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File VR-1996-024

Name: F Road & Mantey Heights Drive – Replat & ROW Vacation

| | | |
|-------------------------------------|---------------------------------|---|
| P r e s e n t | S c a n n e d | <p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.</p> <p>Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p> |
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| | | * Review Sheet Summary |
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| X | X | * Submittal checklist |
| X | X | * General project report |
| | | Reduced copy of final plans or drawings |
| | | Reduction of assessor's map. |
| | | Evidence of title, deeds, easements |
| X | X | * Mailing list to adjacent property owners |
| | | Public notice cards |
| | | Record of certified mail |
| X | | Legal description |
| | | Appraisal of raw land |
| | | Reduction of any maps – final copy |
| | | * Final reports for drainage and soils (geotechnical reports) |
| | | Other bound or non-bound reports |
| | | Traffic studies |
| X | X | * Review Comments |
| | | * Petitioner's response to comments |
| X | X | * Staff Reports |
| | | * Planning Commission staff report and exhibits |
| | | * City Council staff report and exhibits |
| | | * Summary sheet of final conditions |
| <u>DOCUMENT DESCRIPTION:</u> | | |
| X | X | Correspondence |
| X | | Deed of Trust – not recorded – not conveyed to City – Gen Taylor / Grand Valley National Bank |
| X | | Notice of public Hearing mail-out – sent 2/27/96 |
| X | X | Treasurer's Certificate of Taxes due – 1/5/96 |
| X | | Posting of Public Notice Signs Form – 2/22/96 |
| X | | Request for Release of Deed of Trust – Bk 2203 / Pg 813 – not conveyed to City |
| X | X | Opposition letters |
| X | X | Planning Commission Minutes – 3/5/96 - ** |
| X | X | Utility Coordinating Committee Approval Sheet – 3/13/96 |
| X | X | City Council Minutes – 3/20/96, 4/3/96 - ** |
| X | X | Ordinance 2906 – Bk 2225 / Pg 776 |
| X | | Certification of Plat – 5/23/96 |
| X | X | Pictures |
| | | Location Map |



DEVELOPMENT APPLICATION

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

Receipt _____
 Date _____
 Rec'd By _____
 File No. VR-96-24

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 checked="" type="checkbox"/> Subdivision Plat/Plan | <input type="checkbox"/> Minor <input type="checkbox"/> Major <input checked="" type="checkbox"/> Resub | | <i>Mantey Heights</i> | <i>R5F-5</i> | <i>Residential</i> |
| <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 | | | <i>Alley relocation</i> | <i>R5F-5</i> | <input checked="" type="checkbox"/> Right-of Way <input type="checkbox"/> Easement |
| <input type="checkbox"/> Revocable Permit | | | | | |

PROPERTY OWNER

Gene O. Taylor
 Name
633 Fletcher Ln.
 Address
Grand Jct., Co. 81501
 City/State/Zip
970-242-8165
 Business Phone No.

DEVELOPER

Tony S. Taylor
 Name
105 Mantey Hts. Dr.
 Address
Grand Jct., Co. 81501
 City/State/Zip
970-243-7034
 Business Phone No.

REPRESENTATIVE

Tony S. Taylor
 Name
105 Mantey Hts Dr.
 Address
Grand Jct., Co 81501
 City/State/Zip
970-243-7034
 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.

Tony S. Taylor _____ *1-30-96*
 Signature of Person Completing Application Date

Gene O. Taylor _____ *1-30-96*
 Signature of Property Owner(s) - attach additional sheets if necessary Date

SUBMITTAL CHECKLIST

RESUBDIVISION & ROW Vacation

Location: SE corner of FRD & Monkey Heights Project Name: Resub - Monkey Heights

| ITEMS | SSID REFERENCE | DISTRIBUTION | | | | | | | | | | | | | | | | | | | | TOTAL REQ'D. | | | | | | | | | |
|--|----------------|----------------------------|----------------|-------------------|---------------------|-----------------------|----------------------|---------------|------------------------|--------------------------|-------------|-----------------|--------------------|-----------------|--------------|------------------|---------------------------------|--------------------------------------|---------------------------|----------------|-----------|----------------|------|------|--------------------|----------------------------|---------------------|--------------|-----------|---|----|
| DESCRIPTION | | City Community Development | City Dev. Eng. | City Utility Eng. | City Property Agent | City Parks/Recreation | City Fire Department | City Attorney | City G.J.P.C. (8 sets) | City Downtown Dev. Auth. | City Police | County Planning | County Bldg. Dept. | County Surveyor | Walker Field | School Dist. #51 | Irrigation District <i>G.V.</i> | Drainage District <i>Water Users</i> | Water District <i>WTF</i> | Sewer District | U.S. West | Public Service | GVRP | CDOT | Corps of Engineers | Colorado Geological Survey | U.S. Postal Service | Persigo WWTF | TCI Cable | | |
| <i>Submittal deadline - 1st working day of month</i> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Date Received <u>2-1-96</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Receipt # <u>3453</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| File # <u>VR-96-24</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ● Application Fee <u>\$425</u> | VII-1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 1 |
| ● Submittal Checklist* | VII-3 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 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 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 13 |
| ● Application Form* | VII-1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 21 |
| ● Reduction of Assessor's Map | VII-1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 21 |
| ● Evidence of Title | VII-2 | 1 | | 1 | | | 1 | | | | | | | | | | | | | | | | | | | | | | | | 3 |
| ○ Appraisal of Raw Land | VII-1 | 1 | | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ● Names and Addresses* | VII-2 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 1 |
| ● Legal Description* | VII-2 | 1 | | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | 2 |
| ○ Deeds | VII-1 | 1 | | 1 | | | 1 | | | | | | | | | | | | | | | | | | | | | | | | |
| ○ Easements | VII-2 | 1 | 1 | 1 | 1 | | 1 | | | | | | | | | | | | | | 1 | 1 | 1 | | | | | | | | |
| ○ Avigation Easement | VII-1 | 1 | | 1 | | | 1 | | | | | | | 1 | | | | | | | | | | | | | | | | | |
| ○ ROW | VII-3 | 1 | 1 | 1 | 1 | | 1 | | | | | | | | | | | | | | 1 | 1 | 1 | | | | | | | | |
| ○ Covenants, Conditions, & Restrictions | VII-1 | 1 | 1 | | | | 1 | | | | | | | | | | | | | | | | | | | | | | | | |
| ○ Common Space Agreements | VII-1 | 1 | 1 | | | | 1 | | | | | | | | | | | | | | | | | | | | | | | | |
| ● County Treasurer's Tax Cert. | VII-1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 1 |
| ○ Improvements Agreement/Guarantee* | VII-2 | 1 | 1 | 1 | | | 1 | | | | | | | | | | | | | | | | | | | | | | | | |
| ○ CDOT, 404, or Floodplain Permit | VII-3,4 | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ● General Project Report | X-7 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 | 1 | 1 | 1 | | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 20 |
| ● Location Map <i>Full & coloration Map</i> | IX-21 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 1 |
| ○ Composite Plan | IX-10 | 1 | 2 | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ○ 11"x17" Reduction Composite Plan | IX-10 | 1 | | | 1 | 1 | 1 | 8 | 1 | 1 | 1 | 1 | | | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | |
| ● Final Plat | IX-15 | 1 | 2 | 1 | 1 | 1 | 1 | 1 | 8 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 22 |
| ○ 11"x17" Reduction of Final Plat | IX-15 | 1 | | | | | | 8 | 1 | 1 | 1 | | | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | | | 1 | | | | |
| ○ Cover Sheet | IX-11 | 1 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ○ Grading & Stormwater Mgmt Plan | IX-17 | 1 | 2 | | | | | | | | | | | | | | 1 | | | | | | | 1 | | | | | | | |
| ○ Storm Drainage Plan and Profile | IX-30 | 1 | 2 | | | | | | | | | | | | | | 1 | | | 1 | 1 | 1 | | | | | | | | 1 | |
| ○ Water and Sewer Plan and Profile | IX-34 | 1 | 2 | 1 | | | | | | | | | | | | | | | 1 | 1 | 1 | 1 | 1 | | | | | 1 | 1 | | |
| ○ Roadway Plan and Profile | IX-28 | 1 | 2 | | | | | | | | | | | | | | 1 | | | | | | | | | | | | | | |
| ○ Road Cross-sections | IX-27 | 1 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ○ Detail Sheet | IX-12 | 1 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ○ Landscape Plan | IX-20 | 2 | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ○ Geotechnical Report | X-8 | 1 | 1 | | | | | | | | | 1 | | | | | | | | | | | | | | 1 | | | | | |
| ○ Phase I & II Environmental Report | X-10,11 | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ○ Final Drainage Report | X-5,6 | 1 | 2 | | | | | | | | | | | | | | 1 | | | | | | | | | | | | | | |
| ○ Stormwater Management Plan | X-14 | 1 | 2 | | | | | | | | | | | | | | 1 | | | | | | | 1 | | | | | | | |
| ○ Sewer System Design Report | X-13 | 1 | 2 | 1 | | | | | | | | | | | | | | | | 1 | | | | | | | | | | | |
| ○ Water System Design Report | X-16 | 1 | 2 | 1 | | | | | | | | | | | | | | | 1 | | | | | | | | | | | | |
| ○ Traffic Impact Study | X-15 | 1 | 2 | | | | | | | | | | | | | | | | | | | | | 1 | | | | | | | |
| ○ Site Plan | IX-29 | 1 | 2 | 1 | 1 | | 1 | 8 | | | | | | | | | | | | | | | | | | | | | | | |

NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.

PRE-APPLICATION CONFERENCE

Date: 1/4/96
Conference Attendance: Kathy P. Tony Taylor
Proposal: Road & Row Modification
Location: SE corner FRD & Mantey Heights Dr.

Tax Parcel Number: 2945-121-04-006
Review Fee: \$425
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? Relocation of alley
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? 415 Estimated Amount:
Half street improvement fees/TCP required? TCP - \$500 Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?
On-site detention/retention or Drainage fee required? NO

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, Drainage, Floodplain/Wetlands Mitigation, Other, Screening/Buffering, Landscaping, Availability of Utilities, Land Use Compatibility, Traffic Generation, Geologic Hazards/Soils

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.

Signatures of Petitioner(s) and Representative(s)



Public Service
Company of Colorado

January 19, 1996

PO Box 849
GRD JCT, CO
81502

Mr. Tony Taylor
104 Manty Heights Dr.
Grand Junction, CO 81501

Dear Tony,

This letter is to confirm that Public Service Company of Colorado does not object of the alley vacation at Lot 49, Mantey Heights Subdivision. PSCo can maintain the electric power line located in this alley by the current access, which is from the south. Pscoco will not need provisions for a "turn around area" on your property.

If you have any questions please call me at 244-2693.

Jon Price
Engineering Planner
PSCo

VR-96-24

Richard K Gibson
Christine
132 Santa Fe Dr.
Grand Junction, CO 81501-8975

Karl Nicholason
K A Nicholason & J O Purdue
109 Santa Fe Dr.
Grand Junction, CO 81501-6814

Barbara J Tyson
110 Santa Fe Dr
Grand Junction, CO 81501-6815

~~Daniel J Rosenthal
132 Santa Fe Drive
Grand Junction, CO 81501-8975~~

Sarah T Hutchinson
110 Mantey Heights Dr
Grand Junction, CO 81501-6810

First Church of the Nazarene
of Grand Junction
1000 N 9th St, Ste 8
Grand Junction, CO 81501-3107

Allan R Roe
405 Ridgeway Dr.
Grand Junction, CO 81503-1651

Naomi Medow Shepherd
114 Mantey Heights Dr
Grand Junction, CO 81501-6810

Wayne E Meeker
Judith H
120 Santa Fe Dr
Grand Junction, CO 81501-8973

Trudy K Clough-Mitchell
PO Box 60152
Grand Junction, CO 81506-8758

Mildred H Shaw
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Grand Junction, CO 81506-4173

Richard Foreman
Inez J
102 E Park Ave
Grand Junction, CO 81501-6806

Jody Ahrens
Joan T
110 Mount View St
Grand Junction, CO 81501-6813

John A Branagh
Gaylon C Patterson
4432 Piedmont Avenue
Oakland, CA 94611-4219

Gene H Starbuck
Robin Baker Starbuck
108 E Park Ave
Grand Junction, CO 81501-6806

Gary V Harned
Sharon C
113 Mantey Heights Dr
Grand Junction, CO 81501-6809

Paul S Barru
W H Nelson & Ben E Carnes
2660 W Long Cir
Littleton, C O 80120-4378

Eleanor M Hoefner
2801 Patterson Rd
Grand Junction, CO 81501-6008

Kenneth A Mathis
Trustee
114 Mount View St
Grand Junction, CO 81501-6813

William E Ellinwood
Karen E Milbank
130 Carlitos Ave
Grand Junction, CO 81501-6804

David S Green
Linda K Phipps-Green
105 E Park Drive
Grand Junction, CO 81501-

Amon J Dean
115 Mantey Heights Dr
Grand Junction, CO 81501-6809

Harold W Hamel
Florence F
135 Carlitos Ave
Grand Junction, CO 81501-6803

Harold W Hamel
F F
135 Carlitos Ave
Grand Junction, CO 81501-6803

Raymond H McGuinness
117 Mantey Heights Dr
Grand Junction, CO 81501-6809

Raymond R Williams
Nellie Mae
102 Sante Fe Dr
Grand Junction, CO 81501-6815

Jamie Anne Edwards-Orr
Nick Ellen Edwards
25 Gilbert St
South Burlington,VT 05403-6402

Gene O Taylor
633 Fletcher Lane
Grand Junction, CO 81505-1403

Nanci Ann Southern
106 Santa Fe Dr
Grand Junction, CO 81501-6815

Marianne Saul
RR 2 Box 2024
Dushore, PA 18614-9704

Elizabeth A Wygant
2675 Springside Ct Apt 1A
Grand Junction, CO 81506-6007

VR-96-24

Jack Mackenzie
Alice N
133 Carlitos Ave
Grand Junction, Co 81501

Joseph Puchek
Ruth O Puchek
2675 Springside CT Apt 1B
Grand Junction, CO 81506-6007

Randy Lichtenberg
Lori Lichtenberg
2675 Springside Ct APT 2E
Grand Junction, CO 81506-6007

Jack M Perrin
131 Carlitos Ave
Grand Junction, Co 81501

Marta R Haakenson
2675 Springside Ct Apt 1C
Grand Junction, CO 81506-6007

Virginia H Taylor
2675 Springside Ct Apt 3A
Grand Junction, CO 81506-6007

Janet V Grant
118 Mantey Heights Dr
Grand Junction, Co 81501

Elaine L Meilner
2675 Springside CT Apt 1D
Grand Junction, CO 81506-6007

Jerome A Rykowski
2675 Springside Ct Apt 3B
Grand Junction, CO 81506-6007

Peter Mueller
118 Mount View St
Grand Junction, Co 81501

John T Connolly
Anne Hollingsworth Connolly
2675 Springside Ct Apt 1E
Grand Junction, CO 81506-6007

Sharon E Diede
2675 Springside Ct A pt 3D
Grand Junction, CO 81506-6007

Gloria Deschamp
124 Mount View St
Grand Junction, Co 81501

Charlene B Breckenridge
2675 Springside Ct
Grand Junction, CO. 81506-6007

Richard K Gibson
Christine
132 Sante Fe Drive
Grand Junction, CO 81501-8975

Carl L Burley
L P
126 Mount View St
Grand Junction, Co 81501

Josie Hyre
2675 Springside CT Apt 1G
Grand Junction, CO 81506-6007

Allan R Roe
405 Ridgeway Drive
Grand Junction, CO 81503-1651

Gary Lucero
209 Mantey Heights Dr
Grand Junction, Co 81501

Neil J Bradford
Kathleen Marie Parker
2675 Springside Ct A pt 1H
Grand Junction, CO. 81506-6007

