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File 1994-0216A

Name: Mesa County Justice Center-Rezone I-1 to C-2-Main St./Spruce St. / Rice St.

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS 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.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
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X	X	Table of Contents
		*Review Sheet Summary
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		Appraisal of raw land
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		Other bound or non-bound reports
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		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X		Summary Appraisal Report - 11/22/94		
X		Warranty Deed – Bk 1808/Pg 177 – not conveyed to City		
X		Warranty Deed – Bk 1909 / Pg 195 – not conveyed to City		
X		Warranty Deed – Bk 1810 / Pg 216 – not conveyed to City		
X		District Court - Court Finds – Bk 1955 / Pg 233		
X		Mesa County Assessments for properties		
X	X	Mesa County Facilities Management Dept.		
X	X	City Council Minutes – 2/1/95 - **		
X	X	Ordinance No. 2807 - **		
X	X	Ordinance No. 2808 – Bk 2128 / Pg 509 - **		
X	X	Resolution No. 58-90 - **		



DEVELOPMENT APPLICATION

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

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Receipt
Date 12-5-94
Rec'd By RSC
File No. 216 94

216

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 checked="" type="checkbox"/> Rezone		app four acr	Spruce St.	From: I1 To: C2	
<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		See	See Att.	NA	<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

<input type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> DEVELOPER	<input type="checkbox"/> REPRESENTATIVE
MESA COUNTY, COLORADO M Mike Serra III	Roy Andy Anderson	
Name 315 North Spruce Street	Name 315 North Spruce Street	Name
Address Grand Junction, Colo 81505	Address Grand Junction, Colo. 81505	Address
City/State/Zip 244-3236	City/State/Zip 244-3238	City/State/Zip
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.

Roy Andy Anderson
Signature of Person Completing Application
Date 11/30/94

Mike Serra III, Facilities Manager, Mesa County, Colorado
Signature of Property Owner(s) - Attach Additional Sheets if Necessary

E-APPLICATION CONFERENCE

Date: 24 Oct 1997
Conference Attendance: [unclear], Tom Dixon, Mike Savre
Proposal: Regone from I-1 to C-2
Location: 340 Spruce, Main, Rice

Tax Parcel Number:
Review Fee: \$330

(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? yes 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)

MESA COUNTY NORTH SPRUCE STREET
PROJECT NARRATIVE
December 1, 1994

216 94

INTRODUCTION:

Mesa County, Colorado owns approximately fourteen and one-half (14-1/2) acres of land in the City of Grand Junction bordered on the north by Highway 340; on the south by Colorado Avenue and Main Street; on the west by Crosby Avenue; and on the east by North Spruce Street. The Mesa County Detention Facility and Sheriff's Office is located on approximately ten and one-half (10-1/2) acres of the subject site and is zoned P-Z. Mesa County is requesting that approximately four (4) acres of the subject property currently zoned I-1 be rezoned to the C-2 zoning classification under Section 4-4 of the City of Grand Junction Zoning and Development Code. (This rezone is graphically described on the attached plat.)

Along with the change in zoning, Mesa County is also requesting that Rice Street from the south side of White Avenue to the north side of Main Street be vacated. This request is being made to comply with Paragraph 6, subparagraphs C&D of City Resolution No. 58-90 (copy attached). Mesa County is also requesting that the undeveloped portion of Rood Avenue, between Blocks 4 and 5 of Mobley's Subdivision lying in front of the Detention Facility and intersecting the vacated portion of Rice Street be vacated under Chapter 8 of the City of Grand Junction Zoning and Development Code. (A survey plat and legal description are attached to graphically describe and define the request).

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REZONE REQUEST:

The bulk of the acreage to be rezoned is located to the east of the Detention Facility and west of North Spruce Street. A small portion of the acreage is located southeast of the Detention Facility on the West side of Rice Street (the relationship of the zoning request to adjacent property is shown graphically on the attached vicinity map).

The zoning of the area was correct at the time of adoption, but the character of the neighborhood has changed significantly due to past zone changes and development transitions. In early 1990, approximately 10.5 acres of the subject property was rezoned from I-1 to P-Z. Subsequent to this change, Mesa County removed of a car wash, truss factory, gasoline station, and produce plant from the site and built the Mesa County Detention Facility. Construction of the facility was completed in July of 1992. In 1993, the previous Pepsi Cola bulk plant was renovated to house Mesa County Facilities Management shops and Mesa County Sheriff's Office storage. Adjacent properties have also been redeveloped. An example, of this adjacent development can be seen immediately east of the current Facilities Management shop, on the east side of North Spruce Street. This property now provides for commercial uses including a sandwich shop and pizza restaurant. Each of these developments have significantly altered the character of the neighborhood resulting in the designated I-1 zoning's inconsistency with both current and future use in the area.

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The City of Grand Junction zoning map identifies all property immediately east of and across North Spruce Street from the requested rezone, and from Grand Avenue to Pitkin Avenue as Zoned C-2. All developable property west of the subject property between Grand Avenue and Crosby Avenue is zoned P-Z. Property immediately north of the requested rezone across Grand Avenue (Highway 340) is zoned C-2. In essence, the property as now zoned represents an I-1 zoning enclave surrounded on three (3) sides by C-2 zones and on one side by a P-Z zone. It will be in the best interests of the neighborhood to grant the requested zone from I-1 to C-2.

