

Mesa County has purchased property at 215 Rice Street which is currently zoned Light Industrial (I-1). The intended use is construction of a new County jail facility. Since the property is now owned by a public entity, the City has initiated a rezoning to the Public Zone (PZ). A separate Special Use Permit will be required for the proposed jail. A preapplication conference for the Special Use has been completed and submittal is expected in March, 1990.

Mesa Beverage Co. c/o George McElory & Assoc. 2777 Stemmons Frwy, #1625 Dallas, TX 75207	George Wheeler 3045 Teller Ave. Grand Junction, CO 81504	Ekadell Kay 580 29½ Rd. Grand Junction, CO 81504
James Holmes, Jr. 200 W. Grand Ave. Grand Junction, CO 81505	Boise Cascade Corp. P.O. Box 50 Boise, ID 83728	Ronald & April Babcock 364 29 Rd. Grand Junction, CO 81501
Ernest & Blanche Buesher 714 Golfmore Dr. Grand Junction, CO 81506	Thomas Zambrano 2918 F Rd. Grand Junction, CO 81504	Mary Royle 1527 W. 19th Wichita, KS 67203
Lila Mae Willis 1115 18 Rd. RTE 1 Fruita, CO 81521	J.D. McGuffey 24914 SE Lane Eagle Creek, OR 97022	Tonia Archuleta 209 Sherman Dr. Grand Junction, CO 81503
Olivia V. Shell P.O. Box 4832 Mesa, CO 81643	School District 51 Riverside Elementary 2115 Grand Ave. Grand Junction, CO 81501	Gilbert & P.J. Archuleta 209 Sherman Dr. Grand Junction, CO 81503
Esther Faussonne 3318 B Crestview Way Grand Junction, CO 81506	Joe & Betty Estrada 538 W. Main St. Grand Junction, CO 81505	Judith Diaz 502 Ouray Ave. Grand Junction, CO 81501
Virgil Z. Vandyke 2592 Fruitridge Dr. Grand Junction, CO 81505	Wade Conwell 522 W. Main St. Grand Junction, CO 81505	Riverside Baptist 520 W. Colorado Ave. Grand Junction, CO 81505
Mervin & Esther Harter 145 N. Spruce St. Grand Junction, 81505	Onofre & Patsy Arguello 520 W. Main St. Grand Junction, CO 81505	Robert K. Sacco 635 W. Grand Ave. Grand Junction, CO 81505
John & Mary Carlson 200 Rice St. Grand Junction, CO 81505	Stephen Hardesty 1212 N 15th St. Grand Junction, CO 81501	Robert & Asenath Kemp 635 W. White Ave. Grand Junction, CO 81505
James Voytilla 2449 H Rd. Grand Junction, CO 81505	Manuel Gomez 541 W. Main St. Grand Junction, CO 81505	Minnie Fuoco 411 32 Rd. Clifton, CO 81520

#16 90

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

Viola Buescher
679 Stepside Ln.
Grand Junction, CO 81506

Mary Barger
P.O., Box 1301
Grand Junction, CO 81502

Barbara Jane Raso
P.O. Box 2328
Grand Junction, CO 81502

Ben Guillen
310 W. Ouray Ave.
Grand Junction, CO 81505

Lucas & Rosey Martinez
c/o Bill Williams
404 W. Grand Ave.
Grand Junction, CO 81505

