





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

Receipt 996  
 Date 3-2-94  
 Rec'd By MP  
 File No. #38 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			S. 4th St.	I-1	<input checked="" type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

<input checked="" type="checkbox"/> PROPERTY OWNERS	<input type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
John E. Cadéz	James R. Cadéz	Frank A. Preuss
Name P.O. Box 489	Name P.O. Box 489	Name 917 Main Street
Address Grand Jct. CO 81502	Address Grand Jct. CO 81502	Address Grand Jct. CO 81501
City/State/Zip 303/243-0024	City/State/Zip 303/243-0024	City/State/Zip 303/241-1903
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.

Signature of Person Completing Application [Signature] Date 2/28/94  
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary [Signature] 2-27-94  
[Signature] 2-27-94

2945-143-44-001  
THOMAS G LITTON  
A K  
BOX 1356  
GRAND JUNCTION, CO 81502-1356

2945-143-44-002  
THOMAS G LITTON  
A K  
BOX 1356  
GRAND JUNCTION, CO 81502-1356

2945-143-44-003  
THOMAS G LITTON  
A K  
BOX 1356  
GRAND JUNCTION, CO 81502-1356

2945-143-44-004  
THOMAS G LITTON  
A K  
BOX 1356  
GRAND JUNCTION, CO 81502-1356

#38 94

2945-143-44-005  
THOMAS G LITTON  
A K  
BOX 1356  
GRAND JUNCTION, CO 81502-1356

2945-143-44-006  
THOMAS G LITTON  
A K  
BOX 1356  
GRAND JUNCTION, CO 81502-1356

2945-143-44-007  
THOMAS G LITTON  
A K  
BOX 1356  
GRAND JUNCTION, CO 81502-1356

2945-143-39-010  
STOUT'S ELECTRIC MOTOR SERVICE  
430 S 4TH ST  
GRAND JUNCTION, CO 81501-2507

2945-143-39-021  
STOUT'S ELECTRIC MOTOR SERVICE  
430 S 4TH ST  
GRAND JUNCTION, CO 81501-2507

2945-143-39-014  
SCOTTY INVESTMENTS  
405 PITKIN AVE  
GRAND JUNCTION, CO 81501-2513

2945-143-39-015  
CARMEN CHIDO  
JOHN CHIDO ESTATE  
442 SOUTH AVE  
GRAND JUNCTION, CO 81501-2515

2945-143-39-019  
DON LEE FLANNERY  
CHESTER H FLANNERY  
P O BOX 1261  
GRAND JUNCTION, CO 81502-1261

2945-143-39-013  
SHELLEY J LUFF  
JOSEPH A  
552 - 23 RD  
GRAND JUNCTION, CO 81503

2945-143-39-020  
SHELLEY J LUFF  
JOSEPH A  
552 - 23 RD  
GRAND JUNCTION, CO 81503

#38 94

2945-143-39-022  
WILLIAM L SHUMAN  
FREDA  
3320 CRESTVIEW WAY  
GRAND JUNCTION, CO 81506-4071

2945-143-38-011  
FREDERICK J STASTNY  
ROMA K  
322 SOUTH AV  
GRAND JUNCTION, CO 81501

2945-143-38-013  
BELINDA C COUTEE  
353 PITKIN AVE  
GRAND JUNCTION, CO 81501-2414

2945-143-38-009  
MANUEL J VIGIL  
EVYIA G  
302 SOUTH AVE  
GRAND JUNCTION, CO 81501-2417

2945-143-38-010  
SIMON D TRUJILLO  
J B  
312 SOUTH AVE  
GRAND JUNCTION, CO 81501-2417

2945-143-38-017  
MUFFLER REPAIR & REAL ESTATE I  
DBA SCOTTI MUFFLER INVEST CO  
405 PITKIN AVE  
GRAND JUNCTION, CO 81501-2513

