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P r e s e n t	S c a n n e d	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. Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.								
X	X	Table of Contents								
H		*Review Sheet Summary								
X	X	*Application form								
		Review Sheets								
		Receipts for fees paid for anything								
		*Submittal checklist								
		*General project report								
		Reduced copy of final plans or drawings								
		Reduction of assessor's map.								
		Evidence of title, deeds, easements								
		*Mailing list to adjacent property owners								
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		Legal description								
		Appraisal of raw land								
		Reduction of any maps – final copy								
		*Final reports for drainage and soils (geotechnical reports)								
		Other bound or non-bound reports								
	\dashv	Traffic studies								
		*Review Comments *Petitioner's response to comments								
X	X	*Staff Reports								
		*Planning Commission staff report and exhibits								
+	-	*City Council staff report and exhibits								
\neg	_	*Summary sheet of final conditions								
		DOCUMENT DESCRIPTION:								
		Correspondence								
		Planning Commission Minutes – 9/11/94 - **								
		Planning Commission Notice of Public Hearing-sent 9/23/94								
		Ordinance No. 2780 - **								
X	X	Location Map								
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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

September 2, 1994

Bernie Cox School District #51 2115 Grand Avenue Grand Junction, CO 81501

RE: The School District property located north of Pine Street

Dear Mr. Cox:

This is to confirm our conversation concerning the School District property located at the north end of Pine Street on Orchard Mesa (tax parcel number 2945-243-00-945). My understanding is that the School District acquired the property through an EPA clean-up order. At the time of acquisition, access to Pine Street was deeded through lots 6 and 7 of Williams Subdivision to facilitate the clean-up. Since the property has been cleaned up the access is no longer needed and the School District has agreed to deed the access back to the owners of lots 6 and 7 of Williams Subdivision.

When the deeds for the access property are recorded, the Assessor's office will combine tax parcel 2945-243-00-945 and 2945-243-00-942 under one number. As discussed with you, our office will process a rezone application for the school district property at the north end of Pine Street. Currently the property is zoned RSF-8. We would like to rezone it to PZ (public zone) which is consistent with the zoning of all the other school district properties. I have attached the rezoning application for signatures. The rezone proposal will be on the October 4th Planning Commission agenda and the October 19th and November 2nd City Council agendas. A representative from the School District should be present at the October 4th hearing (7:00 p.m.) and the November 2nd hearing (7:30 p.m.). Both hearings are in the City/County Auditorium, 520 Rood Avenue.

If you have questions on the application or process please call me at 244-1446. Thank you.

Sincerely,

Katheride M. Portner Planning Supervisor

xc: Greq LensaLinza

Lavada Palmer, Assessor's Office



DEVELOPMENT LICATION
Community Development Department 250 North 5th Street Grand Junction, CO 81501

(303) 244-1430 GRAND JUNCTION REC MATERIA

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Receipt	
Date	
Rec'd By	/

File No.

We, the undersigned, being the owners of property situated in Mesa County,

	State	of Colorado, a	s described herein do h	ereby petition this:			
PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE		
[] Subdivision Plat/Plan	[] Minor [] Major [] Resub	1 .					
X1 Rezone			North end of Pine Street	From: 184-8To: PZ			
[] Planned Development	[] ODP [] Prelim [] Final						
[] Conditional Use							
[] Zone of Annex							
[] Text Amendment							
[] Special Use							
[] Vacation					[] Right-of-Way [] Easement		
PROPERTY OWN		[] DEVELOPER		A RE	REPRESENTATIVE		
Mesa County	Velley Schools	District #	57	Birney h	· Cox		
Name	/	Name		Rivney h	·		
2115 Grand	Ave.	Addrose		2115-6 rond	Are		
2115 Cond Address Corond Junes City/State/Zip	10100	Addless		Address	1 011 -		
City/State/Zio	ion Colo F150	City/State/Zig	2	City/State/Zio	2115 Grand Hre Address Corond True Hon Colo 81501 City/State/Zip		
303-245-24	121						
Business Phone No.		Business Phone No.		Business Phone No.	30 2 - 245-2422 Business Phone No.		
foregoing information is the and the review commen represented, the item will on the agenda.	that we have familiarize and complete to the ts. We recognize that	ed ourselves we best of our kn we or our repr agenda, and an	ith the rules and regulations owledge, and that we assessed that we assessed that the properties of th	sume the responsibility to mon resent at all hearings. In the	ration of this submittal, that the itor the status of the application event that the petitioner is now before it can again be place.		
Signature of Person Completing Application Date							
<i></i>							