William R. Jarvis
2491 S. Broadway
Grand Junction, CO 81503

Manuel & Margaret Garcia
2852 Orchard Ave.
Grand Junction, CO 81501

Mary Dee Montoya
522 Garfield Unit C
Grand Junction, CO 81504

Betty Dangler
1630 Juniper Ct.
Grand Junction, CO 81505

Jack L. Humelwright
P.O. Box 1538 Place D'Arms
Montreal PQ Canada H2Y3J8
FC 0046

Everett Richardson
412½ W. Grand Ave.
Grand Junction, CO 81505

Audrey Schippers &
Barbara strickler
124 Spruce St.
Grand Junction, CO 81505

Felix Maldonado
350 W. Grand Ave.
Grand Junction, CO 81505

Mac Bera
414 W. Grand Ave.
Grand Junction, CO 81505

Shari Raso
P.O. Box 2328
Grand Junction, CO 81502

Keith Mumby
2808 North Ave.
Grand Junction, CO 81501

Jaun & Alma Bera
416 W. Grand Ave.
Grand Junction, CO 81505

Gasamat Oil Corp.
999 18th St. Ste 355
Denver, CO 80202

John & V. Trujillo
323 W. Ouray Ave.
Grand Junction, CO 81505

John Trujillo
323 W. Ouray Ave.
Grand Junction, CO 81505

William Ela
3142 F Rd.
Grand Junction, CO 81504

John, Irma & Norma Picharrdo
357 W. Ouray Ave.
Grand Junction, CO 81505

Antonio Delira &
Rosey Robus
2953 North Ave. #3
Grand Junction, CO 81501

Marvin R. Dershem Jr.
1936 N 9th St.
Grand Junction, CO 81501

Manuel Cordova
c/o Nellie Ramos
1201 N. Stone
Los Angeles, CA 90063

Isidore & Rosie Garcia
503 W. Ouray Ave.
Grand Junction, CO 81505

Marvin Maldonado
527 W. Ouray Ave.
Grand Junction, CO 81505

Frank & Julie Maldondo
402 W. Grand Ave.
Grand Junction, CO 81505

Anthony Moyano
501 Maldonado St.
Grand Junction, CO 81505

2945-154-02-001 315 Spruce St.

Mesa Beverage Co
c/o George McElroy + Assoc. Inc.
2777 Stemmons Frwy STE 1625
Dallas, Tx. 75207

McElroy

02-002 James A. Holmes, Jr.
200 W Uland Ave
Uland Junction, 81505

20000 Uland Ave. W

02-003 315 Spruce St.

Mesa Beverage Co
c/o George McElroy + Assoc. Inc.
2777 Stemmons Frwy STE 1625
Dallas, Tx 75207

03-001 Ernest + Blanche B. Buescher 237 Spruce
714 Wolfmore Dr
Uland Junction, Co 81506

03-002 Lila Mae Willis 229 Spruce
1115 18th Rd - R T E 1
~~229 Spruce St~~
Fruita, Co. 81521

03-003 Olivia V. Shull 225 Spruce
P.O. Box 4832
Mesa, Co. 81643

03-008 Ernest D. + Blanche Buescher 219 White Ave.
714 Wolfmore Dr.
Uland Junction, Co 81506

03-007 Esther L. Fausone 220 Rice
3318 B Crestview Way
Uland Junction, Co 81506

03-013 Virgil Z Vandyke 203 Spruce St.
2592 Fruitridge Dr.
Uland Junction, Co 81505

06-001 Merwin J. + Esther C. Harter 145 Spruce
145 N. Spruce St.
Uland Junction, Co 81505

06-003 John + Mary L. Carlson 135 Spruce St.
~~135 Spruce St.~~ 200 Rice St.
Uland Junction, Co 81505

