicated. The Orchard Mesa Irrigation District does not claim the property nor does any other utility or public or private entity. Consequently, through this process, the City of Grand Junction is claiming ownership of the right-of-way due to its historic use for public purposes.

Contrary to the review agency comments originally received, Orchard Mesa Irrigation and Drainage District has indicated that it is not opposed to the vacation provided appropriate easement for the ditch and access is retained. Parks and Recreation staff does not feel that this portion of the drainage ditch would provide a viable linkage to a pedestrian trail network on Orchard Mesa. The easements requested by Public Service Company will remain intact.

STAFF RECOMMENDATION: Approval subject to reservation of the entire right-of-way as a utility and drainage easement and final approval by the Utility Coordinating Committee.

SUGGESTED PLANNING COMMISSION MOTION: Mr. Chairman, on item 184-94, I recommend that we forward the item to City Council with the recommendation of approval subject to reservation of the entire right-of-way as a utility and drainage easement and final approval by the Utility Coordinating Committee.

To: Larry

From: *[Signature]*

Re: VAC. of Drainage ROW

Sunshine Ln. & 27 $\frac{1}{2}$ Rd.

Date: 11/29/99

The City of Grand Junction Parks & Recreation Dept. does not have an interest in retaining Drainage R.O.W. # 119-996w Parks & Recreation purposes.

[Signature]
11/29/99

22

Jimmy Bonnell
2762 sunShine LN.
Grand Junction co. 81503

Jimmy Bonnell

Curtis F Dixon
Linda K Dixon
274 Laura Lee ST.
Grand Junction co.
81503

Curtis Dixon
Linda Dixon

184 94

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Crystal J Elizondo
2760 sunShine LN.
Grand Junction co.
81503

Crystal J Elizondo

Todd R Spence
Joni V Spence
2758 sunShine LN.
Grand Junction co.
81503

Patricia J Burtand
E Tah Burtand
2750 sunShine LN.
Grand Junction co.
81503

NOT Home

Travis Gene Busby
2752 sunShine LN.
Grand Junction co.
81503

Travis G. Busby

NOT Home

Elin V. Hill
2754 sunShine LN.
Grand Junction co.
81503

Elin V. Hill

Leo Froborn
2756 sunShine LN.
Grand Junction co.
81503

Leo Froborn

REPORT CHECKLIST AND OUTLINE

GENERAL PROJECT REPORT

CHECKLIST

OK

NA

Typed text

Size: 8½ x 11" format

Bound: If more than 1 page, use a staple.

Name of report on a title page or on the first page of text

OUTLINE

- A. Project Description
 - ① Location
 - 2. Acreage
 - ③ Proposed use
- B. Public Benefit
- C. Project Compliance, Compatibility, and Impact
 - 1. Adopted plans and/or policies (for rezones, variances, conditional and special use, revocable permits, and vacations, discuss the circumstances that justify the request, as required by the Zoning and Development Code)
 - ② Land use in the surrounding area
 - 3. Site access and traffic patterns
 - 4. Availability of utilities, including proximity of fire hydrants
 - 5. Special or unusual demands on utilities (high water or sewage quantities, grease, or sediment contribution, pre-treatment needs, etc.)
 - 6. Effects on public facilities (fire, police, sanitation, roads, parks, schools, irrigation, etc.)
 - 7. Site soils and geology (such as per SCS soils mapping)
 - 8. Impact of project on site geology and geological hazards, if any
 - 9. Hours of operation
 - 10. Signage plans
- D. Development Schedule and Phasing

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184 94

1-2 paragraphs

purpose, surrounding uses

*Drain Ditch Easement Cox subdivision & Town subdivision. North End
27½ Rd + East 660.00' x 30.00' wide. We want to control what goes on
in the Easement
There is no use to this property except to extend the property back 30'
single family residents in the area*

COMMENTS

1. This report should only provide general information, and should not be more than 2 pages long.

CITY OF GRAND JUNCTION FILE #184-94, VACATION OF DRAINAGE
RIGHT-OF-WAY LOCATED AT SUNSHINE LANE AT 27 1/2 ROAD IN THE
CITY OF GRAND JUNCTION HAS BEEN REVIEWED AND APPROVED BY
THE UTILITY COORDINATING COMMITTEE.

12/14/94 L. Dale Clawson CHAIRMAN
DATE

Dec. 28, 1994

IN REGARD TO THE APPLICATION FOR CHANGE OF LAND USE ON ORCHARD MEESA AT SUNSHINE LANE AND 27 1/2 ROAD TO ELIMINATE FOOT TRAFFIC ALONG THE DRAIN DITCH; I ASK THAT IT BE DENIED.

MY WIFE AND I OWN 2 2/3 ACRES JOINING THE DRAIN DITCH ON THE NORTH SIDE. I HAVE NO WAY OF FENCING MY PROPERTY WITHOUT BLOCKING ACCESS TO REDWOOD COURT. IF THE AREA ON THE SOUTH SIDE OF THE DRAIN DITCH IS CLOSED TO FOOT TRAFFIC, THEN EVERYONE USING THAT ACCESS WILL BE TRESPASSING ON OUR PROPERTY.

