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File 1991-0074

Name: Alley Vacation Teller/Valley & Belford/W. of 7th Street

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 ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
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X	X	Review Sheet Summary
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		*Petitioner's response to comments
		*Staff Reports
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		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	X	Action Sheet - Approved 1/8/92			
X	X	Suggested Motions			
X	X	Site Plan			
X	X	City Council - 1/6/92 - **			
X		Grand Valley National Bank Ins. Information - 5/2/91			
X	X	Planning Clearance - **			
X	X	Special Warranty Deed - ** - not conveyed to City			
X		Legal Ad			
X		Public Notice Posting			
X	X	Correspondence			
X		E-mails			
X	X	Planning Commission - 12/3/91, 1/7/92			
X		Utility Coordinating Committee - 12/11/91			
X	X	City Council Agenda - 1/8/92 - **			
X	X	Ordinance No. 2559 - **			
X	X	Site Plan Demolition			

**PROJECT NARRATIVE
FOR
GRAND VALLEY NATIONAL BANK ALLEY VACATION**

Location - The requested vacation is for an alley lying between Belford and Teller Avenues, west of 7th Street and east of an existing north/south alley. The subject vacation is located with Block 17 of the City of Grand Junction.

Surrounding Land Use - Both residential and non-residential uses can be found in the vicinity of the request. The most predominate is the facility operated by the Grand Valley National Bank. Other non-residential uses in the area include offices and retail sales. These uses are generally located along 7th Street north of the requested vacation. Property lying west and south of the request are single family in nature. Property adjoining the request is zoned B-3, business, by the City of Grand Junction.

Existing Alley Conditions - The subject alley right-of-way for the requested vacation is improved to an asphalt surface standard. In addition to overhead electric and communication lines located within subject right-of-way, the alley affords access to an existing parking lot owned by the sponsor of this request. Access to 7th Street from the bank's property at the alley is limited to right turn only. The alley does not currently provide access for solid waste pick-up. Those pick-ups are made from the north/south alley adjoining the property owned by Grand Valley National Bank.

Purpose of Vacation - Vacation of the alley will permit Grand Valley National Bank to construct a new drive-up facility to be located north of their present banking facility. The existing drive-up will then be abandoned. Vacation of the alley right-of-way will allow the petitioner unrestricted access between the property they currently own and operate as a single use. Since the bank's operation of their new drive-up facility is dependent upon numerous traffic movements between the property they own on both sides of the alley, future conflicts between their customers and the general public would be eliminated.

Additionally, vacation of the right-of-way also includes the dedication of 8.5 feet in width to the east side of the north/south alley between the requested vacation and Belford Avenue. The widening will allow for improved turning movements by service vehicles which utilize the alley west of the request.

Justification of Request

1. No landlocking of any property will occur.
2. Since there are existing utility service lines within the subject alley right-of-way, a new utility easement will be deeded upon vacation of the alley right-of-way.
3. The vacation of the right-of-way will not devalue any of the affected land. In fact, it will improve values by allowing the construction of a new "drive-up" facility.

4. Access to the property by police and emergency vehicles will not be reduced in any manner. The property is bounded on all sides by existing streets and alleys.
5. Vacation of the alley will eliminate future conflicts between the general public and the bank customers on either side of the requested vacation.
6. The requested vacation does not conflict with the City's adopted North 7th Street Corridor Policy Statement.