06-010 James L. Voytilla 131 Spruce
2449 H Rd
Blair Junction, Co 81505

06-011 George E. Wheeler
3045 Jellen Ave.
Blair Junction, Co 81504

X 06-007 John + Mary K. Carlson 132 Rice St
200 Rice St
Blair Junction, Co 81505

X 06-005 George E. Wheeler
3045 Jellen Ave
Blair Co 81504

09-005 Boise Cascade Corp.
P.O. Box 50
Boise, ID 83728

X 09-006 George E. Wheeler 304 Main St.
3045 Jellen Ave
Blair Co 81504

09-004 (leave) & No match

X 08-001 Boise Cascade 201 Main
P.O. Box 50
Boise, ID 83728

11-002 No match

11-003 No match

11-004 Thomas Zambrano 445 Crosby
2918 FRd
Blair Co 81504

11-008 J.D. McWhiffey
249145 ELN
Eagle Creek, OR 97022

- 66-942 School District 51 552 main St.
Riverside Elementary
2115 Grand Ave.
Grand Junction, Co 81501
- 66-064 Joe Michael + Betty Estrada 538 main St.
538 W. Main St
WJ Co 81505
- 66-065 Wade E. Conwell 522 main St
522 W. Main St.
WJ Co 81505
- 66-066 Onofre L. + Patsy Arguello 520 main St
520th main St
WJ Co 81505
- 66-067 Stephen Hardesty
1212 N 15th St.
WJ Co 81501
- 19-004 Manuel S. Gomez 541 main St.
541 W. Main St
WJ Co 81505
- 20-003 Gladell D. Kay 501 Main St
580 29 1/2 Rd
WJ Co 81504
- 20-002 Ronald A + April I Babcock 411 main
364 29 Rd
WJ Co 81501
- 20-001 Mary Royle
1527 W. 19th
Wichita, KS 67203
- 20-941 City of WJ
- 20-069 Jonita Archuleta
209 Sherman Dr.
WJ 81503
- 20-068 Gilbert + P. J. Archuleta 127 Lawrence Ave.
209 Sherman Dr
WJ 81503

- 20-010 Judith Diaz 468 Colorado
502 Oway Ave
Wf 81501
- 20-951 Riverside Baptist Congregational Church 502 Colo. Ave.
520 W. Colorado Av
Wf 81505
- 32-001 Robert K. Sacco 635 Grand Ave
635 W. Grand
Wf 81505
- 32-002 Robert W. ~~Don~~ + Azenath I. Kemp 635 White
635 W. White Ave
Wf 81501
- 61-007 Minnie Tuoco
411 32 Rd
Clifton, Co 81520
- 61-612 Way Johnson's Inc.
P.O. Box 1829
Wf 81502
- X 61-016 Minnie Tuoco
411 32 Rd
Clifton, Co 81520
- 64-005 Barbara Jane Raso 145 White
P.O. Box 2328
Wf Co 81502
- X 64-004 Barbara J Raso 129 White
P.O. Box 2328
Wf 81502
- 64-011 William R. Jarvis 216 Spruce St
2491 S. Broadway
~~216 Spruce St~~
Wf Co 81503
- 64-006 William Jarvis
- 64-007 William Jarvis

05-016 Betty J. Dangler 155 Road Ave.
~~18500~~ 1630 Juniper Ct.
Wf 81505

05-941 City of Wf.

X 05-015 Betty J. Dangler 132 Spruce St.

05-013 Audrey J. Schippers + Barbara C. Strickler 124 Spruce
124 Spruce St.
Wf 81505

X 05-002 Barbara J. Raso 116 Spruce St.
P.O. Box 2328
Wf Co 81502

05-011 Shari A. Raso
P.O. Box 2328
Wf 81502

05-010 Shari Ann. Raso 150 Main St

05-014 Shari Ann Raso 120 Spruce St.

~~2945-151-05-092~~ James A. Holmes, Jr. 200 Grand Ave
200 W. Grand
Wf 81505

05-008 Masamat Oil Corp. 302 Grand Ave.
999 18th St STE 355
Denver, Co. 80202

05010 Wm M. Elia
3142 FRd
Wf Co 81504

05-009 Marvin R. Dershem, Jr.
1936 N. 9th St.
Wf 81501

05-006 Violet M. Buescher 230 Grand
679 Stepaside Ln.
City 81506

05-007 Manuel Cordova
C/o Nellie
Ramos
1201 N. Stone
Los Angeles, CA 90063

05-008 GASAMat oil Corp 302 Grand
999 18th St STE 355
Denver Co 80202

00-081 Frank + Julie M. Maldonado 402 Grand
402 W Grand Ave
City Co 81505

00-061 Mary Barger 403 Ouray Av
P.O. Box 1301
City 81501

00-079 Lucas + Rosey V. Martinez 406 Grand Ave
C/o Bill Williams
404 W. Grand
City Co 81505

