

PRE-APPLICATION CONFERENCE

Date: _____
Conference Attendance: _____
Proposal: _____
Location: _____

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

Related Files: _____

Additional ROW 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: _____
Adjacent Half street improvements/fees required? _____
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.

- | | | |
|---|--|---|
| <input type="checkbox"/> Access/Parking | <input type="checkbox"/> Screening/Buffering | <input type="checkbox"/> Land Use Compatibility |
| <input type="checkbox"/> Drainage | <input type="checkbox"/> Landscaping | <input type="checkbox"/> Traffic Generation |
| <input type="checkbox"/> Floodplain/Wetlands Mitigation | <input type="checkbox"/> Availability of Utilities | <input type="checkbox"/> Geologic Hazards/Soils |
| <input type="checkbox"/> Other _____ | | |

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)

216 94

Original
Do Not Remove
Post Office

HOLMES JR JAMES A
200 W GRAND AVE
GRAND JUNCTION CO 81505-7304

FUOCO MINNIE
411 32 RD
CLIFTON CO 81520-9114

GAY JOHNSON'S INC
P.O. BOX 1829
GRAND JUNCTION CO 81502-1829

RASO BARBARA J
P.O. BOX 2328
GRAND JUNCTION CO 81502-2328

JARVIS SR WILLIAM R
2491 S BROADWAY
GRAND JUNCTION CO 81503-2782

JARVIS WILLIAM R
PO BOX 1944
GRAND JUNCTION CO 81502-1944

JARVIS WILLIAM R
WILLIAM R JARVIS JR
PO BOX 682
GRAND JUNCTION CO 81502-0682

FEATHER PETROLEUM COMPANY
2492 INDUSTRIAL BLVD
GRAND JUNCTION CO 81505-1308

REED SHERRI L.
337 QUAIL DR
GRAND JUNCTION CO 81503

RASO SHARI ANN
PO BOX 2328
GRAND JUNCTION CO 81502-2328

RASO BARBARA J
PO BOX 2328
GRAND JUNCTION CO 81502-2328

DANGLER BETTY J
1630 JUNIPER CT
GRAND JUNCTION CO 81505-1579

ANTONOPOULUS SAM J
TRUSTEE
125 N 1ST ST
GRAND JUNCTION CO 81501-2223

CITY OF GRAND JUNCTION
GRAND JUNCTION CO 81501

COLO NATL BANK %TRUST REAL EST
MARTHA PRINSTER TRUST
422 WHITE AVE
GRAND JUNCTION CO 81501-2555

CASTLE CREEK PROPERTIES LTD
PO BOX 729
GRAND JUNCTION CO 81502-0729

CHESTER ALLEN
JANET GARDNER
2255 KNOLLWOOD LN
GRAND JUNCTION CO 81505-7004

MUMBY KEITH
MESA UNITED BANK-STE400
2808 NORTH AVE
GRAND JUNCTION CO 81501-5130

CORDOVA MARCIA M
401 W GRAND AVE
GRAND JUNCTION CO 81505-7306

HIMELWRIGHT JACK L
5 BART MERRILL RD
CADYVILLE NY 12918

GARCIA MANUEL A
MARGARET A
2852 ORCHARD AVE
GRAND JUNCTION CO 81501-5373

GUILLEN BEN
310 W OURAY AVE
GRAND JUNCTION CO 81505-7231

BUESCHER VIOLA M
1141 LOWELL CT #4
GRAND JUNCTION CO 81506-8253

CORDOVA MANUEL
C/O RAMOS NELLIE
1201 STONE ST
LOS ANGELES CA 90063-2621

CLAYTON INVESTMENT COMPANY
710 E 20TH ST
FARMINGTON NM 87401

DERSHEM JR MARVIN R
1936 N 9TH ST
GRAND JUNCTION CO 81501-2924

ELA WM M
3142 F RD
GRAND JUNCTION 81504-5950

REVIEW COMMENTS

Page 1 of 1

FILE # 216-94

TITLE HEADING: Rezone to C-2
Right-of-Way Vacation

LOCATION: Rice Street between W. Main and White Avenue

PETITIONER: Mesa County

PETITIONER'S ADDRESS/TELEPHONE: 315 N. Spruce Street
Grand Junction, CO 81501
244-3230

PETITIONER'S REPRESENTATIVE: Andy Anderson

STAFF REPRESENTATIVE: Kathy Portner

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., DECEMBER 28, 1994.

CITY UTILITY ENGINEER
Bill Cheney

12/12/94
244-1590

1. The City has an A.C. waterline that runs south to north in Rice Street. The water line is a main feed to El Poso and loops in the fire hydrants on Rice Street. The City requests that a 20' wide easement centered on the water line be granted in exchange for the vacation. Another option would be to upgrade the water line between Spruce and Rice in White Avenue to an 8" PVC line and abandon the A.C. line in Rice Street. The upgrade would be at the cost of the petitioner.
2. An 8" sewer line crosses the section of Rood Avenue proposed for vacation. A 20' easement centered on the sewer line would be required in exchange for the vacation.

CITY DEVELOPMENT ENGINEER
Jody Kliska

12/08/94
244-1591

Are there any existing utilities or easements in the proposed vacations?

Are all properties adjacent to proposed vacations under one ownership?

MESA COUNTY PLANNING DEPARTMENT
Joe Beilman

12/13/94
244-1867

No Comments.

COMMUNITY DEVELOPMENT DEPARTMENT
Kathy Portner

12/16/94
244-1446

See attached comments.

