

A



Receipt # 7662
Date Rec. 9/20/91
Received By [Signature]

DEVELOPMENT APPLICATION

We, the undersigned, Being the owners of property situated in Mesa County, State of Colorado, as described on the attached legal description form do hereby petition this:

#64 91

Original
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from Office

Type of Petition	Sq.Ft	Phase	Common Location	Zone	Type of Usage
<input type="radio"/> Subdivision Plat/Plan		<input type="radio"/> Minor <input type="radio"/> Major			
<input type="radio"/> Rezone				Frm To	
<input type="radio"/> Planned Development		<input type="radio"/> ODP <input type="radio"/> Prelim <input type="radio"/> Final			
<input type="radio"/> Conditional Use					
<input type="radio"/> Hwy-Oriented Development				H.O.	
<input type="radio"/> Text Amendment					
<input type="radio"/> Special Use					
<input checked="" type="radio"/> Vacation			W side of both between Duray & Chapota A. to alley	PZ	<input checked="" type="radio"/> Right-of-way <input type="radio"/> Easement

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

City of Grand Junction Name	City of Grand Junction Parks & Recreation Dept. Name	Dillon-Hunt P.C. Name
250 N. 5th Street Address	1340 Gunnison Address	804 Grand Avenue Address
Grand Junction, CO 81501 City/State	Grand Junction, CO 81501 City/State	Grand Junction, CO 81501 City/State
	244-1542 Business Phone #	245-7383 Business Phone #

Note: Legal property owner is owner of record on date of submittal.



WE HEREBY ACKNOWLEDGE THAT WE HAVE FAMILIARIZED OURSELVES WITH THE RULES AND REGULATIONS WITH RESPECT TO THE PREPARATION OF THIS SUBMITTAL, THAT THE FOREGOING INFORMATION IS TRUE & COMPLETE TO THE BEST OF OUR KNOWLEDGE, AND THAT WE ASSUME THE RESPONSIBILITY TO MONITOR THE STATUS OF THE APPLICATION AND THE REVIEW SHEET COMMENTS. WE RECOGNIZE THAT WE OURSELVES, OR OUR REPRESENTATIVE(S) MUST BE PRESENT AT ALL HEARINGS. IN THE EVENT THAT THE PETITIONER IS NOT REPRESENTED, THE ITEM WILL BE DROPPED FROM THE AGENDA, AND AN ADDITIONAL FEE CHARGED TO COVER RE-SCHEDULING EXPENSES BEFORE IT CAN AGAIN BE PLACED ON THE AGENDA



X [Signature]
Signature of person completing application

3/10/91
Date

X [Signature]
Signature of ~~property owner(s)~~ - attach additional sheets if necessary
Parks Dept.

3-11-91

Edgar William Bennett 2324 S. Broadway Grand Junction, CO 81503	Kenneth R. Brown 59 Escanyo Drive S. San Francisco, CA 94080	Well W. Butler P.O. Box 684 Grand Junction, CO 81502
John D. Carson 619 Chipeta Avenue Grand Junction, CO 81501	Roy W. Carson 610 Chipeta Avenue Grand Junction, CO 81501	Central Bank P.O. Box 608 Grand Junction, CO 81502
Edward L. Clements 2528 N. 12th Street Grand Junction, CO 81501	Phillip L. Freitas 614 Ouray Avenue Grand Junction, CO 81501	James Golden P.O. Box 398 Grand Junction, CO 81502
Gayla Hatch 312 S. Stanolind Rangely, CO 81648	Maxine Inman 529 Chipeta Avenue Grand Junction, CO 81501	Richard E. Jones 2495 H Road Grand Junction, CO 81505
Fred R. Kerr 620 Ouray Avenue, #3 Grand Junction, CO 81501	James S. Marshall 540 Chipeta Avenue Grand Junction, CO 81501	Theresa F. Martinez 760 Teller Avenue Grand Junction, CO 81501
Jessee C. Minkler 525 Chipeta Avenue Grand Junction, CO 81501	Allen S. Nikkel 621 Ouray Avenue Grand Junction, CO 81501	Gladys V. Nylund 611 Ouray Avenue Grand Junction, CO 81501
Elsa C. Ratekin 552 Chipeta Avenue Grand Junction, CO 81501	The Resource Center Inc. 1129 Colorado Avenue Grand Junction, CO 81501	Rio Grande Federal Credit Union 302 Pitkin Grand Junction, CO 81501
Nancy K. Salas P.O. Box 1141 Grand Junction, CO 81502	Gary G. Stubler 603 Chipeta Avenue Grand Junction, CO 81501	Dorothy M. Sublett 552 Chipeta Avenue Grand Junction, CO 81501
Robert A. VanDeusen P.O. Box 1826 Grand Junction, CO 81502	Eileen L. Wasson 530 Chipeta Avenue Grand Junction, CO 81501	Antony Zaikowski 628 Ouray Avenue Grand Junction, CO 81501
Mesa County Courthouse Grand Junction, CO 81501	Mesa County Grand Junction, CO 81501	Mesa County Library Grand Junction, CO 81501

City of Grand Junction
Grand Junction, CO 81501

#64 91

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OLDER AMERICAN CENTER
IMPACT STATEMENT/PROJECT NARRATIVE

PROPOSAL: Vacation of a portion of the west one-half of the 6th Street R.O.W. between Ouray Avenue north to the alley.