Trudy K Clough-Mitchell
P.O. Box 60152
Grand Junction, CO, 81506-8758

Carl R Noble
120 Mantey Heights Dr
Grand Junction, co 81501

Deborah J. Manning
2675 Springside Ct Apt 2A
Grand Junction, CO 81506-6007

Daniel J Rosenthal
132 Santa Fe Dr
Grand Junction, CO 81501-8975

Robert Shopbel
Ann J
122 Mantey Heights Dr
Grand Junction, Co 81501

James E Jacobson
2675 Springside Ct Apt 2B
Grand Junction, CO. 81506-6007

Cliff Soderberg
PO Box 781
Woodland Park, Co. 80866

David Homer Cline
122 1/2 Mantey Heights Dr
Grand Junction, Co 81501

John P Miller
Doris J
2675 Springside Ct Apt 2C
Grand Junction, CO 81506-6007

Charles D Sours
Linda D
2551 Santa Fe Dr
Grand Junction, Co 81501

Michael L Wedell
124 Mantey Heights Dr
Grand Junction, Co 81501

VR-96-24

~~Richard P Coakley
Dorothy M
111 Mantey Heights Dr~~

Gene O. Taylor
633 Fletcher Lane
Grand Junction, CO 81501

Richard P Coakley
Dorothy M
121 Mantey Heights Dr
Grand Junction, Co 81501

Tony S. Taylor
105 Mantey Heights Drive
Grand Junction, CO 81501

David Finley
123 Mantey Heights Dr
Grand Junction, Co 81501

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

Joe U Procopio
125 Mantey Heights Dr
Grand Junction, Co 81501

Dorothy F Bennett
137 Santa Fe Dr
Grand Junction, Co 81501

J Mark Ralston
Elizabeth L
136 Santa Fe Dr
Grand Junction, Co 81501

✓ JANET V. BRAN
118 MANTON HEBBES DR
65 CO 81501

LOT 46 2945-121-04-004

✓ • NAOMI MEADOW SHEPHERD
114 MANTON H DR.
81501

LOT 47 -003

✓ • SARAH T. HUTCHINSON
110 M. H. DR
81501-6810

LOT 48 -002

• GENE O TAYLOR
633 FLETCHER LN
81505-1403

LOTS 41-42-49-50 2945-121-03-006

✓ CAROL NICHOLASON
109 SARAH H DR
81501-6814

LOTS 43, 44 2945-121-03-004 LOT 45 2945-121-03-005

✓ WILLIAM E. ELLIWOOD
• KAREN E. WILLIAMS
130 CARLETONS AVE
65 81501

GENERAL PROJECT REPORT

General purpose of this petition is:

Step 1: Replat into one building site lot.

Step 2: Vacate Alley ROW within property.

Step 1 seems of no concern to all involved and can be achieved rather easily. Step 2, however, has caused some concern.

I am petitioning that a portion of this alley ROW be vacated on my property. To this day, it is serving no purpose of use for utility companies or public access.

I am having the overhead electrical, phone and cable lines removed and relocated (underground) to the west and south portion of the property. I will dedicate a ten foot utility easement to Public Service Co. to maintain this portion of utilities on my property.

Public Service Co. does not object to the alley vacation within my property. They have stated that they will continue to be able to maintain the existing service in the the remainder of the alley from its current access (refer to PSCo letter).

I have spoken with all neighbors involved and they have no objections to my proposal of vacating this portion of the alley ROW on my property.

The concern of Step 2 is that this vacation will create a dead end alley and the general public will not have adequate usage of this particular right of way. Personally I don't agree with this opinion. The alley has always been perceived to have a dead end and the vacation of its portion on my property will not change that perception.


The function of the alley has always been a means of access for utility companies and also access to the rear of people's property. The vacation of the alley ROW on my property will not disrupt this function in the least.

PERSONAL OBJECTIVE of PROJECT

This property and neighborhood mean a great deal to us. My wife and I were married on this property and now we would like to build our home here.

I was raised in the Mantey Heights neighborhood and for the past six years we have raised our children here. It is our hope that our request be granted so we can continue with our dream.

Sincerely,


Tony S. Taylor

AREA TO BE VACATED

A portion of the alley lying between Lots 41, 42, 49 and 50 Mantey Heights subdivision being described as follows:

Commencing at the NE corner of Section 12, Township 1 South, Range 1 West, Ute Meridian, and considering the North line of the NE1/4 NE1/4 Section 12, T1S, R1W, U.M. to bear N89°56'00"W and all bearings contained herein to be relative thereto; thence N89°56'00"W 310.80 feet; thence S00°10'00"E 178.40 feet to the SW corner of Lot 41 Mantey Heights, also being the Point of Beginning, thence S89°56'00"E 20.00 feet to the NW corner of Lot 42 Mantey Heights; thence S00°10'00"E 100.00 feet to the NW corner of Lot 43 Mantey Heights; thence N89°56'00"W 10.00 feet to the centerline of the alley; thence S00°10'00"E 40.00 feet; thence N89°56'00"W 10.00 feet to the SE corner of Lot 49 Mantey Heights; thence N00°10'00"W 120.00 feet to the NE corner of Lot 49 Mantey Heights; thence N89°56'00"W 120.00 feet to the NW corner of Lot 49; thence N00°10'00"W 20.00 feet to the SW corner of Lot 50; thence S89°56'00"E 120.00 feet to the Point of beginning, containing 0.11 Acres as described.

Authored by
Max E. Morris
Q.E.D. Surveying Systems Inc.
1018 Colorado Ave,
Grand Junction, Co.

REVIEW COMMENTS

Page 1 of 2

FILE #VR-96-24

TITLE HEADING: Replat & Right-of-Way
Vacation - Mantey Heights

LOCATION: S of F Road & E off of Mantey Heights Drive

PETITIONER: Tony S. Taylor

PETITIONER'S ADDRESS/TELEPHONE: 105 Mantey Heights Drive
Grand Junction, CO 81501
243-7034

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., FEBRUARY 23, 1996.

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

No objections to the replat and right-of-way vacation.

PUBLIC SERVICE COMPANY 2/6/96
Jon Price 244-2693

Public Service Company has no objections. Petitioner has agreed to grant easement when required by Public Service Company.

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

The City of Grand Junction Utilities Division has no objection to this vacation.

CITY ATTORNEY 2/7/96
John Shaver 244-1501

A deed of trust encumbering the subject property was included in the review packet - either the lienholder needs to consent to the replat or a release of the deed of trust needs to be provided.

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

The Police Department does not utilize this alley so we would not oppose this vacation.

TCI CABLEVISION 2/9/96
Glen Vancil 245-8777

See attached comments.

U.S. WEST

2/9/96

Max Ward

244-4721

Utility easement is required or pay to relocate telephone cables. No contract has been signed by owner. Please call field engineer at 244-4721. "SEE ATTACHED PLAT"

GRAND JUNCTION FIRE DEPARTMENT

2/12/96

Hank Masterson

244-1414

The Fire Department has no problems with this replat and right-of-way vacation.

COMMUNITY DEVELOPMENT DEPARTMENT

2/13/96

Bill Nebeker

244-1447

1. Change description of lots being replatted to lots 41, 42, 49 & 50.
2. City staff prefers that the remainder of the alley is vacated also, retaining a utility easement. Staff will contact adjacent property owners for approval to include this with the remainder of the vacation.

No other comments

CITY DEVELOPMENT ENGINEER

2/14/96

Jody Kliska

244-1591

1. Plat dedications need to follow the City guidelines for plat dedications. If right-of-way and easements already exist, there is no need to rededicate. The statement about street expenses needs to be deleted.
2. It would appear the entire alley should be vacated. As proposed, this leaves a dead-end.

