



DEVELOPMENT APPLICATION

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

Receipt _____
Date _____
Rec'd By _____
File No. VR-96-32

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			S. Rim Dr. & Teal Court	PR-3.5	<input checked="" type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

PROPERTY OWNER
LOWE DEVELOPMENT CORP.
DAVID G. BERRHORST, V.P.

Name

DEVELOPER
SEE PROPERTY OWNER

Name

REPRESENTATIVE
MONTY STROUP, LANDESKON, LLC

Name

1280 LTE, STE 32

Address

Address

259 GRAND AVE.

Address

ASPEN, CO 81611

City/State/Zip

City/State/Zip

GRAND JUNCTION, CO 81501

City/State/Zip

303-925-4497

Business Phone No.

Business Phone No.

970-245-4099

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.

X Monty Stroup
Signature of Person Completing Application

01/25/96
Date

David B. Berrhorst V.P.
Signature of Property Owner(s) - attach additional sheets if necessary
Low Development Corporation

1/25/96
Date

GENERAL PROJECT REPORT

FOR

**PEDESTRIAN R.O.W. VACATION
TRACT "D", SOUTH RIM FILING NO. ONE**

Prepared For:

LOWE DEVELOPMENT CORP.
David "Skip" Behrhorst
1280 Ute Avenue, Suite 32
Aspen, CO 81611
(303) 925-4497

Prepared By:

LANDesign LLC
259 Grand Avenue
Grand Junction, CO 81501
(970) 245-4099

Site Location:

The subject property to be vacated contains approximately 596 square feet and is located in the SE 1/4, NW 1/4, SW 1/4, Section 8, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Colorado. It's general location is 100 feet north of the northeast corner of the intersection of South Rim Drive and Teal Court. The parcel is a portion of "Tract "D", Public Pedestrian R.O.W.", platted as part of South Rim Filing No. One, a single family residential development. Tract "D" provides R.O.W. for an existing asphalt pedestrian path connecting the South Rim development to the Colorado River Trail System to the northeast. The southwest corner of the subject parcel is approximately 35 feet north of the existing asphalt pathway. This parcel is not used nor is it needed for access to or from, or for maintenance of the existing pathway.

Site Description:

This area is a small triangular shaped parcel, the west boundary of which will run contiguous with the east R.O.W. line of future Teal Court. To the north of the parcel is an existing Utility and Irrigation Easement, the site of the South Rim Home Owners Association irrigation storage pond.

The area was landscaped with turf as part of the Filing No. One improvements about the perimeter of the irrigation storage pond. All turfed areas are watered by an existing pressurized irrigation system.

Existing Utilities:

An existing underground electric line enters the parcel from the west. The existing line runs south and east terminating at an existing transformer located out of the subject parcel. There are no other public utility lines on the parcel.

Proposed Future Use:

It is proposed that this area be re-landscaped to create a small entrance feature as part of the development of future South Rim Filing No. Five to the north. The parcel will become part of Outlot "A", Utility and Irrigation Easement, South Rim Filing No. One. The area is to be maintained by the South Rim Home Owners Association.

Conclusion:

Vacation of this portion of the existing pedestrian R.O.W. will not adversely affect the existing pathway. Future landscaping improvements will improve aesthetics and complement the development overall.

VR-96-22

Troy Caroline Topper
2323 E 1/2 Rd
Grand Junction, CO 81503

Paul A Jones
Sylvia M Jones
2328 S. Rim Dr.
Grand Junction, CO 81503

Lucia Cabot Cipolla
2325 E 1/2 Rd.
Grand Junction, CO 81503

Department of Parks and
Outdoor Recreation
1313 Sherman St.
Denver, CO 80203-2236

E A Williams
Anzaletta
2312 Hacienda Dr.
Grand Junction, CO 81503

David G. Behrhorst
Lowe Development Corp.
1280 Ute, Suite 32
Aspen, CO 81611

Joseph D Steinkirchner
Kelli D Steinkirchner
2322 1/2 South Rim Dr.
Grand Junction, CO 81503

