

Table of Contents

File 1990-0001

Name: Salvation Army - 1235 North 4th St - Alley Vacation - C-2

	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	Table of Contents
X	X	Review Sheet Summary
X		Application Form
X		Review Sheets
X		Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps - final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
X	X	*Petitioner's response to comments
		*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)
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>		
X	X	Action Sheet
X	X	Review Sheet Summary
X		Review Sheet
X	X	Development Summary - 2/8/90
X		Development Application - 12/14/89
X	X	Planning Commission - ** - 2/6/90
X	X	City Council Minutes - ** - 2/6/90, 2/21/90
X		Public Notice Posting - 1/23/90
X	X	Resolution No. 65-89 - **
X	X	Planning Clearance - ** - 7/2/91
X	X	Utility Composite
X		Notice of Public Hearing - 2/8/90
X	X	Landscaping Plan
X	X	Letter from Del Brockleman, Captain, Officer Commanding The Salvation Army re: request to wave the \$425.00 fee - 12/15/89

IMPACT STATEMENT/PROJECT NARRATIVE:

PROPOSAL:

Vacation of the north-south alley adjacent to the west of Lot 5, Block 12 of Sherwood Addition to the City of Grand Junction.

PROJECT OWNER:

The Salvation Army 1235 North 4th Street, Grand Junction, Colorado.

At present we have a revocable permit to allow the installation of building improvements in the aforementioned alley. These improvements are needed to complete a remodel project at 1235 N. 4th. The improvements being installed in the alley at this time are for emergency exit and access to the rear of the building as required by the building code of Grand Junction.

The alley has not, to the best of my knowledge been used as an alley since prior to 1972 when Cooks Warehouse Market was constructed. At the time of construction several refrigeration coils and units were placed in the right-of-way and connected to the building. Also, a large compacting dumpster was placed at the southwest corner of the building and used at that position for many years.

The property most impacted by this proposal is that property directly west of and connected to the aforementioned alley. I have spoken personally to one of the co-owners of the impacted property and it was my impression that no opposition would be forth coming to this proposal.

I believe that by our remodel project we are helping improve the value of the area. It is our impression that The Salvation Army is meeting the use requirements in general for the existing zone of C-2. We will be using the property as a Salvation Army Corps Community Center. I also believe that our project will not adversely impact the general area.

The zoning of the areas closest to 1235 N. 4th are as follows:

C-2/C-1/B-1

Thank you for your consideration of this matter.