CITY PROPERTY AGENT

2/15/96

Steve Pace

256-4003

1. The utility easement needs to be addressed in the dedication.
2. Lienholder approval certificate if needed.
3. The outer monumentation should be set or reset in concrete.

TO DATE, COMMENTS NOT RECEIVED FROM:

Mesa County Surveyor
Grand Valley Water Users



TCI Cablevision of Western Colorado, Inc.

February 9, 1996

Mantey Heights Sub, Lot 49 Easement Vacation.
Mr. Tony Taylor
% Community Development Department
250 North 5th Street
Grand Junction, CO 81501

Ref. No. CON19604

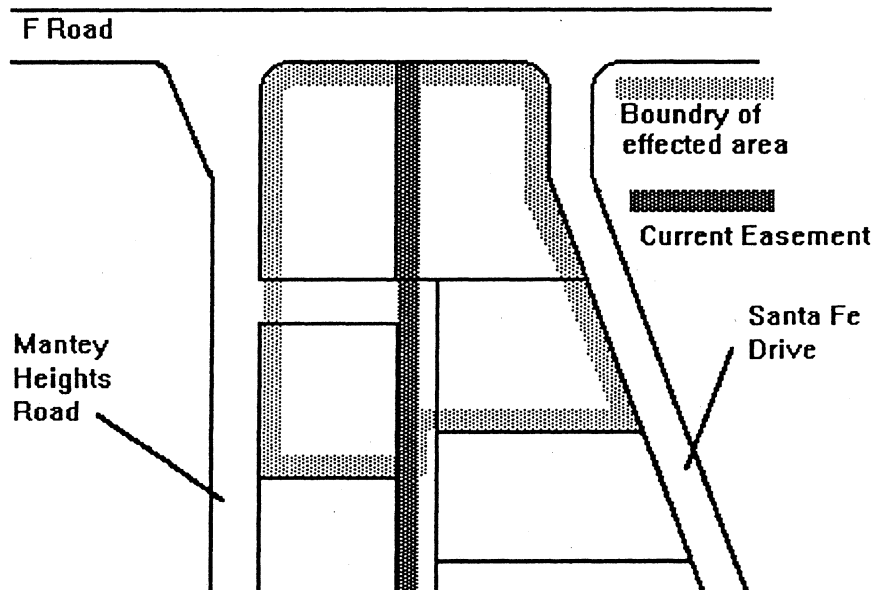
Dear Mr. Taylor;

We are in receipt of your request to vacate easement at Mantey Heights Sub, Lot 49.

Currently, we are serving a number of customers in your area and the indicated easement is our only route into them. Vacation of this easement would only be possible if other easement were granted around the outer perimeter of the effected area either to the east or west.

The cost of any cable television routing would be at your expense and would be charged at our actual cost to accomplish the necessary work.

Please see the included diagram of the area.



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.

Sincerely,

A handwritten signature in cursive script that reads 'Glen Vancil'.

Glen Vancil,
Construction Supervisor 245-8777

SIS OF BEARINGS FROM PLAT (MANTEY HEIGHTS SUB.)

D=68°43'58"
B=S34°31'59"E
C=33.87
T=20.52
(NON-TAN)

(TERSON)

310.80

N00°10'00"W 32.00
S89°56'00"E 70.88

N89°56'00"W 100.66
A=36.23
R=30.00
D=69°11'58"
B=N34°25'59"E
C=34.07
T=20.70
(NON-TAN)

LOT 1
64134 SF.
1.47 AC.

TELEPHONE LINE
OR
BILLING CABLE

N00°10'00"W 25.98

A=29.56
R=66.90
D=25°19'00"
B=N12°49'30"W
C=29.32
T=15.03

NEED EASEMENT

EASEMENT IS REQUIRED
TO MOVE
CABLE
2-9-96

SANTA FE DRIVE
N25°29'00"E 110.84

10°10'00"W 100.00

S89°56'00"E 120.00

4800 SF.
0.11 AC.

MANTEY HEIGHTS DRIVE

S89°56'00"E 120.00

10' utility

Proposed NEW
CABLE ROUTE.

N00°10'00"W 100.00

N89°56'00"W 154.14

HOUSE

N89°56'00"W 120.00

S89°56'00"E 10.00

S00°10'00"E 40.00

N89°56'00"W 10.00

Dashed lines indicate location of Sub. to the Sect.

NOTE:

Position of Lots based on location of found 1/2" iron pipes and not the record ties to the Sec. corner.
The record ties to the Sec. corners would move the Lot lines 1.6' S00°10'E of the monumented position.

NEED EASEMENT

VR-96-24



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

February 13, 1996

Janet V. Grant
118 Mantey Heights Drive
Grand Junction, CO 81501

Re: Vacation of alley behind your home

Dear Ms. Grant:

As you may know, Gene Taylor, the owner of the four lots on the south side of Patterson Road between Mantey Heights Drive and Santa Fe Drive is proposing to vacate a portion of the alley within that same block. Tony Taylor is proposing to build a home on a portion of the vacated alley. See attached map for location of alley to be vacated.

As part of his request to vacate a portion of the alley, the City is proposing to vacate the remainder. This alley runs behind the home you own at 118 Mantey Heights Drive. This alley appears to not be in use by the neighborhood. An easement will be retained in the alley for existing utilities. Right of ingress\egress will be required after vacation for utility providers. Following vacation you will own to the center of the alley.

If you have any questions or objections to the vacation of this alley please call me by Tuesday February 20, 1996 at the telephone number listed below. The vacation of this alley will be heard by the City of Grand Junction Planning Commission on Tuesday March 5, 1996 at 7:30 p.m. at the City Council Chambers at 250 N. 5th Street.

If you have any questions please call me at 244-1447.

Sincerely,

A handwritten signature in cursive script that reads "Bill Nebeker".

Bill Nebeker
Senior Planner



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

February 13, 1996

Naomi Medow Shepherd
114 Mantey Heights Drive
Grand Junction, CO 81501

Re: Vacation of alley behind your home

Dear Ms. Shepherd:

As you may know, Gene Taylor, the owner of the four lots on the south side of Patterson Road between Mantey Heights Drive and Santa Fe Drive is proposing to vacate a portion of the alley within that same block. Tony Taylor is proposing to build a home on a portion of the vacated alley. See attached map for location of alley to be vacated.

As part of his request to vacate a portion of the alley, the City is proposing to vacate the remainder. This alley runs behind the home you own at 114 Mantey Heights Drive. This alley appears to not be in use by the neighborhood. An easement will be retained in the alley for existing utilities. Right of ingress\egress will be required after vacation for utility providers. Following vacation you will own to the center of the alley..

If you have any questions or objections to the vacation of this alley please call me by Tuesday February 20, 1996 at the telephone number listed below. The vacation of this alley will be heard by the City of Grand Junction Planning Commission on Tuesday March 5, 1996 at 7:30 p.m. at the City Council Chambers at 250 N. 5th Street.

If you have any questions please call me at 244-1447.

Sincerely,

A handwritten signature in black ink that reads "Bill Nebeker".

Bill Nebeker
Senior Planner



February 13, 1996

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

William E. Ellinwood
Karen E. Milbank
130 Carlitos Avenue
Grand Junction, CO 81501

Re: Vacation of alley behind your home

Dear Mr. Ellinwood and Ms. Milbank:

As you may know, Gene Taylor, the owner of the four lots on the south side of Patterson Road between Mantey Heights Drive and Santa Fe Drive is proposing to vacate a portion of the alley within that same block. Tony Taylor is proposing to build a home on a portion of the vacated alley. See attached map for location of alley to be vacated.

As part of his request to vacate a portion of the alley, the City is proposing to vacate the remainder. This alley runs behind the home you own at 130 Carlitos Avenue. This alley appears to not be in use by the neighborhood. An easement will be retained in the alley for existing utilities. Right of ingress\egress will be required after vacation for utility providers. Following vacation you will own to the center of the alley.