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

Dick Olsen
Dorris Jean Olsen
3510 Ponderosa way
Grand Junction, CO 81506

Monty Stroup
LANDesign
259 Grand Ave.
Grand Junction, CO 81501

Lowe Development Corp.
11777 San Vicente Blvd.
Ste. 900
Los Angeles, CA 90049

Norman L Franke
Lisa Jo Franke
452 Tiara Vista Dr.
Grand Junction, CO 81503

Jerry D Burau
Colleen M. Burau
2324 S. Rim Dr.
Grand Junction, Co 81503

Boyd James Bair
Coy Michele Bair
537 Kirby Dr.
Grand Junction, CO 81504

REVIEW COMMENTS

Page 1 of 2

FILE #VR-96-22

TITLE HEADING: Vacation of Right-of-Way -
South Rim, Filing #1

LOCATION: NE corner of South Rim Drive & Teal Court

PETITIONER: David G. Behrhorst

PETITIONER'S ADDRESS/TELEPHONE: Lowe Development Corp.
1280 Ute Avenue, Suite 32
Aspen, CO 81611
925-4497

PETITIONER'S REPRESENTATIVE: Monty Stroup, LANDesign

STAFF REPRESENTATIVE: Michael Drollinger

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., FEBRUARY 23, 1996.

UTE WATER 2/5/96
Gary R. Mathews 242-7491

No objections to the pedestrian right-of-way vacation.

PUBLIC SERVICE COMPANY 2/6/96
Gary Lewis 244-2698

No objections to vacation of pedestrian right-of-way as shown on South Rim Subdivision, Filing 1. Existing UG electric primary line will be covered by inclusion in "Outlot A" utility and irrigation easement per attached "General Project Report".

REDLANDS WATER & POWER 2/6/96
Gregg Strong 243-2173

No impact to our facilities.

GRAND JUNCTION FIRE DEPARTMENT 2/7/96
Hank Masterson 244-1414

The Fire Department has no problems with this proposal.

CITY UTILITY ENGINEER 2/8/96
Trent Prall 244-1591

No comment.

CITY POLICE DEPARTMENT 2/8/96
Dave Stassen 244-3587

The Police Department has no objection to this right-of-way vacation.

CITY DEVELOPMENT ENGINEER

2/14/96

Jody Kliska

244-1591

The site plan needs to show the location of the trail in relation to the parcel being vacated.

CITY PARKS & RECREATION

2/12/96

Shawn Cooper

244-3869

No problem, as long as it does not affect the trail connection. Following the site visit, it appears that the sign has been installed although obscurely tucked behind the landscaped sign feature. We believe a sign needs to be installed on the south side of South Rim Drive and pointing to the trailhead, visible to people on the street.

CITY PROPERTY AGENT

2/15/96

Steve Pace

256-4003

No comment.

COMMUNITY DEVELOPMENT DEPARTMENT

2/15/96

Michael Drollinger

244-1439

1. Entrance feature design will require review with Filing #5 submittal.
2. Please locate existing trail improvements on "Site Plan" drawing.

TO DATE, COMMENTS NOT RECEIVED FROM:

City Attorney

U.S. West

TCI Cablevision

STAFF REVIEW

FILE: #VR-96-022
DATE: February 15, 1996
STAFF: Michael Drollinger
REQUEST: Right-of-Way Vacation - South Rim Filing #1
LOCATION: South Rim Drive and Teal Court
ZONING: PR-3.5

STAFF COMMENTS:

1. Entrance feature design will require review with Filing #5 submittal.
2. Please locate existing trail improvements on "Site Plan" drawing.

Please contact the Community Development Department if you have any questions or require further explanation of any item.

February 23, 1996

City of Grand Junction
Community Development Department
250 North 5th Street
Grand Junction, Colorado 81501

RECEIVED
FEB 23 1996

Attn.: Mr. Michael Drollinger

Re: Response to review comments, South Rim Filing No. Five, Right Of Way Vacation,
File #VR-96-22, Job #95150.40.

Dear Michael;

In response to the review comments for the above referenced project we present the following:

Ute Water

The comment indicating approval is acknowledged.

Public Service Company

The comment indicating approval is acknowledged.

Redlands Water and Power

The comment indicating approval is acknowledged.

Grand Junction Fire Department

The comment indicating approval is acknowledged.

City Utility Engineer

The comment indicating approval is acknowledged.

City Police Department

The comment indicating approval is acknowledged.

City Development Engineer

The Site Plan has been revised to show the asbuilt Trail location and it's relationship to the subject parcel. The proposed site location does not conflict with the Trail alignment.

City Parks and Recreation

The Site Plan has been revised to show the asbuilt Trail location and it's relationship to the subject parcel. The proposed site location does not conflict with the Trail alignment. The comment regarding Trail signage refers to an existing sign placed at the Trail head during previous phases of development and in no way affects the proposed R.O.W. Vacation.

