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**PLANNING COMMISSION AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET**

TUESDAY, FEBRUARY 8, 2011, 6:00 PM

Call to Order

Welcome. Items listed on this agenda will be given consideration by the City of Grand Junction Planning Commission. Please turn off all cell phones during the meeting.

In an effort to give everyone who would like to speak an opportunity to provide their testimony, we ask that you try to limit your comments to 3-5 minutes. If someone else has already stated your comments, you may simply state that you agree with the previous statements made. Please do not repeat testimony that has already been provided. Inappropriate behavior, such as booing, cheering, personal attacks, applause, verbal outbursts or other inappropriate behavior, will not be permitted.

Copies of the agenda and staff reports are available on the table located at the back of the Auditorium.

Announcements, Presentations and/or Prescheduled Visitors

Consent Agenda

Items on the consent agenda are items perceived to be non-controversial in nature and meet all requirements of the Codes and regulations and/or the applicant has acknowledged complete agreement with the recommended conditions.

The consent agenda will be acted upon in one motion, unless the applicant, a member of the public, a Planning Commissioner or staff requests that the item be removed from the consent agenda. Items removed from the consent agenda will be reviewed as a part of the regular agenda. Consent agenda items must be removed from the consent agenda for a full hearing to be eligible for appeal or rehearing.

1. Minutes of Previous Meetings

Approve the minutes of the January 11, 2011 Regular Meeting.

[Attach 1](#)

2. **Columbine Caregivers – Rezone** **Attach 2**
Request a recommendation of approval to City Council to rezone 0.42 acres from R-4 (Residential 4 du/ac) to R-O (Residential Office) zone district.

FILE #: RZN-2011-483
PETITIONER: Michael McCormick – Mesa Management, LLC
LOCATION: 602 26 1/2 Road
STAFF: Scott Peterson

3. **Spendrup Right-Of-Way Vacation – Vacation of Right-of-Way** **Attach 3**
Request a recommendation of approval to City Council to vacate a north-south alley in Block 160 of the original City of Grand Junction; a boundary "gap" oriented east-west between the south boundary of Block 160 and the north boundary of Lot 1 of Second Amended Plat of D&RGW Railroad Subdivision; approximately 5 feet of 6th Court adjacent to Lot 1, Block 160 and an irregular portion of South Avenue adjacent to Block 160, all public right-of-way that is no longer needed.

FILE #: VAC-2010-388
PETITIONER: Sam Ordonez – John O Spendrup LLC
LOCATION: 515 South 7th Street
STAFF: Brian Rusche

***** END OF CONSENT CALENDAR *****

***** ITEMS NEEDING INDIVIDUAL CONSIDERATION *****

Public Hearing Items

On the following items the Grand Junction Planning Commission will make the final decision or a recommendation to City Council. If you have an interest in one of these items or wish to appeal an action taken by the Planning Commission, please call the Public Works and Planning Department (244-1430) after this hearing to inquire about City Council scheduling.

NONE

General Discussion/Other Business

Nonscheduled Citizens and/or Visitors

Adjournment

**Attach 1
Minutes of Previous Meeting**

**GRAND JUNCTION PLANNING COMMISSION
JANUARY 11, 2011 MINUTES
6:00 p.m. to 6:07 p.m.**

The regularly scheduled Planning Commission hearing was called to order at 6:00 p.m. by Chairman Wall. The public hearing was held in the City Hall Auditorium.

In attendance, representing the City Planning Commission, were Reggie Wall (Chair), Lynn Pavelka (Vice Chair), Pat Carlow, Ebe Eslami, Mark Abbott, Rob Burnett and Greg Williams (Alternate). Commissioner Benoit was absent.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Lisa Cox (Planning Manager), Lori Bowers (Senior Planner), Brian Rusche (Senior Planner), Senta Costello (Senior Planner) and Rick Dorris (Development Engineer).

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There were 16 interested citizens present during the course of the hearing.

Announcements, Presentations, and/or Prescheduled Visitors

Consent Agenda

1. Minutes of Previous Meetings

Approve the minutes of the July 13 and December 14, 2010 Regular Meetings.

2. Grand Valley Power Solar Farm – Conditional Use Permit

Request approval of a Conditional Use Permit to construct and operate an electrical solar generation facility on 6.97 acres in an R-R (Residential Rural) zone district located within the Airport's Area of Influence.

FILE #: CUP-2010-282
PETITIONER: Jarrett Broughton – Grand Valley Power
LOCATION: 714 29 Road
STAFF: Lori Bowers

3. Jacobson's Pond Subdivision – Extension of Preliminary Plan - PULLED

A request for a three year extension of the approved Preliminary Subdivision Plan.

FILE #: PP-2006-262
PETITIONER: Peter Benson, NVH, INV, LLC
LOCATION: 738 26 Road

STAFF: Lori Bowers

4. Osprey Subdivision – Extension of Preliminary Plan (continued from November 9, 2010)

A request for a one year extension of the approved Preliminary Subdivision Plan.

FILE #: PP-2007-124
PETITIONER: Sam D. Starritt, Esq. – Property Services of GJ, Inc.
LOCATION: 2981, 2991, 2993, 2995 B Road
STAFF: Brian Rusche

5. Police and Fire Facilities ROW Vacation – Vacation of Right-of-Way

Request a recommendation of approval to City Council to vacate alley rights-of-way within Block 138 and Block 139 of the City of Grand Junction, along with S. 6th Street, located between Ute and Pitkin Avenues. These rights-of-way are no longer needed for access and are requested to be vacated to permit construction of a new police station and associated public safety facilities.