If you have any questions or objections to the vacation of this alley please call me by Tuesday February 20, 1996 at the telephone number listed below. The vacation of this alley will be heard by the City of Grand Junction Planning Commission on Tuesday March 5, 1996 at 7:30 p.m. at the City Council Chambers at 250 N. 5th Street.

If you have any questions please call me at 244-1447.

Sincerely,

A handwritten signature in black ink that reads "Bill Nebeker". The signature is written in a cursive, slightly slanted style.

Bill Nebeker
Senior Planner



February 13, 1996

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

Sarah T. Hutchinson
110 Mantey Heights Drive
Grand Junction, CO 81501

Re: Vacation of alley behind your home

Dear Ms. Hutchinson:

As you may know, Gene Taylor, the owner of the four lots on the south side of Patterson Road between Mantey Heights Drive and Santa Fe Drive is proposing to vacate a portion of the alley within that same block. Tony Taylor is proposing to build a home on a portion of the vacated alley. See attached map for location of alley to be vacated.

As part of his request to vacate a portion of the alley, the City is proposing to vacate the remainder. This alley runs behind the home you own at 110 Mantey Heights Drive. This alley appears to not be in use by the neighborhood. An easement will be retained in the alley for existing utilities. Right of ingress\egress will be required after vacation for utility providers. Following vacation you will own to the center of the alley.

If you have any questions or objections to the vacation of this alley please call me by Tuesday February 20, 1996 at the telephone number listed below. The vacation of this alley will be heard by the City of Grand Junction Planning Commission on Tuesday March 5, 1996 at 7:30 p.m. at the City Council Chambers at 250 N. 5th Street.

If you have any questions please call me at 244-1447.

Sincerely,

A handwritten signature in black ink that reads "Bill Nebeker".

Bill Nebeker
Senior Planner



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

February 13, 1996

Karl Nicholason
109 Santa Fe Drive
Grand Junction, CO 81501

Re: Vacation of alley behind your home

Dear Mr. Nicholason:

As you may know, Gene Taylor, the owner of the four lots on the south side of Patterson Road between Mantey Heights Drive and Santa Fe Drive is proposing to vacate a portion of the alley within that same block. Tony Taylor is proposing to build a home on a portion of the vacated alley. See attached map for location of alley to be vacated.

As part of his request to vacate a portion of the alley, the City is proposing to vacate the remainder. This alley runs behind the home you own at 109 Santa Fe Drive. This alley appears to not be in use by the neighborhood. An easement will be retained in the alley for existing utilities. Right of ingress\egress will be required after vacation for utility providers. Following vacation you will own to the center of the alley.

If you have any questions or objections to the vacation of this alley please call me by Tuesday February 20, 1996 at the telephone number listed below. The vacation of this alley will be heard by the City of Grand Junction Planning Commission on Tuesday March 5, 1996 at 7:30 p.m. at the City Council Chambers at 250 N. 5th Street.

If you have any questions please call me at 244-1447.

Sincerely,

A handwritten signature in cursive script that reads "Bill Nebeker".

Bill Nebeker
Senior Planner

LOTS OWNED BY GENE TAYLOR

O.W. 3-23-P-27

R.O.W. B-1555 P-172 th P-174

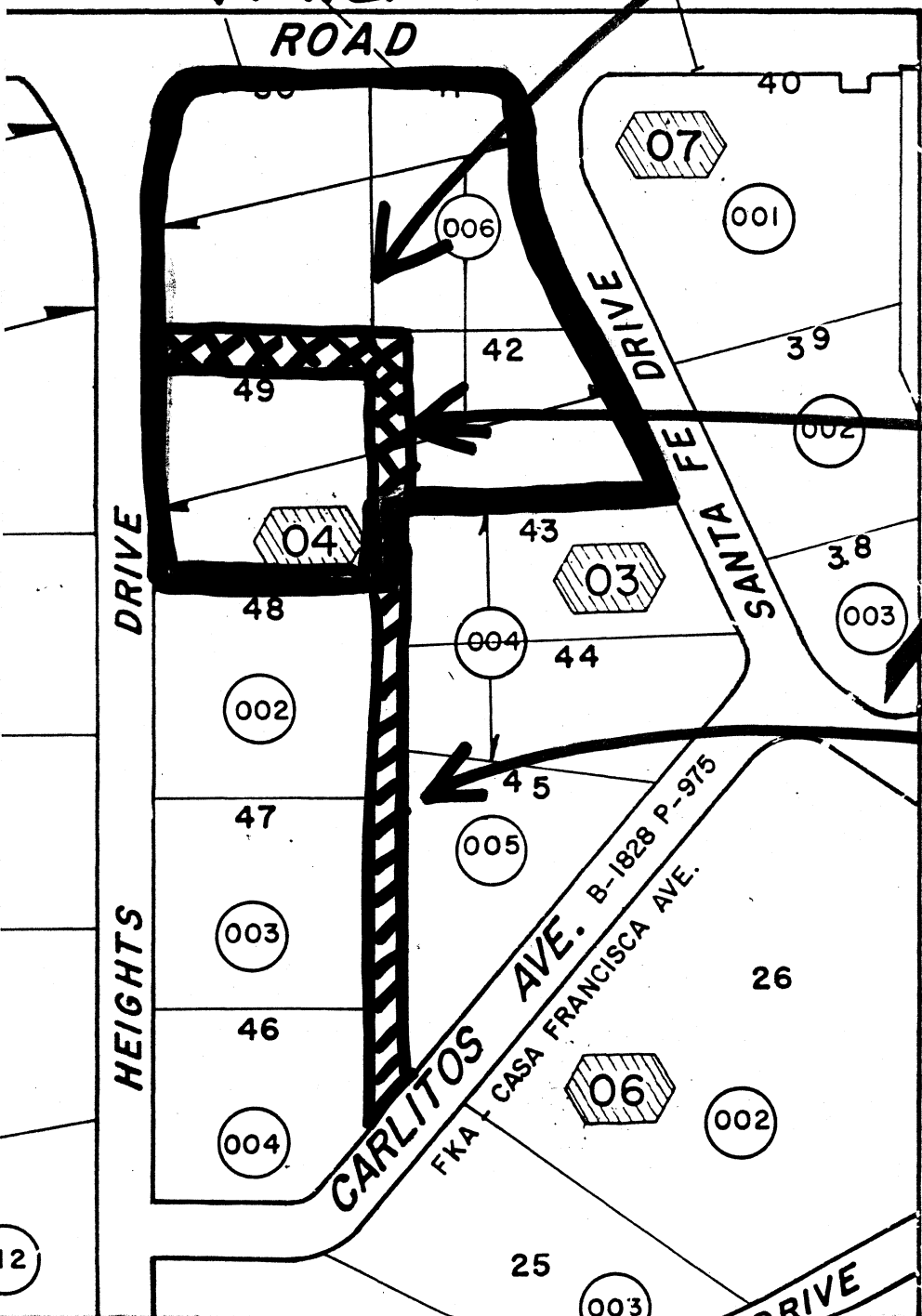
PATERSON ROAD



NORTH

ALLEY VACATION REQUEST BY TAYLOR'S

ALLEY TO BE VACATED BY CITY



12

28 February 96

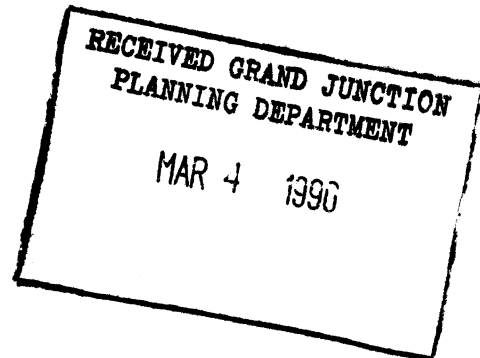
Bill Nebeker
Community Development Department
250 N 5th Street
Grand Junction, CO 81501

Dear Mr. Nebeker:

I have no objection to vacation of that portion of the alley which is adjacent to Tony Taylor's property. However, I am opposed to the city vacating the remainder of the alley. I see no advantages and numerous potential problems. Problems we could face include no access to irrigation water and utilities if neighbors move their fences to access their land, liability issues for injury or damage occurring behind fenced portions of our yard, and maintenance of the alley including removal of weed, brush and refuse materials. Please present my concerns to the Planning Commission meeting on March 5th.