WR Bray
2660 G Road
Grand Junction, CO 81506

Hugh Pinger
2802 Hall
Grand Junction, CO 81501

Walter Schultz
2005 Overlook
Grand Junction, CO 81505

Richard French
946 North 7t
Grand Junction, CO 81501

First National Bank
Box 339
Cedaredge, CO 81413

Darrel Sutton
90 N. Seventh Street
Grand Junction, CO 81501

James Organ
845 N. 7th Street
Grand Junction, CO 81501

Thomas A. Karlen
Box 3864
Grand Junction, CO 81502

Callahan - Edfast Mortuary
1250 E. Sherwood Drive
Grand Junction, CO 81501

Glen White
616 Belford
Grand Junction, CO 81501

Betty Unfred
3020 Vin Rose Way
Grand Junction, CO 81501

Dennis Lambert
Box 2157
Montrose, CO 81401

Raymond Oliver
625 Belford
Grand Junction, CO 81501

Douglas Bryce
631 Belford
Grand Junction, CO 81501

Dorothy Brown
639 Teller Avenue
Grand Junction, CO 81501

Louis Ballinger
630 Teller Avenue
Grand Junction, CO 81501

Rose Tomlison
624 Teller Avenue
Grand Junction, CO 81501

Lula Kneipp
612 Teller Avenue
Grand Junction, CO 81501

Walter Barnett
1648 Washington St.
Denver, CO 80203

Elsie Lord
601 Teller Avenue
Grand Junction, CO 81501

Lynn States
609 Teller Avenue
Grand Junction, CO 81501

Robert Snyder Jr.
617 Teller Avenue
Grand Junction, CO 81501

Elma Mercer
627 Teller Avenue
Grand Junction, CO 81501

Mary Vancil
639 Teller Avenue
Grand Junction, CO 81501

Karen Morford
4765 Lake Forrest
San Diego, CA 92117

Theodore Koeman
769 Elm Avenue
Grand Junction, CO 81501

Catherine Shiolas
614 Hill Avenue
Grand Junction, CO 81501

Tamara Lashbrook
816 N. 6th
Grand Junction, CO 81501

Galen Hamilton
602 Hill Avenue
Grand Junction, CO 81501

#74 91
C/John
Do NOT Remove
From Office

REVIEW SHEET SUMMARY

(Page 1 of 5)

FILE NO. #74-91 **TITLE HEADING:** Alley Vacation

ACTIVITY: Alley Vacation SW 7th Street & Belford

PETITIONER: Grand Valley National Bank

REPRESENTATIVE: Armstrong Consultants, attn. Tom Logue 242-0101

LOCATION: S.W. 7th Street & Belford

PHASE: Final

ACRES:

PETITIONER'S ADDRESS: 925 N. 7th Street
 Grand Junction, Colorado 81501
 (303) 241-4400

STAFF REPRESENTATIVE: Kathy Portner

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW
COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., NOVEMBER 29, 1991.**

TRANSPORTATION ENGINEER 11/06/91
Dave Tontoli 244-1567

No Comments

CITY ENGINEER 11/4/91
Don Newton 244-1559

I have no objection to vacation of the east-west alley with the following conditions:

- 1) The petitioner will be required to design and reconstruct the north-south alley full width from Belford Avenue to the east-west alley with concrete pavement.

- 2) The petitioner will be required to escrow funds for 1/2 width concrete pavement in the north-south alley from the east-west alley to Teller Avenue. In lieu of escrowing funds, the petitioner may design and pave the full width of the alley.

CITY FIRE DEPARTMENT 11/07/91
George Bennett 244-1400

No Problem

CITY UTILITIES ENGINEER 11/04/91
Bill Cheney 244-1590

No comment.

POLICE DEPARTMENT 11/13/91
Marty Currie 244-3577

No problems noted.

US WEST 11/07/91
Leon Peach 244-4964

An easement will be required through this alley as an overhead utility line does exist with power, telephone & TV on it.

PUBLIC SERVICE 11/07/91
R.D. Miller 244-2656

ELECTRIC: PSCo has a 3 0 electric line in east-west alley, also in north-south alley. Will need ten (10) foot easement for electric lines. FB 11/5/91

GAS: PSCo has an existing gas line in the east-west alley and in the north-south. We will need an easement to cover these facilities. CB 11/5/91

SANITATION DEPARTMENT 11/18/91
Robert Lauren 244-1570

Sanitation Dept. has no objection as long as the dedication of 8.5 feet in width to the east side of the north-south alley between the requested vacation and Belford Avenue is designed for the refuse truck use allowing for turning back into the east-west alley (going west) between Belford and Teller.

DDA 11/12/91
Barbara Creason

If I understand this project correctly, it would be an improvement. Therefore we have no concerns.

MISSING COMMENTS FROM:

City Property Agent
City Utilities Engineer
City Attorney

COMMUNITY DEVELOPMENT DEPARTMENT - Kathy Portner 244-1446

File #74-91 Alley Vacation--West of 7th St. between Teller and Belford Ave.
Review Comments--November 22, 1991

Proposal

The request is to vacate the east-west alley, west of 7th Street between Teller Avenue and Belford Avenue. The adjoining property owner is requesting the vacation to facilitate the design of a new drive-up facility for Grand Valley National Bank. Vacation of the alley would eliminate traffic conflicts with customers exiting the drive-up window and heading south.

Surrounding Land Use and Zoning

Grand Valley National Bank owns and uses the property to the north and south of the proposed alley vacation for the bank facility and the property is zoned B-3. The zoning to the east across 7th Street is also B-3 with service and retail businesses. The property to the west and south of Teller is zoned RMF-32 with predominantly single family residential uses.

7th Street Corridor Guidelines

The 7th Street Corridor Guidelines identify this section of the corridor as an area of transition from residential uses to business uses.

