



**MESA STATE COLLEGE
FOUNDATION**

#33 89

APPLICATION FOR SPECIAL USE PERMIT

PROPERTY: 1041 Mesa Avenue
Grand Junction, CO 81501

LEGAL DESCRIPTION: Lot 10, Block 6, Garfield Park Subdivision,
City of Grand Junction, Mesa County, Colorado

OWNER: Property is under Purchase Contract by Mesa
State College Foundation (a non-profit
Colorado Corporation), contingent upon approval
by City of Grand Junction for use of the
property as the office for Mesa State College
Foundation (and by Mesa State College Alumni
Association as a co-user). If approval for
either a zoning change or a special use permit
is granted, the Foundation, upon transfer of
title, intends to convey title to Mesa State
College.

DOCUMENTS:

1. Copy of Purchase Contract
2. Letter of Understanding with Mesa State
College
3. Site Plan
4. Names and addresses of owners within 200
feet of the property

PROPOSED USE: The premises consists of a residence
(approximately 1,500 sq. feet), a single car
garage, and a carport.

The exterior of the residence will be up-
graded and the interior will be adapted for
office use with interior painting, new car-
pets, shelves, etc. No major structural
changes are contemplated.

The renovation would begin as soon as possible
after June 30th and the projected time sche-
dule for occupancy would be September 1st.

PARKING:

The following parking is available on-premises:

Single car garage
Single car carport
Cement slab on the east side of the these structures for a minimum of two vehicles

The following additional on-premises parking is to be added:

Space for two cars to the rear (west) of the garage and carport. This will require the removal of a storage bin on the back of the garage, and the removal of a cement ash pit.

The following additional frontage (east side) parking is requested:

There is a 20 foot street platted along the east side of the premises. No street improvements have been constructed on this area. The existing street (College Place) constructed on a 40 foot platted right of way. Parallel parking is allowed on the east side of the 40 foot street, but no parking is designated on the west side of the 40 foot street.

The 20 foot platted area contains no lawn or improvements and is chained off by a cable.

It is requested that permission be given to utilize the 20 foot strip for slant parking. (The open area is in excess of 100 feet in length and can be used for either slant parking or parallel parking). Since College dormitories lie to the east of College Place, some parking controls would be desirable to control the spaces for Foundation and business visitor use, particularly during the period 8:00 a.m. to 5:00 p.m.

COMPATIBILITY WITH ADJACENT USES:

College dormitories lie to the east of the property. The College football practice field lies to the north of Mesa Avenue and extends west to Cannell Avenue.

The south side of Mesa Avenue, and the north side of Texas Avenue, west of College Place is occupied by residential homes. The property at 1041 Mesa is on the north-east corner of the block.

The intended use as an office area for Mesa State College Foundation would result in little or no impact upon the adjacent residential properties. Office staff would range from 2 to 4 persons; the hours would be normal business hours, except for small group meetings of 8-10 persons which might be scheduled in evening hours. If Foundation Board meetings were to be scheduled at the premises they would occur approximately four times per calendar year and would have a maximum attendance in the range of 20-25 persons.

Mesa State College would care for the exterior areas and would include the premises in their routine security patrols.

Brian Richards
949 Mesa Avenue
Grand Junction, CO 81501
2945-114-05-006

Carol A. Maready
1031 Mesa Avenue
Grand Junction, CO 81501
2945-114-05-009

Diane Nelson
1020 Texas Avenue
Grand Junction, CO 81501
2945-114-05-013

Frances Kern
1009 Mesa Avenue
2479 F $\frac{1}{2}$ Road - Mailing address
Grand Junction, CO 81501
2945-114-05-007