00-077 Marvin R Dershem, Jr. 408 Grand
1936 N 9th St
City 81501

00-078 Mary Dee Montoya
522 Warfield Unit C
City 81504

00-076 Everett Richardson 412 Grand
412 1/2 W. Grand
Grand City 81505

00-075 Mac Bera 414 Grand Ave
414 Grand Ave
City 81505 Jaun Bera

00-074 Jaun Baptista + Alma Bera 416 Grand
416 W Grand
City 81505

00-062 John Yuzile
323 W. Ouray Ave
City 81505

- 00-063 Antonio R Delira + Rosey V M Robles
2953 N. Ave #3
Wf 81504
- 00-064 Mac + Bernice Bera 459 Oway Ave
414 W. Grand Ave.
Wf Co 81505
- 00-065 Isidore + Rosie M. Garcia 503 Oway Ave.
503 W. Oway
Wf 81505
- 00-066 Isidore + Rosie M. Garcia
- 00-067 John + Alma Bera 505 Oway Ave
~~505 Oway Ave~~ 416 W. Grand Ave.
Wf 81505
- 00-038 John + Alma Bera

- 09-001 Anthony Joe Mayano
501 Maldonado St.
Wf Co 81505
- 09-002 Felix + Seberina Maldonado
350 W. Grand
Wf Co 81505
- 09-003 Felix + Seberina Maldonado
- 09-004 Felix Maldonado
- 09-005 Felix Maldonado
- 09-006 Felix Maldonado

- 05-007 Manuel Cordova
 % Nellie Ramos
 1201 N. Stone
 Los Angeles, CA 90063
- 05-006 Viola M. Buescher 230 Grand Ave.
 679 Steppside LN
 Grand 4. 81506
- 05-005 Ben Guillen
 310 W. Oway Ave
 WJ 81505
- 05-004 Manuel A + Margaret A. Garcia 305 Oway
 2852 Orchard Ave.
 WJ Co 81501
- 05-003 Jack X. Humelwright 307 Oway Ave
 P.O. Box 1538 Place D'Arms
 Montreal PQ Canada H2Y 3K8, FC 0046
- 05-002 Felix Maldonado 315 Oway Ave.
 350 W. Grand
 WJ 81505
- 05-001 Keith Mumby
 2808 North Ave
 WJ Co 81501
- 04-004 John J. + V "Gujiello" 319 Oway Ave
 323 W. Oway Ave
 WJ 81505
- 04-003 John Gujiello 321 Oway
- 04-002 John Gujiello 323 Oway
- 04-001 ~~John~~ Yawn, Irma + Norma Picharrdo 357 Oway
 357 W. Oway Ave
 WJ 81505
- 04-005 Felix Maldonado 350 Grand Ave
 350 Grand
 WJ 81505

09-007 Marwin Maldonado 527 Oway Ave
527 W. Oway Ave.
Wet Co 81505

09-008 Felix Maldonado
350 W. Grand Ave.
Grand Junction, Co 81505

09-009 Felix Maldonado



City of Grand Junction, Colorado
81501-2668
250 North Fifth Street

May 17, 1991

Mr. Keith Howman
HDR Engineering, Inc.
1700 Hillcrest Rd., Suite 125
Dallas, Texas 75230-2096

Dear Mr. Howman:

I have reviewed the final plans for the Rice Street Improvements and have the following comments:

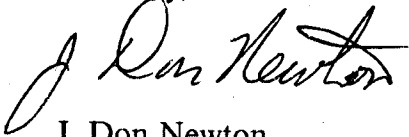
1. Need curve data on the horizontal curve on the east side of Rice Street. Is this curve concentric with the center line curve? If so, it's not drawn correctly.
2. Show station and offsets at beginning and end of horizontal curves along curb, gutter, and sidewalk on both sides of Rice Street.
3. Show stationing (location) and width of driveways into jail site.
4. At Station 1+00, there is no crown in the street; edge of gutter is the same elevation as street centerline.
5. The west side of the concrete fillet at the northeast corner of White Avenue and Rice Street should be extended west to line up with the edge of the gutter on the north end of corner radius (see attached sketch).
6. Why are there two storm inlets on the east side of Rice Street? One should be adequate.

Page Two
Rice Street Improvements
May 17, 1991

7. We need a description of the right-of-way dedication for Rice Street.

Please call me at (303)244-1559 if you have any questions or need additional information.

