





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,

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

Katherine M. Portner  
Planning Supervisor

xc: Greg ~~Lensa~~ Linza  
Lavada Palmer, Assessor's Office



STAFF REVIEW

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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

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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

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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

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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

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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: RSF-8  
EAST: PZ  
WEST: RSF-8

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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.

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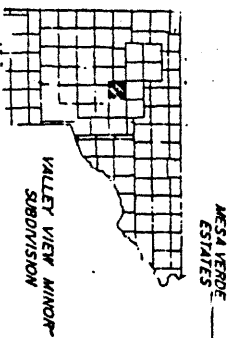
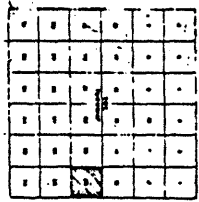
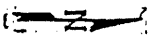
STAFF RECOMMENDATION:

Staff recommends approval.

PLANNING COMMISSION RECOMMENDATION:

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

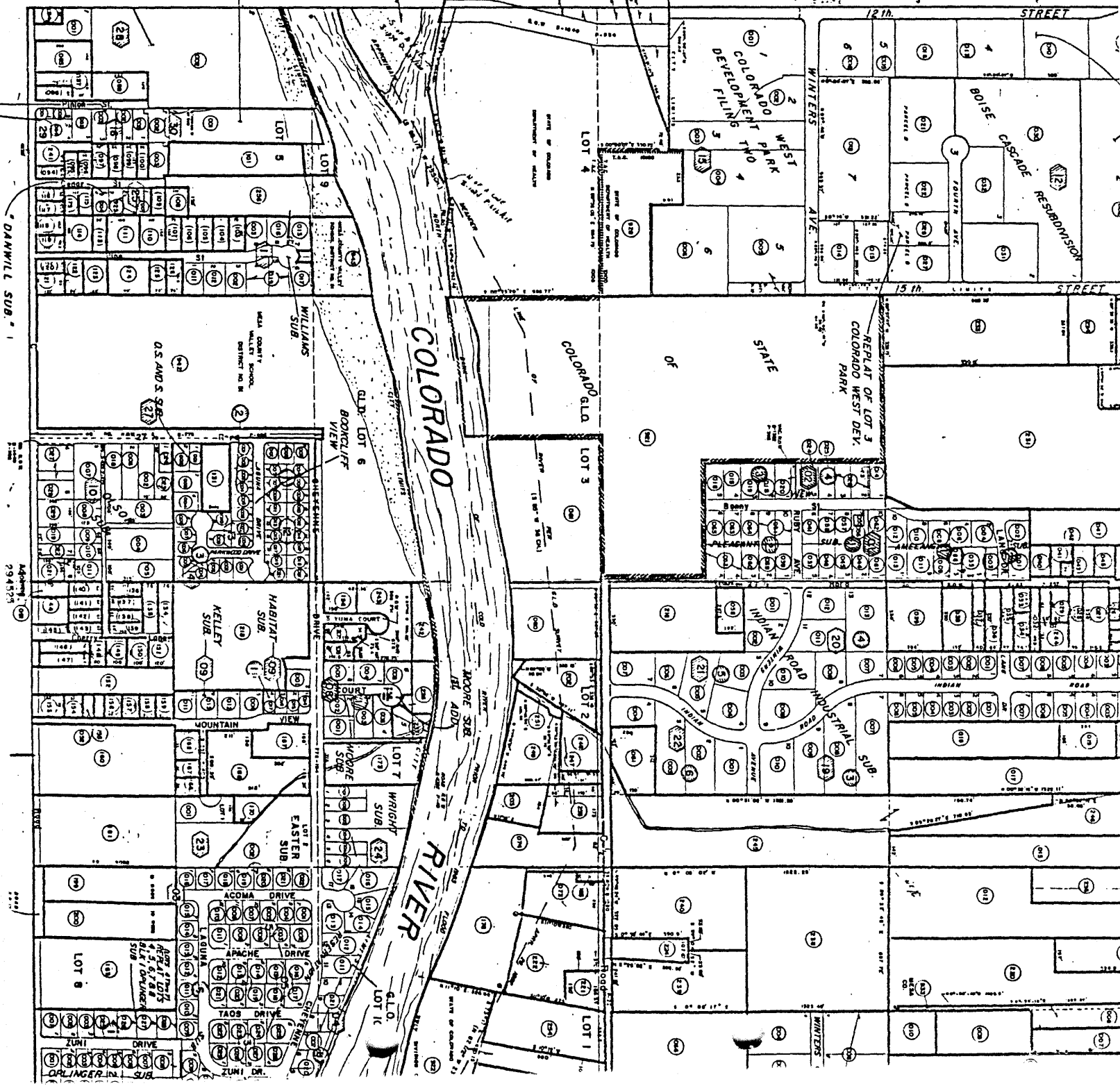
Map of the area showing various streets and lots. The map includes a grid of lots, many of which are numbered. Key streets shown include 12th Street, 13th Street, Winters Ave, and Cascade Resubdivision. A north arrow is located in the upper right quadrant of the map.



VALLEY VIEW MINOR SUBDIVISION

MESA VERDE ESTATES

Map No. 294523 U.S. PLAN



DANWILL SUB

Adjoining 294525

294525