

# Table of Contents

File 1989-0002

Name: Enstrom's - East-West alley E of 7<sup>th</sup> St, btn Ute & Colorado

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 in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been provided.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>
X	X	<b>Table of Contents</b>
		Review Sheet Summary
		Application Form
		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
X	X	<b>*General project report</b>
		Reduced copy of final plans or drawings
		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	<b>*Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps - final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or non-bound reports
		Traffic studies
X	X	<b>*Petitioner's response to comments</b>
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)
<b><u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u></b>		
X	X	Action Sheet
X		Review Sheets
X		Review Sheet Summary
X		Development Application - 1/6/89
X	X	Development Summary
X		Public Notice Posting - 1/26/89
X	X	Planning Commission Minutes - ** - 2/7/89
X	X	Site Plan
X	X	Ordinance No. 2420 - **
X		Notice of Public Hearing - 2/7/89
X	X	City Council Minutes - ** - 2/15/89
X	X	Memo from Don Newton to Karl Metzner re: drainage connections were made without a permit - 6/14/89
X		Landscape Plan

PROJECT NARRATIVE

DEVELOPER IS REQUESTING THE VACATION OF THE EAST-WEST ALLEY SECTION SERVICING BLOCK 128 & ACCESSING 7TH STREET BETWEEN UTE & COLORADO AVENUES. THE REQUESTED VACATION IS TO EXTEND BETWEEN 7TH STREET ON THE WEST & THE NORTH-SOUTH ALLEY ON THE EAST. THE DEVELOPER IS ANTICIPATING CONSTRUCTION OF A 19,000 SQUARE FEET, SINGLE STORY BUILDING IN THE SOUTHWEST CORNER OF THE BLOCK TO ACCOMMODATE THEIR EXISTING CANDY MANUFACTURING BUSINESS. IN ORDER TO PROVIDE THE NECESSARY SQUARE FOOTAGE & ACCOMMODATE THE REQUIRED STREET-SIDE SETBACKS, CONSTRUCTION OVER THE VACATED ALLEY SEGMENT WILL BE REQUIRED.

THE ALLEY PRESENTLY ACCOMMODATES A BURIED 2" NATURAL GAS, OVERHEAD TELEPHONE, POWER & CABLE TV LINES. ALL SERVICING UTILITY COMPANYS' HAVE AGREED TO THE POSSIBILITY OF REROUTING & UNDERGROUNDING THEIR SERVICES TO THE NORTH EDGE OF THE PROPERTY. THE DEVELOPER PROPOSES THEIR RELOCATION.

LAND WITHIN THE BLOCK IS PRESENTLY ZONED C-2. THE REQUESTED VACATION SHOULD IMPACT ONLY THOSE PROPERTIES WITHIN THE IMMEDIATE BLOCK. ACCESS TO THOSE PROPERTIES IS MITIGATED BY THE TIE OF THE EASTERLY SECTION OF THE EAST-WEST ALLEY TO THE EXISTING NORTH-SOUTH ALLEYWAY WHICH CONTAINS THE PRIMARY UTILITY SERVICES.

WHILE THE DEVELOPER RETAINS PROPERTY WITHIN THE BLOCK, EAST OF THE NORTH-SOUTH ALLEY, BUILDING EXPANSION IN THAT DIRECTION IS NOT CONSIDERED FEASIBLE AT THIS TIME DUE TO THE NATURE OF THE UTILITY SERVICES CONTAINED THEREIN. PROPERTY ACQUIRED IN THAT DIRECTION.

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BEYOND THEIR PRESENT HOLDINGS, WOULD SATISFY ADDITIONAL FUTURE  
PARKING REQUIREMENTS.