Vacation Criteria

The following criteria must be considered as per section 8-3 of the Zoning and Development Code:

8-3-1 The proposal shall not landlock any parcel of land.

The proposed alley vacation will not landlock any parcel of land.

8-3-2 The proposal shall not so restrict access to any parcel that such access is unreasonable, economically prohibitive, and reduces or devalues any property affected by the proposed vacation.

The proposal does not restrict access to any other parcel.

8-3-3 The proposal shall have no adverse impacts on the health, safety, and/or welfare of the general community, and shall not reduce the quality of public services provided to any parcel of land.

The proposed vacation does not have any 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 shall not conflict with adopted plans and policies.

The proposal does not conflict with adopted plans and policies.

8-3-5 The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.

The proposed vacation will provide benefits to the City in reduced maintenance requirements and improved traffic circulation.

Issues

Easements are needed for the existing utilities located in the alley.

An additional 8.5' of ROW must be dedicated along the east side of the north-south alley south of Belford to the alley to be vacated to accommodate the turning movements of sanitation vehicles.

Full alley improvements will be required for the north portion of the north-south alley south of Belford. Funds must be escrowed for 1/2 width alley improvements for the remainder of the north-south alley between the alley to be vacated and Teller Avenue.

Drive-up facilities for financial institutions are an allowed use in the B-3 zone. The proposed site design must be reviewed and approved by the Community Development Department and City Engineer prior to issuance of a building permit. Some concerns are traffic flows out of the drive-up windows and landscaping along the proposed parking lot on 7th Street.

Recommendation

Staff recommends approval subject to the 8.5' of additional ROW being dedicated along the east side of the north-south alley between Belford Avenue and the alley to be vacated and alley improvements being completed or funded as required by the City Engineer.

Final review 1/20/11



*C.O. signed and returned
to Building on
12/22/92*

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

November 20, 1992

John Fredrick, President
Grand Valley National Bank
925 N. 7th Street
Grand Junction, CO 81501

Dear Mr. Fredrick:

This is in follow-up to my meeting with Paul Briardy and Rob Jenkins concerning required alley improvements and the Certificate of Occupancy for the bank's new addition. As I explained to Mr. Briardy, the City Council approved the request to vacate the east-west alley through your existing parking lot in January of 1991. The conditions of approval included requirements for dedication of an additional 8.5 feet of ROW along the east side of the north half of the north-south alley and alley improvements being completed or funded as required by the City Engineer.

The conditions of approval were tied specifically to the alley being vacated, not to the future construction of the drive-through facility. A Special Warranty deed for the additional 8.5 feet of ROW was sent to your office last spring for signatures and has not been returned. The required funds for alley improvements have also not been received. The alley vacation approval required full payment for design and construction of the north portion of the north-south alley south of Belford ($\$75$ per linear foot x 135 feet = $\$10,125$) and escrow funds for 1/2 width alley improvements for the remainder of the north-south alley between the alley to be vacated and Teller Avenue ($\$37.50$ per linear foot x 135 feet = $\$5,062.50$).

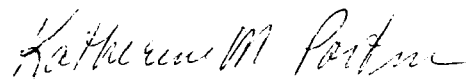
The approval of the alley vacation did not allow for deferral of alley improvement payments. Also, an alley improvement district is in the process of being formed for this block, making funding for your portion of alley improvements that much more imperative. With the formation of the alley improvement district, the cost for the required half alley improvements will be reduced to the district cost of $\$22.50$ per abutting foot. Therefore, the total amount due is $\$13,162.50$. We also need the signed and notarized Special Warranty deed for the additional 8.5 feet of ROW.

Your prompt attention to this matter would be appreciated. We will hold the Certificate of Occupancy (C.O.) for the recent addition to the bank until we receive the Special Warranty deed and payment. Mr. Briardy had also asked if it would be possible to relocate the fence along the west property line of the parking lot along Teller Avenue. The Zoning and Development Code requires that for each boundary line of a business parking area directly abutting a residential zone or use, a 6 ft. high wall, screen fence, or screen planting of a year-round nature is required. Therefore, the fence could not be removed or cut back.



Please return the signed and notarized Special Warranty deed with a check for alley improvements to our office by December 4, 1992. If you have any questions you can contact me at 244-1446.

