

October 27, 1995



Mr. Jason Willard
2494 F-1/4 Road
Grand Junction, Colorado 81505

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

Dear Mr. Willard,

City staff has reviewed your Planning Clearance application for construction of a home at 633 Lee Avenue (tax schedule no. 2945-044-00-112) and have determined that the clearance for a building permit cannot be issued at this time. The primary reason is the lack of a legal access to the property. For this purpose, legal access must be recorded dedicated right-of-way or recorded easement from a public right-of-way to the property. It appears from our records and maps that F-1/4 Road is not a dedicated right-of-way for its entire length west of 25 Road. In addition, you have not indicated that you have easement across those properties to access Lee Avenue.

The City's legal staff has suggested that you can obtain legal access to the property in several ways. The best option is to obtain deeds from each property owner which dedicate right-of-way to the City of Grand Junction or obtain deeds from each property owner which dedicate ingress-egress easement to you. (If you pursue the second option, you must then dedicate the newly acquired right-of-way to the City). The City's legal staff can assist you with forms or other paperwork necessary to pursue these options. If the property owners will not convey the needed right-of-way, either you or the City must file a lawsuit to obtain a court order finding the road to be public right-of-way. To begin the investigation needed to file such a lawsuit, you may talk with and obtain written statements from the property owners along F-1/4 Road regarding the length of time that the road has been "public".

Another outstanding requirement prior to issuance of a planning clearance is resolution of the sewer service issue. For further information regarding this requirement please contact the Utilities Engineer, Mr. Trent Prall (244-1590).

Please do not hesitate to contact this office if you have further questions regarding these issues.

Sincerely,

A handwritten signature in cursive script that reads "Kristen".

Kristen Ashbeck
Planner



Printed on recycled paper

To: KristenA
From: Trenton Prall
Subject: Fwd: Re: 633 Lee Avenue
Date: 11/2/95 Time: 7:55a

Originated by: KRISTENA @ CITYHALL on 10/20/95 10:32a
Replied by: TRENTONP @ CITYHALL on 10/20/95 1:51p
Forwarded by: TRENTONP @ CITYHALL on 11/2/95 7:55a (CHANGED)

Kristen,

After discussing the issue with Greg Trainor, the petitioner will have to comply with City Ordinances Appendix D, Section 4, Rule 4.7. (page APD-17) (The Steve McCallum Rule) I will get back with you later on the costs associated with item (b). We are essentially telling the petitioner that hookup to sewer is required, however if really wants a septic system, we will allow that for the time being if he complies Rule 4.7.

*OK - P.O.A. FOR FUTURE Sewer
improv. DIST
Greg TRAINOR
11/2*

***** ORIGINAL MESSAGE FOLLOWS *****

Due to the fact that sewer is well over 400' from the subject residential property, the property will not be required to connect to sewer at this time. Development on this property is still subject to Mesa County Health Department authorizing an Individual Septic Disposal System for the property.

HOWEVER, in the petitioner will have to comply with City Ordinances Appendix D, Section 4, Rule 4.7. (page APD-17).

I will provide you more details regarding our requirements per Appendix D on Tuesday when I return.

Greg, FYI, Lee Avenue is off of F 1/4 Rd West of 25 Road. It does not show up on our City generated maps. Sewer comes up 24 1/2 Road north of Patterson to within 500' of the property, but there are not any public easements to utilize. I'll talk to you on Tuesday regarding what we may require per Appendix D.

Trent