Sincerely,

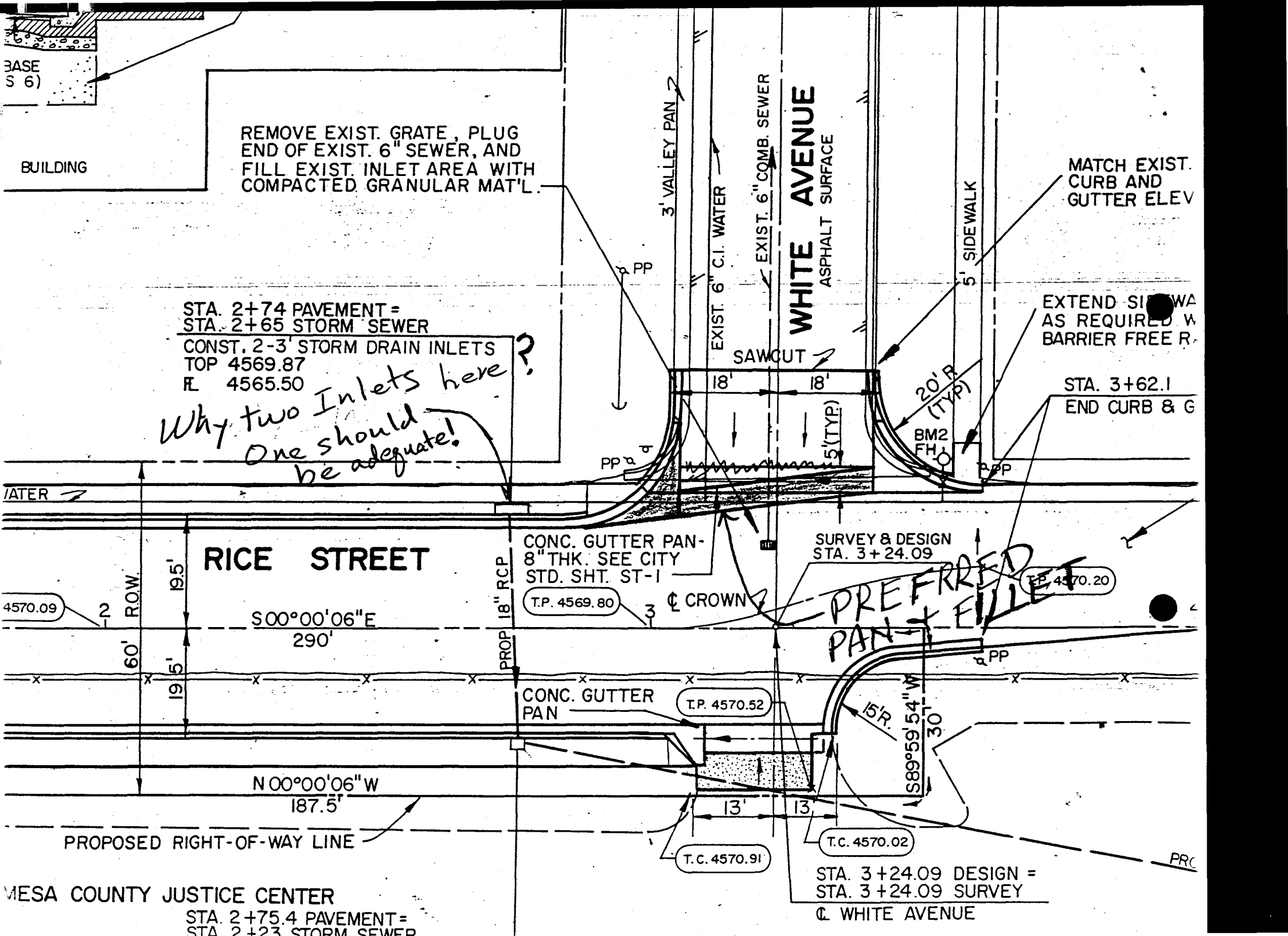


J. Don Newton
City Engineer

xc: Jim Shanks
~~Bennett Boeschenstein~~
Andy Anderson
Dave Tontoli
file

FILE:DN:JAILFINP

skw



REVIEW SHEET SUMMARY

FILE NO. 16-90 TITLE/HEADING Rezone for Jail Site DUE DATE _____

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES _____

Rezone from I-1 to PZ for Jail Site.

PETITIONER: City of Grand Junction, Karl Metzner

LOCATION: 215 Rice Street

PETITIONER ADDRESS Planning Dept., 250 North 5th Street, Grand Jct, CO 81501

ENGINEER

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.