PETITIONER: City of Grand Junction Parks & Recreation Department.

LOCATION: Addition to the existing Older American Center located on northwest corner of the intersection of 6th Street and Ouray Avenue.

SCOPE: Addition of an approximate 20 foot x 40 foot addition to the northeast corner of the existing Older American Center building. Due to the fact that the existing building's orientation is not parallel to the east property line, a portion of the new addition will project beyond the east property line approximately 5 feet. The new addition will match that of the existing building in design and materials.

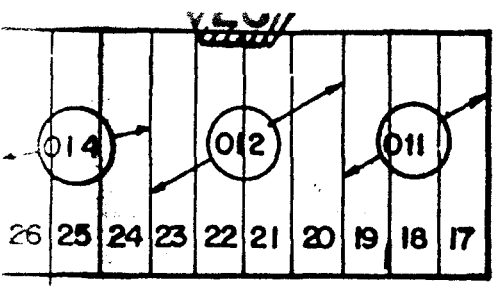
SITE IMPACT: This addition will involve trimming of two trees, relocation of part of the north/south sidewalk, relocation of sprinkler system, and some lawn work. After contacting the serving utility companies, there appear to be no underground or overhead utilities that will be impacted by the proposed addition. Since the addition will project approximately 5 feet beyond the existing property line, a portion of the 6th Street R.O.W. will have to be vacated. The present 6th Street R.O.W. is 80 feet wide.

NEIGHBORHOOD IMPACT: Since the use of the existing Older American Center is well established and this addition will neither change the use or add to the number of people using the facility, it is felt by the petitioner that neighborhood impact will not change.

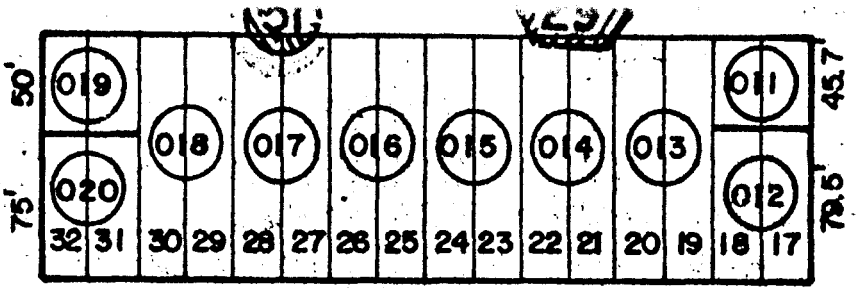
SCHEDULING: Assuming there is a favorable resolution to this request, bidding and contract signature will occur at the beginning of 1992 and, depending upon weather, construction will start by late February of 1992. A three-month construction period has been projected; therefore, the project close-out should be June 1, 1992.

#64 91

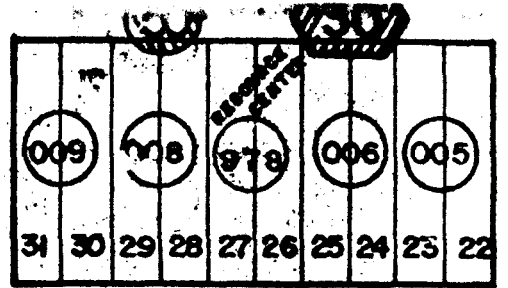
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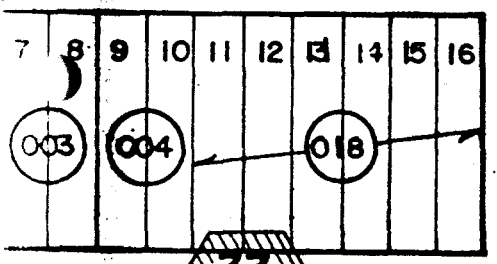
AVE.



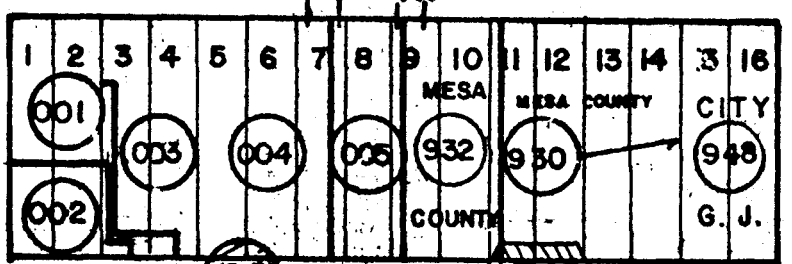
CHIPETA AVE



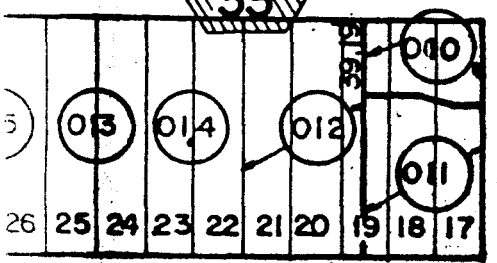
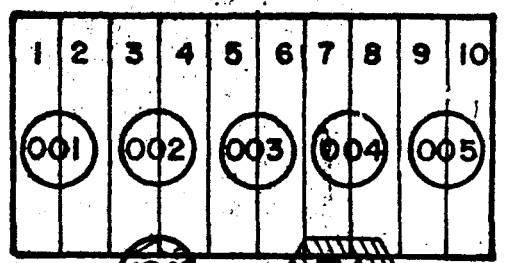
6th STREET