Original
Do NOT Remove
From Office

Original
Do NOT Remove
from Office

1 90

Herbert M. Wright
3740 Beechwood Drive
Grand Junction, CO. 81506

David S. Meyer
727 Birdie Dr.
Grand Junction, CO. 81506

School District #51
2115 Grand Ave.
Grand Junction, CO. 81501

Stanford L. Holmgren Jr.
200 South Willow
Telluride, CO. 81430

Gerald A. Johnson
P.O. Box 2206
Grand Junction, CO. 81502

Paul Britton
586 Stanford Way
Grand Junction, CO. 81504

Blanche Forrester
304 North Ave.
Grand Junction, CO. 81501

Quality Meat & Locker CO.
340 North Ave.
Grand Junction, CO. 81501

B. Johnson
P.O. Box 1829
Grand Junction, CO. 81502

Gay Johnson's Inc.
P.O. Box 1829
Grand Junction, CO. 81502

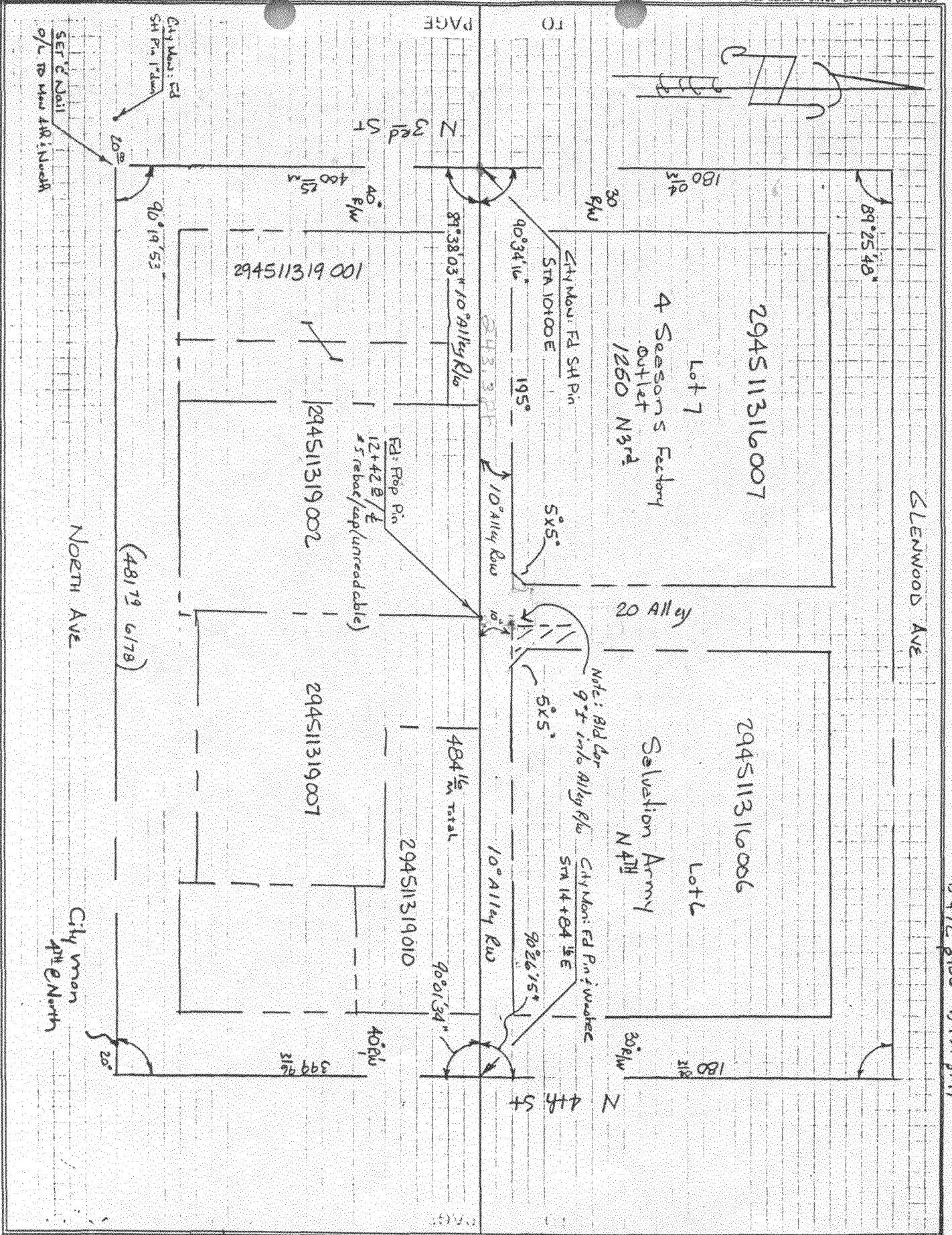
SURVEY OF Alley 3rd to 4th / N Av to Glenwood. INDEX
Control Sheet
PAGE