2945-143-38-014  
ROYCE C GIBSON  
MARIANNA R  
202 NORTH AVE #202  
GRAND JUNCTION, CO 81501-7540

2945-143-38-015  
ROYCE C GIBSON  
MARIANNA R  
202 NORTH AVE #202  
GRAND JUNCTION, CO 81501-7540

2945-143-38-016  
ROYCE C GIBSON  
MARIANNA R  
202 NORTH AVE #202  
GRAND JUNCTION, CO 81501-7540

38 94

2945-143-38-012  
JERRY D CHICK  
JUDY E  
2823 1/2 C RD  
GRAND JUNCTION, CO 81503-3170



PRE-APPLICATION CONFERENCE

Date: 2/24/94
Conference Attendance:
Proposal: 4th St ROW Vacation
Location: 4th St South of South

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

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.

Signature(s) of Petitioner(s)

Signature(s) of Representative(s)



**Litton-Mayflower**

Litton Moving & Storage Co. / 433 South Avenue / Grand Junction, CO 81501 / (303) 242-2497

*January 3, 1994*

38 94

*RE: Reduction of 4th Street at South Avenue*

*Gentlemen,*

*Our property lies directly east of the property owned by Central Distributing Co. and is separated by 4th Street which falls between us. We have reviewed the proposal to reduce that portion of 4th Street and have no objection to the request. We have always worked with Central Distributing in a cooperative manner and expect that relationship to continue.*

*Sincerely,*

  
*Thomas G. Litton*

*President*

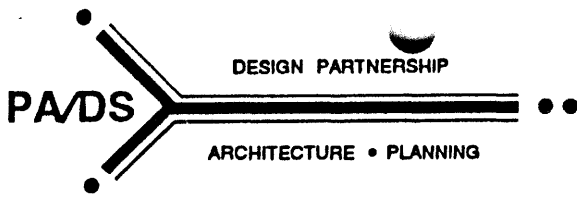


MEMBER  
MAYFLOWER WAREHOUSEMEN'S ASSN



An affiliate of Mayflower Transit, Inc.  
ICC No. MC 1042





# 38 94

Re: Street Vacation  
4th Street  
February 24, 1994

## GENERAL PROJECT REPORT

**PROJECT:** A request to a right of way reduction of 4th Street south of South Street; that portion that is situated between Central Distributing and Litton/Mayflower Moving warehouse.

**OWNER/PETITIONER:** CENTRAL DISTRIBUTING COMPANY  
245 South Avenue  
Grand Junction, CO 81501

**REASON FOR VACATION:** New warehouse area and access for new addition to existing facility at 245 South Avenue.

### **A. Project Description / Warehouse Addition**

1. Total area to be vacated is 10' x 140'; or .15 acres.
2. Total area of the warehouse addition and parking/access area is 2.48 acres and includes additional parking at the northwest corner of 3rd Street and South Avenue.
3. The proposed building will be used as a warehouse for storage.

### **B. Public Benefit**

This is a private development.

### **C. Project Compliance**

1. Request for a street right of way reduction from 80' to 60' for a building expansion.
2. Land use surrounding the site is Zoned I-1 for Light Industrial Use.

3. Site is accessible from South Avenue and 4th Street.
4. Utilities are currently in the existing building. All utility mains are located in South Avenue. There is a gas line in 4th Street that stops at the railroad track. There is also an overhead electrical line in the right of way of 4th Street. There are fire hydrants on South Avenue at the corners of 3rd, 4th, and 5th Streets. An easement may be maintained for utilities pursuant to review. No utilities will have to be moved or relocated.
5. There will be no large extra demands on the existing utilities.
6. The effects on public facilities would be negligible.
7. N/A.
8. The proposed building would have no impact on site geology.
9. Hours of operation would be from 7:00 AM to 5:00 PM, Monday through Friday.
10. No additional signs are proposed for the building.

**D. Development Schedule and Phasing**

The building is to be constructed in early 1994 as one continuous project.