FILE #: VAC-2010-332
PETITIONER: Rick Dorris – City of Grand Junction
LOCATION: Rights-of-way within Block 138 and Block 139 of the City of Grand Junction, along with South 6th Street, located between Ute and Pitkin Avenues
STAFF: Brian Rusche

6. Housing Authority Annexation – Zone of Annexation

Request a recommendation of approval to City Council to amend the Comprehensive Plan - Future Land Use designation to Village Center - Mixed Use and to zone 1.52 acres, less right-of-way, from County RMF-8 (Residential Multi-Family 8 du/ac) to a City R-24 (Residential 24 du/ac) zone district.

FILE #: ANX-2010-364
PETITIONER: Don Hartman – Grand Junction Housing Authority
LOCATION: 2910 Bunting Avenue
STAFF: Brian Rusche

7. Yoda's Auto – Conditional Use Permit

Request approval to operate a used car sales lot and moving vehicle rental facility on 0.43 acres in a C-1 zone district.

FILE #: CUP-2010-288
PETITIONER: Ron Wells
LOCATION: 1162 Ute Avenue
STAFF: Senta Costello

Chairman Wall briefly explained the Consent Agenda and invited the public, planning commissioners, and staff to speak if they wanted any item pulled for additional discussion. Lisa Cox, Planning Manager, confirmed that item number 3 – Jacobson's

Pond Subdivision - had been withdrawn. Mr. William Pitts asked if the Jacobson's Pond Subdivision item had been rescheduled for a future hearing. Lisa Cox stated that the request was still pending but it had been pulled from this specific agenda. After discussion, there were no objections or revisions received from the audience or Planning Commissioners on any of the Consent Agenda items.

MOTION:(Commissioner Pavelka) "I move we approve the Consent Agenda as read with the exception of 3, withdrawn."

Commissioner Carlow seconded the motion. A vote was called and the motion passed unanimously by a vote of 7 - 0.

Public Hearing Items

None.

General Discussion/Other Business

1. Election of Officers

Commissioner Eslami asked if it was proper to make a motion for the re-election of officers at this time. Ms. Cox stated that nominations should be made first. Jamie Beard, Assistant City Attorney, pointed out that if it was the Commission's position at this time that the nomination would be for Reginald Wall as Chairman and Lynn Pavelka as the Vice Chairman, then the Commission could move forward with a motion in that regards; however, there should be an opportunity for other nominations, if any.

The motion made by Commissioner Eslami for Reginald Wall to remain as Chairman and for Lynn Pavelka to remain as Vice Chairman was seconded by Commissioner Abbott and passed unanimously.

Nonscheduled Citizens and/or Visitors

None.

Adjournment

With no objection and no further business, the Planning Commission meeting was adjourned at 6:07 p.m.

**Attach 2
Columbine Caregivers**

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

MEETING DATE: February 8, 2011
PRESENTER: Scott D. Peterson

AGENDA TOPIC: Columbine Caregivers Rezone – RZN-2011-483

ACTION REQUESTED: Recommendation to City Council to rezone property located at 602 26 ½ Road from R-4, (Residential – 4 du/ac) to R-O (Residential Office).

BACKGROUND INFORMATION					
Location:		602 26 ½ Road			
Applicants:		Mesa Management, LLC, Owner Michael McCormick, Applicant			
Existing Land Use:		Single-family house			
Proposed Land Use:		Office space for Columbine Caregivers with possible business residence			
Surrounding Land Use:	North	Single-family residential			
	South	St. Mary's Hospital			
	East	Single-family residential			
	West	Commercial neighborhood shopping center			
Existing Zoning:		R-4 (Residential – 4 du/ac)			
Proposed Zoning:		R-O (Residential Office)			
Surrounding Zoning:	North	R-4 (Residential – 4 du/ac)			
	South	PD (Planned Development)			
	East	R-4 (Residential – 4 du/ac)			
	West	B-1 (Neighborhood Business)			
Future Land Use Designation:		Residential Medium (4 – 8 du/ac)			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: A request to rezone 0.42 acres, located at 602 26 ½ Road, from R-4 (Residential – 4 du/ac) zone district to R-O (Residential Office) zone district.

RECOMMENDATION: Recommend approval to City Council.

ANALYSIS:

1. Background:

The applicant, Michael McCormick – Columbine Caregivers, is requesting to rezone his property located at 602 26 ½ Road. The property is situated at the northeast corner of 26 ½ Road/7th Street and Patterson Road. The property must be rezoned to R-O in order to develop the property as an office with the possibility of a business residence.

The R-O District was established to provide low intensity, nonretail, neighborhood service and office uses that are compatible with adjacent residential neighborhoods. Development regulations and performance standards for the R-O District are intended to make buildings compatible and complementary in scale and appearance to a residential environment.

The applicant held a Neighborhood Meeting on December 20, 2010 with three (3) adjacent property owners in attendance. No adverse comments related to the proposed rezone were raised during the meeting.

By facilitating ordered and balanced growth throughout the community, creating appropriate buffering between new and existing land use types and preserving and appropriately reusing existing structures, the proposed request furthers Goals, 3, 6 and 7 of the Comprehensive Plan.

2. Section 21.02.140 of the Grand Junction Municipal Code:

Zone requests must meet all of the following criteria for approval:

(1) Subsequent events have invalidated the original premise and findings; and/or

Response: Since the property was zoned R-4, 26 ½ Road/7th Street and Patterson Road have become more heavily traveled as major travel corridors, limiting the potential use of this property as a single family residence. In addition, since the R-4 zoning decision, the City has adopted the Comprehensive Plan that designated the property as Residential Medium (4 – 8 du/ac). The proposed R-O District is an allowed zone district within the Residential Medium category of the Comprehensive Plan. The use of this property as an office for home based health care is a logical extension of and makes good use of the existing commercial and service agency land uses surrounding St. Mary's Hospital.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