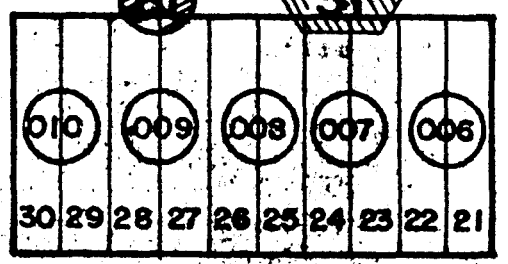
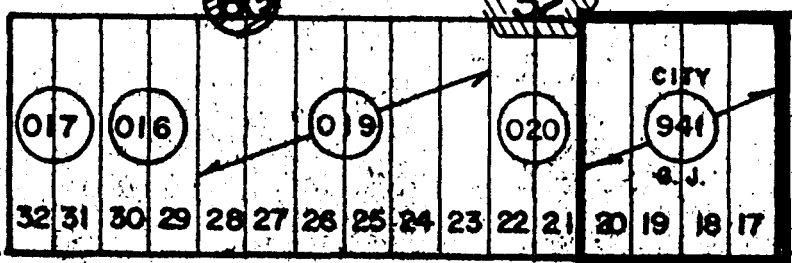
5th STREET



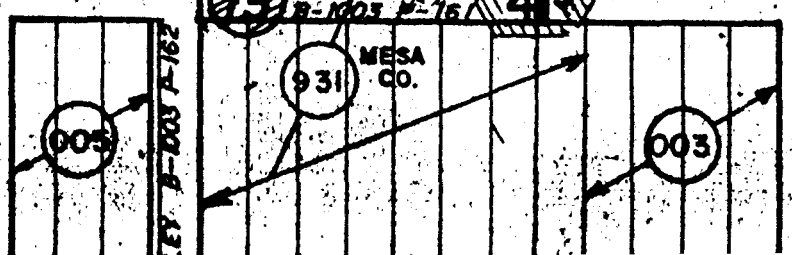
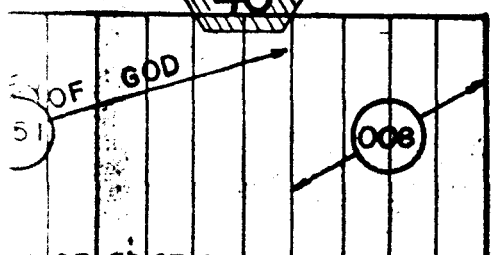
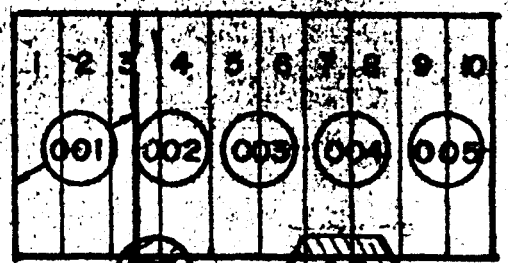
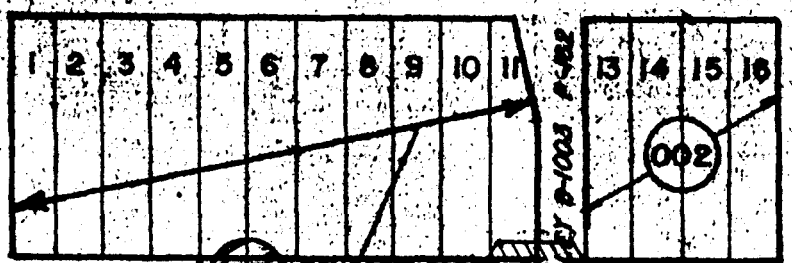
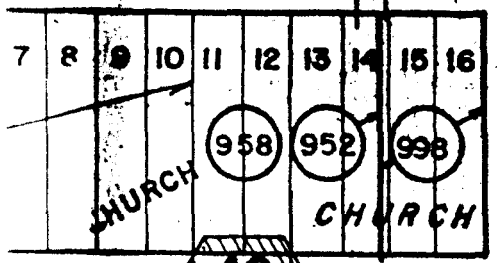
OURAY AVE.