PUBLIC SERVICE
Dale Clawson

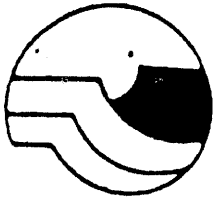
02/01/95
244-2695

Electric and Gas: Request that vacated Right-of-Ways be retained as utility easements.

U.S. WEST
Max Ward

01/30/95
244-4721

Telephone line down Rood Ave; if they remove house we will have to remove line.



Mesa County Facilities Management Department

P.O. Box 20,000 • Grand Junction, Colorado 81502-5024 • Ph. (303) 244-3230 FAX (303) 244-3240

TO: KATHY PORTNER
COMMUNITY DEVELOPMENT DEPARTMENT
250 NORTH FIFTH STREET
GRAND JUNCTION, COLORADO 81501

FROM: ROY "ANDY" ANDERSON
MESA COUNTY FACILITIES MANAGEMENT
315 NORTH STREET
GRAND JUNCTION, COLORADO 81501

RE: MESA COUNTY RESPONSE TO REVIEW COMMENTS # 216-94

DATE: DECEMBER 28, 1994

Please find enclosed Mesa County's responses to your review comments regarding our request for Rezone of properties located between Spruce and Rice Streets and the vacation of a portion of Rice Street and a portion of Rood Avenue located adjacent and through those properties. I have responded to your comments as you presented them on the review sheet. For your convenience, I have enclosed a copy of City Resolution # 58-90. I have referenced it several times within this response.

CITY UTILITY ENGINEER

1. Easements for existing utilities will be granted as a condition of the ROW vacation.
2. Easements for existing utilities will be granted as a condition of the ROW vacation.

CITY DEVELOPMENT ENGINEER

All easements for existing utilities will be granted as a condition of the ROW vacation.

All the properties adjacent to the proposed vacations are owned by Mesa County with the exception of the parcel located on the south east corner of Rice Street and Highway 340 which is under private ownership. This parcel is actually one block north of the intersection of White Avenue and Rice Street which is the northern most point of the Rice Street vacation request. The privately owned parcel does adjoin a portion of the north and west boundaries of Mesa County owned property requested for rezone from I1 to C2.

COMMUNITY DEVELOPMENT DEPARTMENT

Request For Rezone

1. The current proposed use for a portion of the property is for the relocation of the Mesa County Motor Vehicle and Elections Divisions. However, future uses may be any that are approved for the C2 zone, in accordance with community needs. During our pre-application conference, Mr. Tom Dixon recommended that we pursue the C2 zone change as opposed to the PZ suggested in your review comments. It is our understanding that the PZ zone is not required under current city regulations even if proposed uses are governmental. Mesa County believes that the C2 zoning is more in character with the surrounding uses and provides more flexibility for future uses than the existing industrial zone which allows much more intensive uses. The proposed rezoning would allow an adaptive reuse of an existing commercial building with associated parking and landscaping improvements as required by City codes. We also understand that any new structures or uses would require approval through the site plan review process.

Request for ROW Vacation

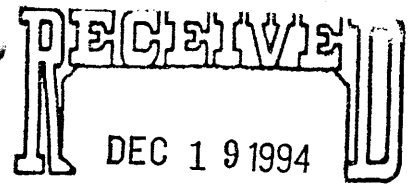
1. Mesa County has no specific development plans for the area that the ROW vacation is being requested. Mesa County is complying with City Resolution # 58-90, Items 2 C. and 2 D. which required Mesa County to either improve or vacate Rice Street between West Main Street and White Avenue by December 31, 1996.
2. If the ROW vacation is approved, Mesa County will process a replat of existing lots to ensure that no parcels are left land locked.
3. When Mesa County was looking for sites for the construction of The Mesa County Justice Center, the City strongly recommended the current site. As a part of the approval process for the Sheriff's Office and Detention Facility, the County participated in the cost of the traffic signal at Highway 340 and Rice/Mulberry Streets. Mesa County also paid for all of the costs associated with realigning, widening and improving Rice Street from the south side of Highway 340 to the south side of White Avenue. All of this was done to alleviate the traffic congestion at First and Grand.

Per the City's request, a complete and thorough traffic analysis was prepared and submitted to the City by a Mesa County Consultant in August of 1990. This analysis included both the Sheriff's Office and Detention Center and a proposed Mesa County Courthouse. One of the concepts agreed to was that the appropriate alternate route between US 6&50

and US 50 South was to be via Crosby Avenue. This route was to run along the railroad under the Highway 340 overpass and connect to the Frontage Road of Highway 6&50 at 25 1/2 Road. In accordance with this direction from the City and as spelled out in City Ordinance # 58-90, Item 2 E and 2 F, the County constructed its share of the street improvements to upgrade Crosby Avenue to collector standards. We feel that Rice Street is inappropriate for such an alternative route due to the narrow width caused by the extension of an existing building at the intersection of Rice Street and West Main Street. In addition the current width of the existing ROW of Rice Street is only 30 feet as compared to the 60 foot ROW of Crosby Avenue. The Crosby Avenue alternative would allow traffic to flow under Highway 340 to West Main Street avoiding the First Street and Grand Avenue intersection and also the traffic signal at Rice Street and Highway 340.

