





DEVELOPMENT APPLICATION

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

Receipt \_\_\_\_\_

Date \_\_\_\_\_

Rec'd By \_\_\_\_\_

File No. VR-9625

We, the undersigned, being the owners of property
situated in Mesa County, State of Colorado, as described herein do hereby petition this:

Table with 6 columns: PETITION, PHASE, SIZE, LOCATION, ZONE, LAND USE. Rows include Subdivision Plat/Plan, Rezone, Planned Development, Conditional Use, Zone of Annex, Variance, Special Use, Vacation, and Revocable Permit.

[X] PROPERTY OWNER

[X] DEVELOPER

[X] REPRESENTATIVE

LEROY WORKMAN
Name
2817 c 1/2 ROAD
Address
GRAND JUNCTION, CO 81504
City/State/Zip
243-6786
Business Phone No.

Name
Address
City/State/Zip
Business Phone No.

HAROLD R. COPE
Name
1625 N. 17TH
Address
GRAND JUNCTION, CO 81501
City/State/Zip
242-0760
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.

[Signature] Signature of Person Completing Application 9/15/96 Date

[Signature] Signature of Property Owner(s) - attach additional sheets if necessary 1-15-96 Date

*Vacation of Alley-Workman*

TERESA B. ROBINSON  
1654 CANON AVE.  
GRAND JUNCTION, CO 81503

MR. TED E. KERNET  
1642 CANON AVE.  
GRAND JUNCTION, CO 81503

F.O.E. NO. 595  
1674 HWY. #50  
GRAND JUNCTION, CO 81503

PEGGY BENSON  
1630 CANON AVE.,  
GRAND JUNCTION, CO.  
81503

GENE CELAND FAMILY LIMITED  
PARTNERSHIP  
710 KIPLING ST.,  
LAKEWOOD, CO 80215

MR. GLEN BAILEY  
3073 B $\frac{1}{2}$  Rd.,  
GRAND JUNCTION, CO 81503

MR. HERMAN BEARD &  
MR. CHARLES A. THISTLE JR.  
157 30 ROAD,  
GRAND JUNCTION, CO 81503

MR. IVAN F. DODSON  
2405 BROADWAY  
GRAND JUNCTION, CO 81503

MR. AGGIE R. STEVENS  
360 GRAND MESA AVE.,  
GRAND JUNCTION, CO 81503

MR. ANDREW C. MARION  
1563 HWY #50  
GRAND JUNCTION, CO 81503

W.R. BRAY  
7021 GOLFMOORE DR.  
GRAND JUNCTION, CO 81506

# SUBMITTAL CHECKLIST

## VACATION

Location: ~~Engle~~ - Hwy 50

Project Name: Alley Vacation

ITEMS	DISTRIBUTION																						
DESCRIPTION	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 sets)	○ City Downtown Dev. Auth.	● City Council	○ County Planning	○ Irrigation District	○ Drainage District	○ Water District	○ Sewer District	● U.S. West	● Public Service	○ GVRP	● TCI Cable	TOTAL REQ'D.	
<p>Due 1st working day of month for PC Date Received <del>2-21-96</del> 1st Tues of next month Receipt # <u>3454</u> File # <u>VR-96-25</u></p>																							19
● 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	
● 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	
● 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	
● Names and Addresses*	VII-2	1																					
● Legal Description*(1) of R.O.W. to be vacated	VII-2	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	
● Site Plan	IX-29	1	2	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	
● Vicinity Sketch	IX-33	1	2	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	
● Location Map - Full size assessor's map full size for CD, others may be reduced	IX-21	1																					

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.

PRE-APPLICATION CONFERENCE

Date: 1/5/96
Conference Attendance: Harold Cope, Kristen Ashbeck
Proposal: Alley Vacations
Location: HWY 50E - W ALLEY, BLK 5 ORCH. MESA SUB. 2ND AMENDED - J

Tax Parcel Number: 2945-233-00-009
Review Fee: \$450

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

Additional ROW required?
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? Estimated Amount:
Half street improvement fees/TCP required? Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?
On-site detention/retention or Drainage fee 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.

