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File 1976-0013

Date 1/17/00

Project Name: Bonello & Daly

| | | |
|---------------------------------|---------------------------------|---|
| 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, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>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.</p> |
|---------------------------------|---------------------------------|---|

| | | |
|---|---|---|
| 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 |
| | | 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 |
| | | *Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date) |

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

| | | | | | |
|---|---|--|--|--|--|
| X | X | Follow-Up Form | | | |
| | | Review Sheets | | | |
| | | Letter from Monty J. Bonello, The Centennial Lumber Company – 9/6/78 | | | |
| | | Letter from Del Beaver to Monte J. Bonello – 9/5/78 | | | |
| | | Letter from Monty J. Bonello to County Dev. – 8/22/78 | | | |
| | | Letter from Karl Metzner to Monte J. Bonello – 8/1/78 | | | |
| | | Letter from Thomas J. Daly to Monty Bonello – 7/29/76 | | | |
| | | Letter from Karl Metzner to Monte J. Bonello – 7/26/76 | | | |
| | | Letter from Karl Metzner to Monte J. Bonello & Thomas Daly – 7/26/76 | | | |
| | | Letter from Karl Metzner to Monte J. Bonello – 3/18/76 | | | |
| | | List of Adjacent Property Owners | | | |
| | | Letter from G.R. Guyton to City – 1/6/76 | | | |
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| | | | | | |
| | | | | | |

Subdivision CONDITIONAL Use in C-1 Lumber Yard

Date 2-13-76 Item # 13-76

Petitioner Bonello & Daly

Preliminary Review Agencies Comments

Final Review Agencies Comments

No objections from review agencies. No calls

Action Taken
P.C. PASSED

C.C. Passed Mar 19, 1976

Comments

Subject to screening on 28 3/4 rd. & street trees on N. Ave. Also R.O.W on N. Ave & 28 3/4 Rd.

Action Taken
P.C. _____

C.C. _____

Comments

ITEMS REQUIRED FROM DEVELOPER

- Check
- Drainage
- Improvements
- Utility Agreement
- Landscaping
- Guarantee
- Title Investigation
- Covenants
- Annexation
- Other (Specify)

Applicants

Monty J. Bowello
8155 AMERICA DR.
243-8223

Thomas S. Daly
2258 Tanglewood Dr.
243-4587

ADJACENT PROPERTY OWNERS - North Side of North Avenue

Arcadia Investment
P. O. Box 1150
Colorado Springs, Colo. 90901

Geo. R. Guyten
506 - 28-3/4 Road
Grand Junction

ADJACENT PROPERTY OWNERS - South Side of North Avenue

S. W. & G. L. Collins
c/o AAMCO Transmission
2871 North Ave.
Grand Junction

Ralph C. & T. B. Rutter
1528 W. Cheyenne Rd.
Colorado Springs, Colo. 90906

W. G. & K. R. Thomas
2877 North Avenue
Grand Junction

Eileen L. Dexter
5539 Tulsa Way
Denver, Colorado 80239

Dick C. Koch, et al
2971 1/2 B 1/2 Road
Grand Junction

John J. Dusbabek
1310 North 17th St.
Grand Junction

Earl R. & M. Hoey
2863 North Avenue
Grand Junction

January 6, 1976

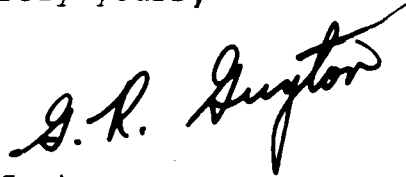
City of Grand Junction
Grand Junction, Colorado

To whom it may concern:

I have no objection to a lumber yard type business on the northwest corner of 28 3/4 Road and North Avenue.

I own and operate my business on the corner to the east of said property.

Sincerely yours,

A handwritten signature in cursive script that reads "G.R. Guyton". The signature is written in black ink and is positioned to the right of the typed name.

G.R. Guyton
506 28 3/4 Road
Grand Junction, Colorado 81501

EAST 350.0'

325.0'

25.0'

LEGAL DESCRIPTION

Beginning at the SE Corner SW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 7, Township 1 South, Range 1 East of the Ute Meridian, thence West 350.0 feet, thence North 380.0 feet, thence East 350.0 feet, thence South 380.0 feet to the Point of Beginning.

EXCEPT 40.0 feet on the South and 25.0 feet on the East for Road Right of Way.

NORTH 380.0
340.0

340.0'

SOUTH 380.0'

28 3/4 RD.

325.0'

25.0'

40.0'

40.0'

WEST 350.0

NORTH AVE.

CITY MON
SE COR. SW $\frac{1}{4}$ SE $\frac{1}{4}$
SEC 7, T1S, R1E W

N.