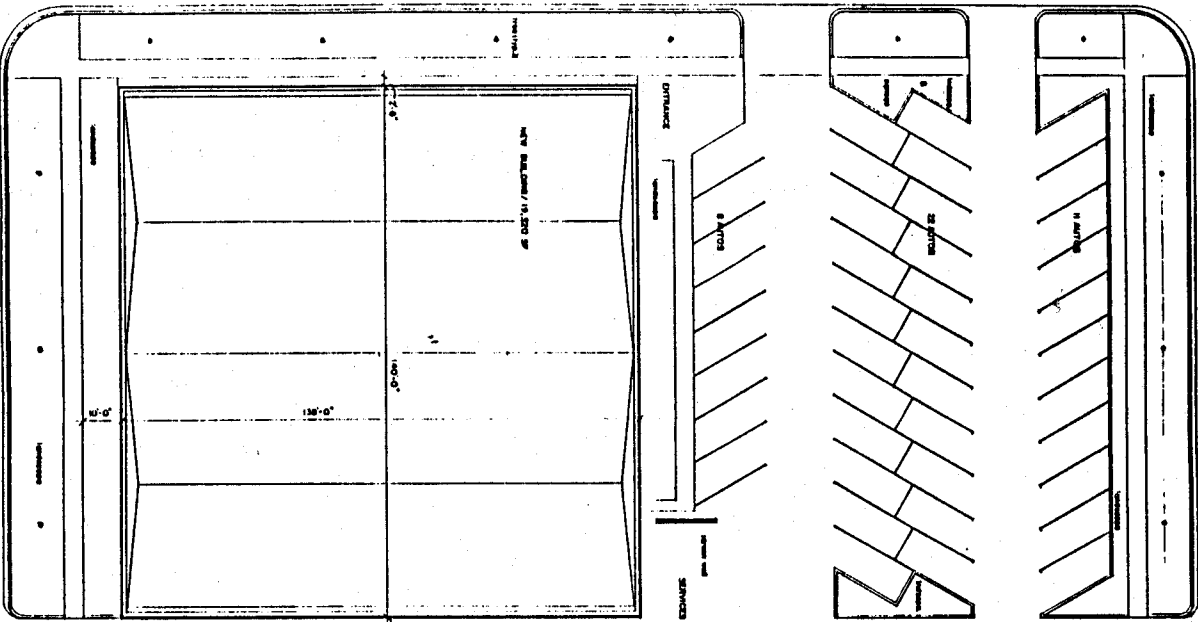
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2945-144-19-948	2945-144-19-004	2945-144-20-001
DOWNTOWN DEVEL. AUTHORITY 200 North 6th Street Grand Junction, CO 81501	BERTA D. GARDNER 212 Alcove Drive Grand Junction, CO 81503	M.J. MATTAS P.O. Box 1848 Grand Junction, CO 81502
2945-144-20-011 /010/ 007	2945-144-20-009	2945-144-20-008
CARROLL E. MULTZ 634 Main Street/ Suite 100 Grand Junction, CO 81501	IDA M. QUINTANA 740 Colorado Ave. Grand Junction, CO 81501	JOHN E. BROPHY 2654 Paradise Way Grand Junction, CO 81506
2945-144-29-012	2945-144-29-011	2945-144-29-010
EDWARD D. RYKEN 519 29½ Road Grand Junction, CO 81504	CLIFFORD D. STOUT 755 Colorado Avenue Grand Junction, CO 81501	KLEM L. SCHURR 747 Colorado Avenue Grand Junction, CO 81501
2945-144-29-001/005/006	2945-144-29-009	2945-144-29-002 / 018
MARY G. ENSTROM P.O.Box 1088 Grand Junction, CO 81502	CHARLES CRUSE 741 Colorado Avenue Grand Junction, CO 81501	DOUGLAS S. SIMONS 212 South 7th Street Grand Junction, CO 81501
2945-144-29-017	2945-144-29-016	2945-144-29-015
HARRY H. TERRELL 724 Ute Avenue Grand Junction, CO 81501	FRED C. GULLIFORD 730 Ute Avenue Grand Junction, CO 81501	SHERRYL K. ANDRUS <i>Called in problem</i> 8620 North El Capitan Way Las Vegas, Nevada 89121
2945-144-29-014	2945-144-29-013	2945-144-32-010
BLANCHE H. MATLOCK 742 Ute Avenue Grand Junction, CO 81501	EDITH C. COLUMBIA 756 Ute Avenue Grand Junction, CO 81501	FRANK D. MUELLER 605 Hudson Bay Grand Junction, CO 81504
2945-144-32-009	2945-144-32-008	2945-144-32-006 /007
EDITH WEIR CRUMP 739 Ute Avenue Grand Junction, CO 81501	ESTELLA R. CHAVEZ 729 Ute Avenue Grand Junction, CO 81501	WILLIAM W. MANCHESTER 3109 Palomas Circle Farmington, N.M. 87401
2945-144-32-005	2945-144-32-004	2945-144-32-012
MALAQUIAS SISNEROS 717 Ute Avenue Grand Junction, CO 81501	MARIE YOUNGER 302 South 7th Street Grand Junction, CO 81501	JOSEPH N. SPANO P.O. Box 2389 Grand Junction, CO 81502
2945-144-32-003	2945-144-31	2945-144-30-009
RICHARD L. HOEY 1801 Ouray Avenue Grand Junction, CO 81501	MESA COUNTY ADMINISTRATOR P.O. Box 20,000-5001 Grand Junction, CO 81502	LARRY J. THEISEN 3224 White Avenue, #4 Clifton, Colorado 81520
2945-144-30-008	2945-144-30-001 /002	
ROBERTA L. AKENS 237 South 7th Street Grand Junction, CO 81501	L.D. INVESTMENTS P.O. Box 3207 Grand Junction, CO 81502	