SURVEY BY
Grem Grizzenko
JOB NO

SURVEY NOTES

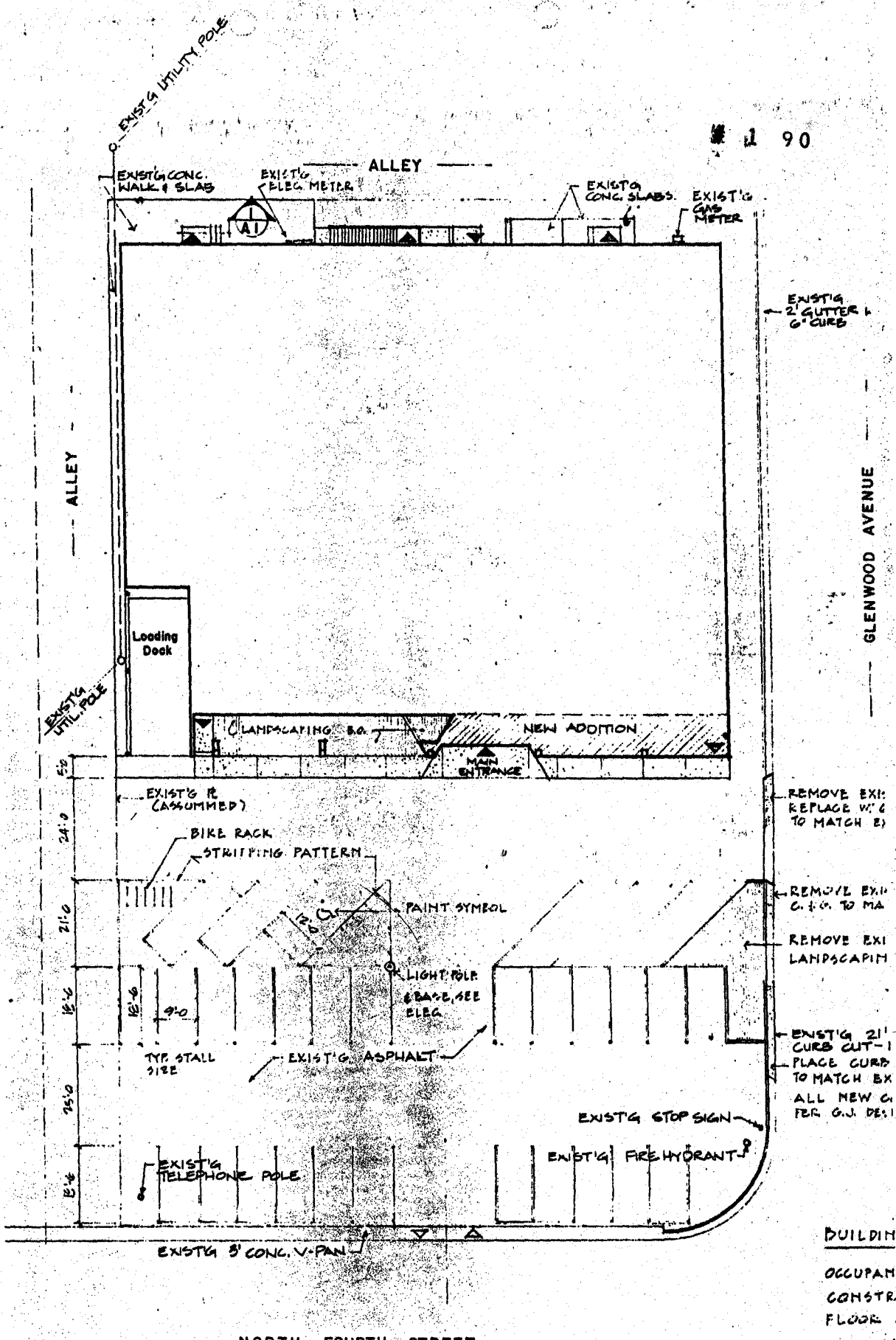
11/16/89

294511316006 94772
BK 1717 p 823
8117 + P268
8972 8900 8934 8999



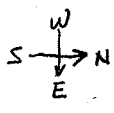
PAGE TO

COLORADO PRINTING CO. GRAND JUNCTION, COLO.