Sincerely,



Katherine M. Portner
Senior Planner

xc: Paul Briardy
Peggy Holguin



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

December 9, 1991

Tom Logue
537 Fruitwood Dr.
Grand Junction, CO 81504

RE: File #74-91 Alley Vacation, Grand Valley National Bank

Dear Tom:

This is to confirm what we had discussed last week regarding the rescheduling of the Planning Commission hearing for Grand Valley National Bank alley vacation request. As you know, the December 3rd hearing was canceled due to lack of quorum. Those items scheduled will be heard by the Planning Commission at their January 7, 1992 hearing. Your item will also be scheduled for City Council hearing on January 8, 1992.

I apologize for any inconvenience the schedule changes may have created.

Sincerely,

A handwritten signature in cursive script that reads "Kathy".

Katherine M. Portner
Senior Planner

xc: Grand Valley National Bank

THOMAS A. LOGUE, Land Development Consultant
537 Fruitwood Drive
Grand Junction, Colorado 81504
(303) 434-8315

January 3, 1992

Community Development Department
250 N. 5th. Street
Grand Junction, CO 81501

RE: File No. 74-91
Grand Valley National Bank, Alley Vacation

Dear Staff:

At the request of Mr. John Fredrick, an officer with the Grand Valley National Bank, we are responding to review comments in response to the requested alley vacation adjoining the bank's property.

The petitioner does not take exception to any of the review comments other than the requirement to construct full alley improvements for the north/south alley north of the east/west alley and also pay escrow payments for the north/south alley south of the east/west alley.

It is the petitioners understanding that the City typically requires escrow payments in the amount of \$22.50 per front footage of adjoining alley way. In the case of Grand Valley National Bank this would be calculated as follows:

250 feet of alley frontage for north/south alley @ \$22.50	\$5625.00
270 feet of alley frontage for east/west alley (proposed vacation request) @ \$22.50	<u>6075.00</u>
	\$11,700.00

The request of the city, included within the review comments would required the following expense:

Construct 145 feet of north/south alley north of east/west alley @ \$70.00 per foot	\$10,150.00
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Assessment for 125 feet of north/south
alley south of east/west alley
@ \$22.50

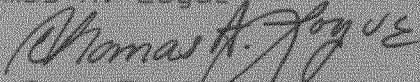
2812.50
\$12963.50

In lue of the City's request, the petitioner proposes full width improvements in accordance with current construction standards to the north/south alley, north of the east/west alley at the time of the construction of their proposed drive-up facility, and a waiver of the escrow payment for that portion of the north/south alley south of the east/west alley. The petitioner is of the option that their proposal represents an investment closer to the City's typical requirements for adjoining alley improvements.

The petitioner and I will be present at the scheduled public hearings to discuss the request and answer any questions which may arise.

Respectfully,

Thomas A. Logue



xc: John Fredrick
Rob Jenkins, A.I.A
Don Newton, City Engineer

COMMUNITY DEVELOPMENT DEPARTMENT - Kathy Portner 244-1446

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Recommendation

Staff recommends approval subject to the 8.5' of additional ROW being dedicated along the east side of the north-south alley between Belford Avenue and the alley to be vacated and alley improvements being completed or funded as required by the City Engineer.

*Retained as an easement
PC recommended approval*

- The petitioner has responded to the review comments and has agreed to all w/ the exception of the requirement to escrow funds for 1/2 width alley improvements for the N-S alley S of the alley to be vacated.*
- They have agreed to the full width alley improvements for the N-S alley N of the alley to be vacated.*

EXISTING

PROPOSED

BELFORD AVENUE

BELFORD AVENUE

SEVENTH STREET

SEVENTH STREET

TELLER AVENUE

TELLER AVENUE

5' PUBLIC SERVICE EASEMENT B-1458 P-1000

EXISTING PARKING 17 SPACES

UTILITY POLE
PROPERTY LINE
ALLEY RIGHT-OF-WAY TO BE DEDICATED

20 CAR STORAGE

PROPOSED PARKING 23 SPACES

PROPOSED DRIVE-UP
TELEPHONE BOX
UTILITY POLE

PROPOSED 20' ALLEY VACATION

ALLEY

EXISTING DRIVE UP

ALLEY

EXISTING PARKING 10 SPACES

UTILITY POLE
TRASH
TRANSFORMER
SCREEN FENCE

ALLEY

UTILITY POLE

GAS METER



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

#74 91
TAL
25 NOT REVISED
Ruth Olson

SITE PLAN		
GRAND VALLEY NATIONAL BANK GRAND JUNCTION, COLORADO		
ARMSTRONG CONSULTANTS, INC. GRAND JUNCTION, COLORADO (303)242-0101		
DATE	OCTOBER 1991	SHEET
DRAWN BY	DPW	FILE NAME
CHECKED BY	TAL	SITE
AD NO.	915397	1-1