Sincerely,

W. Ellinwood
William E. Ellinwood



29 February 96

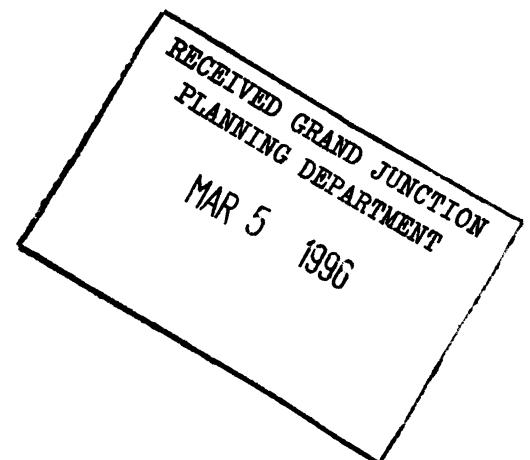
Bill Nebeker
Community Development Department
250 N 5th Street
Grand Junction, CO 81507

Dear Mr. Nebeker:

In reference to our previous phone conversations, I have no objection to vacation of that portion of the alley which is adjacent to Tony Taylor's property. I am opposed to the city vacating the remainder of the alley. I do not see any advantage to those of us on the alley and have concerns about several potential problems. I understand from my conversations with you that the vacating of the alley is optional for the city. Please present my concerns to the Planning Commission meeting on March 5th.

Sincerely,

Janet Grant
118 Manley Heights Drive
Grand Junction, CO 81507



PC 6-0 F2

REMAINDER OF ALLEY NOT VACATED

STAFF REVIEW

FILE: VR-96-24
 DATE: March 5, 1996
 STAFF: Bill Nebeker
 REQUEST: Vacation of alley bounded by lots 41-50, Mantey Height Subdivision and Replat of lots 41, 42, 49 and 50.
 LOCATION: South side of Patterson Road, between Mantey Heights Drive and Santa Fe Drive
 APPLICANT: Tony Taylor

EXECUTIVE SUMMARY: Staff recommends approval of this replat and alley vacation to create a more buildable lot for construction of a home. Although the applicant is proposing vacation of a portion of the alley only, staff has included the entire alley to be vacated, if desired by adjacent property owners.

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Single family home

SURROUNDING LAND USE: Single Family Residential

EXISTING ZONING: RSF-5

SURROUNDING ZONING:

NORTH: PR-8
 SOUTH: RSF-5
 EAST: RSF-5
 WEST: RSF-5

STAFF ANALYSIS: The applicant owns lots 41, 42, 49 & 50 in Mantey Heights Subdivision and desires to build a home on them. Currently a 20 foot alley divides lots 41, 42, and 50 from lot 49. To create a more buildable parcel the applicant proposes to vacate the alley and combine the lots through a replat.

There are overhead power lines in the alley with electric, telephone and cable TV lines. The applicant proposes to have these lines buried in a new 10 foot wide utility easement at the southwest corner of the new lot. The applicant will pay the cost of this relocation.

The vacation of this portion of the alley will leave the remaining alley a dead end. City policy discourages the creation of dead end alleys. For this reason it is proposed that if desired by

the neighborhood, the entire alley be vacated. If the remainder of the alley is vacated an easement would be retained for existing utilities and irrigation lines. The utilities on overhead power poles would not be buried.

Adjacent property owners have been notified about the possibility of the entire alley being vacated. One property owner has expressed concerns that vacation would create potential problems for maintenance, access to irrigation lines, liability and future access to the rear of their property. City Code requires that property owners maintain alleys to the center, adjacent to their property. Vacation of the alley would require the same maintenance responsibilities. Access to irrigation and utilities would be assured in an irrigation and utility easement. Relocating fences to the centerline of the alley would be allowable, but discouraged. Public Service Company has expressed the need for future vehicular access to the alley in the event a new transformer is needed.

Liability within the vacated alley would shift from the City to the property owner, however an added benefit to adjacent property owners would be gating both ends of the alley for security purposes. Keys to the gate would be available to utility providers and residents. Future access to the alley to maintain utility or irrigation lines would be allowable.

There is no vehicular traffic in the alley due to overgrown vegetation and other obstructions, but if access was desirable an ingress/egress easement to the adjacent property owners could be reserved. However if this is necessary perhaps there is little need to vacate the entire alley in the first place. Staff recommends to vacate the entire alley only if the positive benefits (gating for security purposes) outweigh the negative ones. This can only be determined in the public hearing when adjacent property owners have the opportunity to comment.

Regardless of the outcome of the remainder of the alley vacation, the northern portion within the proposed replat should be vacated.

Some minor corrections are required for the plat before it can be recorded.

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/or reduces or devalues any property affected by the proposed vacation. The alley is not currently being used for access to the rear of any of the parcels.
- 8-3-3 QUALITY OF SERVICES - The proposal will not have an adverse impact on the health, safety and/or welfare of the general community, and will not reduce the quality of public services provided to any parcel of land. Access for maintenance of utilities will remain after alley vacation.
- 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 has a negligible benefit to the city.

STAFF RECOMMENDATION: Approval of the replat and vacation of the alley within the replat with the condition that a new easement be dedicated as shown on the replat; and if desired, vacation of the remainder of the alley, retaining an irrigation and utility easement.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item 96-24, I move that we forward a recommendation of approval to the City Council for the Rosehaven Subdivision and vacation of the alley within the subdivision as outlined in staff's recommendation; ~~and vacation of the remainder of the alley, retaining an irrigation and utility easement.~~

