



DEVELOPMENT APPLICATION
Community Development Department
250 North 5th Street Grand Junction, CO 81501
(303) 244-1430

Receipt 990
Date 3-3-94
Rec'd By MP
File No. 32 94

We, the undersigned, being the owners of property situated in Mesa County,
State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input checked="" type="checkbox"/> Vacation			North side 400 Block Grand		<input checked="" type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

PROPERTY OWNER **DEVELOPER** **REPRESENTATIVE**

First Assembly of God	First Assembly of God	Pastor David Crowley
Name 402 Grand Avenue	Name 402 Grand Avenue	Name 402 Grand Avenue
Address Grand Junction, CO 81501	Address Grand Junction, CO 81501	Address Grand Junction, CO 81501
City/State/Zip 243-0731	City/State/Zip 243-0731	City/State/Zip 243-0731
Business Phone No.	Business Phone No.	Business Phone No.

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 and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we 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 rescheduling expenses before it can again be placed on the agenda.

X [Signature]
Signature of Person Completing Application _____ Date _____

X [Signature: Rev David a Crowley]
Signature of Property Owner(s) - Attach Additional Sheets if Necessary _____

#32 94 SUBMITTAL CHECKLIST

VACATION

Location: 400 Black Grand (North Side) Project Name: First Assembly Alley Vacation

ITEMS	DISTRIBUTION																	TOTAL REQ'D.			
DESCRIPTION	SSID REFERENCE	● City Community Development	● City Dev. Eng.	● City Utility Eng.	● City Property Agent	● City Fire Department	● City Police Department	● City Attorney	● City Sanitation	● City G.J.P.C. (8 sets)	○ City Downtown Dev. Auth.	● City Council	○ County Planning	○ Irrigation District	○ Drainage District	○ Water District	○ Sewer District	● U.S. West	● Public Service	○ GVRP	
Due 1st Working Day of Month for Planning Commission 1st Tuesday of following month																					
● Application Fee <u>\$450</u>	VII-1	1																			
● Submittal Checklist*	VII-3	1																			
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Application Form*	VII-1	1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1
● 11-17 Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1
● Names and Addresses	VII-2	1																			
● Legal Description - of <u>Alley</u>	VII-2	1			1									1							
● General Project Report - <u>Narrative</u>	X-7	1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1
● <u>Vicinity Sketch</u>	IX-33	1	2	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1

86x11

19 TOTAL REQ'D.

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

John Davis
 243-2771 office
 266-0344 truck

PRE-APPLICATION CONFERENCE

Date: 1/25/94
Conference Attendance: David Crowley
Proposal: Alley Vacation - North Side, 400 Block Grand
Location:

Tax Parcel Number:
Review Fee: \$450
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required?
Adjacent road improvements required?
Area identified as a need in the Master Plan of Parks and Recreation?
Parks and Open Space fees required? Estimated Amount:
Recording fees required? Estimated Amount:
Half street improvement fees required? Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?

Applicable Plans, Policies and Guidelines

Located in identified floodplain? FIRM panel #
Located in other geohazard area?

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?
Avigation Easement required?

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking, Screening/Buffering, Land Use Compatibility, Drainage, Landscaping, Traffic Generation, Floodplain/Wetlands Mitigation, Availability of Utilities, Geologic Hazards/Soils, Other

Related Files:

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

X Signature(s) of Petitioner(s) X Signature(s) of Representative(s)

GENERAL PROJECT REPORT NARRATIVE

We would like to vacate the alley which runs East and West between 4th and 5th Streets and between Grand and Ouray Avenues.

Concerning Criteria for Vacation:

- 8-3-1 this will not cause any parcel to be landlocked.
- 8-3-2 this will not restrict access to any parcel.
- 8-3-3 this will not have adverse impacts on the health, safety, and/or welfare of the general community, and will not reduce the quality of public services to any parcel.
- 8-3-4 this will not conflict with adopted plans and policies.
- 8-3-5 this will relieve the City of maintenance of the alley.