Response: The Comprehensive Plan designation of Residential Medium encourages the proposed R-O zoning and therefore the request is consistent with the Comprehensive Plan. The proposed rezone to R-O will provide an appropriate transition between St. Mary's Hospital and the commercial retail development to

the south and west and the existing single-family residential development to the north and east.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Response: There are adequate public and community facilities existing in the area of the proposed rezone request. The proposed rezone is also within walking distance of services offered by St. Mary's Hospital and commercial retail services and restaurants along Patterson Road. Grand Valley Transit also provides bus service along Patterson Road.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

Response: The proposed rezone to residential office would be a natural progression and transition between the existing medical services and residential areas. The proposed zone will allow uses that are supportive to the existing PD (Planned Development) zone and services offered by St. Mary's Hospital.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

Response: The community and the area will derive benefits from the proposed rezone by creating the potential for office uses that are compatible with the surrounding residential, commercial and health service uses, such as the home based health care proposed by the applicant, adjacent to St. Mary's Hospital. The community and area also benefit from the potential for attractive and useful redevelopment of a parcel that will include new and upgraded landscaping and on-site improvements.

Alternatives: In addition to the R-O zoning requested by the petitioner, the following zone districts would also be consistent with the Comprehensive Plan designation for the subject property:

- a. Existing zoning – R-4 (Residential – 4 du/ac)
- b. R-5 (Residential – 5 du/ac)
- c. R-8 (Residential – 8 du/ac)
- d. R-12 (Residential – 12 du/ac)

If the Planning Commission chooses to recommend one of the alternative zone designations, it must state its specific alternative findings supporting its recommendation of an alternative zone designation to the City Council.

FINDINGS OF FACT AND CONCLUSIONS:

After reviewing the Columbine Caregivers Rezone, RZN-2011-483, a request to rezone the property from R-4, (Residential – 4 du/ac) to R-O, (Residential Office), the following findings of fact and conclusions have been determined:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan.
2. The review criteria in Section Title 21, Section 02.140 of the Grand Junction Zoning and Development Code have been appropriately and sufficiently met.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the requested R-O zone, RZN-2011-483, to the City Council with the findings, and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

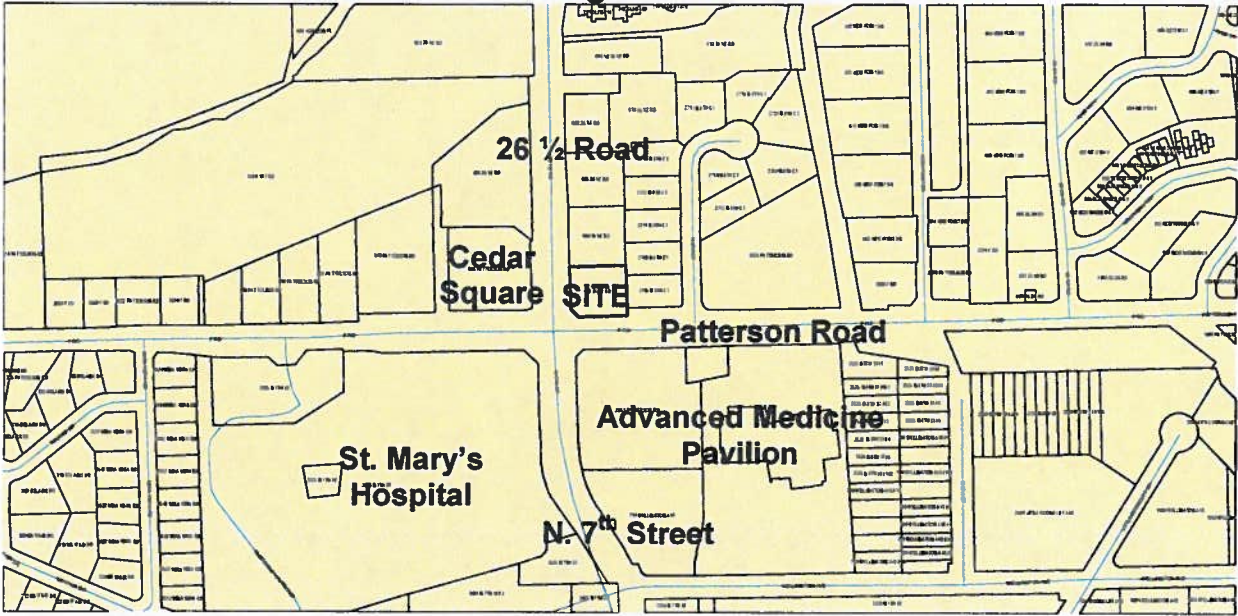
Mr. Chairman, on Rezone, RZN-2011-483, I move that the Planning Commission forward a recommendation of the approval for the Columbine Caregivers Rezone from R-4 to R-O with the findings of fact and conclusions listed in the staff report.

Attachments:

Site Location Map / Aerial Photo Map
Comprehensive Plan Future Land Use Map / Blended Residential Map
Existing City Zoning Map
Ordinance

