

FOLLOW-UP FORM FOR:

Right-of-way Vacation
Text Change
Rezoning

Preliminary Plat
Final Plat
Minor Subdivisions

Bulk Development
Conditional Use
PUD

ITEM Preliminary PUD Plan in HO zone.

DATE RECEIVED January 21, 1975 ITEM # 2-75

REQUEST PUD for car & trailer sales.

LOCATION Lots 18-22 Block 132, City of Grand Junction,
(Northwest corner of 12th Street and Ute Avenue)

PETITIONER Dr. Robert Orr - Gary Dillon, ARCHITECT

ADDRESS . PHONE NO. 243-1956

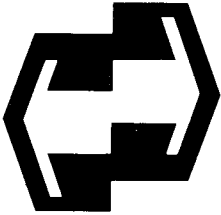
Information Submitted

Fee Submitted	<u>1/21/75</u>	<u>\$265⁰⁰</u>
Application:	<u>Jan 20, 1975</u>	LETTER Plats: <u>18</u>

Progress Chart

Reviewing Agencies (see attached form)	Sign Posted
Notice to Adjacent Property Owners	
Planning Commission:	<u>January 29, 1975</u>
Action Taken:	<u>To be resubmitted: redraw plat plat with landscaping.</u>
	<u>FEBRUARY 26, 1975 - APPROVED AS SUBMITTED.</u>
	<u>RECOMMEND TO CITY COUNCIL TO APPROVE THE</u>
	<u>PUD. Apr. 30, 1975 Recommended APPROVAL</u>
City Council:	<u>March 19, 1975</u>
Action Taken:	<u>APPROVED AS SUBMITTED.</u>
PUBLICATION DATES:	7 days
	7 days
	1. <u>1/22/75</u>
	2. <u>3/17/75</u>

DATE COMPLETED: _____



CHAMBLISS • DILLON & ASSOCIATES / ARCHITECTS & PLANNERS

Mr. Don Warner
Planning Director
City of Grand Junction
P.O. Box 897
Grand Junction, Colorado 81501

RE: Planned Development Approval
H.O. Zone

Dear Mr. Warner:

Dr. R.L. Orr has requested that our office submit to the City a drawing of lots 18, 19, 20, 21, and 22, Block 32 in the City of Grand Junction, for planned development approval. - 132

The anticipated use will be new and used cars, light trucks, and light duty trailer sales as defined under group 5.3, Highway Orientated Zoning District Regulations.

The drawings submitted are intended to combine the outline and preliminary phases.

If you have any questions, please contact me.

Sincerely,

Gregory A. Dillon
Chambliss/Dillon & Associates

GAD/jd

cc: Dr. R.L. Orr

January 20, 1975

February 27, 1976

Mr. Robert Coburn
c/o Quahada Engineering
307 South 12th Street
Grand Junction, CO 81501

Dear Mr. Coburn:

This is to officially inform you of the following conditions on your property on the northwest corner of 12th and Ute:

- 1) The deed for the necessary right-of-way on 12th Street must be given to the City of Grand Junction before your application for development in an H.O. zone can be considered completed.
- 2) Cars which are parked on the property in question must be parked a minimum of 8' from the sidewalk. At the present time most of the cars are parked too close and some are actually on the sidewalk. This situation will have to cease immediately or the problem will be turned over to the City Zoning inspector for official action.
- 3) Construction of planters as shown on approved site plan must begin construction May 1, 1976 and be completed July 1, 1976.

Failure to comply with any of the above conditions may result in revocation of approval for the development

If you have any question, please feel free to call us at any time.

Yours Truly,

Karl G. Metzner
Planning Technician

KGM/be

cc: file

Robert S. Coburn

307 South 12th Street
Grand Junction, Colorado 81501

March 12, 1976

Mr. Karl Metzner
Planning Technician
City-County Development Department
P.O. Box 897
Grand Junction, Colorado 81501

Dear Mr. Metzner:

Thank you for your letter of February 27, 1976 advising of the the conditions necessary to proceed with the development of my property at 1162 Ute Avenue.

As I advised you in our telephone conversation, items 2 & 3 present no problems and will be fully complied with. Item 2 is already in compliance. However, Item 1 requiring a deed for necessary right-a-way along 12th Street appears to present more of a problem. As per our conversations I contacted the mortgage holders (1st trust and 2nd trust) and they have both declined to approve of the granting of this land.

It has been pointed out to me that making a gift of land conditional to any use of the property is somewhat irregular and subject to question.

Your comments will be appreciated.

Yours very truly,



Robert S. Coburn

RSC:1m

March 15, 1976

Mr. Robert S. Coburn
307 South 12th Street
Grand Junction, CO 81501

Dear Mr. Coburn:

Thank you for your letter of March 12th informing us that your mortgage holders have declined to approve the granting of right-of-way along 12th Street. However, I must inform you that, under the City of Grand Junction Zoning Ordinance and Development regulations any development in a H.O. Zone is approved conditional on the dedication of full right-of-way for any existing or proposed streets or roads on which the property has frontage.

Therefore, under the present regulations of the City of Grand Junction, if the conditions which were set on the property at 1162 Ute Avenue are not met, the use as approved would have to cease until such time as the required right-of-way is granted.

We hope that this requirement will not cause you any undue hardship and we hope that your mortgage holders will reassess their decision not to approve the granting of the right-of-way. In any event this ten foot additional right-of-way is within the required setback area and cannot be used for business purposes.

Thank you for your cooperation.

Sincerely,

Karl G. Metzner
Planning Technician

KGM/be

cc: file

QUAHADA INC.

Engineering Sales & Reproductions

307 south 12th street,

grand junction, colorado phone 245-3450

BLUEPRINTS - DRAFTING
ENGINEERING SUPPLIES
PHOTO REDUCTION
OFFSET PRINTING

June 29, 1976

Mr. Jack Jameson
KLEEN KARZS
1162 Ute Avenue
Grand Junction, Colorado 81501

Dear Mr. Jameson:

As you are aware your lease on the lot at 1162 Ute Avenue stipulates installation of planters to comply with the City of Grand Junction zoning plan. I have been advised by the City/County Development Dept. that the utilization of preformed concrete planters will be acceptable providing the total area is no less than that called for in the original plan submitted to you and that the equivalent amount of shrubbery is planted in these.

However, you are advised that this installation shall be complete by July 1st, 1976 or we are required to cease all business operations on the property until the installation is complete. Ceasing business operations include locking the doors, removing prices from any cars stored on the lot and complete stoppage of any sales operations. You have had over 90 days to comply with the lease requirements and I gave the City my word that the schedule would be met.

Yours very truly,



Robert S. Coburn

RSC:lm

Via: Certified Mail
6-29-76

~~~~~ THE ENGINEERING STORE SERVING THE WESTERN SLOPE ~~~~~