GENERAL

1. The plans, as submitted, are adequate in terms of existing conditions; however, more information is needed regarding future plans for the church property. It would be advantageous for the Special Use Permit to not only bring the existing facility into conformance but to also permit future activity. Otherwise, Special Use Permit will need to be revised, requiring that the petitioner repeat this review process.
2. What is the scale of the drawings? If not to scale, please submit plans that are to scale.
3. What is the proposed use of the vacated apartment buildings/area? These buildings could be eligible for historic designation--a compatible adaptive reuse is encouraged. Renovation of the two buildings could be a very attractive project on a very visible intersection downtown.
4. Enhancement of the rear entrance to the church was contemplated at one time--is it still proposed? If so, indicate proposal on site plan. Landscaping around the rear entrance would be desirable.
5. What is the vacant area just east of the church used for (existing and proposed)?
6. The City reserves the right to require Ouray access to be closed during the week if traffic flow becomes a problem due to leasing of parking spaces.

PARKING / CIRCULATION

1. The alley that is proposed to be vacated is not wide enough to serve as a two-way circulation aisle within a parking area (minimum is 25 feet). Difficult to scale, but this may require reconfiguration of the parking layout.
2. If nighttime activities are anticipated, provide lighting in the parking lot. Indicate on the Site Plan where lights are to be located and provide a detail of the standard to be used.
3. Provide seating capacity information in order to determine parking requirement (1 space per 3 seats).
4. 5 accessible stalls are required for the number of spaces proposed. Those shown on plan do not appear to meet required dimensions (see attached information).

5. The applicant is responsible for off-site improvements--in this case, accessible ramps at the corners (see Development Engineer comments).
6. Is there any access from the curb cut off Grand Avenue into the parking area?
7. Signage or painted arrows on the pavement are required to indicated one-way circulation in the parking aisles.
8. Wheel stops are required for all parking spaces around the perimeter of the parking lot.

LANDSCAPING

1. Show all existing landscaping on plan.
2. Retain the hedge around the buildings on the southeast corner of the site, regardless of the future use of this area.
3. A minimum of 5% of the parking area is required to be landscaped. As a minimum, provide street trees along Ouray Avenue and 5th Street. Minimum spacing is 40 feet. Contact the City Parks and Recreation Department about possibly participating in the street tree program.
4. The Zoning and Development Code requires an underground, pressurized irrigation system for all landscaped areas (on and off site). Revise landscape plan to indicate that this will be provided.
5. An Improvements Agreement and Guarantee is required for improvements in the public right-of-way (accessible ramps in sidewalk) and for landscaping/irrigation. Guarantee is by cash in escrow or a Letter of Credit.

OTHER

1. Dumpsters must be located within an architectural screening wall or fenced with a solid material (e.g. 6' cedar).
2. Approval of the Special Use Permit will also be subject to any issues regarding the Grand Avenue widening project being resolved with the Public Works Department.
3. A plan has been forwarded to City Sanitation for their comments on access for trash pick-up. Comments will be provided to the applicant.
4. Indicate on site plan where the proposed sign is to be located.

REVIEW COMMENTS

Page 1 of 2

FILE #32-94

TITLE HEADING: Alley Vacation

LOCATION: 400 Block of Grand Avenue - North Side

PETITIONER: First Assembly of God

PETITIONER'S ADDRESS/TELEPHONE: 402 Grand Avenue
Grand Junction, CO 81501
243-0731

PETITIONER'S REPRESENTATIVE: David Crowley

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., MARCH 28, 1994.

U.S. WEST 3/7/94
Leon Peach 243-0731

There would be need of a utility easement along south edge of alley as there is existing buried telephone cable and overhead power.

SOLID WASTE MANAGEMENT 3/4/94
Rob Laurin 244-1570

Okay.

CITY UTILITY ENGINEER 3/7/94
Bill Cheney 244-1590

There is an old 6" sewer line in the alley between 4th and 5th. The sewer line serves properties east of 5th to 7th so cannot be abandoned. If improvements, such as asphaltting, are made to the alley the sewer line would have to be replaced before new surfacing was applied. At this time there are no plans to replace the 6" line. If the alley is vacated a 20' all purpose easement should be dedicated in the place of the right-of-way.

PUBLIC SERVICE COMPANY 3/10/94
Dale Clawson 244-2695

ELECTRIC & GAS: If alley is vacated it will need to be dedicated as a utility easement due to existing gas and electric facilities.

CITY DEVELOPMENT ENGINEER

3/9/94

Jody Kliska

244-1591

If vacated, an easement for drainage and utilities will be required.