Respectfully submitted,  
PA/DS design partnership  
Petitioner's Representative

# REVIEW COMMENTS

Page 1 of

FILE #38-94

TITLE HEADING: Right-of-Way Vacation

LOCATION: 4th Street - South of South Avenue

PETITIONER: Anna Company

PETITIONER'S ADDRESS/TELEPHONE: P.O. Box 489  
Grand Junction, CO 81502  
243-0024

PETITIONER'S REPRESENTATIVE: Frank Preuss  
917 Main Street  
241-1903

STAFF REPRESENTATIVE: David Thornton

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

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**CITY UTILITY ENGINEER**  
**Bill Cheney**

**3/3/94**  
**244-1590**

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No comment.

**SOLID WASTE MANAGEMENT DIVISION**  
**Rob Laurin**

**3/4/94**  
**244-1570**

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Okay.

**U.S. WEST**  
**Leon Peach**

**3/7/94**  
**244-4964**

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No comments at this time.

**GRAND JUNCTION POLICE DEPARTMENT**  
**Mark Angelo**

**3/9/94**  
**244-3587**

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It appears along the east side of the proposed addition, there are loading doors. Are there 3 loading doors on the far east side along 4th Street? If so, how are you proposing loading and unloading without blocking South 4th Street? Because of the closure of the access off 5th Street, there will be an increase of traffic using South 4th Street by semi-trucks and trailers. I would recommend no loading docks on the east side along S 4th Street that would block the street.

**PUBLIC SERVICE COMPANY**  
**Dale Clawson**

**3/16/94**  
**244-2695**

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ELECTRIC: Structure must maintain 10' clearance from existing electrical lines.  
GAS: No objections.

**GRAND JUNCTION FIRE DEPARTMENT**  
**George Bennett**

**3/14/94**  
**244-1400**

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A fire flow survey will have to be completed to determine the flow requirements for the new addition and to determine what additional fire protection will be needed.

**CITY PROPERTY AGENT**  
**Tim Woodmansee**

**3/16/94**  
**244-1565**

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Please provide a precise metes and bounds description of the area to be vacated.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Dave Thornton**

**3/18/94**  
**244-1447**

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Vehicles/trucks will not be allowed to use 4th Street for maneuvering and backing onto dock area. The proposed addition as shown on the site plan is not acceptable as it shows that backing from 4th Street would occur.

**COLORADO DEPT. OF TRANSPORTATION**  
**R.Perske/J.Nall/W.Spanicek/C.Dunn**

**3/29/94**  
**248-7232**

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Colorado Department of Transportation does not agree with any reduction of the right-of-way due to heavy truck usage.

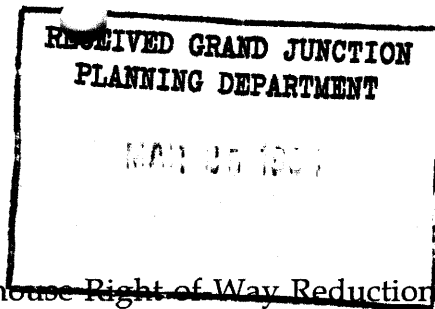
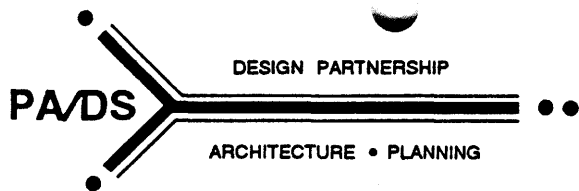
STAFF REVIEW

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FILE: #38-94 R.O.W. Vacation / 4th Street  
DATE: March 18, 1994  
STAFF: Dave Thornton

**REVIEW COMMENTS:**

1. Vehicles/Trucks will not be allowed to use 4th Street for maneuvering and backing on to dock area. The proposed addition as shown on the site plan is not acceptable as it shows that backing from 4th Street would occur.