Vernon Lambert
1040 Texas Avenue
Grand Junction, CO 81501
2945-114-05-011

R. W. Johnston
1010 Texas Avenue
Grand Junction, CO 81501
2945-114-05-014

Jewell Brown
1019 Mesa Avenue
Grand Junction, CO 81501
2945-114-05-008

Ray Johnson
1030 Texas Avenue
Grand Junction, CO 81501
2945-114-05-012

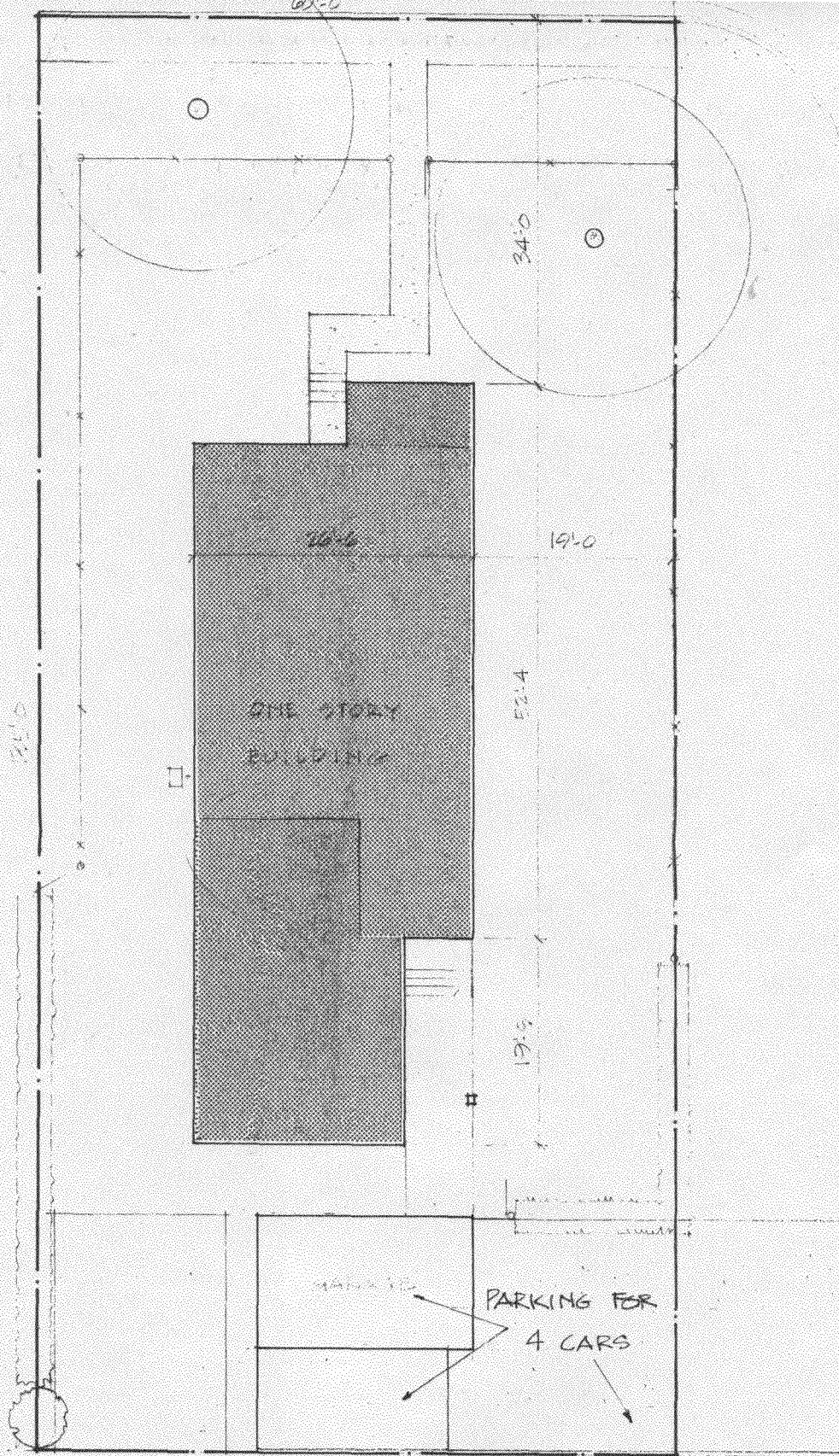
William Nelson
1000 Texas Avenue
Grand Junction, CO 81501
2945-114-05-015

*Utah State College
P.O. Box 2047
Grand Jet, CO 81502*

*Owner of Record
Bank Western Savings
900 17th St.
Denver, CO 80202*

Remove

#33 89



SITE PL

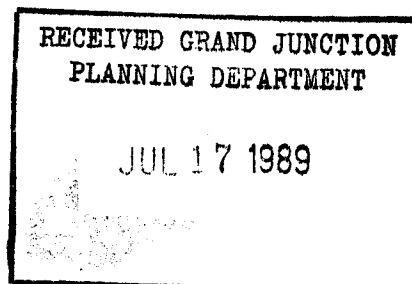
1041 MESA A
GRAND JUNCTI

SCALE 1" = 10'

TO: Planning Department
FROM: Carl Wahlberg *CRW*
SUBJECT: Written Response to Review Comments File
No. 33-89
DATE: JULY 13, 1989

City Engineer Concerns:

- Paragraph 2 The college is not seeking to provide additional parking on College Place either off street or on street. The college will "install a 4' wide concrete sidewalk (where none exists) adjacent to the curb fronting the property."
- Paragraph 3 The college does not wish to apply for vacation of right-of-way for parking.
- Paragraph 4 The college is not requesting to make two parking places West of the garage.
- Paragraph 5 The college will escrow funds for half-width alley improvements for that portion of the alley abutting the property at \$30/abutting foot.