- 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 Roy Workman and Harold R Cope with labels: Signature(s) of Petitioner(s) and Signature(s) of Representative(s)



# COPE SURVEYING COMPANY

PROFESSIONAL LAND SURVEYING

1625 NORTH 17th STREET

GRAND JUNCTION, COLO. 81501

TELEPHONE (303) 242-0760



## PROJECT NARRATIVE REPORT

Our interest and purpose here is to get vacation approved on the North  $\frac{1}{2}$  of a alley (the South  $\frac{1}{2}$  was vacated years ago) in Block 5 Of Orchard Mesa Heights Subdivision 2nd Amended, located between Lots 1 and 4 <sup>on</sup> the north and Lot 5 on the south. The alley on the original plats so dedicated to serve as an access between U. S. Highway #50 and Canon Avenue which is not necessary now and buildings are encroaching on the alley and have been for 30 years.

This  $\frac{1}{2}$  alley is approximately 161 feet by 10 feet which is 1610 square feet or 0.037 acres. Since the alley has been accupied by portion of a building and a chain link fenced yard, it is reasonable that the City vacate this north half to the adjacent owner, LeRoy Workman. Thank you for attention to this matter.

LeRoy Workman, Owner  
Represented by,  
Harold R. Cope

A handwritten signature in cursive script that reads "Harold R. Cope".

# REVIEW COMMENTS

Page 1 of 2

FILE #VR-96-25

TITLE HEADING: Vacation of Right-of-Way -  
Alley E off Highway 50  
towards Canon Street

LOCATION: Block 5, Orchard Mesa Heights Subdivision

PETITIONER: Leroy Workman

PETITIONER'S ADDRESS/TELEPHONE: 2817 C 1/2 Road  
Grand Junction, CO 81504  
243-6786

PETITIONER'S REPRESENTATIVE: Harold Cope

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., FEBRUARY 23, 1996.**

---

**CITY UTILITY ENGINEER** 2/8/96  
**Trent Prall** 244-1590

---

Utilities composite not submitted, however the City of Grand Junction Utilities Division has no objection to this vacation.

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

---

This alley serves no purpose for the Police Department and we don't oppose this vacation.

**GRAND JUNCTION FIRE DEPARTMENT** 2/9/96  
**Hank Masterson** 244-1414

---

The Fire Department has no problems with this proposal.

**COMMUNITY DEVELOPMENT DEPARTMENT** 2/13/96  
**Kristen Ashbeck** 244-1437

---

Approval by Utility Coordinating Committee (UCC) is required. The item will be scheduled on the March 13, 1996 UCC agenda.

**CITY DEVELOPMENT ENGINEER** 2/14/96  
**Jody Kliska** 244-1591

---

Are there any utilities located in the alley? If so, an easement will be required.

**CITY PROPERTY AGENT**

2/15/96

**Steve Pace**

256-4003

---

No comment.

**TO DATE, COMMENTS NOT RECEIVED FROM:**

City Attorney

U.S. West

Public Service Company

TCI Cablevision





COPE SURVEYING COMPANY  
PROFESSIONAL LAND SURVEYING  
1625 NORTH 17th STREET  
GRAND JUNCTION, COLO. 81501  
TELEPHONE (303) 242-0760



Feb. 20, 1996

TITLE HEADING:  
Vacation of Right-of-Way -  
Alley E off Highway #50  
towards Canon Street

LOCATION: Block 5, Orchard  
Heights Subdivision

City Development Engineer  
City of Grand Junction, Co 81501

Attention: Jody Kliska

From a thorough research for the location of public utilities on the property described as the Right-of-Way Alley E off U.S. Highway #50 towards Canon Street we are assured by the Grand Junction City Utilities Department and the adjacent property owner on the North for 40+ years Mr. LeRoy Workman that there is no public utilities located on the said property.

According to the "Review Comments" page 1 & 2 of the FILE #VR-96-25, TITLE : Vacation of Right-of-Way Alley E off Highway #50 towards Canon Street there is no objection from any other City Department or Entity for this vacation.

Thank you for your consideration on this matter.

Sincerely

A handwritten signature in cursive script that reads "Harold R. Cope".