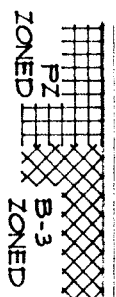
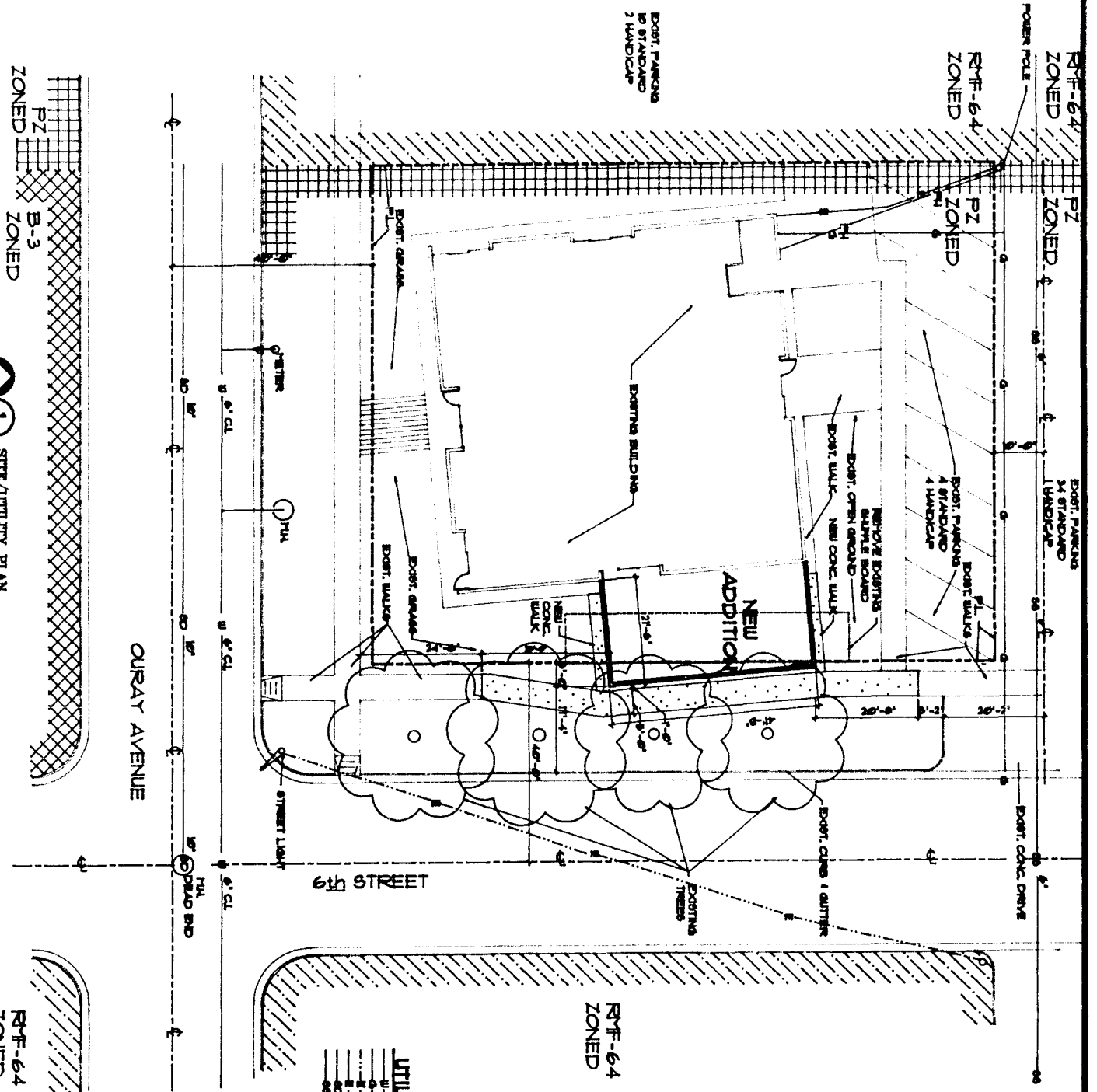


AVE.



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1 SITE UTILITY PLAN

RFF-64 ZONED

- UTILITIES LEGEND**
- WATER
 - GAS
 - OVER-HEAD ELECTRICITY
 - UNDERGROUND ELECTRICITY
 - STORM DRAIN
 - SEWER
 - SAWYANT SINKER

**OLDER AMERICAN CNTR.
GAME ROOM ADDITION
550 OURAY AVENUE**

SHEET NO.
SP1

DELLON-HUNT PA.
ARCHITECTURE
AND FACILITY
MANAGEMENT

701 South Alameda
Suite 200
Denver, Colorado
303 733-7337
303 733-7337 (fax)

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CITY ENGINEER 10/03/91
Don Newton 244-1559

The proposed new right-of-way line should be shown on the plan.

A permit will be required from this office for realignment of the sidewalk around the building addition.

I would like to see the angled parking in the alley reconfigured to eliminate backing out into the alley.

CITY UTILITIES 10/03/91
Bill Cheney 244-1590

1. No comment on right-of-way vacation.
2. Sewer service charges should be reviewed if building addition adds to seating capacity.

PUBLIC SERVICE 10/07/91
R.D. Miller 244-2656

GAS: No objections.

ELECTRIC: No objections.

COMMUNITY DEVELOPMENT 10/16/91
Kathy Portner 244-1446

The request is to vacate a portion of the 6th Street right-of-way between Ouray Avenue and the alley to the north to allow an addition to the Older American Center.

The existing 80 foot right-of-way includes 16 feet of pavement, 2 feet curb and gutter, 15 feet park strip, 5 feet sidewalk and 2 feet inside the sidewalk on either side of center line.