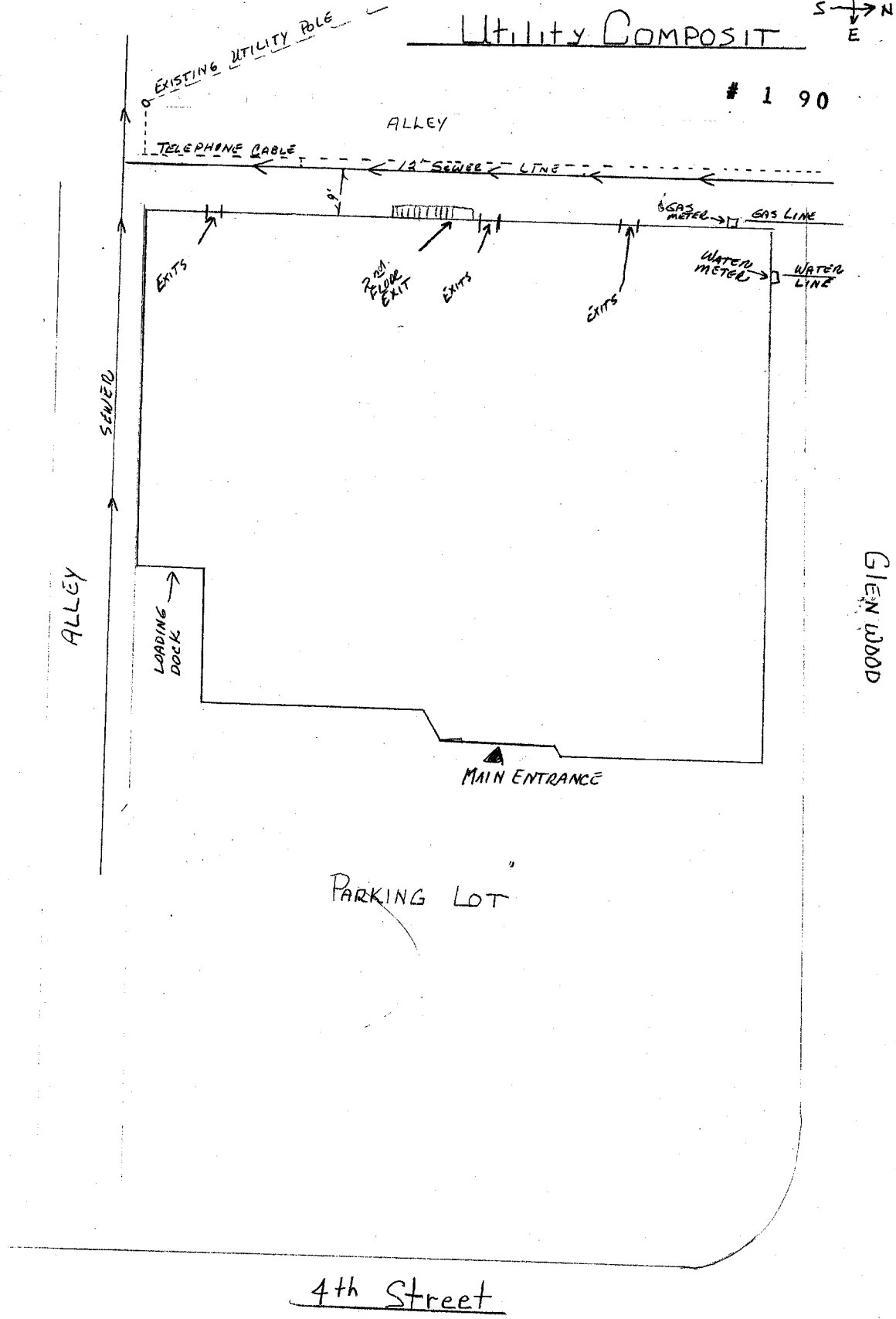
Original
Do NOT Remove
From Office

T.



Utility Composit

1 90



Original
Do NOT Remove
From Office

The Salvation Army

Grand Junction

Corps Community Center

623 Colorado Ave. • P.O. Box 578 • Grand Junction, CO 81502
• Phone 242-7513

WILLIAM BOOTH
Founder

EVA BURROWS
General

PAUL A. RADER

Territorial Commander

LT. COLONEL WM. E. MCHARG
Divisional Commander

REC'D 1-22-90
LAW

January 22, 1990

Planning Department
City of Grand Junction
250 N. 5th
Grand Junction, CO. 81501

RE: Review Sheet Summary

To Whom It May Concern:

Thank you for the Review Sheet Summary file NO. #1-90.

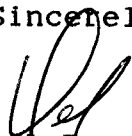
To help clarify our intended use of the property included in our proposed alley vacation application I would like to address concerns from the Planning Department, City Utilities Engineer and City Fire Department.