Neither Rice nor Mulberry Streets are of sufficient width or are geometrically suited for a bypass of First Street and Grand Avenue. We recommend that the original concept of extending Crosby Avenue from West Main Street to Highway 6 & 50 Frontage Road be retained and that the City require all proposed development at Highway 6 & 50 and 25 1/2 Road to construct improvements to 25 1/2 Road as was originally put to the County when it was required to improve Crosby Avenue. Our records indicate that City files #16-90 and #30-90 should confirm the comments made above.

REVIEW COMMENTS



Page 1 of 1

FILE # 216-94

TITLE HEADING: Rezone to C-2
Right-of-Way Vacation

LOCATION: Rice Street between W. Main and White Avenue

PETITIONER: Mesa County

PETITIONER'S ADDRESS/TELEPHONE: 315 N. Spruce Street
Grand Junction, CO 81501
244-3230

PETITIONER'S REPRESENTATIVE: Andy Anderson

STAFF REPRESENTATIVE: Kathy Portner

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., DECEMBER 28, 1994.

CITY UTILITY ENGINEER
Bill Cheney

12/12/94
244-1590

1. The City has an A.C. waterline that runs south to north in Rice Street. The water line is a main feed to El Poso and loops in the fire hydrants on Rice Street. The City requests that a 20' wide easement centered on the water line be granted in exchange for the vacation. Another option would be to upgrade the water line between Spruce and Rice in White Avenue to an 8" PVC line and abandon the A.C. line in Rice Street. The upgrade would be at the cost of the petitioner.
2. An 8" sewer line crosses the section of Rood Avenue proposed for vacation. A 20' easement centered on the sewer line would be required in exchange for the vacation.

CITY DEVELOPMENT ENGINEER
Jody Kliska

12/08/94
244-1591

Are there any existing utilities or easements in the proposed vacations?

Are all properties adjacent to proposed vacations under one ownership?

MESA COUNTY PLANNING DEPARTMENT
Joe Beilman

12/13/94
244-1867

No Comments.

COMMUNITY DEVELOPMENT DEPARTMENT
Kathy Portner

12/16/94
244-1446

See attached comments.

STAFF REVIEW

FILE: #216-94
DATE: December 16, 1994
STAFF: Kathy Portner
REQUEST: Rezone to C-2 and ROW Vacation
LOCATION: Rice Street between W. Main and White Avenue
APPLICANT: Mesa County

EXISTING LAND USE: Offices and Vacant

PROPOSED LAND USE: ?

SURROUNDING LAND USE:

NORTH: Commercial
SOUTH: Commercial
EAST: Commercial
WEST: Jail

EXISTING ZONING: I-1

PROPOSED ZONING: C-2

SURROUNDING ZONING:

NORTH: C-2
SOUTH: PZ (Public Zone)
EAST: C-2
WEST: PZ

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

STAFF ANALYSIS:

Request for rezone:

1. What are the proposed uses for the vacant properties to be rezoned? The PZ zone

might be more appropriate if the intended uses are for government offices/functions.

Request for ROW vacation:

1. What are the development plans for the area that the ROW vacation is being requested?
2. If the ROW is vacated, the area would have to be replatted to eliminate land-locked parcels.
3. The City is concerned with the amount of traffic at the intersection of Highway 340 and Rice Street now and how that traffic could increase in the future with the potential extension of a frontage road along Highway 6 & 50 to connect into Mulberry and Highway 340. Alleviating traffic congestion at 1st and Grand is also a primary concern. City staff believes an alternate connection between Highway 340/Rice and 1st St./Main St. will be needed in the future. The logical alignment is along Rice to W. Main Street or potentially an alternative alignment of Rice Street that accomplishes the Highway 340 and Main Street connection could be explored.

Provide an analysis of traffic impacts and needs in this area that would support the vacation of Rice Street and accommodate an alternative route that avoids the 1st and Grand intersection.

STAFF RECOMMENDATION:

andy

RESOLUTION NO. 58-90

GRANTING A SPECIAL USE PERMIT
TO THE COUNTY OF MESA, COLORADO,
FOR A DETENTION FACILITY AND SHERIFF'S OFFICE SITE
AT APPROXIMATELY 215 RICE STREET,
CITY OF GRAND JUNCTION, COLORADO

WHEREAS, the County of Mesa, Colorado, sought a special use permit for construction of a jail and sheriff's office facilities on approximately 10.5 acres of land in a public zone (PZ) at approximately 215 Rice Street, City of Grand Junction, Colorado, as described on Exhibit A attached hereto; and,

WHEREAS, a hearing was held on the requested special use permit on August 15, 1990, continued until August 29, 1990; and,

WHEREAS, the applicant, County of Mesa, Colorado presented evidence and testimony in support of its request for a special use permit; and,

WHEREAS, there was full opportunity for public expression of opposition, support, or general concerns regarding the requested special use permit;

NOW, THEREFORE, HAVING REVIEWED THE EVIDENCE AND TESTIMONY BEFORE IT, THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO, HEREBY FINDS AS FOLLOWS:

1. Public Notice of the hearing on the special use permit on August 15, 1990, continued until August 29, 1990, was properly given.

2. The requested special use permit was presented to and reviewed by the Grand Junction Planning Commission at a hearing before said Commission on August _____, 1990. The requested special use permit was fully discussed before the Planning Commission and public comment was requested. No public comments were offered. At the close of the hearing the Planning Commission forwarded the request for special use permit to the City Council with a recommendation of approval, subject to the following:

A. Those requirements identified on the Review Sheets Summary comments.

B. The impoundment area to be striped like a regular parking lot.

C. The revised site plan to be recorded prior to issuance of the building permit.

3. The record before the Council consists of the following:

A. The record and decision of the Grand Junction Planning Commission.

B. The entire Planning Department file concerning the requested special use permit.

C. Three (3) exhibits submitted by the applicant at the hearing, as follows:

(1) Exhibit 1 being a drawing of the pavement area of the site outlining all interior roadways, parking lots, and the impound lot.