Site Location Map

Figure 1



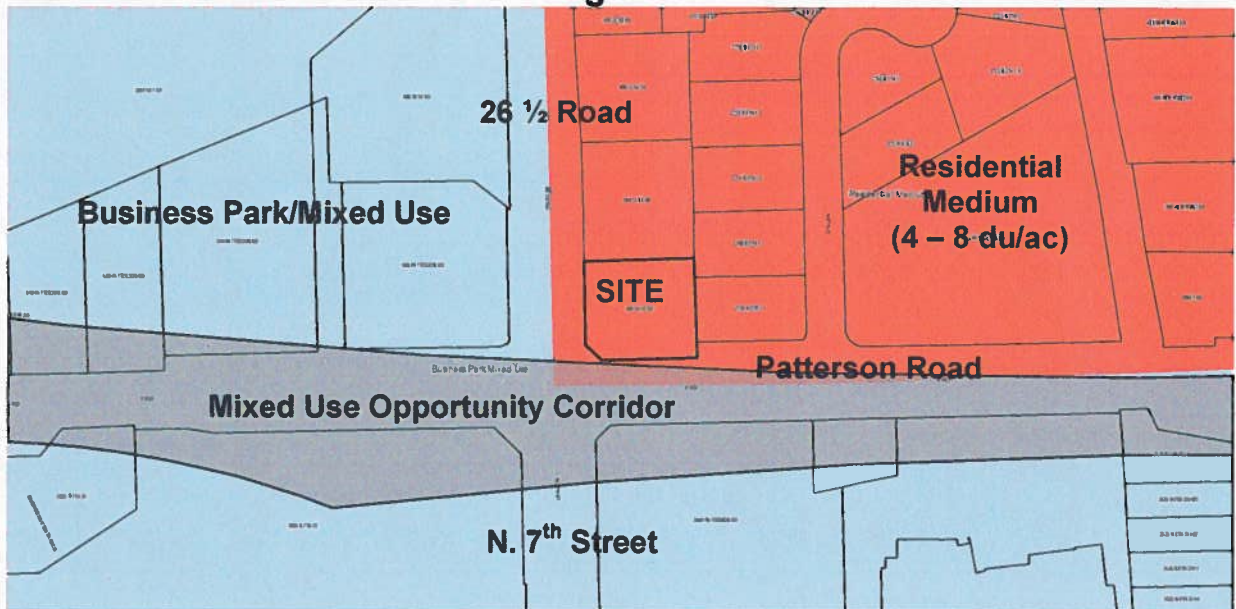
Aerial Photo Map

Figure 2



Comprehensive Plan Future Land Use Map

Figure 3



Blended Residential Map

Figure 4



Existing City Zoning Map

Figure 5



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING FROM R-4 (RESIDENTIAL – 4 DU/AC) TO R-O,
(RESIDENTIAL OFFICE) FOR THE COLUMBINE CAREGIVERS REZONE**

LOCATED AT 602 26 ½ ROAD

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of rezoning the Columbine Caregivers property from R-4 (Residential – 4 du/ ac) to the R- O (Residential Office) zone district for the following reasons:

The zone district meets the recommended land use category as shown on the future land use map of the Comprehensive Plan, Residential Medium (4 – 8 du/ac) and the Comprehensive Plan's goals and policies and/or is generally compatible with appropriate land uses located in the surrounding area.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the R-O zone district to be established.

The Planning Commission and City Council find that the R-O zoning is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

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

The following property shall be rezoned R-O (Residential Office).

A parcel of land situate in the SE 1/4 SW 1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Commencing at the S 1/4 corner of said Section 2, the basis of bearing being N00°01'19"E along the west line of said SE 1/4 SW 1/4 to the C-S 1/16 corner of said Section 2;
thence N00°01'19"E a distance of 160.00 feet;
thence S89°53'32"E a distance of 45.00 feet to the east right-of-way line of 26 1/2 Road and the point of beginning;
thence S89°53'32"E a distance of 144.88 feet;
thence S00°01'03"E a distance of 130.00 feet to the north right-of-way of F Road;
thence N89°53'32"W a distance of 125.00 feet along said right-of-way;
thence N44°54'00"W a distance of 28.28 feet along said right-of-way;
thence N00°01'19"E a distance of 110.00 feet along said right-of-way to the point of beginning.
Said parcel contains 0.43 acres more or less.

Introduced on first reading this day of , 2011 and ordered published.

Adopted on second reading this _____ day of _____, 2011.

ATTEST:

City Clerk

Mayor

**Attach 3
Spendrup ROW Vacation**

CITY OF GRAND JUNCTION
PLANNING COMMISSION

MEETING DATE: February 8, 2011
PRESENTER: Brian Rusche

AGENDA TOPIC: Spendrup ROW Vacation – VAC-2010-388

ACTION REQUESTED: Request a recommendation of approval to City Council to vacate a north-south alley in Block 160 of the original City of Grand Junction; a boundary "gap" oriented east-west between the S boundary of Block 160 and the N boundary of Lot 1 of Second Amended Plat of D&RGW Railroad Subdivision; approximately 5 feet of 6th Court adjacent to Lot 1, Block 160; and an irregular portion of South Avenue adjacent to Block 160, all public right-of-way that is no longer needed.

BACKGROUND INFORMATION				
Location:		515 S. 7 th Street		
Applicants:		John O. Spendrup, LLC		
Existing Land Use:		Flea Market and Parking		
Proposed Land Use:		Parking Lot		
Surrounding Land Use:	North	Mesa County Corrections		
	South	Industrial		
	East	StarTek		
	West	GVT Transfer Station / Xcel Substation		
Existing Zoning:		C-2 (General Commercial) I-1 (Light Industrial)		
Proposed Zoning:		No change		
Surrounding Zoning:	North	C-1 (Light Commercial) C-2 (General Commercial)		
	South	I-1 (Light Industrial)		
	East	C-2 (General Commercial)		
	West	C-2 (General Commercial) I-1 (Light Industrial)		
Future Land Use Designation:		Downtown Mixed Use		
Zoning within density range?			Yes	X No

PROJECT DESCRIPTION: Request to vacate a north-south alley in Block 160 of the original City of Grand Junction; a boundary "gap" oriented east-west between the S boundary of Block 160 and the N boundary of Lot 1 of Second Amended Plat of D&RGW Railroad Subdivision; approximately 5 feet of 6th Court adjacent to Lot 1, Block 160; and an irregular portion of South Avenue adjacent to Block 160, all public right-of-way that is no longer needed.

RECOMMENDATION: Recommendation of approval to City Council.

ANALYSIS

1. Background

Block 160 is part of the original town site of Grand Junction, platted in 1882.