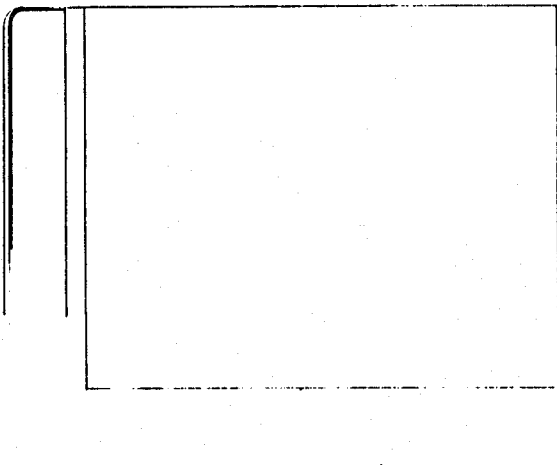
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UTE AVENUE

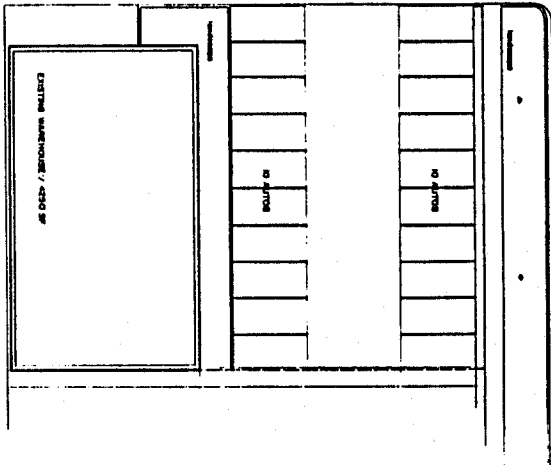


COLORADO AVENUE

ALLEY



ALLEY



SITE PLAN PROPOSED PROJECT  
UTE - 11-0

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<b>ENSTROM CANDIES, INC.</b> 212 SOUTH SEVENTH STREET GRAND JUNCTION COLORADO	
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<b>VANDERWOOD ASSOCIATES ARCHITECTS</b> 116 W. HORNEDOWN DRIVE / 200 GRAND JUNCTION, COLORADO 81501 262-0448
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Date: _____ Project: _____
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Drawn by: _____ Checked by: _____ Date: _____ Scale: _____
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# REVISED SHEET SUMMARY