Harold R. Cope, representing  
Mr. LeRoy Workman, proposed  
owner of N $\frac{1}{2}$  of said described  
Alley

Ordinance 2905  
Approved-Council  
4/3/96 6-0

STAFF REVIEW

---

FILE: VR 96-25

PC Approved 3/5/96

DATE: February 28, 1996

REQUEST: Vacation of North Half of Alleyway

LOCATION: Vicinity of Grand Mesa Avenue and U.S. Highway 50 (Orchard Mesa)

APPLICANT: Leroy Workman

STAFF: Kristen Ashbeck

---

EXISTING LAND USE: Commercial

PROPOSED LAND USE: Same

SURROUNDING LAND USE:

NORTH: Commercial - Restaurant & Barber Shop

SOUTH: Vacant Commercial Building

EAST: Vacant

WEST: Commercial - National Tune-Up/Barber Shop/Saddle Shop

EXISTING ZONING: Light Commercial (C-1)

SURROUNDING ZONING:

NORTH: C-1

SOUTH: C-1

EAST: Planned Business (PB) and Residential Multifamily 16 units per acre (RMF-16)

WEST: C-1

---

EXECUTIVE SUMMARY: Mr. Leroy Workman is requesting vacation of the northern one-half of an east-west alleyway just south of his property located on the southeast corner of Grand Mesa Avenue and U.S. Highway 50.

STAFF ANALYSIS: The existing alleyway south of the petitioner's property has existing encroachments such as a building and fencing within the right-of-way. The south half (10 feet) of the alley was previously vacated. Thus, this remaining ten feet of right-of-way has never been developed as an alley nor is it likely to ever be needed as such due to the existing pattern of development. The vacation will benefit the property owner and the City by having a more "cleaned up" plat of this area. It will also eliminate the City's maintenance and liability responsibilities for the alley. The City Utility Engineer responded that it was not necessary to retain this right-of-way as easement, however, no other utilities have responded. This will be verified by the Utility Coordinating Committee meeting prior to scheduling the item for City Council.

**Findings of Review:** Section 8-3 of the Zoning and Development Code lists the criteria by which a vacation of right-of-way is reviewed. Staff has the following findings for this alley vacation request.

**Landlocking.** Vacation of the alleyway will not landlock any parcel of land.

**Restrictive Access.** The proposal for vacation of the alleyway will not restrict access to any parcel.

**Quality of Services.** The proposal will not have adverse impacts on the health, safety, and/or welfare of the community and does not reduce the quality of public services provided to any parcel of land.

**Adopted Plans and Policies.** The Orchard Mesa Neighborhood Plan includes this portion of Orchard Mesa although there are no goals or implementation strategies relevant to this type of request. The plan does state a goal/objective is to clean up the Highway 50 corridor from the Colorado River to 29 Road. Approval of this vacation may help facilitate some clean-up of this area of the Highway 50 corridor.

**Benefits to City or County.** The vacation proposal will benefit the City by eliminating maintenance and liability responsibilities for this alleyway and creating a "cleaned up" plat of the area.

---

**STAFF RECOMMENDATION:** Approval of vacation of alleyway.

**PLANNING COMMISSION:** Mr. Chairman, on item VR 96-25, a request to vacate an east-west alley near the southeast corner of U.S. Highway 50 and Grand Mesa Avenue, I move that we forward the item to City Council with the recommendation of approval.

2817 C 1/2 Road  
Grand Junction, CO 81503

April 3, 1996

Eagles Lodge No. 595  
Attn: Jerry Biehle  
1674 Highway 50  
Grand Junction, CO 81503

Dear Mr. Biehle:

We, Marvin LeRoy Workman and Elizabeth MayDell Workman, whose legal address is 2817 C 1/2 Road, Grand Junction, Colorado, 81501, have given our consent to the Eagles Lodge No. 595, 1674 Highway 50, Grand Junction, Colorado, 81503, to trade their part, or 5 feet of the alley, for a new fence that will be placed in position at a later date when the Eagles Lodge will remove their building.

This alley way is located between the Eagles Lodge and the Workman's property, on the north side of the Eagles Lodge and the south side of the Workman's property.

The Lodge has agreed to furnish labor when the fence is erected. The Eagles Lodge will furnish the Workman's a legal Warranty Deed of this transaction, signed and posted at the court house, of the legal description of this alley way.