(2) Exhibit 2 being the landscape drawing for the project also designating the locations of three housing pods for future build-out on the project.

(3) Exhibit 3 being a drawing demonstrating what the project will look like on the outside.

D. Not entered in the record but used for discussion were mock-up models of the proposed sheriff's office and jail facility.

4. The record before the City Council is complete and is sufficient to allow and support the decision hereafter set forth.

5. Public comment was solicited by the City Council. The Council notes that there were no opponents, letters or counter-petitions regarding the requested special use permit.

6. The following additional items and conditions were agreed to by Mesa County and are made conditions and requirements of this permit:

A. The impound lot will be striped like a regular parking lot.

B. Regarding the intersection of Rice Street and Highway 340, specifically the requirement for signalization and raised medians, Mesa County shall pay the City of Grand Junction \$36,600 by November 1, 1990 toward those improvements. Additionally, as a part of its project, Mesa County shall realign Rice Street to line up with Mulberry Street on the north side of Highway 340. The County shall additionally dedicate ten (10) feet of right-of-way on the west side of Rice Street from White Avenue north to Highway 340 and shall make half-street improvements to Rice Street from White Avenue north to Highway 340. The County shall have no further obligation, either monetary or through improvements, with regard to the Rice Street and Highway 340 intersection as a part of this permit.

C. Regarding Rice Street south from White Avenue to the north side of Main Street, it is understood that the County will propose the vacation of Rice Street from White Avenue south to the north side of Main Street. In the event vacation is requested and granted, the County shall hold the City harmless from any claims for damages to the remainder of other eminent domain damages which are alleged by any property owner as a result of the vacation.

D. With regard to improvement on Rice Street south of White Avenue to the north side of Main Street, said improvements must be made by December 31, 1996, unless Rice Street is vacated as contemplated above, in which case improvements will not be required since the vacated Rice Street will become a portion of the lands to be developed by the County.

E. Regarding Crosby Avenue, it is agreed that the County will either dedicate or convey to the City of Grand Junction all ownership rights which the County has or claims in that roadway generally known as Crosby Avenue; the legal description is shown on Exhibit 1. It is agreed that the County will accomplish full street improvements to Crosby Avenue to collector standards, including a sidewalk on one side, from a point beginning at the south property line and the northeast corner of Main Street to a point north of the proposed service entrance for the jail site or to a point half-way between the north property line and south property line, whichever distance is greater. Said improvements shall be tied in to the existing curb, gutters and asphalt of West Main and shall be accomplished by the County by December 31, 1992. The sidewalk shall be on the west side of Crosby.

F. Until December 31, 1992, Crosby Avenue may be closed from time to time by the County as requirements of construction dictate. Signs will be placed warning users of the street of the time frame during which closure may be accomplished. In the event the Council determines that such closure(s) are significantly impairing users, the Council may require the County to implement alternate methods such as flagging and traffic control.

G. Regarding landscaping on the project, the County shall plant and maintain a reasonable number of trees as long as no security hazards for the detention facility are presented. Details of such landscaping are to be worked out with the City Planning staff on or before the issue of the Certificate of Occupancy. In the event such details are not agreed upon, the Council shall make such requirements as are reasonable.

7. This special use permit is issued subject to the review agency comments as set forth and summarized on the Review Sheet Summary contained in the files of the Planning Department as agreed to, modified, or disputed in the August 6, 1990, response to such comments from Roy Anderson, Project Manager, to Karl Metzner, Planning Department.

8. Approval of the requested special use permit is in the best interests of the health and welfare of the citizens of the City of Grand Junction and Mesa County, Colorado.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT A SPECIAL USE PERMIT IS HEREBY GRANTED TO THE COUNTY OF MESA, COLORADO, FOR A JAILSITE AT APPROXIMATELY 215 RICE STREET, CITY OF GRAND JUNCTION, COLORADO, PURSUANT TO THE LAND USE ORDINANCES OF THE CITY OF GRAND JUNCTION AND SUBJECT TO THE AGREEMENTS AND REQUIREMENTS SET FORTH IN PARAGRAPHS 6 AND 7 OF THE FINDINGS IMMEDIATELY ABOVE.

PASSED AND ADOPTED THIS 19th DAY OF September, 1990.

William E. McCarty

City Council President

ATTEST:

Theresa A. Martinez

City Clerk, *xDeputy*

STAFF REVIEW

FILE: #216-94
DATE: December 16, 1994
STAFF: Kathy Portner
REQUEST: Rezone to C-2 and ROW Vacation
LOCATION: Rice Street between W. Main and White Avenue
APPLICANT: Mesa County

EXISTING LAND USE: Offices and Vacant

PROPOSED LAND USE: ?

SURROUNDING LAND USE:

NORTH: Commercial
SOUTH: Commercial
EAST: Commercial
WEST: Jail

EXISTING ZONING: I-1

PROPOSED ZONING: C-2

SURROUNDING ZONING:

NORTH: C-2
SOUTH: PZ (Public Zone)
EAST: C-2
WEST: PZ

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

STAFF ANALYSIS:

Request for rezone:

1. What are the proposed uses for the vacant properties to be rezoned? The PZ zone

might be more appropriate if the intended uses are for government offices/functions.

Request for ROW vacation:

1. What are the development plans for the area that the ROW vacation is being requested?
2. If the ROW is vacated, the area would have to be replatted to eliminate land-locked parcels.
3. The City is concerned with the amount of traffic at the intersection of Highway 340 and Rice Street now and how that traffic could increase in the future with the potential extension of a frontage road along Highway 6 & 50 to connect into Mulberry and Highway 340. Alleviating traffic congestion at 1st and Grand is also a primary concern. City staff believes an alternate connection between Highway 340/Rice and 1st St./Main St. will be needed in the future. The logical alignment is along Rice to W. Main Street or potentially an alternative alignment of Rice Street that accomplishes the Highway 340 and Main Street connection could be explored.

Provide an analysis of traffic impacts and needs in this area that would support the vacation of Rice Street and accommodate an alternative route that avoids the 1st and Grand intersection.

STAFF RECOMMENDATION:

STAFF REVIEW

FILE: #216-94
DATE: January 10, 1995
STAFF: Kathy Portner
REQUEST: Rezone to C-2 and ROW Vacation
LOCATION: Rice Street between W. Main and White Avenue
APPLICANT: Mesa County

EXISTING LAND USE: Offices and Vacant

PROPOSED LAND USE: Reuse of existing building for offices and unspecified uses for remainder of the property.

SURROUNDING LAND USE:

NORTH: Commercial
SOUTH: Commercial
EAST: Commercial
WEST: Jail

EXISTING ZONING: I-1

PROPOSED ZONING: C-2

SURROUNDING ZONING:

NORTH: C-2
SOUTH: PZ (Public Zone)
EAST: C-2
WEST: PZ

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

STAFF ANALYSIS:

Request for rezone:

Mesa County is requesting that approximately 4 acres of property in their ownership, bounded by Highway 340 on the north, Rice Street on the west, Spruce Street on the east and Main Street on the south, be rezoned from I-1 to C-2. The zoning to the east of the property is C-2. The zoning of the properties to the west which are all county owned is PZ (Public Zone). The proposed use for a portion of the property is for the relocation of the Mesa County Motor Vehicle and Elections Divisions. The County has not indicated any specific plans for the remainder of the property.

The existing I-1 zoning does not allow Professional/Government Offices. Offices are allowed in the C-2 zone and require a Special Use Permit in the PZ zone. Staff agrees that the I-1 zoning in this area is inappropriate given the way it has developed. However, the C-2 zoning may not be warranted either and a lighter zone may be more appropriate.

The Zoning and Development Code states that "the Public Zone provides for uses and facilities in the ownership or control of federal, state, and local governments or political subdivisions. The purpose of the public zone is to provide identification of public ownership, uses and facilities to protect public investment and interest". It's assumed that the property will at some time be used for County purposes. Because it is likely that the existing C-2 zoning in the area will be scrutinized through the growth plan process as to whether it is appropriate in this area, staff is recommending the County property be rezoned to PZ at this time to accommodate the County's needs and allow additional time for determining what the future zoning of the surrounding properties should be.

Request for ROW vacation:

Mesa County is requesting the vacation of the undeveloped portions of Rice Street and Rood Avenue to enhance the development potential of the site. Vacation of the ROW would necessitate the replatting of individual lots into larger parcels to eliminate land-locked lots and would require retention of easements for utilities.

The City is concerned with the amount of traffic at the intersection of Highway 340 and Rice Street now and how that traffic could increase in the future with the potential extension of a frontage road along Highway 6 & 50 to connect into Mulberry and Highway 340. Alleviating traffic congestion at 1st and Grand is also a primary concern. City staff believes an alternate connection between Highway 340/Rice and 1st St./Main St. will be needed in the future. The logical alignment is along Rice to W. Main Street or potentially an alternative alignment of Rice Street that accomplishes the Highway 340 and Main Street connection could be explored.

Until an analysis is done of traffic impacts and needs in this area that would support the vacation of Rice Street and accommodate an alternative route that avoids the 1st and Grand intersection, staff cannot support the vacation request.

STAFF RECOMMENDATION:

Staff recommends approval of a rezone to PZ for the County owned property.
Staff recommends denial of the request for the ROW vacations.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #216-94, a request to rezone the County owned property, I move we forward this onto City Council with a recommendation of approval of the PZ zone.

Mr. Chairman, on item #216-94, a request to vacate portions of Rice Street and Rood Avenue, I move we forward this onto City Council with a recommendation of approval. NOTE: STAFF RECOMMENDATION IS TO DENY THE MOTION.

STAFF REVIEW

FILE: #216-94
DATE: January 12, 1995
STAFF: Kathy Portner
REQUEST: Rezone to PZ and ROW Vacation
LOCATION: Rice Street between W. Main and White Avenue
APPLICANT: Mesa County

EXECUTIVE SUMMARY:

Mesa County is proposing a rezone for their property east of the Justice Center on Rice Street from I-1 (light industrial) to PZ to allow for office uses. The County is also requesting the vacation of Rice Street between White Avenue and West Main Street and the vacation of Rood Avenue between Spruce and Rice Streets.

EXISTING LAND USE: Offices and Vacant

PROPOSED LAND USE: Reuse of existing building for offices and unspecified uses for remainder of the property.