Mesa County is requesting the change in zoning from I-1 to C-2 to allow an immediate change in use of the concrete block building located at 210 West White Avenue. The building is now used as Sheriff's Office storage. The building is structurally sound and not adversely affected by site soils or geology. The proposed use is office space and associated storage to consolidate the County Motor Vehicle and Elections offices into a single, accessible facility. Additionally, this action will reduce the number of citizens asked to pass through Courthouse security to conduct non-court business. Hours of operation will be similar to other County offices, and site directional signage will be used to identify the office functions. Sufficient parking to meet City code requirements for office use will be provided on site. Additional parking is available for the offices, on Rice Street west of the Detention Facility. If necessary, vacant County owned land on the south side of White

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Avenue may also be improved and used for parking. Pending City of Grand Junction approval of the rezone request, this project is scheduled for completion by August of 1995.

Redevelopment in the area has upgraded many public utilities including street, water and sewer services. For example, a signalized intersection now exists at the intersection of Grand Avenue (Highway 340) and Rice Street. Recent City of Grand Junction and State of Colorado projects have improved Grand Avenue to the subject property and improved the railroad bridge on Grand Avenue respectively. As a result of these improvements, good public access to the property from Highway 340, White Avenue, Colorado Avenue and Main Street is available. All utilities are available, including fire hydrants located along North Spruce Street to the east and Rice Street to the west. No special demands will be placed on utilities in the area, nor will any special additional demands be placed on other public facilities by the requested rezone or the conversion of 210 West White into County office space.

The requested rezone action conforms with past rezone actions and conditional use permits issued for the Mesa County Detention Facility (City of Grand Junction Resolution No. 58-90). It also conforms with the redevelopment of property in the area owned by others. Lastly, the rezone conforms with the changing character of the neighborhoods and is consistent with the zoning philosophy of grouping compatible uses together protecting quality of life and property values of all concerned.

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STREET VACATIONS:

Mesa County is requesting that the City of Grand Junction vacate a portion of two undeveloped streets both within the boundaries of property owned by Mesa County.

The first is the vacation of that portion of Rice Street from the south side of White Avenue, north to its intersection with Main Street. This street is undeveloped and does not provide public access to any parcel not owned by Mesa County. In addition, City of Grand Junction Resolution No. 58-90; Paragraph Six (6), Subparagraph C and D, 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 and 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.

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Vacation of the requested portion of Rice Street will fulfill Mesa County's obligation under Resolution No. 58-90, and will provide for flexible development of the overall site.

The second vacation requested is for the undeveloped portion of Rood Avenue running west of North Spruce Street to its intersection with the portion of Rice Street to be vacated. Again, the subject section of Rood Avenue is within property owned by Mesa County, is undeveloped, and provides no public access to any facility. The vacation of this portion of Rood Avenue will have no long-term effect on traffic patterns, but will enhance the development potential of the site.

Neither of the requested vacations will have any negative effect on surrounding land uses, site access, traffic patterns, or public facilities. Both of the requested actions will enhance the development potential of the site, and the Rice Street vacation is a part of a previously approved conditional use permit application. Neither vacation request is affected by site soils or geology, or place any special or unused demands on utilities.

SUMMARY:

In summary, the Board of County Commissioners of Mesa County, Colorado, is requesting that the City of Grand Junction consider and approve three actions under City of Grand Junction Zoning and Development Code Sections 4-4, Rezones, and Chapter 8, Vacations as follows:

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Rezone: The rezone of approximately four (4) acres of Mesa County property from I-1 Zoning classification to the C-2 Zoning Classification.

Street Vacations:

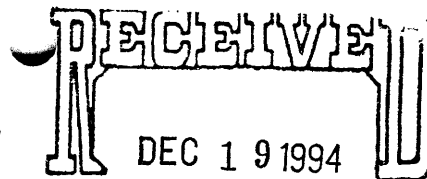
The vacation of the undeveloped portion of Rice Street south of White Avenue and north of Main Street as required in City of Grand Junction Resolution No. 58-90.

The vacation of the undeveloped portion of Rood Avenue west of North Spruce Street and east of Rice Street.

All of the requested actions are compatible with the surrounding land uses and character of the neighborhood. None of the actions will adversely affect public utilities, traffic patterns, or place any special demands on the property. All of the actions are in conformance with adopted plans and/or policies. The actions are in conformance with existing conditional use permits, and the intent and requirements of the City of Grand Junction Zoning and Development Code.

Mesa County respectfully requests that the City of Grand Junction favorably consider this rezone and street vacation request.

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

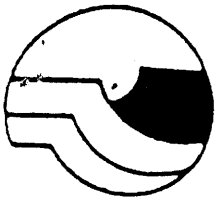
12/13/94
244-1867

No Comments.

COMMUNITY DEVELOPMENT DEPARTMENT
Kathy Portner

12/16/94
244-1446

See attached comments.



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.

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: