

SUBMITTAL CHECKLIST

VACATION

 Location: West Pinyon Ave.

 Project Name: West Water Conservancy District

ITEMS	DISTRIBUTION																	
<div style="position: absolute; top: 10px; left: 10px; font-size: 24px; font-weight: bold;">425⁰⁴</div> <div style="position: absolute; top: 40px; left: 10px;"> Date Received _____ Receipt # <u>3214</u> File # <u>VR-95-210</u> </div>	SSID REFERENCE	<input checked="" type="checkbox"/> City Community Development <input checked="" type="checkbox"/> City Dev. Eng. <input checked="" type="checkbox"/> City Utility Eng. <input checked="" type="checkbox"/> City Property Agent <input checked="" type="checkbox"/> City Fire Department <input checked="" type="checkbox"/> City Police Department <input checked="" type="checkbox"/> City Attorney <input checked="" type="checkbox"/> City Sanitation <input checked="" type="checkbox"/> City G.J.P.C. (8 sets) <input checked="" type="checkbox"/> City Downtown Dev. Auth. <input checked="" type="checkbox"/> City Council <input checked="" type="checkbox"/> County Planning <input checked="" type="checkbox"/> Irrigation District <u>W</u> <input checked="" type="checkbox"/> Drainage District <input checked="" type="checkbox"/> Water District <u>WTE</u> <input checked="" type="checkbox"/> Sewer District <u>CITY</u> <input checked="" type="checkbox"/> U.S. West <input checked="" type="checkbox"/> Public Service <input type="checkbox"/> GVRP <input checked="" type="checkbox"/> TCI Cable	TOTAL REQ'D.															
DESCRIPTION																		
<input checked="" type="checkbox"/> Application Fee	VII-1	1																1
<input checked="" type="checkbox"/> Submittal Checklist *	VII-3	1																1
<input checked="" type="checkbox"/> Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	12
<input checked="" type="checkbox"/> Application Form*	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	20
<input checked="" type="checkbox"/> Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	21
<input checked="" type="checkbox"/> Names and Addresses*	VII-2	1																1
<input checked="" type="checkbox"/> Legal Description*(1)	VII-2	1		1														2
<input checked="" type="checkbox"/> General Project Report	X-7	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	21
<input checked="" type="checkbox"/> Site Plan	IX-29	1	2	1	1	1	1	1	8	1	1	1	1	1	1	1	1	22
<input type="checkbox"/> Vicinity Sketch	IX-33								8									8
<input type="checkbox"/> Location Map	IX-21																	0

NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.
 (1) Provide legal description of right-of-way or easement to be vacated.



DEVELOPMENT APPLICATION

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

Receipt _____

Date _____

Rec'd By _____

File No. VB-95-210

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"/> Variance					
<input type="checkbox"/> Special Use					
<input checked="" type="checkbox"/> Vacation			West Pinyon Avenue	Commercial	<input checked="" type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

<input type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> DEVELOPER	<input type="checkbox"/> REPRESENTATIVE
<u>Ute Water Conservancy District</u>	<u>C. E. Stockton</u>	
Name	Name	Name
<u>560 25 Road, P. O. Box 460</u>	<u>same</u>	
Address	Address	Address
<u>Grand Junction, CO 81502</u>	<u>same</u>	
City/State/Zip	City/State/Zip	City/State/Zip
<u>242-7491</u>	<u>same</u>	
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 required 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.

C. E. Stockton Asst. Mgr. Nov. 17, 1995
 Signature of Person Completing Application Date

Ute Water Conservancy District Nov. 17, 1995
 Signature of Property Owner(s) - attach additional sheets if necessary Date

UTE WATER CONSERVANCY DISTRICT

560 25 Road, P.O. Box 460
Grand Junction, CO 81502

Office
Telephone: 970-242-7491
FAX: 970-242-9189

Treatment Plant
Telephone: 970-464-5563
FAX: 970-464-5443

The Ute Water Conservancy District is requesting the vacation of that portion of West Pinyon Avenue that was originally deeded to Mesa County by Quit Claim on March 14, 1967, and recorded in Book 909 on Page 647, June 13, 1967. This request is with the full knowledge and support of the owner of the only other adjacent property. Said property being 556 25 Road, owned by Mr. David R. Evarts

42706 20th Street W.
Lancaster, CA 93534-6277

This portion of West Pinyon Avenue has never been developed by the county or the city, it has never been utilized as an access to any parcel of land, and contains no utilities. Granting this vacation request will in no way restrict or inhibit access or utility services to any property. In its present state, it constitutes a weed nuisance that is a city responsibility.

Development of this R.O.W. would result in a "T" intersection with a very heavily travelled 25 Road. Traffic attempting to turn left at the intersection would be a compounding problem.

VR-95-210(1)

Grogan Sales Partnership
4714 E. Valley View Dr.
Phoenix, AZ 85044-5753

Dwight D. Guthrie
1651 Courtland Ct.
Grand Junction, CO 81506

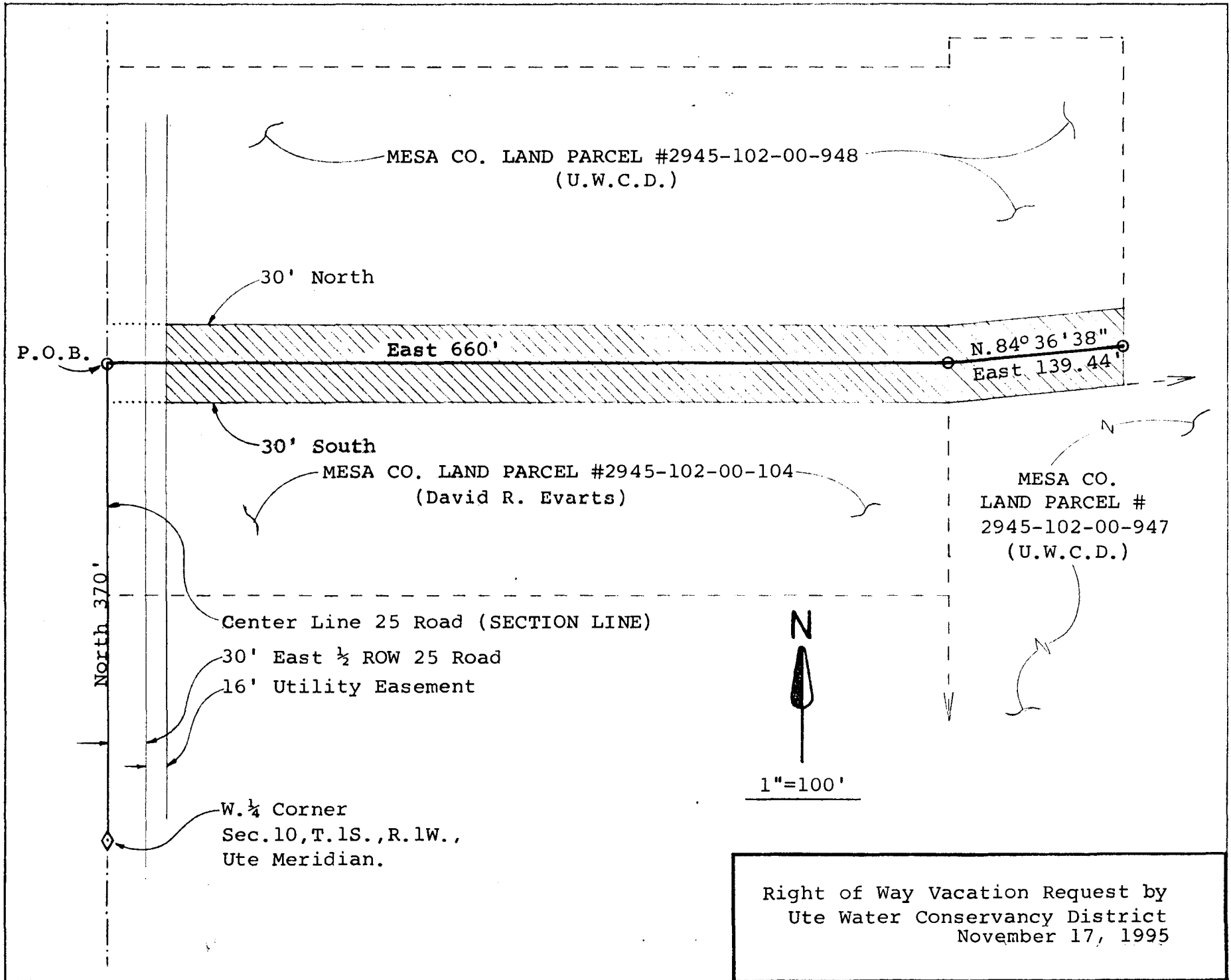
Dr. L.J. Pavetti Co.
2480 Highway 6 & 50
Grand Junction, CO 81505

Wells Enterprises
2156 Buffalo Drive
Grand Junction, CO 81503

Mr. & Mrs. Bud R. Blaney
1635 Maple Ct.
Grand Junction, CO 81501

C.E. Stockton
Ute Water Conservancy District
560 25 Road
P.O. Box 460
Grand Junction, CO 81502

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



Right of Way Vacation Request by
Ute Water Conservancy District
November 17, 1995

25 ROAD

UTE WATER FACILITY

2945-102-00-948

W. PINYON AVENUE

AREA TO BE VACATED

REVIEW COMMENTS

Page 1 of 2

FILE #VR-95-210(1)

TITLE HEADING: Vacation of Right-of-Way

LOCATION: West Pinyon Avenue, E of 25 Road

PETITIONER: Ute Water Conservancy District

PETITIONER'S ADDRESS/TELEPHONE: 560 25 Road
P.O. Box 460
Grand Junction, CO 81502
242-7491

PETITIONER'S REPRESENTATIVE: C.E. Stockton

STAFF REPRESENTATIVE: Bill Nebeker

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., DECEMBER 27, 1995.

GRAND JUNCTION FIRE DEPARTMENT 12/12/95
Hank Masterson 244-1414

The Fire Department has no problems with this proposal.

COMMUNITY DEVELOPMENT DEPARTMENT 12/14/95
Bill Nebeker 244-1447

1. Your project narrative does not describe why Pinyon Avenue should be vacated. What is the benefit to Ute Water? What is the proposed use of the vacated right-of-way?
2. The majority of city staff attending the 12-12-95 development review meeting felt that Pinyon would be needed in the future as a straight shot through, between 25 and 25 1/2 Road, especially as this area develops. It is largely vacant now. Any comments to this observation?

UTE WATER 12/15/95
Gary R. Mathews 242-7491

No objections:

GRAND JUNCTION DRAINAGE DISTRICT 12/14/95
John L. Ballagh 242-4343

There are no objections by Grand Junction Drainage District.

PUBLIC SERVICE COMPANY 12/14/95
J. Price 244-2693

Public Service Company will require a 10' utility easement along, and parallel to, the new property line. This easement will be located on the north side of said property line.

CITY UTILITY ENGINEER

12/18/95

Trent Prall

244-1590

The City of Grand Junction Utility Division has no objections to this vacation.

CITY DEVELOPMENT ENGINEER

12/19/95

Jody Kliska

244-1591

1. Need to identify utilities within right-of-way.
2. Public Works Department does not support vacation of this right-of-way. Pinyon Avenue appears to provide a good, direct link between 25 Road and 25 1/2 Road. No street improvements will be required with the new building proposed.

TO DATE, COMMENTS NOT RECEIVED FROM:

City Property Agent
City Attorney
Grand Valley Irrigation
U.S. West
TCI Cablevision

UTE WATER CONSERVANCY DISTRICT

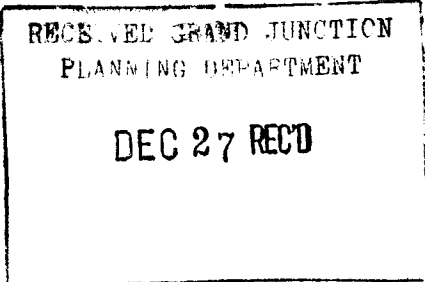
560 25 Road, P.O. Box 460
Grand Junction, CO 81502

Office
Telephone: 970-242-7491
FAX: 970-242-9189

Treatment Plant
Telephone: 970-464-5563
FAX: 970-464-5443

December 27, 1995

Mr. Bill Nebeker, Senior Planner
Community Development Department
City of Grand Junction
250 North 5th Street
Grand Junction, CO. 81501



RE: Response to review comments - File #VR-95-210 (1)
Right-of-Way Vacation - West Pinyon Ave.

Mr Nebeker,

Obviously there would be a direct tangible benefit to Ute Water in the granting of this vacation request. The additional 30 foot strip of land would allow for expansion of needed parking for both customers and employees, it would allow for expansion of yard area and reduce "set-back" requirements for covered service vehicle parking and motorized equipment storage. The District has also submitted application for a new shop building and this vacation would allow greater flexibility in design and placement of that structure. There are intangible benefits as well, both to Ute and to the community.

Traffic on 25 road is heavy and increasing. There are five "T" intersections with 25 road between Patterson Ave. and I-70 business at present. Turning left across 25 road traffic from any of these intersections, or from numerous business driveways (including Ute's) is becoming more difficult.

It is respectfully submitted that access to the Westgate Park commercial subdivision is quite adequate from existing roadways, either from 25 road or Patterson, and that access to Minerva Park is now and will continue to be from 25 1/2 road. Future construction of West Pinyon Ave. would impede rather than improve traffic conditions in the area.

There are no existing utilities within this section of unimproved road way, nor is there a need for any in that all properties have services. However, if the genuine need exists for a 10 foot Public Service easement, Ute would not object.

Ute would welcome the opportunity to discuss any remaining concerns with City staff or review agency. We will be represented at the planning commission meeting

Sincerely,

Charlie

C. E. Stockton
Assistant Manager
Ute Water Conservancy District

STAFF REVIEW

FILE: VE-95-210
DATE: November 16, 1996
STAFF: Bill Nebeker
REQUEST: Vacation of West Pinyon Avenue
LOCATION: Between 25 Road and South Westgate Drive
APPLICANT: C.E. Stockton for Ute Water Conservancy

EXECUTIVE SUMMARY: Staff recommends denial of the petitioner's request to vacate this street located directly south from Ute Water's facility on 25 Road. Retaining this right-of-way provides the City with greater flexibility in the future to serve lots in an industrial subdivision that are largely vacant.

EXISTING LAND USE: Vacant right-way

PROPOSED LAND USE: To be incorporated into adjacent uses.

SURROUNDING LAND USE: Industrial

EXISTING ZONING: C-2

SURROUNDING ZONING: C-2

STAFF ANALYSIS: The applicant requests to vacate West Pinyon Avenue adjacent to Ute Water's main office on 25 Road. The street is unimproved and does not serve as primary access to any parcels. A stub of the street has been paved adjacent to the Westgate Park Subdivision, at the far eastern end of the street. Ute Water uses this portion of the street to access a driveway to the rear of their maintenance yard. This access would continue if the street was vacated.

The vacation is being proposed as part of a site plan review request to add a maintenance facility, carports for service vehicles and office addition to their headquarters. Approval of the vacation would allow for greater site design flexibility. A proposed carport could be located closer to the lot line, or within the vacated right-of-way. The vacated street could also be used for yard expansion and/or customer and employee parking. However, the layout of the site plan does not require that the street be vacated. Required landscaping along West Pinyon Road is proposed to be delayed until such time that the road is improved. The applicant also

suggests that the elimination of this street will be beneficial to traffic by reducing left turns onto 25 Road.

Staff recommends denial of the proposal because West Pinyon Avenue is the only direct link between 25 and 25 1/2 Roads between Patterson and US 6 & 50. Although the street has not been constructed, it may be needed in the future to provide access to the largely vacant Westgate industrial subdivision interior to this area. Retaining the right-of-way provides the City greater flexibility in the future for servicing this underdeveloped area. Vacation could be considered in the future if it is determined that the street is not needed for access to this area after build out. Since this street vacation is not critical to the design of Ute Water's facility at this time, it is recommended that the right-of-way not be vacated.

Public Service has requested a 10 foot utility easement along and parallel to the new property line if the street is vacated. There are no known utilities in the right-of-way.

Criteria:

- 8-3-1 LANDLOCKING - The proposal does not landlock any parcel of land.
- 8-3-2 RESTRICTIVE ACCESS - The proposal does not so restrict access to any parcel that such access is unreasonable, economically prohibitive and reduces or devalues any property affected by the proposed vacation.
- 8-3-3 QUALITY OF SERVICES - The proposal could have an adverse impact on the health, safety and/or welfare of the general community by eliminating the potential to reduce response times for emergency vehicles into the interior of this square 1/2 mile area as it fully develops. The current right-of-way, if constructed provides more convenient and direct access to interior lots than other improved accesses.
- 8-3-4 ADOPTED PLANS & POLICIES - The proposal does not conflict with adopted plans or policies affecting this area.
- 8-3-5 BENEFITS TO CITY OR COUNTY - The proposal reduces future benefit to the City by eliminating potential for using this street to provide better access to interior platted lots that are currently largely vacant.

STAFF RECOMMENDATION: Denial

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item 95-210, I move that we forward a recommendation of denial to the City Council for the vacation of West Pinyon Avenue between 25 Road and South Westgate Drive.