Re: Central Warehouse ~~Right of Way Reduction~~

March 24, 1994

## REVIEW RESPONSE

RE: RIGHT-OF-WAY VACATION  
File #38-94

Location: 4th Street, South of South Avenue

Petitioner: Anna Company/Central Distributing Company

Petitioner's Address: P.O. Box 489  
Grand Junction, CO 81502  
Telephone: 243-0024

Petitioner's Representative: Frank Preuss, Architect  
PA/DS design partnership  
917 Main Street  
Grand Junction, CO 81501  
Telephone: 241-1903

Staff Representative: David Thornton

## RESPONSE TO REVIEW COMMENTS

- Grand Junction Police Department  
See comments to Community Development Department.
- Grand Junction Fire Department  
A fire flow survey will be requested and completed.

- City Property Agent

Metes and bounds description would be:

Starting at the northeast corner of Lot 16, Block 163 of the original plat, City of Grand Junction, east 10 feet, thence south 139.33 feet, thence west 10 feet to the southeast corner of Lot 16, thence north along the lot line 139.33 feet to the point of beginning.

- Community Development Department

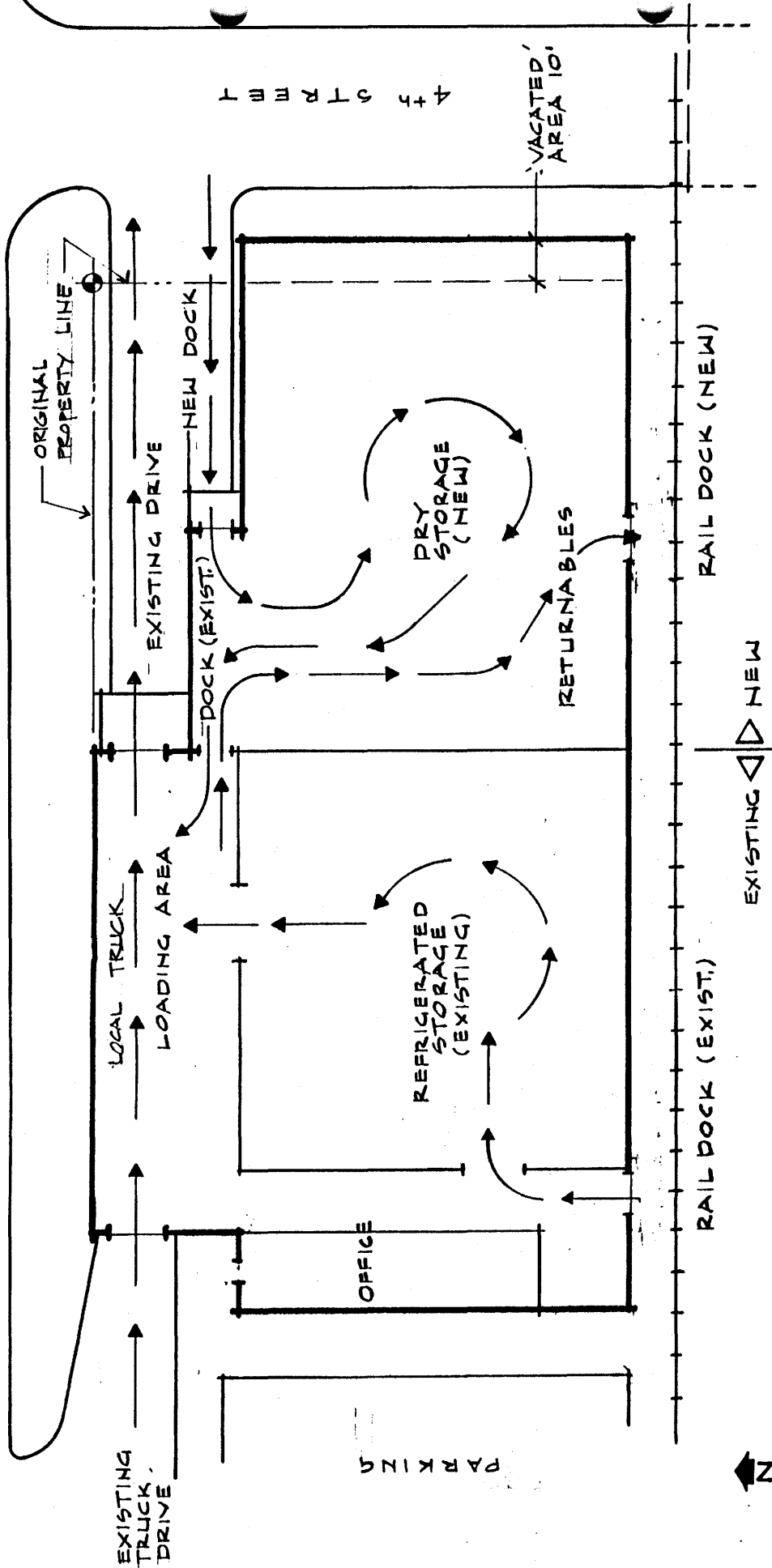
The 4th Street right-of-way is currently used to maneuver semi trucks into the existing dock located on the east side of the existing warehouse. Central Distributing's local delivery trucks do not use this dock. They are loaded inside of the existing building.