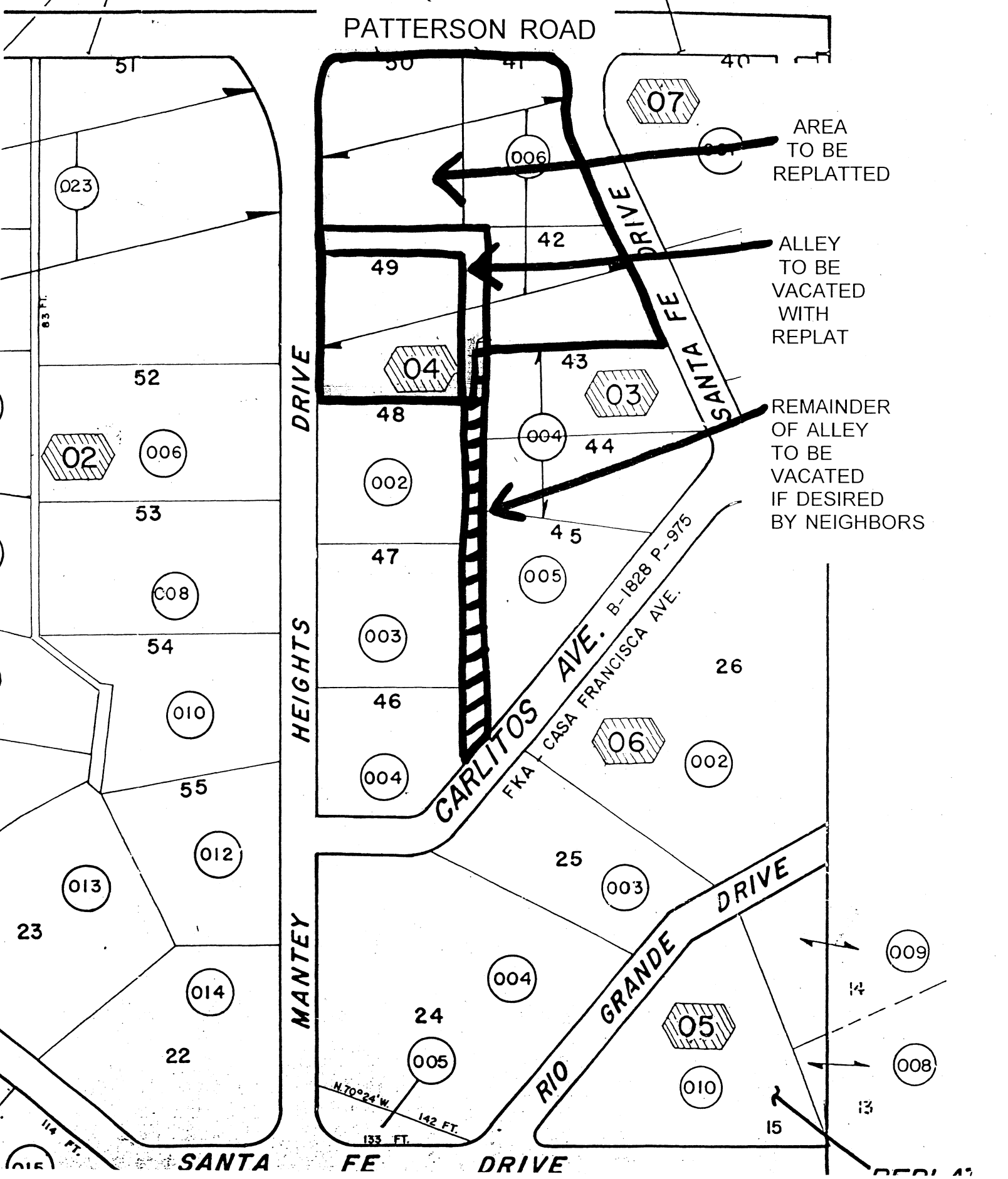
G-O FOR

B-1552 P-23-P-27

R. W.
B-155
P-172 thru
P-174

VR-96-24

PATTERSON ROAD



AREA TO BE REPLATTED

ALLEY TO BE VACATED WITH REPLAT

REMAINDER OF ALLEY TO BE VACATED IF DESIRED BY NEIGHBORS

CARLITOS AVE. B-1828 P-975
FKA CASA FRANCISCA AVE.

RIO GRANDE DRIVE

SANTA FE DRIVE

MANTEY HEIGHTS DRIVE

SANTA FE DRIVE

DEED 41

→ AND ROSEHAVEN
FINAL
PLAT

CITY OF GRAND JUNCTION FILE VR-96-24 VACATION OF RIGHT-OF-WAY: F RD & MANTEY HEIGHTS DRIVE LOCATED ON S OF F RD. & E OF MANTEY HEIGHTS DR. HAS BEEN REVIEWED AND APPROVED BY THE UTILITY COORDINATING COMMITTEE.

Phil Bertrand
CHAIRMAN

3-13-96
DATE

STAFF REVIEW - CITY COUNCIL REPORT

FILE: VR-96-24
DATE: March 20, 1996
STAFF: Bill Nebeker
REQUEST: Vacation of alley bounded by lots 41-50, Mantey Height Subdivision and Replat of lots 41, 42, 49 and 50.
LOCATION: South side of Patterson Road, between Mantey Heights Drive and Santa Fe Drive
APPLICANT: Gene & Tony Taylor

EXECUTIVE SUMMARY: Staff recommends approval of this replat and alley vacation to create a larger buildable lot for construction of a home. Utilities will be rerouted and buried in a new easement. The Planning Commission has determined that the remainder of the alley does not have to be vacated.

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Single family home

SURROUNDING LAND USE: Single Family Residential

EXISTING ZONING: RSF-5

SURROUNDING ZONING:

NORTH: PR-8
SOUTH: RSF-5
EAST: RSF-5
WEST: RSF-5

STAFF ANALYSIS: The applicant owns lots 41, 42, 49 & 50 in Mantey Heights Subdivision and desires to build a home on them. Currently a 20 foot alley divides lots 41, 42, and 50 from lot 49. To create a larger, more buildable parcel the applicant proposes to vacate the alley and combine the lots through a replat.

There are overhead power lines in the alley with electric, telephone and cable TV lines. The applicant proposes to have these lines buried in a new 10 foot wide utility easement at the southwest corner of the new lot. The applicant will pay the cost of this relocation.

The vacation of this portion of the alley will leave the remaining alley a dead end. Although City policy discourages the creation of dead end alleys, property owners abutting the alley have

expressed their desire for the remainder of the alley to not be vacated. They cite potential problems such as unimpeded access to irrigation water or to rear yards, if the alley is vacated. Public Service also needs access for future service of their facilities. For these reasons Planning Commission did not recommend that the remaining alley be vacated. There is no vehicular traffic in the alley due to overgrown vegetation and other obstructions at various locations.

Some minor corrections are required for the plat before it can be recorded.

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/or reduces or devalues any property affected by the proposed vacation. The portion of the alley to be vacated does not serve as access to any parcels.
- 8-3-3 QUALITY OF SERVICES - The proposal will not have an adverse impact on the health, safety and/or welfare of the general community, and will not reduce the quality of public services provided to any parcel of land. The remainder of the alley will be left open for access for maintenance of utilities.
- 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 allows for the creation of a larger, more buildable lot for infill development.

STAFF RECOMMENDATION: Approval of the Rosehaven Subdivision replat and vacation of the alley within the replat with the condition that a new easement be dedicated as shown on the replat.

PLANNING COMMISSION RECOMMENDATION: Approval of the Rosehaven Subdivision (replat) and vacation of the alley within the subdivision as outlined in staff's recommendation.

CITY OF GRAND JUNCTION

Ordinance No. _____

VACATING A PORTION OF AN ALLEY
BOUNDED BY LOTS 41, 42, 49 AND 50, MANTEY HEIGHTS
AKA ROSEHAVEN SUBDIVISION

Recitals.

This alley vacation was requested to provide for the replat of four city lots, into one larger, more buildable parcel. Utilities within the alley will be relocated into a utility easement designated on the Rosehaven plat. The remainder of the north-south within this block will not be vacated. At its March 5, 1996 hearing, the Grand Junction Planning Commission recommended approval of this alley vacation. Council finds that the requested alley vacation meets the criteria as set forth in Section 8-3-1 through 8-3-5 of the Zoning and Development Code.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

A portion of the alley lying between Lots 41, 42, 49 and 50 Mantey Heights subdivision being more fully described as follows:

Commencing at the NE cor of Sec 12, T1S R1W, U.M. and considering the N line of the NE1/4NE1/4 Sec 12, T1S R1W, U.M. to bear N89°56'00"W and all bearings contained herein to be relative thereto; thence N89°56'00"W 310.8ft; thence S00°10'00"E 178.4ft to the SW cor of Lot 41 Mantey Heights Sub, also being the Point of Beginning, thence S89°56'00"E 20ft to the NW cor of Lot 42 Mantey Heights Sub; thence S00°10'00"E 100ft to the NW cor of Lot 43 Mantey Heights Sub; thence N89°56'00"W 10ft to the centerline of the alley; thence S00°10'00"E 40ft; thence N89°56'00"W 10ft to the SE cor of Lot 49 Mantey Heights Sub; thence N00°10'00"W 120ft to the NE cor of Lot 49 Mantey Heights Sub; thence N89°56'00"W 120ft to the NW cor of Lot 49; thence N00°10'00"W 20ft to the SW cor Lot 50; thence S89°56'00"E 120ft to the P.O.B., containing 0.11 acres as described;

is hereby vacated.