The proposed addition would extend 5 feet into the existing right-of-way necessitating the sidewalk being rebuilt to "jog" around the addition. Will the reconstruction of the sidewalk be a part of the project budget?

At least 10 feet of the right-of-way must be vacated to maintain the required 40 foot setback from the new centerline of right-of-way. Therefore, a portion of the sidewalk will no longer be in the right-of-way. If the property ever transfers out of City ownership, an easement for the sidewalk will be required.

The proposal meets the following criteria as listed in Section 8-3 of the Zoning and Development Code:

- 8-3-1 The proposal does not landlock any parcel of land.
- 8-3-2 The proposal does not restrict access to any parcel.
- 8-3-3 The proposal has no adverse impacts on the health, safety and/or welfare of the general community; nor does it reduce the quality of public services provided to any parcel.
- 8-3-4 The proposal does not conflict with adopted plans and policies. In fact, the Downtown Residential Neighborhood Guidelines encourage the expansion of the Older American Center at this site.

8-3-5 The proposal does not provide benefits to the City, such as reduced maintenance requirements or improved traffic circulation; it does, however, provide benefits to the Seniors with an expanded facility.

DOWNTOWN DEVELOPMENT AUTHORITY 10/15/91

Barbara Creasman 245-2926

We have no objections and are happy the Center is expanding.

DILLON-HUNT P.C.
ARCHITECTURE · FACILITY MANAGEMENT

FS:PLANLTR.OAC:041

October 23, 1991

**Kathy Portner
City of Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501**

RE: 6th Street Right-of-Way Vacation

Dear Kathy:

The following is the response to the comments made by various departments during their review process:

1. City Fire Department: Fire Flow Survey: According to the Fire Department, the hydrant at 6th and Chipeta flows at a rate of 1244 GPM which will be sufficient for the combined square footage of the existing building, plus the addition.


2. City Engineer: A revised plot plan showing the new right-of-way and street centerline is included with this letter. All required permits will be obtained during construction. Parking issues were discussed between Parks and Recreation and Community Development with the understanding that existing parking conditions would not be affected by the proposed addition; even though the alley parking is not ideal, it is felt that the number of spaces provided is a positive benefit.

3. Community Development: Any site features that will be modified, I.E. walks, lawn, sprinkler system, etc., will be included in the construction cost. Concerning the sidewalk location, any future sale of the property to a private concern will require that an easement including the sidewalk will be processed.

The revised plot plan shows that by moving the street centerline five feet east and by changing the overall right-of-way to seventy feet, the required forty foot setback can be maintained.

If the above information is not complete, please let me know prior to the deadline and we will get the necessary information to you. Thanks!

Sincerely,



Gregory A. Dillon

GAD:lfk

Enc.

xc:Lynda Lovern

GRAND JUNCTION PLANNING COMMISSION
Public Hearing November 5, 1991
7:45 p.m. - 8:35 p.m.

The public hearing was called to order by Chairman Ron Halsey at 7:45 p.m. in the City County Auditorium.

In attendance, representing the City Planning Commission, were:

Ron Halsey, Chairman	John Elmer
	Jim Anderson

Craig Roberts, Jim Bittel, and Sheilah Renberger were absent.

In attendance, representing the City Community Development Department, were Bennett Boeschenstein, Director; Kathy Portner, Senior Planner; and Dave Thornton, Planner.

John Shaver, Assistant City Attorney, was also present.

Judy Morehouse, of KLB Secretarial Services, was present to record the minutes.

There were 20 interested citizens present during the course of the meeting.

* * * * *

I. APPROVAL OF MINUTES

Due to lack of quorum the minutes of the October 22, 1991 meeting could not be brought up for approval.

II. ANNOUNCEMENTS, PRESENTATIONS AND/OR PRE-SCHEDULED VISITORS

There were no announcements, presentations and/or pre-scheduled visitors.

III. PUBLIC HEARING

Chairman Halsey announced that Items #64-91 RIGHT-OF-WAY VACATION, #5-91 TEXT AMENDMENTS FOR 1991, and #13-91 ZONE OF ANNEXATION would be tabled this evening due to lack of quorum. These items would be heard at a special meeting scheduled for November 19, 1991.



**GRAND JUNCTION PLANNING COMMISSION
PUBLIC HEARING/MEETING AGENDA**

Date: November 5, 1991
Place: City and County Auditorium, 520 Rood Avenue

Time: 7:30 pm

I. Call to Order

II. Consideration of Minutes

III. Announcements, Presentations, and/or Prescheduled Visitors

IV. Hearing on Items for Recommendation to City Council

The Planning Commission will make a recommendation to City Council on the following items. Following this public hearing, the Community Development Department will schedule these items for a second public hearing before City Council. If you have an interest in one of these items, please call the Community Development Department (244-1430) 5 days after this hearing to inquire about City Council scheduling. **An item recommended for denial will not be scheduled for City Council unless the petitioner requests, in writing, or at this hearing, that an item be scheduled.**

1. 64-91 RIGHT-OF-WAY VACATION

A request to vacate the western 10 feet of 6th Street from Ouray Avenue north to the east-west alley.