There are approximately one to two common carrier trucks that utilize this dock per week. These trucks generally serve this dock in the early morning. There is no expected increase in their number. Furthermore, maneuvering into the dock would be approximately 50 feet from South Avenue and trucks would only be in the roadway, a matter of minutes. When trucks leave, they would be pulling out and would be able to see in all directions.

Approximately 60% of the existing warehouse is refrigerated storage. The proposed warehouse expansion will be used for non-refrigerated products and returnable items that will be sent out via the railroad dock. The new railroad dock is on the south side of the new warehouse and would not affect vehicular traffic.

See attached sketch for schematic flow and circulation of goods in and around the planned new warehouse and loading docks.

SOUTH AVENUE



TRAFFIC FLOW SCHEMATIC • CENTRAL DISTRIBUTING • 445 SOUTH AVENUE



- City Property Agent

Metes and bounds description would be:

*FOR ORDINANCE*

*Beginning*  
~~Starting~~ at the northeast corner of Lot 16, Block 163 of the original plat, City of Grand Junction, *thence* east 10 feet, thence south 139.33 feet, thence west 10 feet to the southeast corner of Lot 16, thence north along the lot line 139.33 feet to the point of beginning.

- Community Development Department

The 4th Street right-of-way is currently used to maneuver semi trucks into the existing dock located on the east side of the existing warehouse. Central Distributing's local delivery trucks do not use this dock. They are loaded inside of the existing building.

There are approximately one to two common carrier trucks that utilize this dock per week. These trucks generally serve this dock in the early morning. There is no expected increase in their number. Furthermore, maneuvering into the dock would be approximately 50 feet from South Avenue and trucks would only be in the roadway, a matter of minutes. When trucks leave, they would be pulling out and would be able to see in all directions.

Approximately 60% of the existing warehouse is refrigerated storage. The proposed warehouse expansion will be used for non-refrigerated products and returnable items that will be sent out via the railroad dock. The new railroad dock is on the south side of the new warehouse and would not affect vehicular traffic.

See attached sketch for schematic flow and circulation of goods in and around the planned new warehouse and loading docks.

STAFF REVIEW

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FILE: 38-94

DATE: March 31, 1994

REQUEST: Right-of-Way Vacation

LOCATION: 4th Street South of South Avenue

APPLICANT: Central Distributing Company

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EXISTING LAND USE: Commercial - Warehouse

PROPOSED LAND USE: Same

SURROUNDING LAND USE:

NORTH: Commercial - Automobile Maintenance

SOUTH: Railroad Right-of-Way

EAST: Industrial - Warehouse

WEST: Industrial - Warehouse

EXISTING ZONING: Light Industrial (I-1)

SURROUNDING ZONING: All Light Industrial (I-1)

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EXECUTIVE SUMMARY: Central Distributing Company located on the southwest corner of South Avenue and Fourth Street is requesting a vacation of the westerly 10 feet of the Fourth Street right-of-way from South Avenue to the railroad right-of-way in order to expand an existing warehouse.

RELATIONSHIP TO COMPREHENSIVE PLAN: No plan exists for this area.