The applicant owns all of the lots with Block 160 and uses the property, formerly a lumber yard, for a flea market and associated parking. The applicant also owns adjacent property, also part of the former lumber yard, to the south. The applicant would like to construct a parking lot on portions of the property to facilitate the use of the existing flea market and accessory structures.

The applicant is asking the City to vacate an existing north-south alley located within Block 160, as well as a boundary 'gap' that is oriented east-west between the south boundary of Block 160 and the north boundary of Lot 1 of the Second Amended Plat, D & RGW Railroad Subdivision. These properties were platted or described in subsequent land transactions, using different basis of measurement than the original City of Grand Junction plat, creating the 'gap' in the property descriptions.

Portions of this 'gap' property along the southern boundary of the original City of Grand Junction have been vacated in the past, including between the bus transfer station and power substation (vacated in 1946) and within the StarTek property (vacated in 1945).

In addition, the applicant is asking the City to vacate approximately five (5) feet along S. 6th Court, to make the western property line of the original lots line up with the property line of the southern lots under his ownership. Further, an existing storage building on the property encroaches into the right-of-way of South Avenue. Vacation of an irregular portion of this right-of-way, paralleling the existing sidewalk improvements along the street, is proposed to allow the encroaching structure to remain, since the area is not needed for public use.

A Neighborhood Meeting was held on November 30, 2010 with no surrounding property owners in attendance.

The Vacation of the unneeded right-of-way will allow the owner to better utilize his entire property, will help to correct discrepancies in property descriptions, and will allow an existing building to remain in its present location.

2. Section 21.02.100 of the Grand Junction Municipal Code

The purpose of Section 21.02.100 of the Grand Junction Municipal Codes (GJMC) is to permit the vacation of surplus rights-of-way and/or easements.

The vacation of the right-of-way shall conform to the following:

- a. The Comprehensive Plan, Grand Valley Circulation Plan, and other adopted plans and policies of the City.

The proposed vacation will maximize the use of the existing buildings on the property, consistent with Goal 6 of the Comprehensive Plan. Goal 4 encourages the continued development of the downtown area.

The Grand Valley Circulation Plan designates S. 6th Court as a local street. No access is currently provided from South Avenue into the property, despite the existing of the north-south alley. The primary access to the property is off S. 7th Street, which is designated as a Major Collector.

Granting the right-of-way vacation does not conflict with the Comprehensive Plan, Grand Valley Circulation Plan and/or any other adopted plans and policies of the City.

- b. No parcel shall be landlocked as a result of the vacation.

No parcel will be landlocked as a result of the vacation.

- c. Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive or reduces or devalues any property affected by the proposed vacation.

Access will not be restricted to any parcel. The existing parcel(s) have access to either S. 7th Street or S. 6th Court. Internal circulation will be provided as part of any parking lot design or other redevelopment.

- d. There shall be no adverse impacts on the health, safety, and/or welfare of the general community and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g. police/fire protection and utility services).

The vacation will not have adverse impact on the health, safety, and/or welfare of the community. The land that is currently alley right-of-way(s) are not utilized by the public.

Access will remain available to either S. 7th Street or S. 6th Court, with internal circulation provided as part of the parking lot design.

- e. The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 of the Grand Junction Municipal Code.

An existing sanitary sewer line within the proposed vacation will be maintained, with a utility easement retained on the east-west portion of the vacated right-of-way.

- f. The proposals shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.

The proposed vacation area is not currently maintained by the City and has been utilized as private property during its previous use as a lumber yard. The existing sewer line will be protected with an easement to permit City access and maintenance. The excess right-of-way along S. 6th Court and South Avenue will, if vacated, shift maintenance to the property owner of land that otherwise would need to be maintained by the City.

FINDINGS OF FACT/CONCLUSIONS/CONDITIONS

After reviewing the Spendrup Right-of-Way Vacation application, file number VAC-2010-388, to vacate a north-south alley in Block 160 of the original City of Grand Junction; a boundary "gap" oriented east-west between the S boundary of Block 160 and the N boundary of Lot 1 of Second Amended Plat of D&RGW Railroad Subdivision; approximately 5 feet of 6th Court adjacent to Lot 1, Block 160; and an irregular portion of South Avenue adjacent to Block 160, I make the following findings of fact, conclusions and conditions:

1. The requested right-of-way vacation is consistent with the Comprehensive Plan.
2. The review criteria in Section 21.02.100 of the Grand Junction Municipal Code have all been met.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the requested right-of-way vacations, VAC-2010-388 to the City Council with the findings, conclusions and conditions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