COMMUNITY DEVELOPMENT DEPARTMENT

3/16/94

Kristen Ashbeck

244-1437

Alley vacation proposal cannot proceed without details on Special Use Permit/Site Plan Review requirements.

GRAND JUNCTION FIRE DEPARTMENT

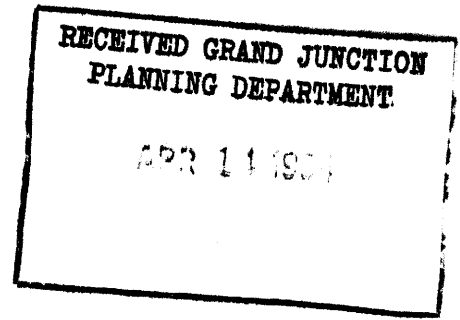
3/17/94

George Bennett

244-1400

Access to the church for emergency vehicles is to be maintained at all times.

#32-94
Response to
Comments



General

1. See plat.
2. 1" - 20', see plat.
- ③ Apartment building to be burn down and put into parking later to be put into a multi-purpose building.
- ④ We are proposing a rear entrance rain cover approximately 20' x 20'. *-show on plan*
5. Vacant area East of church is used for bus parking.
6. We want #6 deleted.

Parking/Circulation

1. Existing parking is 21 feet.
2. Rear parking lot has three (3) big lights already.
3. Seating is 918. *306 spaces*
4. We have 4 wheel chair parking spaces.
5. We will install accessible ramp per engireer comments. *-impr. guarantee*
6. Not yet but will at a later date.
7. We will put in arrows on pavement. *(show on plan)*
8. We will install wheel stops on all parking spaces that *-impr. guarant.* face the perimeter of lot.

**PROVIDED
BY PETITIONER**

Landscaping

1. on print - not shown
2. If possible. - show hedge
3. OK - show street trees - 40 feet - } impr. agr./quarantee
4. OK - indicate on plan -
5. OK

Other

1. OK - what will screening of dumpsters be
2. OK
- 3.
4. OK - not shown

**PROVIDED
BY PETITIONER**

STAFF REVIEW

FILE: 32-94 (1)

DATE: April 28, 1994

STAFF: Kristen Ashbeck

REQUEST: Right-of-Way Vacation

LOCATION: East-West Alley in 400 Block of Grand Avenue

APPLICANT: First Assembly of God Church

EXISTING LAND USE: Church and Parking Lot

SURROUNDING LAND USE:

NORTH: Mixed - Commercial and Residential

SOUTH: Commercial

EAST: Mixed - Commercial and Library

WEST: Office / Parking

EXISTING ZONING: Retail Business (B-3) and Residential Multifamily 64 Units per Acre (RMF-64)

SURROUNDING ZONING:

NORTH: RMF-64

SOUTH: B-3

EAST: Public Zone (PZ) and B-3

WEST: Parking (P) and B-3

RELATIONSHIP TO COMPREHENSIVE PLAN: The Grand Avenue Corridor Guidelines recommend that land uses along the 1st to 7th Street segment serve as a transition between the downtown business district and the surrounding residential area. The existing church in the 400 block of Grand Avenue is consistent with the intent of the guidelines.

STAFF ANALYSIS: First Assembly of God Church owns the entire 400 block of Grand Avenue on both the north and south sides of the alley. The church is requesting a vacation of the alley to be able to better incorporate it into circulation on their property and discourage through traffic within the block. The vacation request is reasonable and meets the criteria set forth in section 8-3 of the Zoning and Development Code for vacation of rights-of-way; however, the entire 20-foot width must be retained as easement for utilities and drainage purposes.

The Church recently developed a new area of parking on the north side of the alley. Parking is not allowed in the RMF-64 zone unless it is accessory to an approved use. Thus, it was necessary to bring the entire church site into conformance with a Special Use Permit in the B-3 zone in order to be able to permit the new (and existing) parking on the north side of the alley in the RMF-64

zone. Staff is presently working with the petitioner to resolve issues with the Special Use Permit such as landscaping, execution of an Improvements Agreement and Guarantee, and location of signage. Staff recommends that these issues be resolved before the alley vacation is effective.

*Approved
AP 5-0*
STAFF RECOMMENDATION: Approval of the right-of-way vacation subject to the alley being retained as utility and drainage easement and subject to the details of the Special Use Permit review process being resolved prior to final action on the vacation by City Council.