STAFF ANALYSIS: The petitioner's original submittal request was to vacate the entire 80 foot right-of-way of 4th Street south of South Avenue to its dead end at the railroad right-of-way. Most review agencies were opposed to the proposal due to the existing use of the right-of-way for circulation and/or utility purposes. The petitioner responded by proposing to vacate only the westerly 16 feet of right-of-way--up to the present curb and gutter. This would leave the street itself as is. In addition, a cul-de-sac would be required rather than just dead-ending the street.

The proposal now calls for the vacation of 10 feet of right-of-way. The existing street improvements would remain as is.

STAFF REVIEW

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FILE: #38-94

DATE: May 4, 1994

ACTION REQUESTED: Vacation of 10 feet of R.O.W along South 4th Street from South Avenue to the railroad right-of-way.

LOCATION: 4th Street south of South Avenue

APPLICANT: Central Distributing Company

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EXISTING LAND USE: Commercial - Warehouse

PROPOSED LAND USE: No Change

SURROUNDING LAND USE:

NORTH: Commercial - Automobile Maintenance

SOUTH: Railroad R.O.W.

EAST: Industrial - Warehouse

WEST: Industrial - Warehouse

EXISTING ZONING: Light Industrial (I-1)

PROPOSED ZONING: No Change

SURROUNDING ZONING: All light Industrial (I-1)

---

EXECUTIVE SUMMARY: Central Distributing Company located on the southwest corner of South Avenue and Fourth Street is requesting a vacation of the westerly 10 feet of the Fourth Street right-of-way from South Avenue to the railroad right-of-way in order to expand an existing warehouse

STAFF ANALYSIS: This proposal calls for the vacation of 10 feet of right-of-way along the westerly edge of South Fourth Street. the existing street improvements will remain the same. Planning Commission recommended denial of this request at their April 5th Planning Commission meeting. The petitioner appealed that decision to City Council at the April 20th City Council meeting. City Council approved the request for the 10 foot vacation. This request now requires two readings for approval for the ordinance to be therefore published and effective.

STAFF RECOMMENDATION: Staff recommends approval as stated at the City Council public hearing on April 20th, 1994.

TYPE LEGAL DESCRIPTION (S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

\*\*\*\*\*

OF R.O.W. TO BE VACATED

Reduction of the 80 foot 4th Street right of way to a 60 foot Industrial right of way from the south right of way on South Avenue south approximately 140 feet to the rail road right of way.

#38 94

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OF R.O.W. TO BE VACATED

LEGAL DESCRIPTION:

THE WEST 10 FEET OF THE 80 FOOT R.O.W.  
OF 4th STREET, SOUTH OF SOUTH STREET  
TO THE PROPERTY LINE; A DISTANCE OF  
APPROXIMATELY 140 FEET.