03/21/90	City Property Agent	No comments. However, I would like an opportunity to review the Special Use Application.
03/30/90	County Planning	No objections to rezone. We would like the opportunity to comment on the Special Use Permit Application per the intergovernmental agreement between the City and the County.
04/02/90	City Planning	Mesa County has purchased this site for the construction of the new county jail. Since the site is now owned by a public entity, it is proposed for a rezone to Public Zone. The county jail, itself, will require a separate Special Use Permit which will provide review of the actual site development.
04/02/90	City Attorney	No comments?



ACRES 12.5
 UNITS N/A
 DENSITY N/A
 ACTIVITY Rezone I-1 to PZ
 PHASE _____
 COMMON LOCATION 215 RICE ST.
 DATE SUBMITTED _____ DATE MAILED OUT _____ DATE POSTED _____
 _____ DAY REVIEW PERIOD RETURN BY _____
 OPEN SPACE DEDICATION (acreage) N/A OPEN SPACE FEE REQUIRED \$ N/A PAID RECEIPT # _____
 RECORDING FEE REQUIRED \$ _____ PAID (Date) _____ DATE RECORDED _____

FILE NUMBER #16 90
 ZONE I-1
 TAX SCHEDULE # 2945-154-09-001
-002
003
08-001

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		
<input checked="" type="radio"/> Planning Department	●	●		●	●																●	●												●	
<input type="radio"/> City Engineer	●	●																			●	●												●	
<input type="radio"/> Transportation Engineer	●	●																			●	●												●	
<input type="radio"/> City Parks/Recreation	●	●		●																	●	●												●	
<input type="radio"/> City Fire Department	●	●																			●	●												●	
<input type="radio"/> City Police Department	●	●																			●	●												●	
<input checked="" type="radio"/> County Planning	●	●																			●	●												●	
<input type="radio"/> County Engineer	●	●																			●	●												●	
<input type="radio"/> County Health	●	●																			●	●												●	
<input type="radio"/> Floodplain Administration	●	●																			●	●												●	
<input type="radio"/> G.J. Dept. of Energy	●	●																			●	●												●	
<input type="radio"/> Walker Field	●	●																			●	●												●	
<input type="radio"/> School District	●	●																			●	●												●	
<input type="radio"/> Irrigation	●	●																			●	●												●	
<input type="radio"/> Drainage	●	●																			●	●												●	
<input type="radio"/> Water (Ute, Clifton)	●	●																			●	●												●	
<input type="radio"/> Sewer Dist. (FV, CGV, OM)	●	●																			●	●												●	
<input type="radio"/> U.S. West	●	●																			●	●												●	
<input type="radio"/> Public Service (2 sets)	●	●																			●	●												●	
<input type="radio"/> State Highway Department	●	●																			●	●												●	
<input type="radio"/> State Geological	●	●																			●	●												●	
<input type="radio"/> State Health Department	●	●																			●	●												●	
<input checked="" type="radio"/> City Property Agent	●	●																			●	●												●	
<input type="radio"/> City Utilities Engineer	●	●																			●	●												●	
<input checked="" type="radio"/> City Attorney	●	●			●																●	●												●	
<input type="radio"/> Building Department	●	●																			●	●												●	
<input type="radio"/> DDA	●	●																			●	●												●	
<input checked="" type="radio"/> GJPC (7 packets)	●	●																			●	●												●	
<input checked="" type="radio"/> CIC (11 packets)	●	●																			●	●												●	
<input type="radio"/> Other	●	●																			●	●												●	
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TOTALS

BOARDS
G.J.P.C. DATE 4/3/90
CH 4/18/90
CIC 5/2/90

STAFF

Recommend approval contingent on transfer of ownership
 failed to next hearing
 Approved CA.

APPLICATION FEE REQUIREMENTS



development summary



File # 16-90 Name Rezone for Jail Site Date 04/03/90

PROJECT LOCATION: 215 Rice Street

PROJECT DESCRIPTION:

Rezone from Light Industrial (I-1) to Public Zone (PZ) for the County jail facility.

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	N/A	
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:

Planning Commission Action

Recommend approval (6-0).