RECOMMENDED PLANNING COMMISSION MOTION: Mr. Chairman, on item 32-94 (1), a request for a vacation of the east-west alley in the 400 block of Grand Avenue, I move that we forward this item on to City Council with the recommendation for approval subject to the staff recommendation stated above.

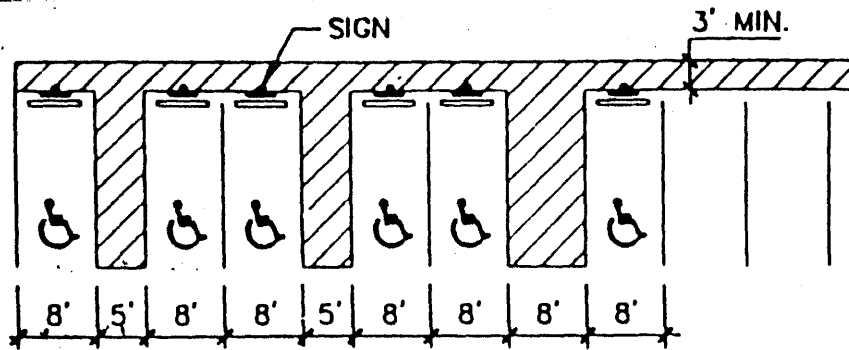
ingress & egress easement

**Accessible Parking Spaces
(Required Minimum)**

Total Parking Spaces in Lot	Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
200 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2*
1001 and over	20**

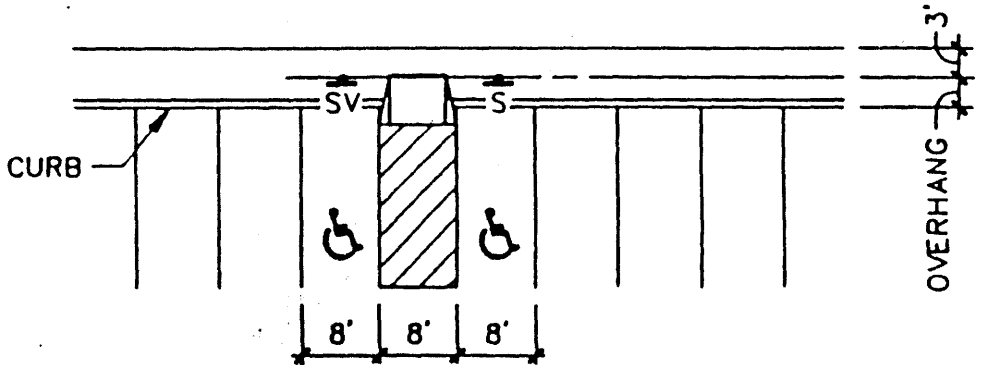
*Percent of total.

**Plus one space for each 100 over 1,000.



Source: Parking, September 1991

TWO SPACES REQUIRED



In the final ruling, many of the National Parking Association's comments were adopted. Accessible spaces are required to be 8'0" wide, with an adjacent access aisle 5'0" wide. One in every eight accessible spaces shall have an access aisle 8'0" wide (rather than 5') and shall be signed "van accessible."