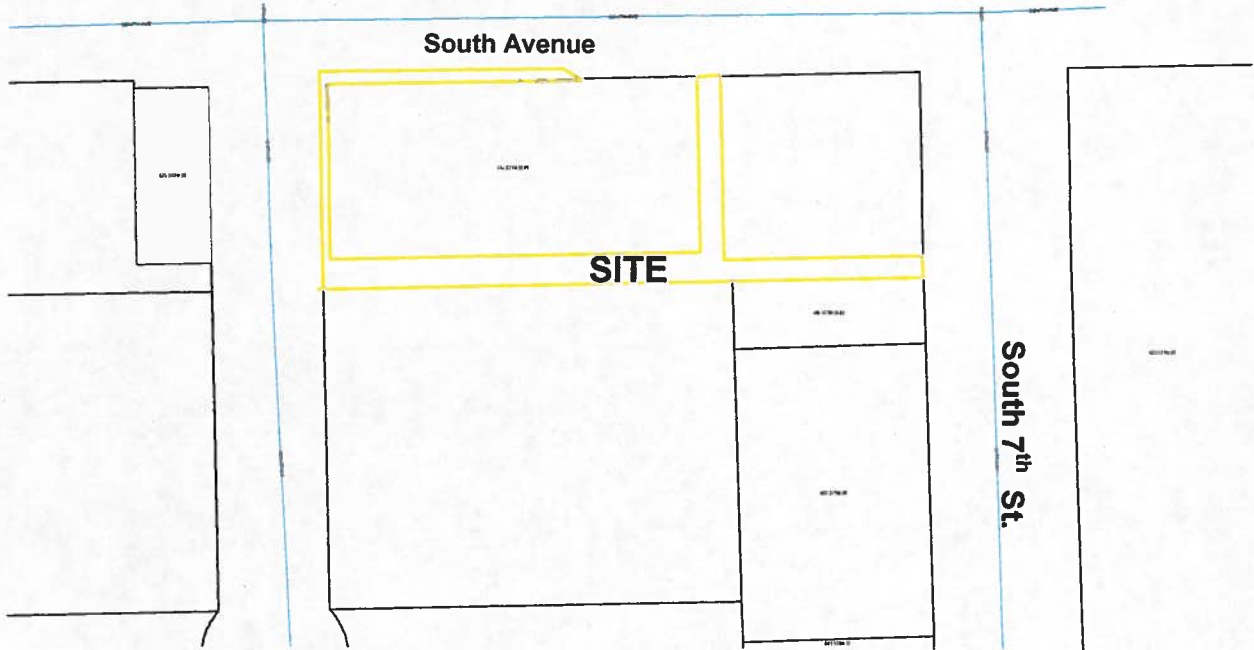
Mr. Chairman, on item VAC-2010-388, I move we forward a recommendation of approval to the City Council on the request to vacate a north-south alley in Block 160 of the original City of Grand Junction; a boundary "gap" oriented east-west between the S boundary of Block 160 and the N boundary of Lot 1 of Second Amended Plat of D&RGW Railroad Subdivision; approximately 5 feet of 6th Court adjacent to Lot 1, Block 160; and an irregular portion of South Avenue adjacent to Block 160, with the findings of fact, conclusions and conditions in the staff report.

Attachments:

Site Location Map / Aerial Photo Map
Comprehensive Plan Map / Existing City Zoning Map
Draft Ordinance