REVIEW SHEET SUMMARY

FILE NO. 33-89 TITLE HEADING Special Use-Office DUE DATE 7/5/89

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Mesa College

Location: 1041 Mesa Avenue

PETITIONER ADDRESS P.O. Box 2647 Grand Junction, CO 81502

ENGINEER n/a

DATE REC. AGENCY COMMENTS

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED
A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

1/89	City Engineer	<p>I have no objections to parking in the existing garage and carport or on the concrete driveway slab east of the garage and carport.</p> <p>Parking in the public right-of-way behind the curb on College Place will not be allowed unless the right-of-way is vacated. The petitioner will be required to install 4' wide concrete sidewalk (where none exists) adjacent to the curb fronting the property. If additional parking is desired on public right-of-way, the street will need to be widened at least 4' to accommodate on-street parking along the west side.</p> <p>If the petitioner wishes to apply for vacation of the right-of-way for parking, a plan will be required showing parking layout, street access and proposed landscaping. If the right-of-way is vacated, the public sidewalk is still required.</p> <p>Two parking spaces requested west of the existing garage and carport cannot be allowed unless adequate sight distance can be provided on both sides of the parking spaces. At this time, there is no sight distance on either side.</p> <p>The petitioner will be required to escrow funds for half width alley improvements for that portion of alley abutting the property. The cost for these improvements will be calculated at \$30 per abutting foot.</p>
3/89	Utilities Engineer	No requirements. P.I.F. is adequate for intended use.
2/89	Fire Dept.	Okay to rezone and use as office space for Mesa State College.
5/89	City Attorney	None.
5/89	Planning Dept.	The proposed use appears to be low impact. The structures and other site facilities, including landscaping, are existing. All of the City Engineer's concerns must be resolved prior to approval.

REVIEW SHEET SUMMARY

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Location: 1041 Mesa Avenue

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ENGINEER n/a

DATE REC. AGENCY COMMENTS

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A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

6/21/89	City Engineer	I have no objections to parking in the existing garage and carport or on the concrete driveway slab east of the garage and carport. Parking in the public right-of-way behind the curb on College Place will not be allowed unless the right-of-way is vacated. The petitioner will be required to install 4' wide concrete sidewalk (where none exists) adjacent to the curb fronting the property. If additional parking is desired on public right-of-way, the street will need to be widened at least 4' to accommodate on-street parking along the west side. If the petitioner wishes to apply for vacation of the right-of-way for parking, a plan will be required showing parking layout, street access and proposed landscaping. If the right-of-way is vacated, the public sidewalk is still required. Two parking spaces requested west of the existing garage and carport cannot be allowed unless adequate sight distance can be provided on both sides of the parking spaces. At this time, there is no sight distance on either side. The petitioner will be required to escrow funds for half width alley improvements for that portion of alley abutting the property. The cost for these improvements will be calculated at \$30 per abutting foot.
6/23/89	Utilities Engineer	No requirements. P.I.F. is adequate for intended use.
6/22/89	Fire Dept.	Okay to rezone and use as office space for Mesa State College.
7/05/89	City Attorney	None.
7/05/89	Planning Dept.	The proposed use appears to be low impact. The structures and other site facilities, including landscaping, are existing. All of the City Engineer's concerns must be resolved prior to approval.

*Start
7-10-89*



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

July 24, 1989

Dr. Carl Wahlberg
Mesa State College
P.O. Box 2647
Grand Junction, CO 81502

Dear Dr. Wahlberg:

You may consider this letter as the approved special use permit for an office use in a PZ at 1041 Mesa Avenue. This approval is subject to the following conditions:

- 1) Verification from the City Engineer that escrow funds for alley improvements have been received.
- 2) Construction of, or suitable guarantee of construction for, sidewalk along College Place.
- 3) The use must be substantially conducted and maintained as described in the project narrative which was submitted with the special use application. Any changes must be submitted for review by this department.

Thank you for your cooperation in this matter, and please let me know if you have any questions regarding this approval.

Sincerely,

A handwritten signature in cursive script, appearing to read "Karl G. Metzner".

Karl G. Metzner
Director of Planning

KGM/tt

xc: File #33-89