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LEGAL DESCRIPTION

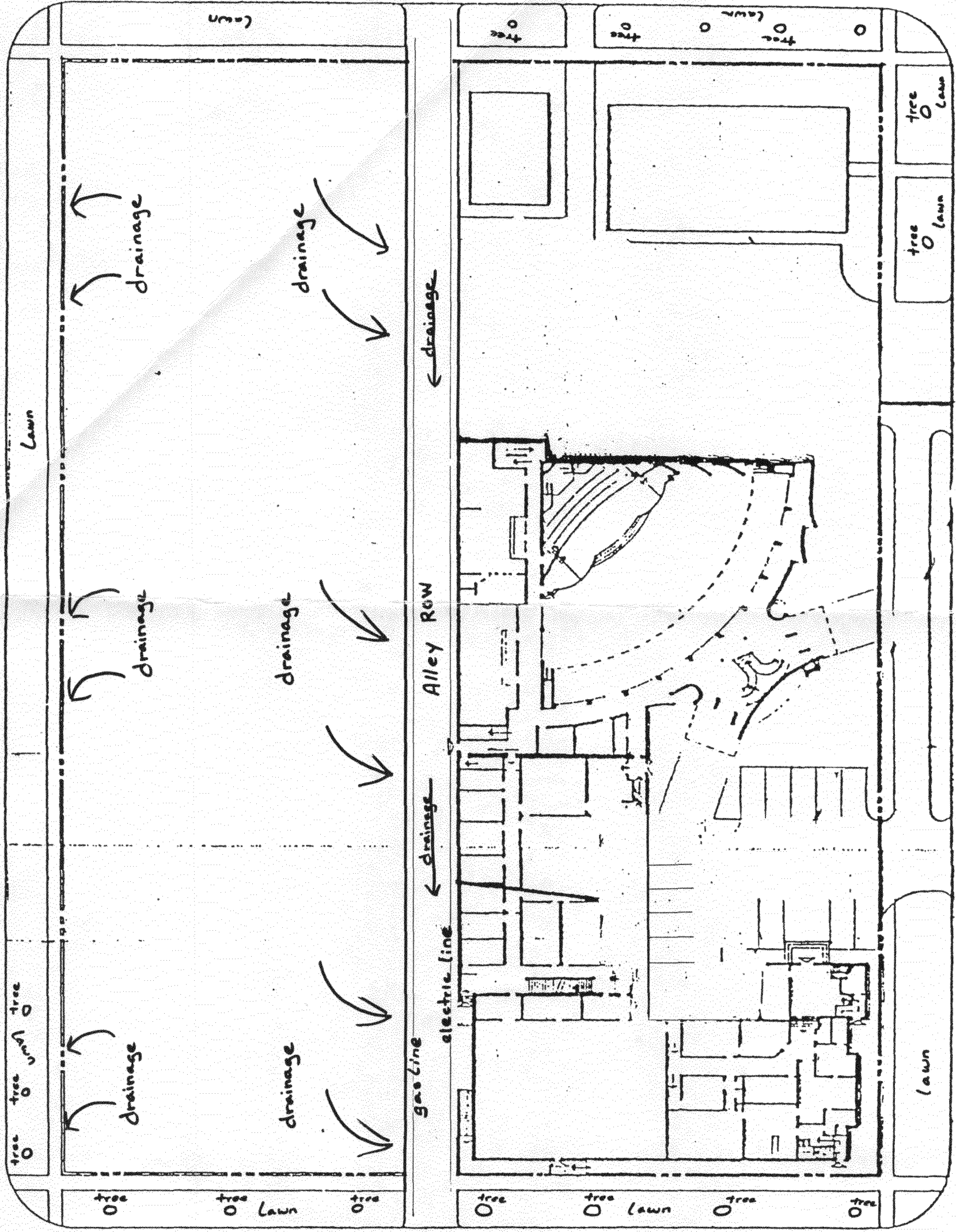
A twenty foot alley going East and West the full length between North 5th and North 4th between Grand Avenue and Ouray Avenue.

#32 94

OURAY AVE.

Residential Housing

Light Business



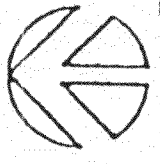
FOURTH ST.

FIFTH ST.