THERE SEEMS TO BE A NEED FOR PASSAGE FROM THIS AREA TO THE SUBDIVISIONS EAST OF THERE; ESPECIALLY STUDENTS FROM THE ELEMENTARY AND MIDDLE SCHOOLS ON UNAWECP AVENUE. UNLESS YOU CAN FIND A WAY TO ELIMINATE THE FOOT TRAFFIC IN THIS AREA, I ONCE AGAIN REQUEST THAT THE PETITION FOR THE CHANGE IN LAND USE ALONG THE DRAIN DITCH BE DENIED.

Hed Kaufman
Eva Kaufman

ORCHARD MESA IRRIGATION DISTRICT

Grand Valley Project

Telephone: (303) 464-7885
P.O. Box 356 — 668 38 Road
Palisade, CO 81526-0356

September 23, 1994

City of Grand Junction
250 N 5th Street
Grand Junction, Colorado 81501

To Whom It May Concern:

This letter is to inform you that Orchard Mesa Irrigation District is not opposed to the alley vacation request in the vicinity of Sunshine Lane and 27 1/2 Road. If the alley right-of-way is vacated OMID will require a 20' (from the edge of the drain) maintenance easement. Orchard Mesa Irrigation District also recommends that the vacated alley right-of-way revert back to the adjoining property owners.

If you have any questions, give me a call.

Sincerely,

James D. Rooks
James D. Rooks
District Manager

Mandy

File Copy

POSTING OF PUBLIC NOTICE SIGNS

The posting of the Public Notice Sign is to make the public aware of development proposals. The requirement and procedure for public notice sign posting are required by the City of Grand Junction Zoning and Development Code.

To expedite the posting of public notice signs the following procedure list has been prepared to help the petitioner in posting the required signs on their properties.

1. All petitioners/representatives will receive a copy of the Development Review Schedule for the month advising them of the date by which the sign needs to be posted. IF THE SIGN HAS NOT BEEN PICKED UP AND POSTED BY THE REQUIRED DATE, THE PROJECT WILL NOT BE SCHEDULED FOR THE PUBLIC HEARING.
2. A deposit of \$50.00 per sign is required at the time the sign is picked up.
3. You must call for utility locates before posting the sign. Mark the location where you wish to place the sign and call 1-800-922-1987. You must allow two (2) full working days after the call is placed for the locates to be performed.
4. Sign(s) shall be posted in a location, position and direction so that:
 - a. It is accessible and readable, and
 - b. It may be easily seen by passing motorists and pedestrians.
5. Sign(s) MUST be posted at least 10 days before the Planning Commission hearing date and, if applicable, shall stay posted until after the City Council Hearing(s).
6. After the Public Hearing(s) the sign(s) must be taken down and returned to the Community Development Department within three working days to receive full refund of the sign deposit. For each working day thereafter the petitioner will be charged a \$5.00 late fee. After eight working days Community Development Department staff will retrieve the sign and the sign deposit will be forfeited in its' entirety.

Community Development Department staff will field check the property to ensure proper posting of the sign. If the sign is not posted, or is not in an appropriate place, the item will be pulled from the hearing agenda.

I have read the above information and agree to its terms and conditions.

SIGNATURE *James K. [Signature]* DATE 11 21 94
 FILE #/NAME # 184-94 RECEIPT # 1793
 PETITIONER/REPRESENTATIVE: *Jim Bonnell* PHONE # _____
 DATE OF HEARING: 12/6/94 POST SIGN(S) BY: 11/25/94
 DATE SIGN(S) PICKED-UP 11/21/94
 DATE SIGN(S) RETURNED 1/5/95 RECEIVED BY: *RSE*

*must be paid w/ P.O.
✓ to be issued Fri. - 1/13/95 RSE per Rex*

STAFF REVIEW

FILE: 184-94

DATE: December 15, 1994

REQUEST: Right-of-Way Vacation

LOCATION: Drainage Right-of-Way Between 27-1/2 Road and Mountain View Street

APPLICANT: Jimmy Bonnell

STAFF: Kristen Ashbeck

EXISTING LAND USE: Drainage Ditch with Adjacent Access Drive

PROPOSED LAND USE: Private Property with Utility and Drainage Easements as Requested

SURROUNDING LAND USE: All Single Family Residential

SURROUNDING ZONING:

All Residential Single Family 8 units per acre (RSF-8)

STAFF ANALYSIS: The subdivision plats for both the Cox and Towns subdivisions on Orchard Mesa indicated a drainage right-of-way on the northern edge of the property. The dedication statements on the plat did not specify to whom the right-of-way was to be dedicated. The Orchard Mesa Irrigation District does not claim the property nor does any other utility or public or private entity. Consequently, through this process, the City of Grand Junction is claiming ownership of the right-of-way due to its historic use for public purposes.

Contrary to the review agency comments originally received, Orchard Mesa Irrigation and Drainage District has indicated that it is not opposed to the vacation provided appropriate easement for the ditch and access is retained. Parks and Recreation staff does not feel that this portion of the drainage ditch would provide a viable linkage to a pedestrian trail network on Orchard Mesa. The easements requested by Public Service Company will remain intact.

PLANNING COMMISSION RECOMMENDATION: Approval subject to reservation of the entire right-of-way as a utility and drainage easement and final approval by the Utility Coordinating Committee (12/6/94 - 6-0).

27th Road

South

East

North

ALL Existing property lines Extend 30' North

X 4706' wood or chain link Fence

NO CONSUMERS Sec 15 T15, R1W VTE meridian

66000'

Drainage ~~Right-of-way~~ Right-of-way

SUNSHINE LANE