City Property Agent

The comment indicating approval is acknowledged.

Community Development Department

1. The design of the proposed landscaping entrance feature to South Rim Filing No. 5 has been added to the "Site Plan" for South Rim Filing No. Five and shall be submitted for review with the Final Plat submittal for Filing No. Five.
2. The Site Plan has been revised to show the asbuilt Trail location and it's relationship to the subject parcel. The proposed site location does not conflict with the Trail alignment.

Please contact our office if you have any further questions.

Sincerely



Monty D. Stroup
Project Manager

cc: Lowe Development

STAFF REVIEW

FILE: VR-96-22

DATE: February 28, 1996

REQUEST: Right-of-Way (ROW) Vacation
SOUTH RIM SUBDIVISION FILING #1

LOCATION: NE Corner South Rim Drive and Teal Court

STAFF: Michael T. Drollinger

APPLICANT: Lowe Development Corporation
1280 Ute Avenue, Suite 32
Aspen CO 81611

EXECUTIVE SUMMARY:

A request to vacate a portion of a pedestrian right-of-way (ROW) at the northeast corner of South Rim Drive and Teal Court to allow for the development of a landscape feature in conjunction with the development of South Rim Filing #5. The vacated ROW would become part of the private open space system for the South Rim development.

STAFF ANALYSIS:

The subject parcel is located approximately 100 feet north of the northeast corner of South Rim Drive and Teal Court and contains approximately 596 square feet. The property is presently undeveloped and was platted as part of Tract D, public pedestrian open space as part of Filing #1 of the South Rim Development. The public trail which connects South Rim Drive with the Rivertrail network is located about 35 feet south of the subject parcel.

The applicant is requesting the vacation of ROW to permit the construction of a landscaped entrance feature on the subject parcel in conjunction with the development of South Rim Filing #5, to be constructed immediately to the north. The subject parcel is not required for access to or for the maintenance of the existing trail and the vacation of the subject parcel is supported by the criteria in Section 8-3 of the Zoning and Development Code which are listed below:

Section 8-3
Vacation of Rights-of-Way and Easements
Criteria

- 8-3-1 LANDLOCKING** - the proposal shall not landlock any parcel of land.
- 8-3-2 RESTRICTIVE ACCESS** - the proposal shall not so restrict access to any parcel that such access is unreasonable, economically prohibitive, and reduces or devalues and property affected by the proposed vacation.
- 8-3-3 QUALITY OF SERVICES** - the proposal shall have no adverse impacts on the health, safety and/or the welfare of the general community, and shall not reduce the quality of public services provided to any parcel of land, e.g. police/fire protection and utility services.
- 8-3-4 ADOPTED PLANS AND POLICIES** - the proposal shall not conflict with any adopted policies.
- 8-3-5 BENEFITS TO THE CITY AND COUNTY** - the proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.