Signature of Property Owner(s) - Attach Additional Sheets if Necessary

STAFF REVIEW

FILE:

#153-94

DATE:

September 27, 1994

STAFF:

Kathy Portner

REQUEST:

Rezone from RSF-8 to PZ

LOCATION:

North end of Pine Street, West of Orchard Mesa Middle School

APPLICANT:

School District #51

EXISTING LAND USE: Vacant-Colorado River bluff

PROPOSED LAND USE: No change

SURROUNDING LAND USE:

NORTH:

Colorado River

SOUTH:

Single family residential

EAST:

Orchard Mesa Middle School

WEST:

Colorado River bluff

EXISTING ZONING:

RSF-8 (Residential Single Family, 8 units per acre)

PROPOSED ZONING: PZ (Pubic Zone)

SURROUNDING ZONING:

NORTH:

Industrial (County zoning--Climax Mill site)

SOUTH:

RSF-8

EAST:

PZ

WEST:

RSF-8

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

STAFF ANALYSIS:

The property to be rezoned was acquired by the School District through an EPA clean-up order. At the time of acquisition, access to Pine Street was deeded through lots 6 and 7 of Williams Subdivision to facilitate the clean-up. Since the property has been cleaned up the

access is no longer needed and the School District has deeded the access back to the owners of lots 6 and 7 of Williams Subdivision.

The property contains little or no developable area. It consists of the steep river bluff and floodplain below and is landlocked. The School District has agreed to combine this parcel with the Orchard Mesa Middle School property to the east through the Assessors records. The District has also agreed to rezone the property from RSF-8 to PZ so that the zoning is consistent with the School District property adjoining.

STAFF RECOMMENDATION:

Staff recommends approval.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #153-94, a request to rezone from RSF-8 to PZ, I move we forward this onto City Council with a recommendation of approval.

STAFF REVIEW

FILE:

#153-94

DATE:

October 13, 1994

STAFF:

Kathy Portner

REQUEST:

Rezone from RSF-8 to PZ

LOCATION:

North end of Pine Street, West of Orchard Mesa Middle School

APPLICANT:

School District #51

EXECUTIVE SUMMARY:

Request for a rezone of property located at the north end of Pine Street, west of Orchard Mesa Middle School from RSF-8 (Residential Single Family, not to exceed 8 units per acre) to PZ (Public Zone).

EXISTING LAND USE: Vacant-Colorado River bluff

PROPOSED LAND USE: No change

SURROUNDING LAND USE:

NORTH:

Colorado River

SOUTH:

Single family residential

EAST:

Orchard Mesa Middle School

WEST:

Colorado River bluff

EXISTING ZONING:

RSF-8 (Residential Single Family, 8 units per acre)

PROPOSED ZONING:

PZ (Pubic Zone)

SURROUNDING ZONING:

NORTH:

Industrial (County zoning--Climax Mill site)

SOUTH:

EAST:

PZ

WEST:

RSF-8

RSF-8

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

STAFF ANALYSIS:

The property to be rezoned was acquired by the School District through an EPA clean-up order. At the time of acquisition, access to Pine Street was deeded through lots 6 and 7 of Williams Subdivision to facilitate the clean-up. Since the property has been cleaned up the access is no longer needed and the School District has deeded the access back to the owners of lots 6 and 7 of Williams Subdivision.

The property contains little or no developable area. It consists of the steep river bluff and floodplain below and is landlocked. The School District has agreed to combine this parcel with the Orchard Mesa Middle School property to the east through the Assessors records. The District has also agreed to rezone the property from RSF-8 to PZ so that the zoning is consistent with the School District property adjoining.

STAFF RECOMMENDATION:

Staff recommends approval.

PLANNING COMMISSION RECOMMENDATION:

At their October 11, 1994 hearing, Planning Commission recommended approval of the rezone.