FILE NO. 2-89 TITLE/HEADING Alley Vacation DUE DATE 1/20/89

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Emil Enstrom

Location: East/west alley, E of 7th Street, between Ute and Colorado Avenues

PETITIONER ADDRESS 720 Golfmore Drive Grand Junction, CO 81506

ENGINEER n/a

DATE REC.	AGENCY	COMMENTS
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 NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED  
 A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.  
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1/20/89	Planning Dept.	<p>The following criteria, as listed in section 8-3 of the Zoning and Development Code, have already been satisfied or need to be addressed:</p> <ul style="list-style-type: none"> <li>8-3-1 The proposal does not landlock any parcels of land.</li> <li>8-3-2 The proposal does not restrict access to any parcel so that access is unreasonable or economically prohibitive.</li> <li>8-3-3 The proposal will have no adverse impacts on the health, safety, and/or welfare of the general community. It will not reduce the quality of police or fire protection to any parcel of land. The petitioner must satisfy trash service access and relocate all utilities.</li> <li>8-3-4 The proposal does not conflict with adopted plans and policies.</li> <li>8-3-5 The petitioner must show the benefits the proposal provides to the City.</li> </ul>
1/20/89	Police Dept.	Is a "T" alley intersection a problem? No other concerns noted.
1/17/89	City Attorney	Applicants need to fully address the benefits to the City, pursuant to Code 8-3-5.
1/19/89	Public Works	Trash service is provided through this alley. Upon vacation, trash trucks will be required to make a 90° turn from the north/south alley to the east/west alley. At present, there is insufficient space for such a maneuver. The petitioner should work with the Sanitation Department on resolving this issue.
1/18/89	DDA	The DDA supports the attached request for the expansion of Enstrom's Candy.
1/11/89	Fire Dept.	Our office doesn't have a problem with this alley vacation. It won't interfere with our providing fire protection to the building and surrounding area.
1/13/89	City Engineer	If the alley is vacated, the existing curb cut and driveway approach should be removed and replaced with curb, gutter, and sidewalk. The proposed new curb cuts for the parking lot should be signed appropriately for entrance and exit only on 7th St. A permit must be obtained from this office prior to any concrete removal or construction in the public right-of-way.
1/13/89	Public Service	Presently have 2" steel gas main in alley proposed for vacation. Will require relocation of line around proposed project either around north and west edge or south and west edge of property, subject to reimbursement for costs.
	gas:	
	electric:	Can install underground to north or south around property and remove overhead, subject to reimbursement for costs and utility easements as required.

1/13/89

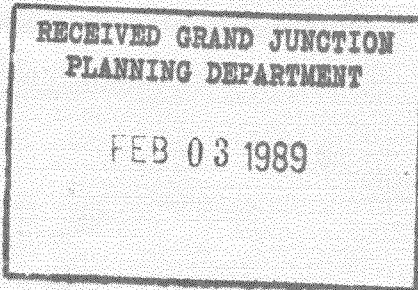
City Engineer

The vacation of this alley would present considerable inconvenience for the Sanitation Department. The E/W alley would dead end at the west side of the N/S alley, leaving insufficient turning radius for trash trucks to access the affected customers and negotiate the turn. The only alternative to the Sanitation Division would be to drive past the east end of the E/W alley and then back into traffic to access the alley while backing down the alley to serve trash customers. This action would increase the exposure of our crews to backing hazards and backing into moving traffic hazards.

If the turning radius at the E/W and N/S alley junction would accommodate the turning radius of our largest trash truck, this would eliminate the problems. Removal of the power pole at the northeast corner of the alley intersection and design of parking lot to accommodate trash trucks would eliminate the problem.

sent 1/23/89

subject: RESPONSE TO REVIEW SHEET SUMMARY  
title heading: ALLEY VACATION/E-W ALLEY, E OF 7TH STREET  
BETWEEN UTE & COLORADO AVENUES  
project: ENSTROM CANDIES INC.  
date: 3 FEBRUARY 1989



PLANNING DEPT.

- 8-3-1 NO RESPONSE REQUIRED.
- 8-3-2 NO RESPONSE REQUIRED.
- 8-3-3 NO RESPONSE REQUIRED.
- 8-3-4 NO RESPONSE REQUIRED.
- 8-3-5 THE PRINCIPLE BENEFIT OF THE CITY IS ECONOMIC. GRANTING THE REQUEST WILL ALLOW THE PETITIONER TO CONSTRUCT A NEW FACILITY TO ACCOMMODATE THEIR EXPECTED GROWTH IN THEIR DOWNTOWN LOCATION.

GRANTING THE REQUEST WILL ALSO ELIMINATE THE CONTINUING MAINTENANCE ON THIS SECTION OF THE ALLEYWAY.

POLICE DEPT.

WITH THE AGREED REMOVAL OF THE POWER POLE AT THE NORTHEAST CORNER OF THE E-W, N-S ALLEY INTERSECTION (SEE RESPONSE TO CITY ENGINEER QUESTION/ LAST ITEM) ALLOWING EASIER MANEUVERING THE 'T' INTERSECTION SHOULD NOT BE A PROBLEM.

CITY ATTORNEY

REFER TO ITEM 8-3-5 ABOVE.

PUBLIC WORKS

REFER TO CITY ENGINEER RESPONSE/LAST ITEM, THIS FORM.

DDA

NO RESPONSE REQUIRED.

FIRE DEPT.

NO RESPONSE REQUIRED.