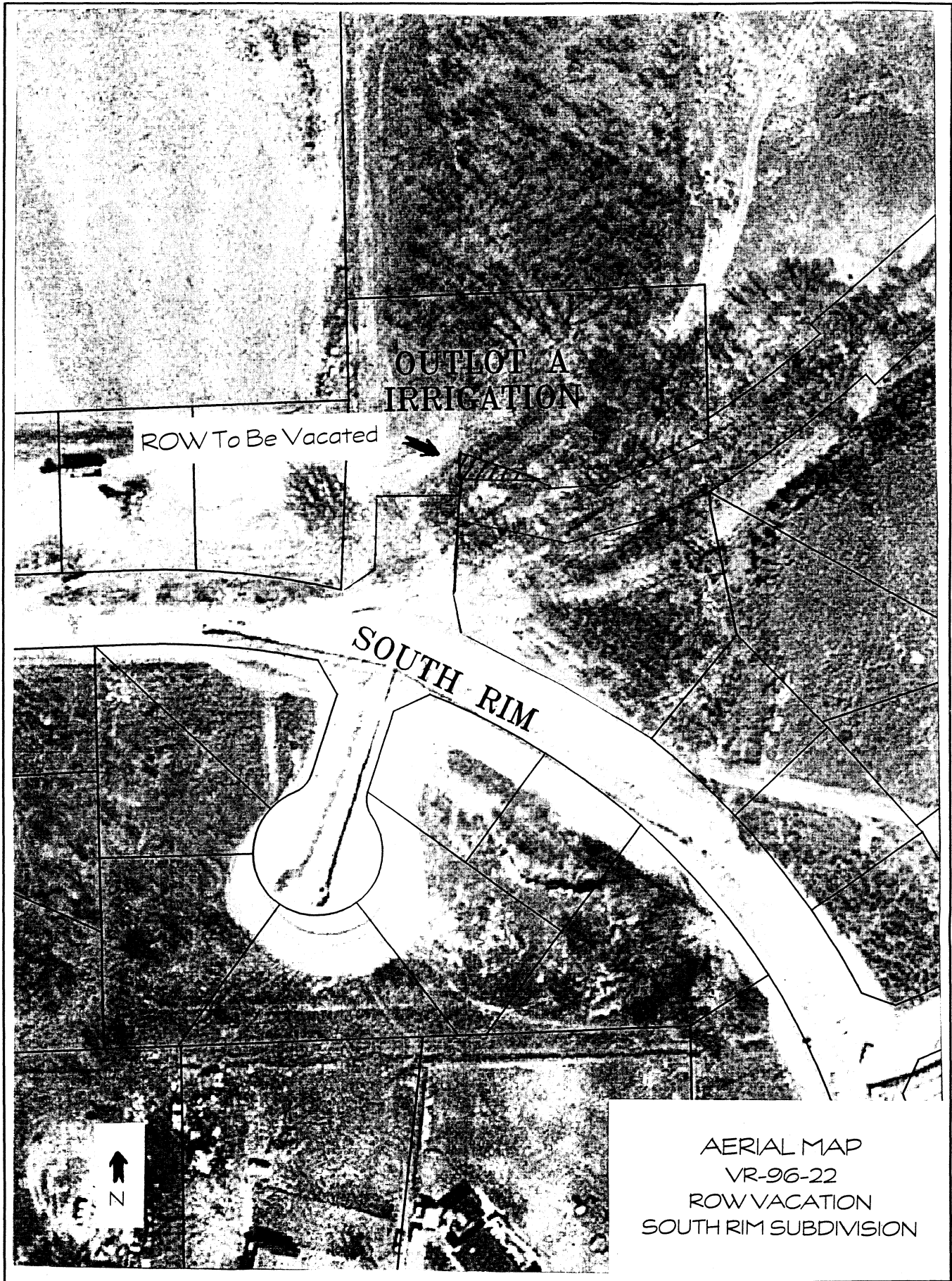
The petitioner has satisfactorily addressed all review agency comments.

STAFF RECOMMENDATION:

Staff recommends approval of the ROW vacation of a portion of Tract D of the public pedestrian open space in the South Rim Subdivision.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #VR-96-22, vacation of right-of-way, I move that we forward this item to the City Council with the recommendation of approval.



OUTLOT A
IRRIGATION

ROW To Be Vacated

SOUTH RIM

↑
N

AERIAL MAP
VR-96-22
ROW VACATION
SOUTH RIM SUBDIVISION

**REVIEW AGENCY COMMENTS AND
PETITIONER'S RESPONSE**

February 23, 1996

City of Grand Junction
Community Development Department
250 North 5th Street
Grand Junction, Colorado 81501

Attn.: Mr. Michael Drollinger

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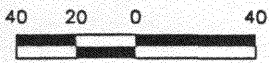
**MATERIALS SUPPLIED
BY PETITIONER**

SITE PLAN

SOUTH RIM FILING NO. ONE
GRAND, JUNCTION
MESA COUNTY, COLORADO



SCALE: 1" = 40'



D=06°09'27"
R=222.00'
A=23.86'
B=S 01°48'19" E
C=23.85'

NW CORNER
SE1/4 SW1/4
SECTION 8
T1S, R1W, UM
MCSM #814

LEGEND

- ☒ UNDERGROUND UTILITY PEDESTAL
- ⊙ SANITARY SEWER MANHOLE
- ⊗ WATER GATE VALVE

SITE PLAN SOUTH RIM FILING NO. ONE GRAND, JUNCTION MESA COUNTY, COLORADO					
LANDesign ENGINEERS • SURVEYORS • PLANNERS 259 GRAND AVENUE GRAND JUNCTION, COLORADO 81501 (970) 244-9180					
PROJECT NO. 95150	DESIGNED	DRAWN	CHECKED	SHEET	OF
DATE: FEB., 1996		RSK		1	1