SURROUNDING LAND USE:

NORTH: Commercial
SOUTH: Commercial
EAST: Commercial
WEST: Jail

EXISTING ZONING: I-1

PROPOSED ZONING: C-2

SURROUNDING ZONING:

NORTH: C-2
SOUTH: PZ (Public Zone)
EAST: C-2
WEST: PZ

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

STAFF ANALYSIS:

Request for rezone:

Mesa County is requesting that approximately 4 acres of property in their ownership, bounded by Highway 340 on the north, Rice Street on the west, Spruce Street on the east and Main Street on the south, be rezoned from I-1 to C-2. The zoning to the east of the property is C-2. The zoning of the properties to the west which are all county owned is PZ (Public Zone). The proposed use for a portion of the property is for the relocation of the Mesa County Motor Vehicle and Elections Divisions. The County has not indicated any specific plans for the remainder of the property although they have resubmitted the plan that was put together with the construction of the jail showing an office complex.

The existing I-1 zoning does not allow Professional/Government Offices. Office uses in the Public Zone require a Special Use Permit. The County had originally proposed the C-2 zone but has revised that request to PZ. Staff agrees that the I-1 zoning in this area is inappropriate given the way it has developed and that a less intense zone district would be more appropriate.

The Zoning and Development Code states that "the Public Zone provides for uses and facilities in the ownership or control of federal, state, and local governments or political subdivisions. The purpose of the public zone is to provide identification of public ownership, uses and facilities to protect public investment and interest". It's assumed that the property will at some time be used for County purposes. Because it is likely that the existing C-2 zoning to the east of the county process will be scrutinized through the growth plan process as to whether it is appropriate in this area, staff is recommending the County property be rezoned to PZ at this time to accommodate the County's needs and allow additional time for determining what the future zoning of the surrounding properties should be.

Request for ROW vacation:

Mesa County is requesting the vacation of the undeveloped portions of Rice Street and Rood Avenue to enhance the development potential of the site. Vacation of the ROW would necessitate the replatting of individual lots into larger parcels to eliminate land-locked lots and would require retention of easements for utilities.

The City is concerned with the amount of traffic at the intersection of Highway 340 and Rice Street now and how that traffic could increase in the future with the potential extension of a frontage road along Highway 6 & 50 to connect into Mulberry and Highway 340. Alleviating traffic congestion at 1st and Grand is also a primary concern. City staff believes an alternate connection between Highway 340/Rice and 1st St./Main St. will be needed in the future. A potential alignment is along Rice to W. Main Street or an alternative alignment of Rice Street that accomplishes the Highway 340 and Main Street connection could be explored.

At the time the jail complex was approved there was discussion of the potential vacation of

Rice Street and Rood Avenue. Resolution #58-90 approving the Special Use Permit for the jail states:

C. Regarding Rice Street south from White Avenue to the north side of Main Street, it is understood that the County will propose the vacation of Rice Street from White Avenue south to the north side of Main Street. In the event vacation is requested and granted, the County shall hold the City harmless from any claims for damages to the remainder of other eminent domain damages which are alleged by any property owner as a result of the vacation.

D. With regard to improvement on Rice Street south of White Avenue to the north side of Main Street, said improvements must be made by December 31, 1996, unless Rice Street is vacated as contemplated above, in which case improvements will not be required since the vacated Rice Street will become a portion of the lands to be developed by the County.

Although the County still has almost two years to resolve the issue of the vacation of Rice Street as per the Resolution, it is important to them that it be resolved now. The immediate plans are to move Elections and Motor Vehicle Departments to the existing building on the north-east corner of Rice Street and Spruce Avenue. Before putting money into the remodeling of the building the County would like to know if Rice Street will ever go through or if additional ROW will be needed for a new alignment connecting Rice Street to Spruce Street.

However, until an analysis is done of traffic impacts and needs in this area that would support the vacation of Rice Street and accommodate an alternative route that avoids the 1st and Grand intersection, staff cannot support the vacation request.

STAFF RECOMMENDATION:

Staff recommends approval of a rezone to PZ for the County owned property.
Staff recommends denial of the request for the ROW vacations.

PLANNING COMMISSION RECOMMENDATION:

At their January 10, 1995 hearing, Planning Commission recommended approval of the rezone to PZ and recommended approval of the Rice Street and Rood Avenue vacation request.

send pre-app packet

*Set up for Mark's review
and Mayor's signature
2/9/95*

February 9, 1995

Mesa County Board of County Commissioners
P.O. Box 20,000
Grand Junction, CO 81502

Dear Commissioners:

After the hearing on the Rice Street vacation we thought it might be helpful to outline the status of approvals and future review requirements for your properties surrounding the Detention Facility.

A Special Use Permit was approved for the Detention Facility/Sheriff's Office by Resolution #58-90 on September 19, 1990. A Planning Clearance was issued for the interior remodel of a portion of 210 West White Avenue (the old Pepsi Bottling building) on 7/6/93 for storage and associated offices. The vacation of Rice Street, from White Avenue to West Main Street, and Rood Avenue, from Spruce Street to Rice Street, was approved on second reading by City Council on 2/1/95. Both Right-of-Ways were retained as utility easements. Also, as agreed to by County staff, the County owned properties affected by the Right-of-Way vacations must be replatted to eliminate landlocked lots. City staff will work with your staff on the timing of the replat.