We want to thank the Eagles Lodge #595 for making this transaction legal.

Yours truly,

Marvin LeRoy Workman

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

\*\*\*\*\*

THE NORTH  $\frac{1}{2}$  OF A 20 FOOT EAST - WEST ALLEY ADJACENT TO THE SOUTH  
END OF LOTS 1, 2, 3, AND 4 BLOCK 5 OF ORCHARD MESA HEIGHTS  
SUBDIVISION 2ND AMENDED IN THE CITY OF GRAND JUNCTION MORE  
PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER  
OF LOT 1 OF SAID BLOCK 5, THENCE SOUTH 10.00 FEET TO THE CENTER  
OF SAID 20 FOOT ALLEY, THENCE WEST ALONG SAID CENTER OF ALLEY  
161.71 FEET TO THE EASTERLY R.O.W. OF COLO. HWY #50, THENCE ALONG  
SAID R.O.W. CURVE WHOSE RADIUS IS 1587.1 FEET 10.04 FEET, THE  
CHORD OF SAID CURVE BEARS N 5°13' E 10.04 FEET TO THE NORTH  
LINE OF SAID 20 FOOT ALLEY, THENCE EAST ALONG SAID NORTH LINE  
160.80 FEET TO THE POINT OF BEGINNING.

GRAND MESA AVE

US HWY 50

SITE

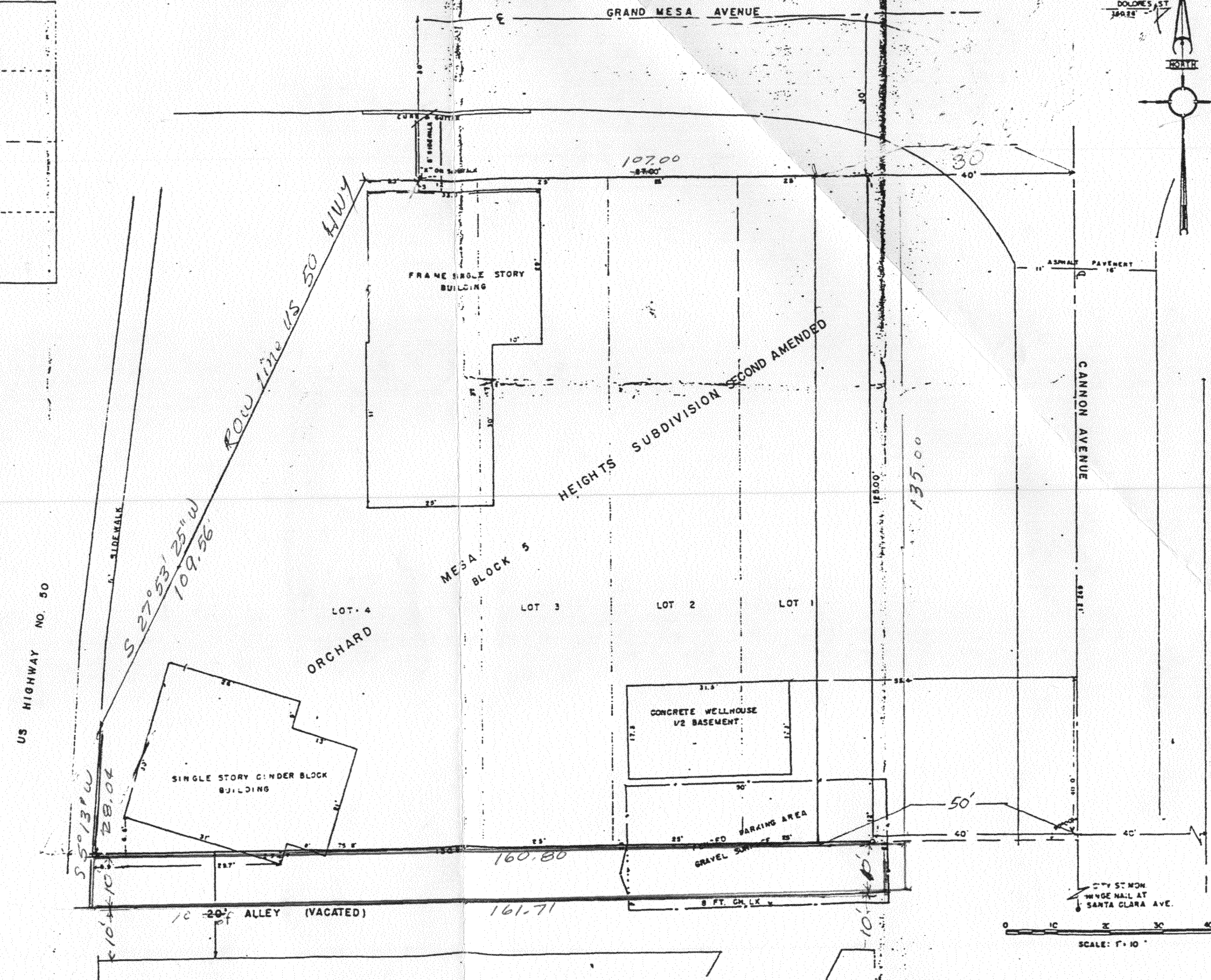
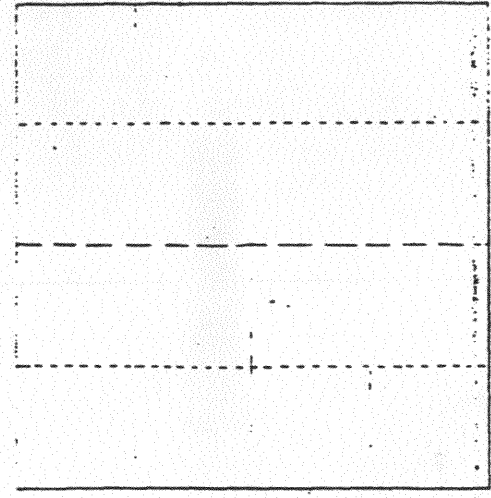
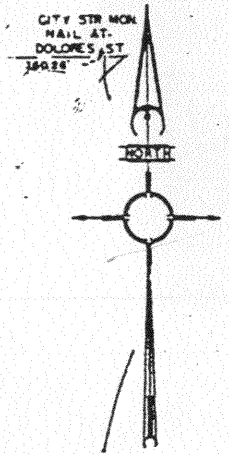