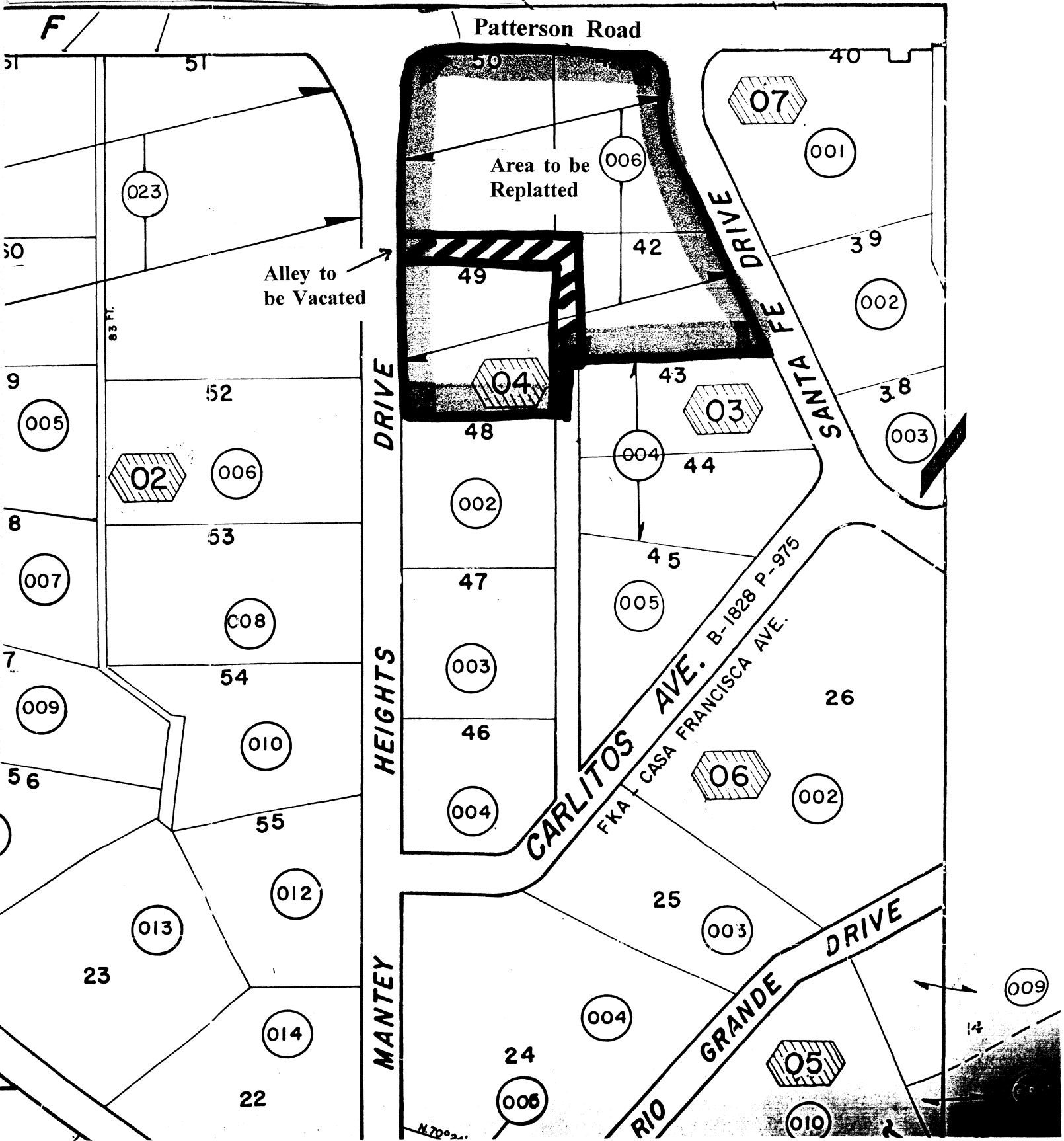
INTRODUCED for FIRST READING and PUBLICATION this 20th day of March, 1996.

PASSED on SECOND READING this ____ day of _____, 1996.

Mantey Heights
Alley Vacation & Replat

Attach

Applicant: Tony Taylor



Property & all rights reserved

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

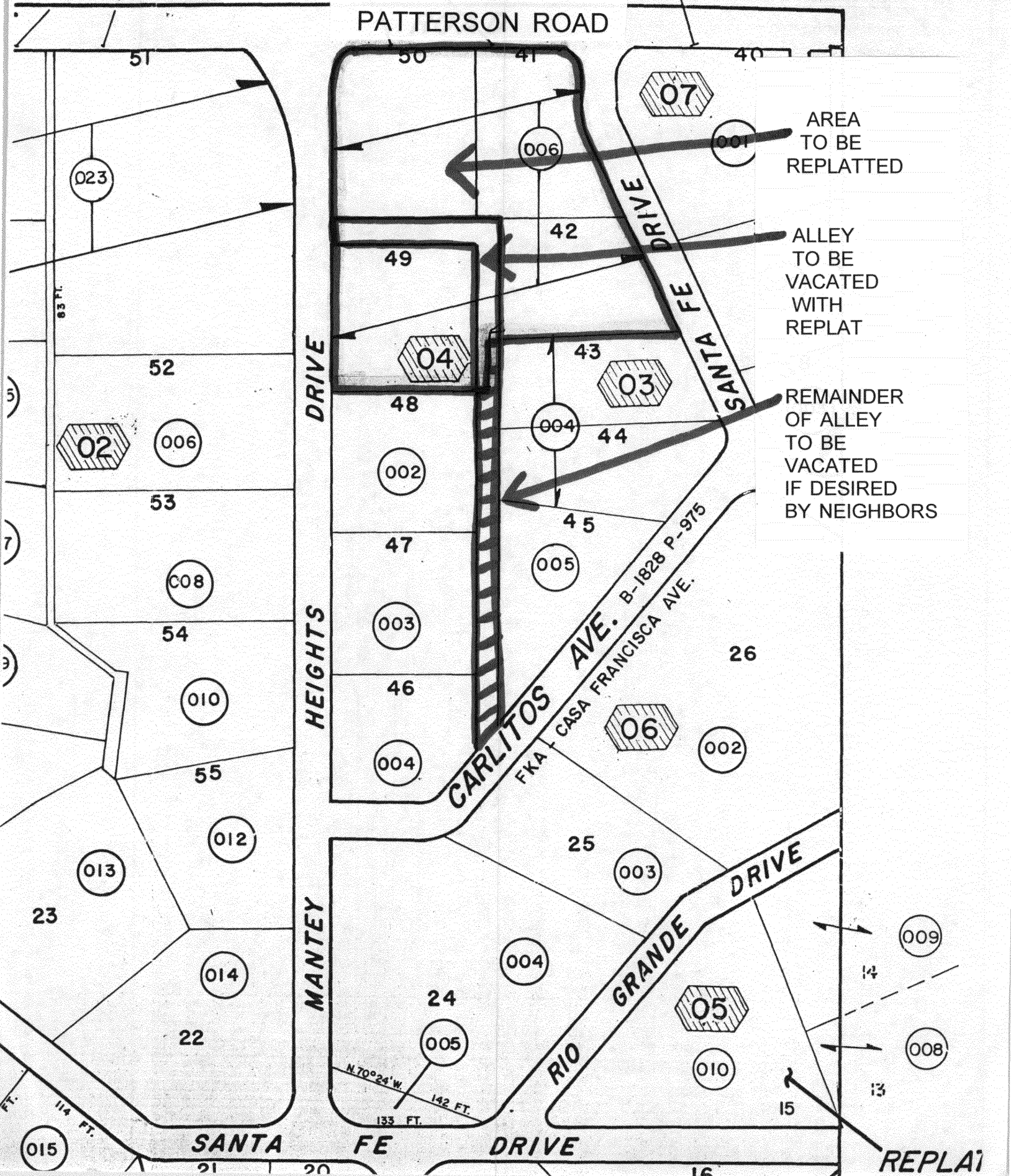
Parcel Number: 2945-121-03-006
Lots 41-42-49 & 50 MANTEY HEIGHTS SEC 12 1S 1W EXC ROW ON N AS DESC
IN B-1552 P-23 THRU 27 MESA CO RECORDS



SE Corner lot 49
Alley

LOTS 41-42-49 & 50





AREA TO BE REPLATTED

ALLEY TO BE VACATED WITH REPLAT

REMAINDER OF ALLEY TO BE VACATED IF DESIRED BY NEIGHBORS

REPLA