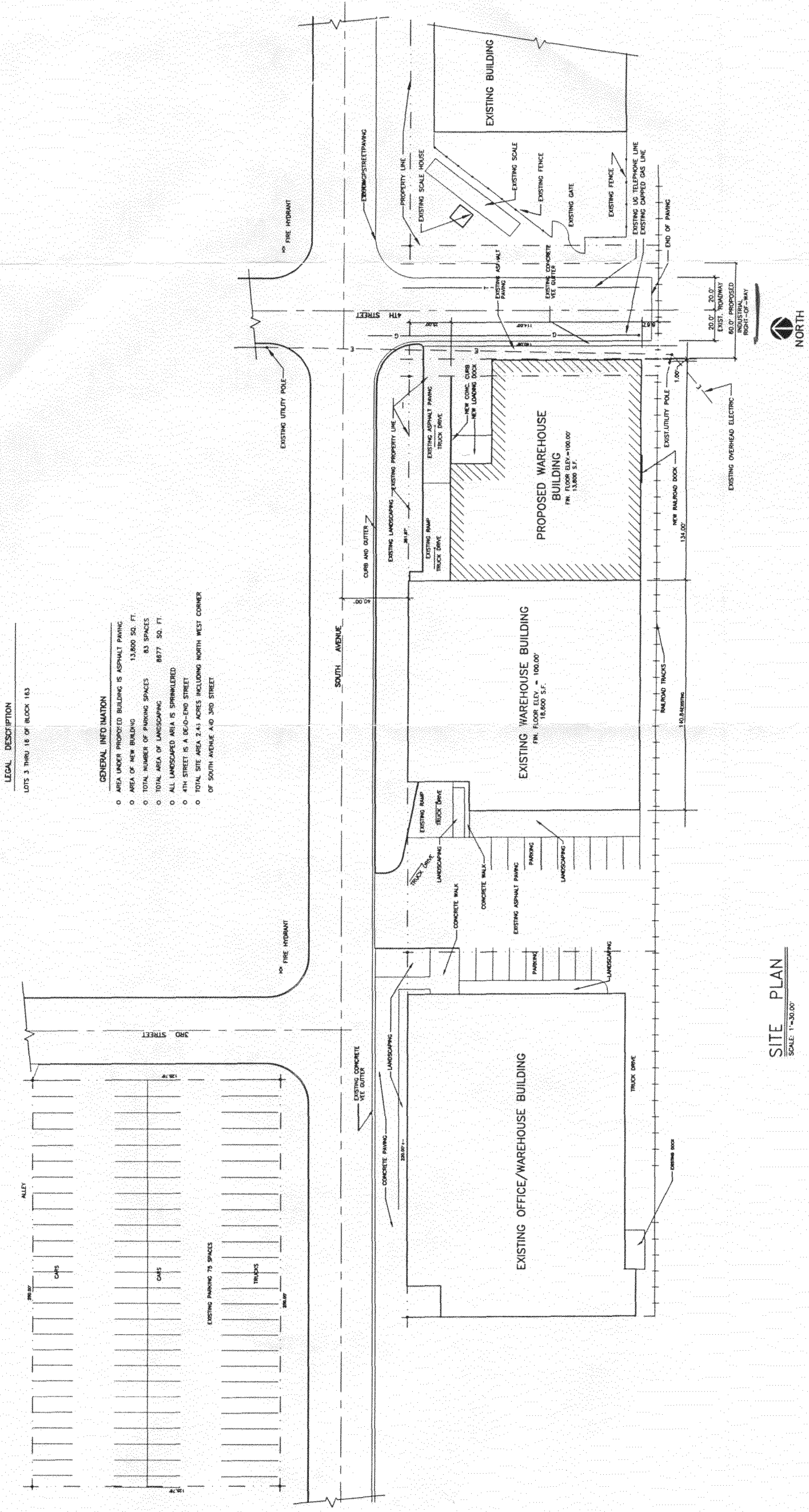
NO. DATE REVISIONS	NO. DATE REVISIONS
DESIGNER FAP	ENGINEER
DRAWN TP	CHECK BS
DATE 3/94	JOB NO. 9321

PROFESSIONAL DESIGN GROUP  
P.A./D.S.  
ARCHITECTURE PLANNING  
917 Main Street • Grand Junction, Colorado 81501

PROJECT TITLE  
WAREHOUSE ADDITION  
CENTRAL DISTRIBUTING  
245 SOUTH AVE., GRAND JUNCTION, CO.

SHEET TITLE  
SITE PLAN

DRAWING  
SP-1  
SHEET 1 OF 10



**LEGAL DESCRIPTION**

LOTS 3 THRU 16 OF BLOCK 163

**GENERAL INFORMATION**

- AREA UNDER PROPOSED BUILDING IS ASPHALT PAVING
- AREA OF NEW BUILDING 13,800 SQ. FT.
- TOTAL NUMBER OF PARKING SPACES 83 SPACES
- TOTAL AREA OF LANDSCAPING 8877 SQ. FT.
- ALL LANDSCAPED AREA IS SPRINKLERED
- 4TH STREET IS A DEAD-END STREET
- TOTAL SITE AREA 2.43 ACRES INCLUDING NORTH WEST CORNER OF SOUTH AVENUE AND 3RD STREET

3894

**SITE PLAN**  
SCALE 1"=30'00"