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Fil	e	1975-0002			
Date					
		Troject (value 51. Roberton (12 & ott)			
P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the			
r e	c a	ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There			
s	n	are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been			
e	n	included.			
n	e	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a			
t	ď	quick guide for the contents of each file.			
	}	Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed			
		in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.			
X	X	*Summary Sheet – Table of Contents			
_		Application form			
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			
		*Mailing list			
		Public notice cards			
\Box		Record of certified mail			
_		Legal description			
_		Appraisal of raw land			
		Reduction of any maps – final copy			
		*Final reports for drainage and soils (geotechnical reports)			
_	_	Other bound or nonbound reports			
	.	Traffic studies			
		Individual review comments from agencies			
		*Consolidated review comments list			
_		*Petitioner's response to comments			
_		*Staff Reports			
_		*Planning Commission staff report and exhibits			
_		*City Council staff report and exhibits *Summary sheet of final conditions			
	Į	*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or			
expiration date) DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:					
DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:					
X	X	Follow-Up Form			
X		Site Plan			
X	X	Letter from Robert Coburn to Jack Jameson – 6/29/76			
X	X	Letter from Karl Metzner to Robert Coburn – 3/15/76			
		Letter from Robert Coburn to Karl Metzner – 3/13/76 Letter from Robert Coburn to Karl Metzner – 3/12/76			
X	X				
X	X	Letter from Karl Metzner to Robert Coburn – 2/27/76			
X	X	City Council Minutes - ** - 2/18/76			
X	X	Letter from Gregory Dillon ot Don Warner – 1/20/75			
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FOLLOW-UP FORM FOR:

Right-of-way Vacation Text Change Rezoning Preliminary Plat
Final Plat
Minor Subdivisions

Bulk Development Conditional Use

TEM Preliminary P	UD Plan	in HOzone.
ATE RECEIVED January	21 1975	ITEM # 2-75
equest PUD for car	•	
OCATION 101-22	Black 132	City of Grand Junction,
•		Street and Ute Avenue)
CIOBATRIDES CONTRE		STIPPI GNA LITE HOPRILE)
ETITIONER Dr. Robe	ert Orr	- GARY Dillow ARCHITECT
DDRESS .	ì	PHONE NO. 243-1956
	Informatio	n Submitted
Fee Submitted	1/21/75	#265 **
. Application:	Jan 20,1	975 ETTER Plats: 18
	V	
	Progre	ss Chart
Reviewing Agencies_(s	ee attached f	orm) Sign Posted
Notice to Adjacent Pr	operty Owners	
Planning Commission:	Januar	29,1975
Action Taken: To &	se resubm	thed: redrawn plat with long
February 26,19	15 - APP	LOVED AS SUBMITTED.
RECOMMEND TO	ZITY COUN	CIL TO APPROVE THE
PUD: Apr.	30,1975	RECOMMEND APPROVAL
City Council: Make	4 19,1975	
		SUBMITTED
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DIDLICATION DATES.	7 dovo	1 1/20/20
PUBLICATION DATES:	7 day s 7 days	1. <u>/22/75</u> 2. <u>3/17/75</u>
	1/ 40110	2 .m //////

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:

-132

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.

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 Chamblics/Dillon & Associates

GAD/jd

cc: Dr. R.L. Orr

January 20, 1975

February 27, 1976

(ir. Mobert 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 Uta:

- *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 2' 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.

Tailure 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

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 <u>any</u> use of the property is somewhat irregular and subject to question.

Your comments will be apppreciated.

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

INC.

Engineering Sales & Reproductions

307 south 12th street,

BLUEPRINTS - DRAFTING ENGINEERING SUPPLIES PHOTO REDUCTION

OFFSET PRINTING

grand junction, colorado phone 245-3450

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:1m

Via: Certified Mail

6-29-76