Site Boundaries/Land Use
 Alley and Easements
 Drainage
 Landscape Plan

Bank

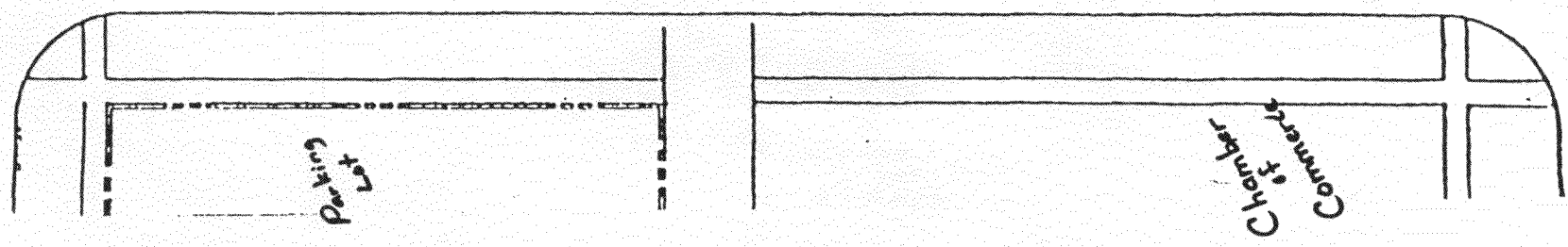
Light Business



Library

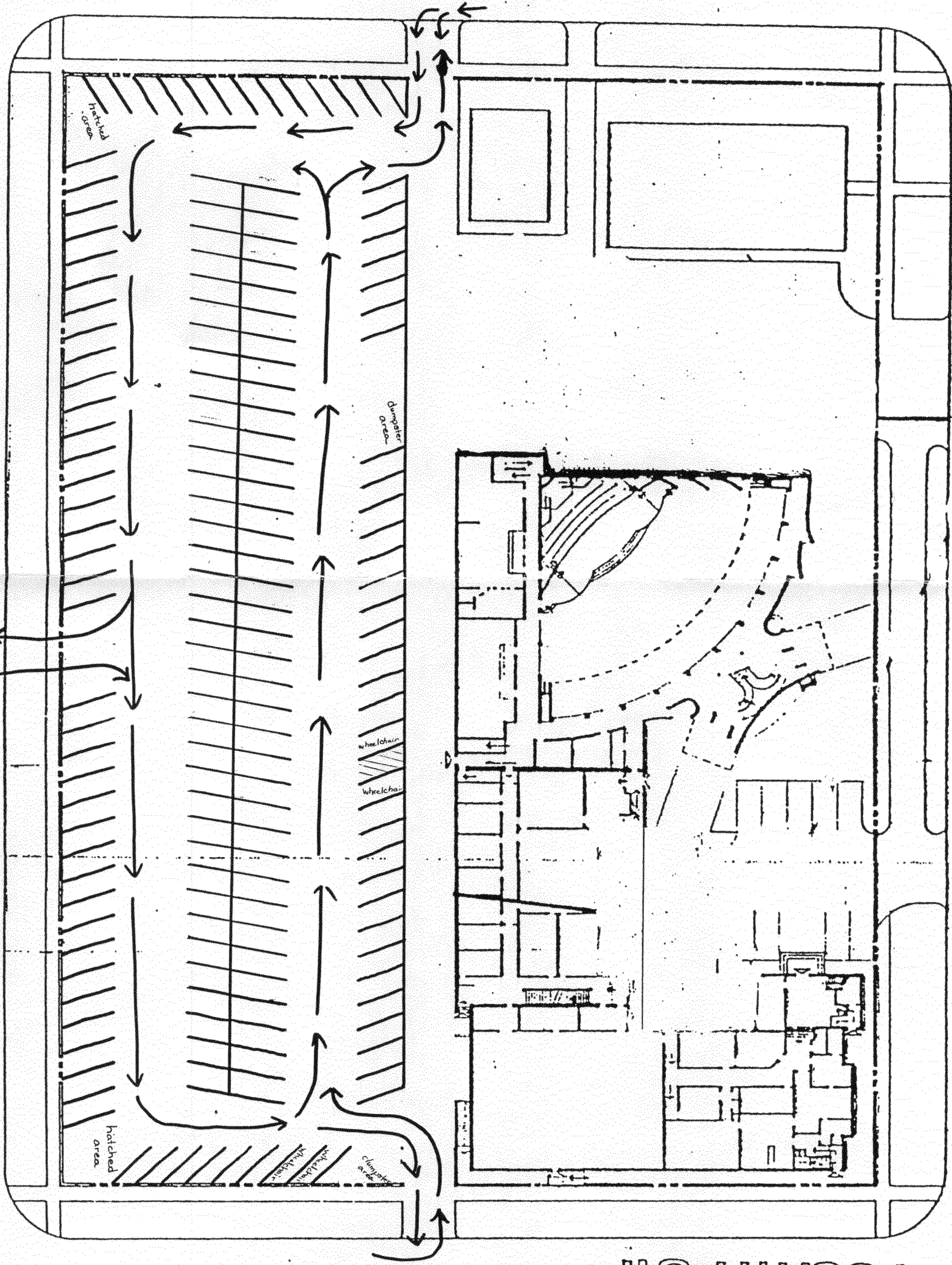
#32 94

Gas Station



OURAY AVE.

FIFTH ST.



FOURTH ST.

GRAND AVE.

_____ Parking Area
 _____ Traffic Ingress + Egress