Also at the 2/1/95 hearing, City Council approved the rezone of all the County owned properties bounded by Spruce Street, Crosby Avenue, West Main Street and Highway 340, from I-1 to PZ (Public Zone). Development or redevelopment of any of the properties zoned PZ for office uses will require review and approval of a Special Use Permit by the City. This includes the proposed relocation of the Motor Vehicle and Elections offices into the remainder of the old Pepsi building. It appears the County did submit a concept plan for staff review in 1991 showing the proposed court facilities development on the property. City staff's comments on the concept plan were focused on the concern with the proposed vacation of West Main Street. The letter from the City, received by the County on 7/16/91, stated that the comments were based on a preliminary review, implying that further comments and concerns might be raised later. However, there was never an official submittal by the County or approval by the City of the proposed court facilities in this area.

I hope this information is beneficial to you for future planning of your property. If you or your staff have questions please contact Kathy Portner at 244-1446. Thank you.

Sincerely,

R.T. Mantlo
Mayor



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

February 14, 1995

Mesa County Board of County Commissioners
P.O. Box 20,000
Grand Junction, CO 81502

Dear Commissioners:

After the hearing on the Rice Street vacation we thought it might be helpful to outline the status of approvals and future review requirements for your properties surrounding the Detention Facility.

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Submittal of a formal plan for any proposed development of your property should occur sufficiently in advance of any planned development to allow time for City review of the project. At the pre-application conference, required for any development, the Planning staff will discuss the submittal requirements with you as well as point out any issues or concerns there may be with the proposal. We encourage you to submit concept plans for discussion purposes prior to the submittal of any formal plans.



I hope this information is beneficial to you for future planning of your property. If you or your staff have questions please contact Kathy Portner at 244-1446. Thank you.

Sincerely,

R T Mantlo

R.T. Mantlo
Mayor

HDR

Prepared by: Barbara
S. Richardson, No.



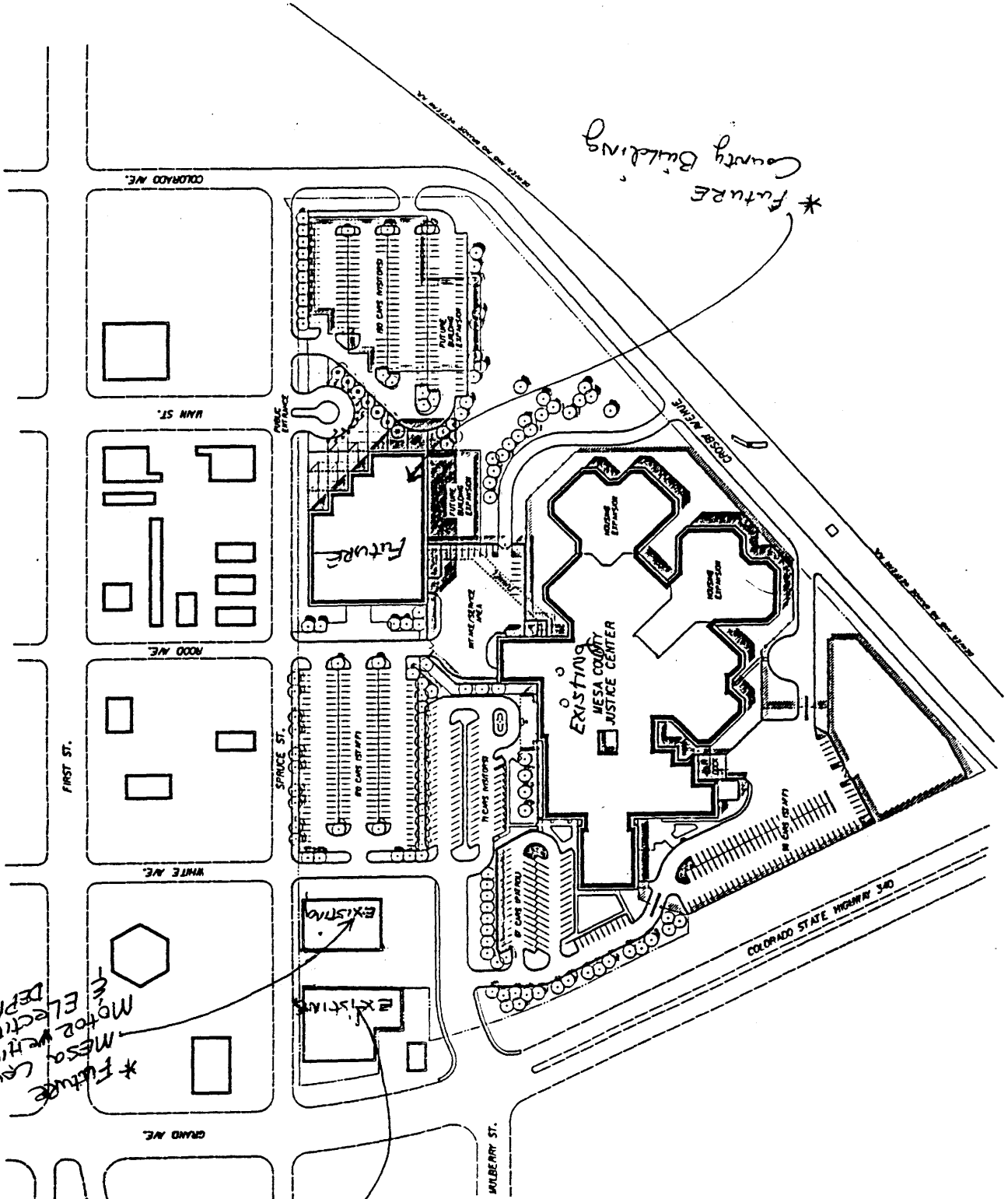
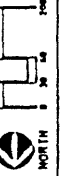
MESA COUNTY
JUSTICE CENTER
GRAND JUNCTION,
COLORADO