Petitioner: City of Grand Junction

Location: 550 Ouray Avenue

Consideration of a Right-of-Way Vacation

2. 5-91 TEXT AMENDMENTS FOR 1991

A request to revise section 7-2-9 of the Grand Junction Zoning and Development Code regarding zoning designations for the northwest area that was recently annexed by the City (tabled from August 6, 1991 hearing).

Petitioner: City of Grand Junction

Consideration of a Text Amendment

3. 13-91 ZONE OF ANNEXATION

A request to zone 41.39 acres also known as Interstate Annexation to a Planned Unit Development Northwest (PUD-NW) zone.

Petitioner: City of Grand Junction

Location: South of Interstate 70 and East of 23 Road

VI. General Discussion

1. Schedule the following for Public Hearing in December 1991 as part of the City Master Plan:

Northwest Area Study - Adoption of Plan

Strategic Cultural Plan - Adoption of Plan

VII. Nonscheduled Citizens and/or Visitors

VIII. Adjournment

The Utility Coordinating Committee has reviewed and approved File #64-91, the request to vacate the western 10 feet of the 6th Street ROW from Ouray Avenue north to the east-west alley.

John L. Ballagh
Chairman

Date Nov-13, 1991

Publish One Time: November 12, 1991

Proof of Publication: Grand Junction Community Development
250 North 5th Street
Grand Junction, CO 81501

PUBLIC HEARING

The Grand Junction Planning Commission will be holding a public hearing at 7:30 pm on November 19, 1991 in the City Auditorium, 520 Rood Avenue to consider the following items:

5-91 TEXT AMENDMENTS FOR 1991
A request to revise section 7-2-9 of the Grand Junction Zoning and Development Code regarding zoning designations for the northwest area that was recently annexed by the City (tabled from August 6, 1991 and the November 5, 1991 hearings).
PETITIONER: City of Grand Junction
Consideration of a Text Amendment

13-91 ZONE OF ANNEXATION
A request to zone 41.39 acres also known as Interstate Annexation to a Planned Unit Development Northwest (PUD-NW) zone. (Tabled from the November 5, 1991 hearing.)
PETITIONER: City of Grand Junction
LOCATION: South of Interstate 70 and East of 23 Road
Consideration of a Zone of Annexation

Lots 1 through 13, Block 1, Interstate Commercial Park Subdivision; and Lots 14A, 14B, 15A, and 15B of the Subdivision of Lots 14 and 15, Block 1, Interstate Commercial Park Subdivision; and Lots 3 and 4, Block 2 and Lots 1, 2, and 3, Block 3, of Interstate Commercial Park Subdivision together with that portion of Interstate Avenue and 23-1/4 Road adjacent to said Lots, and Lot 1 of Grand Park Plaza Subdivision; and Lot 1 of a Replat of the First Addition to Interstate Commercial Park.

64-91 RIGHT-OF-WAY VACATION
A request to vacate the western 10 feet of 6th Street from Ouray Avenue north to the east-west alley. (Tabled from the November 5, 1991 hearing.)
PETITIONER: City of Grand Junction
LOCATION: 550 Ouray Avenue
Consideration of a Right-of-Way Vacation

The west ten (10) feet of the 6th Street right-of-way north from the north right-of way of Ouray Avenue to the south right-of-way line of the east-west alley.

LEGAL AD

Page 1 of 2

Publish One Time: November 13, 1991

Proof of Publication: City Clerk
250 North 5th Street
Grand Junction, CO 81501

PUBLIC HEARING

The Grand Junction City Council will be holding a public hearing at 7:30 pm on November 20, 1991 in the City Auditorium, 520 Rood Avenue to consider the following items:

64-91

RIGHT-OF-WAY VACATION

A request to vacate the western 10 feet of 6th Street from Ouray Avenue north to the east-west alley. (Tabled from the November 5, 1991 hearing.)

PETITIONER: City of Grand Junction

LOCATION: 550 Ouray Avenue

Consideration of a Right-of-Way Vacation

The west ten (10) feet of the 6th Street right-of-way north from the north right-of way of Ouray Avenue to the south right-of-way line of the east-west alley.

70-91

FINAL PLAT AND PLAN AND ZONE OF ANNEXATION

A request for a final plan on approximately 14 acres and a request to zone the same to C-1 (Light Commercial) and a request for a final plat on approximately 24 acres.

PETITIONER: Drychester Retail II, Inc.

LOCATION: Northwest corner of North Avenue and 29 1/2 Road

Consideration of a Final Plat

Consideration of a Final Plan

Consideration of a Zone of Annexation

CITY COUNCIL WORKSHOP

DATE: November 18, 1991

CITY OF GRAND JUNCTION

STAFF: Kathy Portner
Community Development

ACTION REQUESTED:

Council consideration on a request to vacate a portion of the 6th Street ROW between Ouray Avenue and the east-west alley.

EXECUTIVE SUMMARY:

The City Parks and Recreation Department, on behalf of the Older American Center is requesting to vacate the western 10 feet of the 6th Street ROW from Ouray Avenue north to the east-west alley to allow for expansion of the Center.

FISCAL IMPACT:

The ROW vacation as proposed will itself have no fiscal impact.