Site Location Map

Exhibit 1



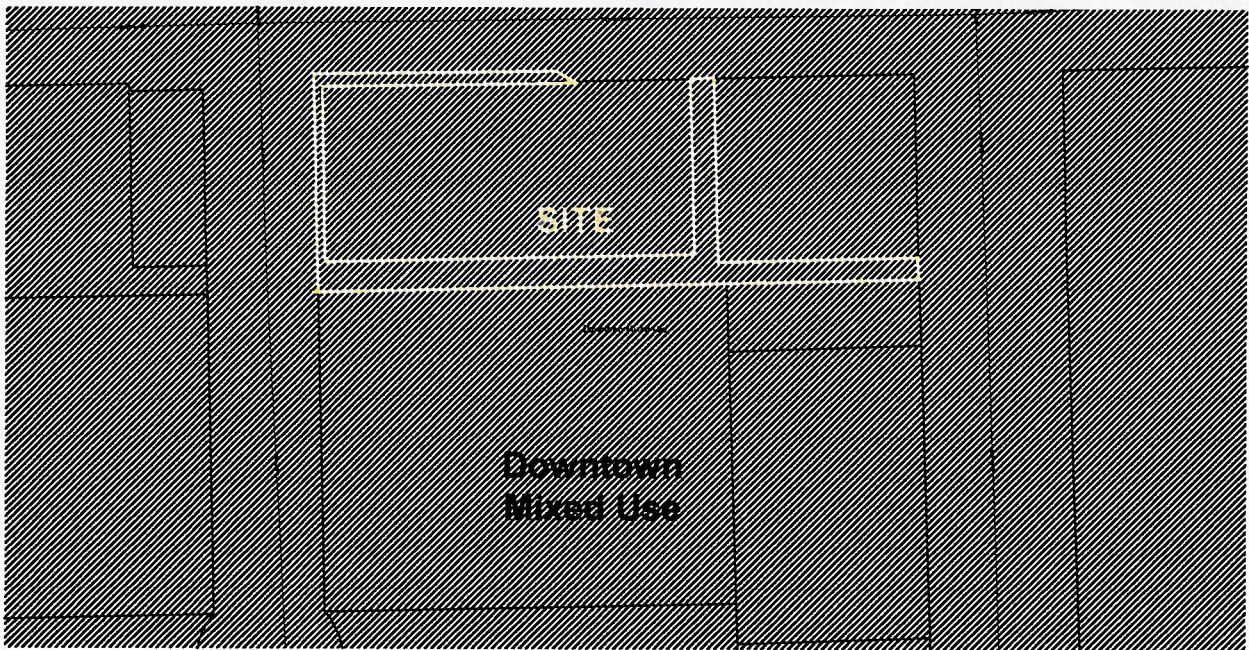
Aerial Photo Map

Exhibit 2



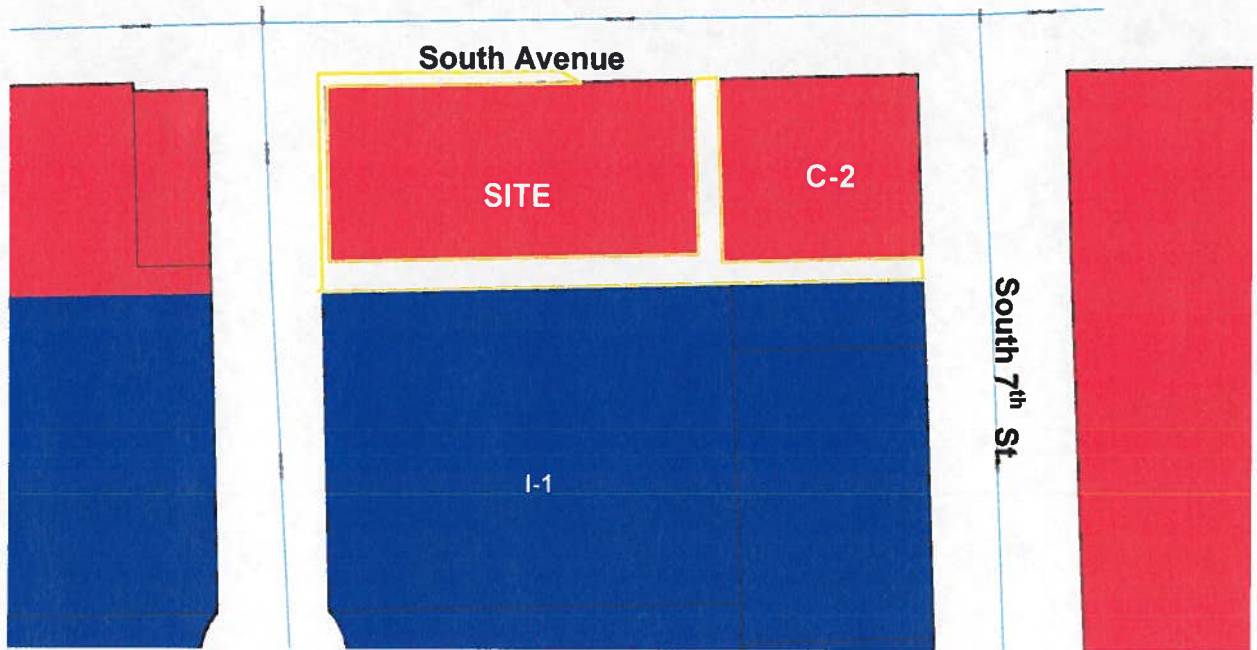
Comprehensive Plan Map

Exhibit 3



Existing City Zoning Map

Exhibit 4



CITY OF GRAND JUNCTION

Ordinance No.

**AN ORDINANCE VACATING
A NORTH-SOUTH ALLEY IN BLOCK 160
ORIGINAL CITY OF GRAND JUNCTION;**

**A BOUNDARY "GAP" ORIENTED EAST-WEST BETWEEN THE S BOUNDARY OF
BLOCK 160 AND THE N BOUNDARY OF LOT 1 OF SECOND AMENDED PLAT OF
D&RGW RAILROAD SUBDIVISION;**

**APPROXIMATELY 5 FEET OF 6TH COURT ADJACENT TO LOT 1, BLOCK 160;
AND
AN IRREGULAR PORTION OF SOUTH AVENUE ADJACENT TO BLOCK 160**

RECITALS:

A vacation of dedicated rights-of-way has been requested by the adjoining property owner.

The City Council finds that the request is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Municipal Code.

The Planning Commission, having heard and considered the request, found the criteria of the Grand Junction Municipal Code to have been met, and recommends that the vacation be approved.

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

The following described dedicated right-of-ways are hereby vacated; subject to the listed condition applicable to the boundary "gap" oriented east-west between the S boundary of Block 160 and the N boundary of Lot 1 of Second Amended Plat of D&RGW Railroad Subdivision:

1. A Utility Easement is hereby reserved by the City of Grand Junction on, along, over, under, through and across the area of this right-of-way to be vacated for the benefit of the public for use of City-approved public utilities as perpetual easements for the installation, operation, maintenance and repair of said utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, waterlines, telephone lines, equivalent other public utility providers and appurtenant facilities.

The subject right-of-way is shown on "Exhibit A" as part of this vacation description.

Dedicated right-of-way to be vacated:

All of the north-south alley located in Block 160 of the City of Grand Junction, situated in the S ½ of Section 14, Township One South, Range One West of the Ute Meridian, Mesa County, Colorado.

Containing approximately 1966 square feet.

TOGETHER WITH

All that portion of the S ½ of Section 14, Township One South, Range One West of the Ute Meridian lying south of the south line of Block 160 in the City of Grand Junction, west of the west right-of-way line of 7th Street, and east of the east right-of-way line of 6th Street (aka 6th Court) situated in Mesa County.

Containing approximately 3247 square feet.

TOGETHER WITH

A portion of 6th Street (aka 6th Court) and a portion of South Avenue adjacent to Block 160, City of Grand Junction and situated in the S ½ of Section 14, Township One South, Range One West of the Ute Meridian, Mesa County, Colorado, said portions being more particularly described as follows:

Commencing at a two-inch pipe monument for the S ¼ Corner of said Section 14, whence an alloy cap for the N 1/16 Corner of Section 23, Township One South, Range One West of the Ute Meridian bears South 00 degrees 11 minutes 26 seconds West a distance of 1315.10 feet, more or less, thence North 89 degrees 50 minutes, 40 seconds West for a distance of 271.86 feet to the east line of said 6th Street and the Point of Beginning; thence the following six courses and distances:

1. North 89 degrees 50 minutes 40 seconds West, on the northerly line of the Amended Plat of D&RGW Railroad Subdivision (Reception No. 1584004), for a distance of 4.79 feet;
2. North 00 degrees 01 minutes 52 seconds East, parallel with the west line of Lot 1 in said Block 160, for a distance of 145.28 feet;
3. South 89 degrees 51 minutes 37 seconds East, parallel with the north line of Lots 1 through 7 in said Block 160, for a distance of 172.91 feet;
4. South 44 degrees 54 minutes 05 seconds East for a distance of 8.49 feet to the south line of said South Avenue;
5. North 89 degrees 51 minutes 37 seconds West for a distance of 174.13 feet;
6. South 00 degrees 01 minutes 52 seconds West on the west line of Lot 1 in said Block 160, for a distance of 139.24 feet to the beginning.

Containing approximately 1722 square feet.