MASTER
PLAN

DATE: 06/11/91

DATE: 06/11/91

SCALE: 1" = 40'



* Future County Building

Future

EXISTING
MESA COUNTY
JUSTICE CENTER

EXISTING

EXISTING

* Future
Mesa County
Motor Vehicle
Departments

* Current
Mesa County
Utilities
Management

COLORADO STATE HIGHWAY 540

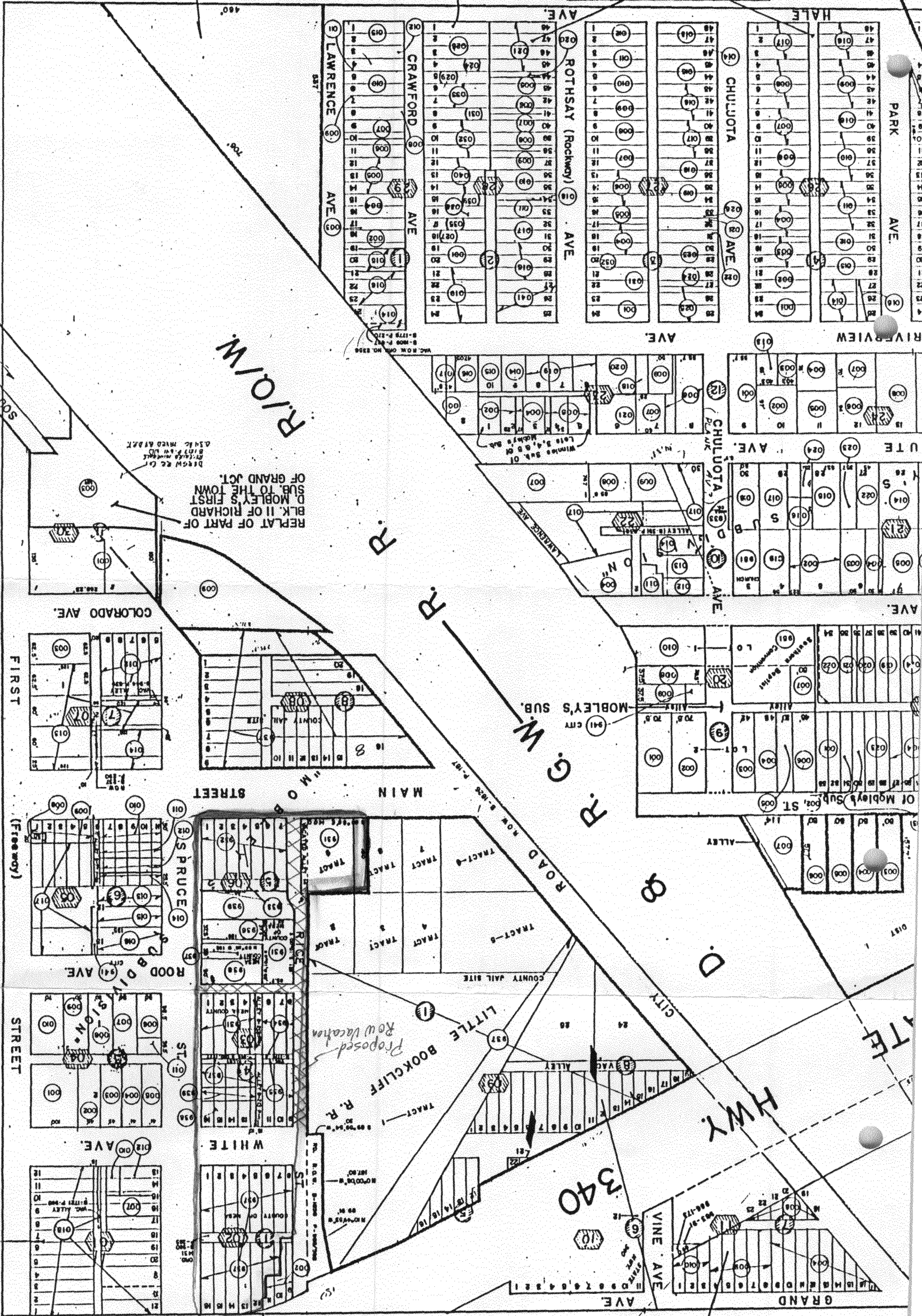
2945-154

T19, R1W SEC. 15 SE-1/4

2945-22

T19, R1W

CRAWFORD'S SUB.



RAILROAD SUB.
D & R.G.
FILING 5
LOT 1
AVENUE

2945-143
T19, R1W
ADJUTING

Wilson's Sub.
Of Blk. 2 Of
Mobley's Sub.

REPLAT OF PART OF
BLK. 11 OF RICHARD
D. MOBLEY'S FIRST
SUB. TO THE TOWN
OF GRAND JCT.
DESIGN BY C. J.
RICHARDSON
PLAT NO. 11-11-11

Proposed
ROW VACATION
LITTLE BOOKCLIFF R.R.

340

CARPENTERS SUB. NO. 2

2945-151
T19, R1W
ADJUTING

AND SUB.