VR 96-25 VACATION OF RIGHT-OF-WAY  
EAST OF HWY 50 TO CANON STREET

IMPROVEMENT SURVEY PLAT

STEEL PLAN

MOON DAY SUB



COPE PLAT

NOTICE

According to Colorado Law you must commence any legal action based upon any defect in this survey within six years after you discover such defect; by no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown herein.

LEGEND

- MC 5/8" SURVEY LAMP MONUMENT BRASS CAP
- 5/8" x 20" REBAR WITH CAP MONUMENT L.S. NO. 11221
- MINUTE MAIL FOR CITY STREET MONUMENT
- ALL BEARINGS HEREIN BEING RELATIVE TO MOON DAY SUB
- STREET MONUMENTS ON CANNON AVE.

SURVEYOR'S CERTIFICATE

I, HAROLD R. COPE, DO HEREBY CERTIFY THAT THE PROPERTY AS PLATTED AND DESCRIBED ABOVE WAS SURVEYED AS DESCRIBED AND IS TO MY KNOWLEDGE ACCURATE AND COMPLETE. ALL WORK WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION. IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL ON THE 22<sup>ND</sup> DAY OF August 1984 A.D.

*Harold R. Cope*  
 HAROLD R. COPE  
 REGISTERED LAND SURVEYOR, NO. 11221



IMPROVEMENT SURVEY  
 OF LOTS 1, 2, 3, & 4 OF BLOCK 5  
 SECOND AMENDED ORCHARD MESA HEIGHTS  
 SUBDIVISION

COPE SURVEYING COMPANY  
 1000 8<sup>TH</sup> STREET  
 GRAND JUNCTION, COLORADO

DATE OF SURVEY: JULY 19, 1984  
 BOOK NO. 18 PLAT BY H.R.C.

SITE PLAN

C-444 P. 15