

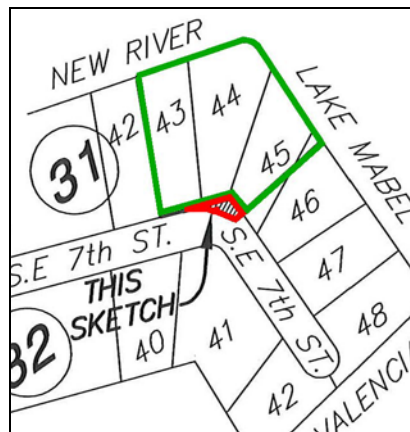
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December 8, 2015

PROJECT NARRATIVE **AND ULDR CRITERIA FOR RIGHT-OF-WAY VACATION**

APPLICANT: Bruce Paddock
LOCATION: 1837 SE 7th Street ("Property")

1. **General Background.** The Applicant is proposing to construct a single family home on the Property. The Property is located in the Rio Vista neighborhood on a dead-end street (7th Street). The area to be vacated is shown on the graphic below. It is the triangular-shaped area located between the public sidewalk and the current property line as shown below. This area is 742 sf in size and does not serve any public purpose as it is located between the property line and sidewalk. The Property is outlined in green below and the area to be vacated is outlined in red.



2. **Utilities.** There are no utilities located within this right-of-way, and the City's Public Works/Utilities Division has indicated they have no objection to the request, but in the event there are, the Applicant will remove or relocate the utilities, as appropriate.

CRITERIA:

Sec. 47-24.6. Vacation of rights-of-way.

a. The right-of-way or other public place is no longer needed for public purposes;

The right-of-way is currently unused public space located between Applicant's property and the sidewalk. This triangular-shaped area does not contain any utilities. In addition, the City will continue to maintain a 50-foot wide right-of-way width. The portion being vacated is the land area in excess of the 50-foot right-of-way width.

and

b. Alternate routes if needed are available which do not cause adverse impacts to surrounding areas; and

This vacation will not adversely affect surrounding properties because proposed vacation doesn't affect vehicular (the roadway) or pedestrian (the sidewalk) movement. In addition, as noted above, the City will continue to have a 50-foot right-of-way width adjacent to the Property. Therefore, the area to be vacated is "excess" and unused "dead" space that serves no purpose to anyone except the adjoining land owner (i.e. the Applicant).

c. The closure of a right-of-way provides safe areas for vehicles to turn around and exit the area; and

The triangular-shaped parcel to be vacated does not encroach into the roadway – it is located between the sidewalk and the Property (street is unaffected). Therefore, vehicular traffic will not be affected.

d. The closure of a right-of-way shall not adversely impact pedestrian traffic; and

This vacation will not adversely affect surrounding properties because proposed vacation doesn't affect the existing sidewalk. The sidewalk will remain as is, so pedestrian movement will not be affected.

e. All utilities located within the right-of-way or other public place have been or will be relocated pursuant to a relocation plan; and the owner of the utility facilities has consented to the vacation; or a utilities easement has been retained over the right-of-way area or portion thereof; or an easement in a different location has been provided for the utility facilities by the owner to the satisfaction of the city; or any combination of same and utilities maintenance shall not be disrupted.

Based on the responses from the utility companies, there are no utilities located within the area to be vacated. However, to the extent any utilities are within this area a temporary utility easement will be retained by the City until such time as the utilities are abandoned or relocated.