Our desired use of the aforementioned alley vacation is for emergency purposes only. The only proposed structures in the vacation area are four emergency exit and access doors including the required landings. The landings extend from the edge of the building approximately 48". We do not have any plans requiring any structure extension other than those already stated.

Easement for repair and maintenance of the existing utilities will most certainly be granted. Also, I have spoken with the Fire Department and understand their need for accessibility.

Should there be any further questions or concerns please let me know.

Sincerely,


Del Brockelman, Captain
Officer Commanding



ACTION SHEET

ACRES _____ **VACATION** FILE NUMBER #1 90

UNITS _____ ZONE C-2

DENSITY _____ TAX SCHEDULE # 2945-113-16-006

ACTIVITY ALLEY VACATION FOR SALVATION Army

PHASE _____

COMMON LOCATION 1235 North 4th

DATE SUBMITTED _____ DATE MAILED OUT _____ DATE POSTED _____

_____ DAY REVIEW PERIOD RETURN BY _____

OPEN SPACE DEDICATION (acreage) _____ OPEN SPACE FEE REQUIRED \$ _____ PAID RECEIPT # _____

RECORDING FEE REQUIRED \$ _____ PAID (Date) _____ DATE RECORDED _____

REVIEW AGENCIES

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG		
● Planning Department	●	●							●	●																									●
● City Engineer	●	●								●																									●
● Transportation Engineer	●	●																																	●
○ City Parks/Recreation	●	●																																	●
● City Fire Department	●	●																																	●
● City Police Department	●	●																																	●
○ County Planning	●	●																																	●
○ County Engineer	●	●																																	●
○ County Health	●	●																																	●
○ Floodplain Administration	●	●																																	●
○ G.J. Dept. of Energy	●	●																																	●
○ Walker Field	●	●																																	●
○ School District	●	●																																	●
○ Irrigation	●	●																																	●
○ Drainage	●	●																																	●
○ Water (Ute, Clifton)	●	●																																	●
○ Sewer Dist. (FV, CGV, OM)	●	●																																	●
● U.S. West	●	●																																	●
● Public Service (2 sets)	●	●																																	●
○ State Highway Department	●	●																																	●
○ State Geological	●	●																																	●
○ State Health Department	●	●																																	●
● City Property Agent	●	●																																	●
● City Utilities Engineer	●	●																																	●
● City Attorney	●	●																																	●
○ Building Department	●	●																																	●
○ DDA	●	●																																	●
● GJPC (7 packets)	●	●																																	●
● CIC (11 packets)	●	●																																	●
○ Other	●	●																																	●
○																																			
○																																			
○																																			

TOTALS

BOARDS	DATE	APPROVAL	REMARKS
P.C.	2/16/90	Approved	4-0
City	2/21/90	Approved	alley vacation
		Denied	request for application for walkway
		Original	DO NOT Remove from Office
STAFF			



APPLICATION FEE REQUIREMENTS
 \$425.00 payable to the City of G.J. at the time of submitted

development summary



File # 1-90 Name Alley Vacation Date 02/08/90

PROJECT LOCATION: North/south alley west of 1235 North 4th Street.

PROJECT DESCRIPTION:

A request to vacate this alley.

REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	NO *		TECHNICAL REQUIREMENTS	NOT *	
	YES	NO *		SATISFIED	SATISFIED *
Complies with adopted policies	X		Streets/Rights Of Way	X	
Complies with adopted criteria	X		Water/Sewer * 15 foot easement	X	
Meets guidelines of Comprehensive Plan	X		Irrigation/Drainage	n/a	
			Landscaping/Screening	n/a	
			Other: _____		

* See explanation below

STATUS & RECOMMENDATIONS:

* Staff requested a 15 ft easement for a sewer line running north and south in this alley.

The alley must be maintained for adequate access of emergency vehicles. The petitioner has satisfactorily responded to the review agency comments. The petitioner is requesting a waiver of the standard \$425.00 application fee for vacation.

Planning Commission Action

Recommend approval (4-0) subject to review sheet comments.