BACKGROUND/ISSUES/OPTIONS:

The proposed expansion on the east side of the Older American Center will encroach into the existing ROW 5'. At least 10' of the ROW must be vacated to maintain the required 40' setback from the new centerline of ROW. The ROW vacation will not alter the existing roadway, curb, gutter or parkway strip. The encroachment of the building will require that the sidewalk be rebuilt to jog around the new addition.

RECOMMENDATION:

The proposal meets the ROW vacation criteria as set forth in section 8-3 of the Zoning and Development Code. Staff recommends approval.

**GRAND JUNCTION PLANNING COMMISSION
Public Hearing November 19, 1991
7:33 p.m. - 11:20 p.m.**

The public hearing was called to order by Vice Chairman Elmer at 7:33 p.m. in the City County Auditorium.

In attendance, representing the City Planning Commission, were:

- | | |
|------------|---------------|
| Jim Bittel | Craig Roberts |
| John Elmer | Jim Anderson |

Commissioners Renberger and Halsey were absent.

In attendance, representing the City Community Development Department, were Bennett Boeschstein, Director; Kathy Portner, Senior Planner; and Dave Thornton, Planner.

John Shaver, Assistant City Attorney, and Don Newton City Engineer were also present.

Judy Morehouse, of KLB Secretarial Services, was present to record the minutes.

There were 31 interested citizens present during the course of the meeting.

* * * * *

I. CALL TO ORDER

II. APPROVAL OF MINUTES

MOTION: (COMMISSIONER ANDERSON) "MR. CHAIRMAN, I MOVE THAT WE APPROVE THE MINUTES OF THE OCTOBER 22, AND NOVEMBER 5, 1991 MEETINGS."

The motion was seconded by Commissioner Roberts.

A vote was called, and the motion passed unanimously by a vote of 4-0.

III. ANNOUNCEMENTS, PRESENTATIONS AND/OR PRE-SCHEDULED VISITORS

Commissioner Bittel announced that he would be moving out of the Grand Junction area and resigned as of November 19, 1991. Commissioner Bittel was excused.

close to 704 Elm Ave. and I personally do not want this illuminated sign, I feel a non-illuminated sign is sufficient."

Ms Portner continued; the Development Department received quite a few phone calls on this item and both sides were represented. Some citizens liked the idea of an illuminated sign for the added security, some were not real excited about it but not opposed enough to write a letter. Everyone did agree they would like to see the property improved.

MOTION (COMMISSIONER ROBERTS) "MR. CHAIRMAN, ON ITEM #35-88, A REQUEST FOR A REVISED FINAL PLAN FOR A PROFESSIONAL OFFICE BUILDING LOCATED IN A PLANNED BUSINESS ZONE, I MOVE THAT WE APPROVE THIS SUBJECT TO THE REVIEW AGENCY SUMMARY SHEET COMMENTS, ELIMINATING A NEED FOR A PRIVACY FENCE TO THE NORTH, REQUIRING ASPHALT PARKING, AND ALLOWING THE USE OF AN ILLUMINATED SIGN (5 foot X 6 foot) AND BASED ON THE APPROVED PLAN IN 1988.

The motion was seconded by Commissioner Elmer.

A vote was called, and the motion passed unanimously by a vote of 2-0.

Commissioner Anderson re-joined the Commissioners to hear the next item.

V. HEARING ON ITEMS FOR RECOMMENDATION TO CITY COUNCIL

1. #64-91 RIGHT-OF-WAY VACATION

A request to vacate the western 10 feet of 6th Street from Ouray Avenue north to the east-west alley.

PETITIONER: City of Grand Junction

LOCATION: 550 Ouray Avenue

Consideration of a Right-of-Way Vacation

PETITIONER'S PRESENTATION

Greg Dillon of Dillon-Hunt Architects and Lynda Lovern with the Grand Junction Parks and Recreation Department were present to answer questions.

STAFF PRESENTATION

Ms. Portner stated the request is to vacate a portion of the 6th Street right-of-way between Ouray Avenue and the alley to the north to allow an addition to the Older American Center. The existing 80 foot right-of-way includes 16 feet of pavement, a two foot curb and gutter, a 15 foot park strip, a five foot sidewalk and two feet inside the sidewalk. The proposed addition would extend five feet into the existing right-of-way necessitating the sidewalk being rebuilt to jog

around the addition. At least 10 feet of the right-of-way needs to be vacated to maintain the required 40 foot set back from the new centerline.

Ms. Portner continued; the proposal meets the following criteria as listed in section 8-3 of the Zoning and Development Code. The proposal does not landlock any parcel of land, the proposal does not restrict access to any parcel, the proposal does not have any adverse impact on the health, safety, or welfare of the general community, nor does it reduce the quality of public services provided, and the proposal does not conflict with adopted plans or policies. The expansion of the Older American Center at this site has been encouraged by the Neighborhood Guidelines. The proposal does not provide any benefits to the City, such as reduced maintenance, or improved traffic regulation; however, it does provide a benefit to the senior citizens.

QUESTIONS

Vice-Chairman Elmer asked what other options were available?