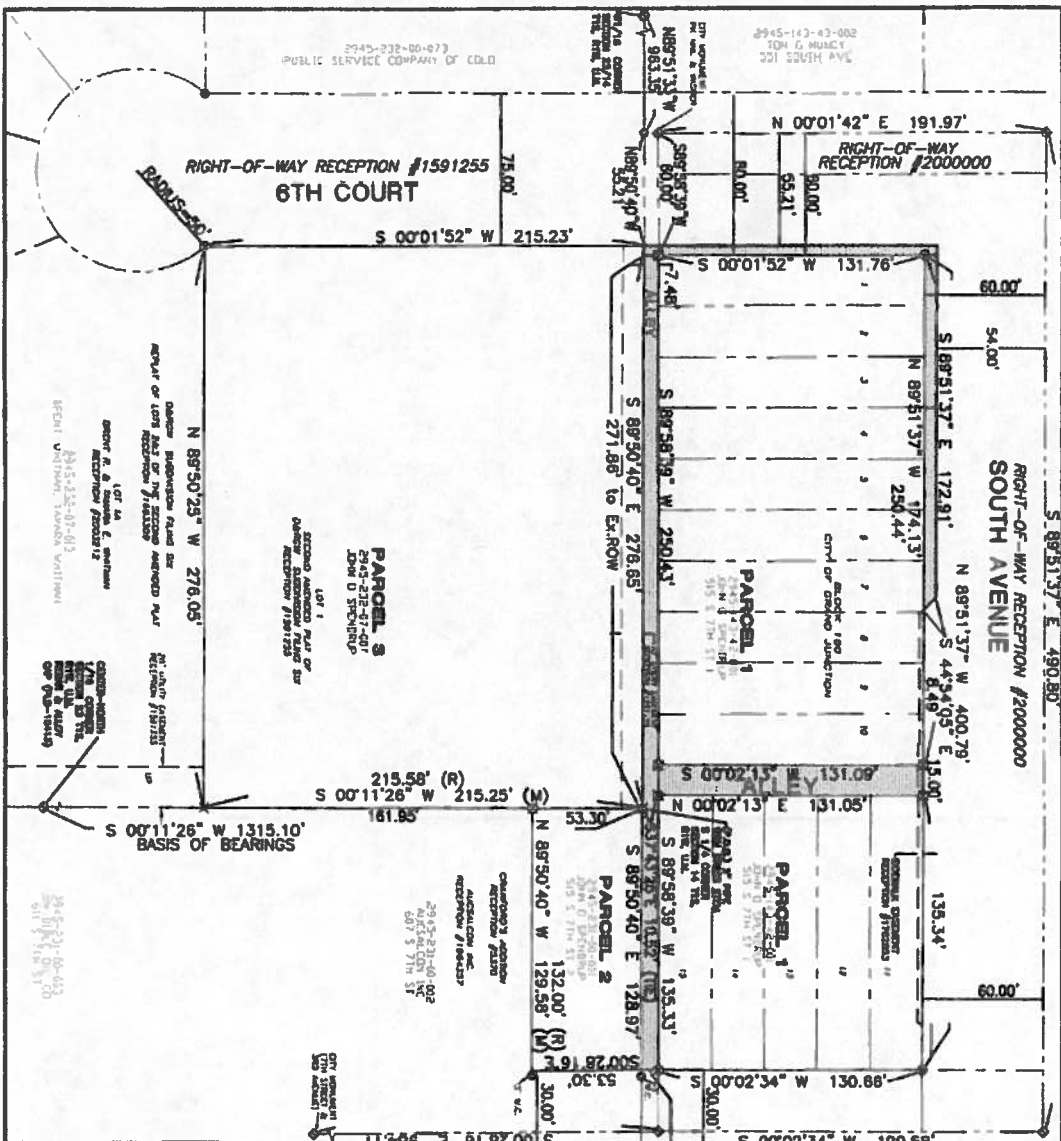
INTRODUCED on first reading the ____ day of _____, 2011 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the ____ day of _____, 2011 and ordered published in pamphlet form.

ATTEST:

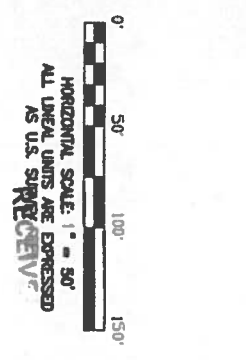
President of City Council

City Clerk



LEGEND AND ABBREVIATIONS:

- ◆ CITY MONUMENT IN RANGE BOX UNLESS OTHERWISE INDICATED
- ⊕ FOUND REBAR & ALLOY CAP PLS-16413
- ⊕ FOUND 5/8" REBAR & ALLOY CAP IN CITY MONUMENT BOX (ILLEGIBLE)
- ⊕ FOUND 5/8" REBAR & ALLOY CAP PLS-4307
- ⊕ FOUND 5/8" REBAR & WASHER PLS-4307
- ⊕ FOUND 5/8" REBAR & ALLOY CAP PLS-20632
- ⊕ FOUND 2" PIPE WITH 1/2" BRASS STEM
- ⊕ FOUND 5/8" REBAR (NO CAP)
- ⊕ FOUND 3/4" REBAR (NO CAP) UPGRADED WITH WIRE TAG PLS-18469
- ⊕ SET 5/8" REBAR & PLASTIC CAP PLS-18469
- ⊕ SET PK NAIL & WASHER PLS-18469
- (POB) POINT OF BEGINNING
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION



JAN 11 2011
COMMUNITY DEVELOPMENT
DEPT

RIGHT-OF-WAY VACATION FOR JOHN O. SPENDRUP LLC
IN THE S1/2 OF SECTION 14 AND N1/2 SECTION 23, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE 10TH MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, COLORADO

PREPARED BY: KTS
NO. 2008-00274-VAC-04USE - sep.dwg/10/27/11