CITY ENGINEER

PAVING AND SIGNAGE REQUIREMENTS STATED WILL BE COMPLIED WITH IN FINAL PROJECT.

PUBLIC SERVICE

RELOCATION AND ACCOMMODATION OF NATURAL GAS, TELEPHONE, ELECTRICAL POWER AND CABLE TELEVISION SERVICES PRESENTLY EXISTING IN ALLEY TO BE VACATED ARE BEING NEGOTIATED WITH THE SERVICING UTILITIES. AGREEMENTS FOR LOCATION HAVE BEEN MET. REFER ALSO TO THE FOLLOWING CITY ENGINEER ITEM.



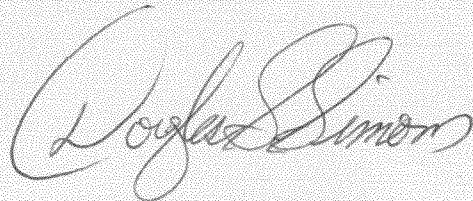
CITY ENGINEER

AS A PART OF THE NEGOTIATED RESOLUTION WITH THE UTILITY COMPANIES HAVING OVERHEAD SERVICES WITHIN THE REQUESTED ALLEY VACATION, THE PRESENT POWER POLE AT THE NORTHEAST CORNER OF THE REMAINING ALLEY INTERSECTION WOULD BE FULLY REMOVED. SERVICES WOULD BE PROVIDED FROM THE UTILITY POLE PRESENTLY EXISTING AT THE MIDPOINT OF THE PETITIONERS WAREHOUSE BUILDING IN THE REMAINING E-W ALLEY. THE POLES AND OVERHEAD SERVICES WITHIN THE N-S ALLEY WOULD ALSO BE REMOVED. REQUIRED SERVICES TO THE WEST OF THE N-S ALLEY WOULD BE ACCOMMODATED BY WAY OF UNDERGROUND INSTALLATION WITHIN EASEMENTS AT THE EXTREME NORTH AND WEST PROPERTY LINES ABUTTING COLORADO AVENUE AND 7TH STREET.

responses submitted by:

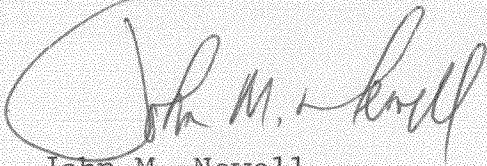


Emil L. Enstrom



Douglas S. Simons

PETITIONERS



John M. Newell

REPRESENTATIVE



# development summary



File # #2-89 Name Alley Vacation  
Enstrom's Candies, Inc Date 2/8/89

**PROJECT LOCATION:** East/west alley, east of 7th Street, between Ute and Colorado Avenues

**PROJECT DESCRIPTION:** Request to vacate that portion of the east/west alley between 7th Street and the north/south alley. The purpose of the request is to allow construction of a 19,000 sq. ft. commercial building for Enstrom's Candies, Inc.

## REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES NO*		TECHNICAL REQUIREMENTS	SATISFIED NOT SATISFIED*	
	YES	NO*		SATISFIED	NOT SATISFIED*
Complies with adopted policies	X		Streets/Rights Of Way	X	
Complies with adopted criteria	X		Water/Sewer n/a		
Meets guidelines of Comprehensive Plan	X		Irrigation/Drainage n/a		
			Landscaping/Screening n/a		
			Other: _____		

\* See explanation below

### STATUS & RECOMMENDATIONS:

Petitioner has satisfied all review comments regarding relocation of utilities and service access through the remaining alleys.

### Planning Commission Action

Recommended approval, subject to review agency comments.

MEMORANDUM

KM ✓

Kathy  
FYI  
Paul

TO: Karl Metzner  
FROM: Don Newton *JDN*  
DATE: June 14, 1989  
SUBJECT: Enstrom Candies Inc. Project

Two roof drains on the south side of the new building were not constructed to City Standards where they cross the public sidewalk, the landscaped parkway and connect to the curb and gutter in Ute Ave.

The drainage connections were also made without a permit from either the City or the State Highway Department. Also, several sections of concrete sidewalk have been broken and damaged by construction equipment.

I have discussed these items with Mr. Simons and with the General Contractor's Superintendent.

JDN/ckb/enstrom

xc: Jim Shanks  
Doug Cline  
Walt Hoyt  
John Kenney