Mr. Dillon explained due to the structure of the building and the location of the parking in the rear it was necessary to choose this option. This option seemed to have the minimum impact for the project.

When asked if there were long range plans to widen the street, Ms. Portner replied it is unlikely as it is close to other collector streets.

Vice-Chairman Elmer also asked about where the center line would be? Would this vacation require a setback and a variance?

Ms. Portner explained the center line would move in this case.

Vice-Chairman Elmer asked if this was supported by the City Engineer?

Ms. Portner replied physically the center line of the road will not move, but the center line of the right-of-way will move.

Commissioner Roberts asked about the setbacks on the property across the street.

Ms. Portner replied the properties are zoned residential, and their setbacks are 20 feet measured from property line not center line of right-of-way. If they were zoned commercial it would impact them.

Vice-Chairman Elmer asked if the Plat would have to be amended to show the change for the future.

Ms. Portner explained it would be on record that a portion of the right-of-way had been vacated.

When asked if this change would affect the parking requirements, Ms. Portner replied it would not impact requirements, in this case the addition is for use by the present participants.

Vice-Chairman Elmer commented he did not like this vacation; however, there were some overall benefits for the community.

PUBLIC COMMENT

There was no public comments either for or against this proposal.

MOTION (COMMISSIONER ANDERSON) "MR. CHAIRMAN, ON ITEM #64-91, A REQUEST TO VACATE THE WESTERN 10 FEET OF 6TH STREET FROM OURAY AVENUE NORTH TO THE EAST-WEST ALLEY, I MOVE THAT WE FORWARD THIS ON TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL SUBJECT TO THE REVIEW AGENCY SUMMARY SHEET COMMENTS."

The motion was seconded by Commissioner Roberts.

A vote was called, and the motion passed unanimously by a vote of 3-0.

2. #5-91 TEXT AMENDMENTS FOR 1991

A request to revise section 7-2-9 of the Grand Junction Zoning and Development Code regarding zoning designations for the northwest area that was recently annexed by the City (tabled from August 6, 1991 hearing).

**PETITIONER: City of Grand Junction
Consideration of a Text Amendment**

STAFF PRESENTATION

Mr. Boeschstein noted that the slide show and initial presentation for the plan was presented at the scheduled November 5, 1991 meeting. Tonight a brief review and comments that have been received since the November 5th meeting will be presented.

Mr. Boeschstein continued; the plan is called the Colorado West Industrial Park Study. It was financed by the City and the County using Metropolitan Planning Organization funding 1989-1990. An intense study was done on the northwest area (the area bounded by 24 Road on the East, Interstate 70 on the north, up to 25 Road) which includes about 1,000 acres of land. The specific area to be discussed tonight is 24 Road west which is industrial. The area to the east is primarily residential.

Options are for the Planning Commission to adopt an official plan of the City perhaps jointly with the County Planning Commission. The City Community Development Department has scheduled a joint hearing for the City and County Planning Commission to be held December 3, 1991 for the purpose of adopting this official plan.

FF



ACTION SHEET

ACRES _____

VACATION

FILE NUMBER # 64 91

UNITS _____

ZONE P2

DENSITY _____

TAX SCHEDULE # _____

ACTIVITY *Vacation of 10' of 6th St. ROW*

PHASE *Final*

COMMON LOCATION *West side between Olney + ~~Clifton~~ N 6th Alley*

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		
<input checked="" type="radio"/> Planning Department																																			
<input checked="" type="radio"/> City Engineer																																			
<input type="radio"/> Transportation Engineer																																			
<input type="radio"/> City Parks/Recreation																																			
<input checked="" type="radio"/> City Fire Department																																			
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<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 checked="" type="radio"/> U.S. West																																			
<input checked="" 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 checked="" type="radio"/> City Utilities Engineer																																			
<input checked="" type="radio"/> City Attorney																																			
<input type="radio"/> Building Department																																			
<input checked="" type="radio"/> DDA																																			
<input checked="" type="radio"/> GJPC (7 packets)																																			
<input checked="" type="radio"/> CIC (2 packets)																																			
<input type="radio"/> Other																																			

do not need cover sheet

TOTALS

BOARDS

DATE

PC 11/19/91 *Recommend Approval*

CIC 11/26/91 *Approved*

STAFF

64 91

Original Do Not Remove from Office

APPLICATION FEE REQUIREMENTS

\$425 payable to City of G.J. at time of submission



SUGGESTED MOTIONS

ITEM: #64-91 (Page 1 of 1)

PETITIONER: City of Grand Junction, Parks & Recreation
Department

PROPOSAL: A request for a Right-of-Way Vacation

PRESENTED BY: Kathy Portner

COMMENTS: SEE REVIEW AGENCY SUMMARY SHEET COMMENTS

APPROVAL: "Mr. Chairman, on item #64-91, a request to vacate the western 10 feet of 6th Street from Ouray Avenue north to the east-west alley, I move that we forward this on to City Council with the recommendation of approval subject to the Review Agency Summary Sheet Comments."

DENIAL: "Mr. Chairman, on item #64-91, a request to vacate the western 10 feet of 6th Street from Ouray Avenue north to the east-west alley, I move that we recommend denial for the following reasons:" (STATE REASONS).