I, Clarence J Bielik do hereby certify that this plat was plotted from notes of a field survey made under my supervision on May 26, 1975.

Clarence J. Bielik
Registered Land Surveyor

SCALE: 1" = 60'

WESTERN ENGINEERS
SURVEY IN

SW $\frac{1}{4}$ SE $\frac{1}{4}$ SECTION
T1S, R1E U.M.

GRAND JUNCTION, COLORADO

Surveyed L.C.F. _____

March 18, 1976

Mr. Monte J. Bonello
815 Jamaica Drive
Grand Junction, CO 81501

Dear Mr. Bonello:

This is to officially inform you that your request for conditional use was approved by City Council on March 17, 1976 conditional to the following items:

- a) Screening along property line on 28 3/4 Road. This screening should be some type of fencing which will prevent the viewing of the interior of the lumber yard from 28 3/4 Road. The fencing should be 6' high from the front line of the building to the rear property line.
- b) Deed to the City of Grand Junction for 10 foot of right-of-way along North Avenue and five (5) foot of right-of-way along 28 3/4 Road.
- c) An agreement with the City Parks Department to install street trees along North Avenue.

Our office can prepare the deed for right-of-way if you will contact our office with a legal description of the property and the full and legal names of owners of the property. All right-of-way must be transferred before any building permits may be issued.

The screening along 28 3/4 Road will have to be installed and a copy of the agreement to install the street trees filed with our office before any certificate of occupancy can be granted.

If you have any questions please feel free to contact us at anytime and accept our best wishes for your business success.

Yours Truly,

Karl G. Metzner
Planning Technician

KBM/be

cc: file

July 26, 1976

Monte J. Bonello
815 Jamaica Drive
Grand Junction, CO 81501

RE: Conditional Use - Lumber Yard

Dear Mr. Bonello:

In our letter of March 18, 1976 you were informed of three conditions required of you by City Council. Item b) of that letter has been complied with and the deeds for the necessary right-of-way has been recorded with the County Clerk.

Since you have been open for business we have received some comments asking us when you intend to comply with the remaining conditions. It would be appreciated if you could give us a timetable of completion of the remaining items. The two items yet to be completed are:

a) Screening storage area along 28 3/4 Road. This screening should be some kind of fencing which will prevent the viewing of the interior of the lumber yard from 28 3/4 Road. The fencing should be six feet high from the front line of the building to the rear property line.

b) An agreement with the City Parks Department to install street trees along North Avenue (copy to be filed with our department). As per review from Parks Department the trees should be either thornless Honey Locust or Blue Ash spaced on 35 foot centers.

Thank you for your cooperation and please contact us if you have any questions.

Sincerely,

Karl Metzner
Planning Technician

KM/be

cc: Levi Lucero, Chairman City Planning Commission
✓ File

/ James Allen
file

CITY - COUNTY
DEVELOPMENT DEPT.

P.O. BOX 897 - GRAND JUNCTION, COLORADO - 81501
DIAL (303) 243-9200 ext. 343

Grand Junction Planning - Mesa County Planning - Building Department

August 1, 1978

Mr. Monte J. Bonello
815 Jamaca Drive
Grand Junction, Colorado 81501

Re: Centennial Lumber - Conditional Use

Dear Mr. Bonello:

On July 31, 1978 our department reinspected the Centennial Lumber site on North Avenue for compliance with the conditions of its approval. From the appearance of the site it seems as if little or no effort has been made to comply with the conditions as stated in my letter to you of March 17, 1976.

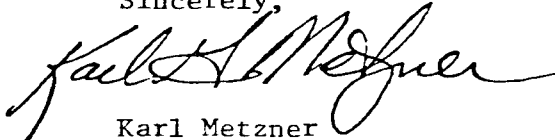
The conditions which are still to be met are as follows:

- 1) Screening along property line on 28 3/4 Road. This screening should be some type of fencing which will prevent the viewing of the interior of the lumber yard from 28 3/4 Road. The fencing should be 6' high from the front line of the building to the rear property line.
- 2) An agreement with the City Parks Department to install street trees along North Avenue. These should be Locust Trees on 35' centers.

Since more than two years have elapsed since the original approval, you are requested to complete the requirements within 10 days of receipt of this letter.

If you have any questions please contact myself or Mr. Del Beaver at your convenience.

Sincerely,



Karl Metzner
Planner I

KM:df

THE CENTENNIAL LUMBER CO.

2870 North Avenue
Grand Junction, Colorado 81501

August 22, 1978

City - County Development Department
P. O. Box 897
Grand Junction, Colorado 81501

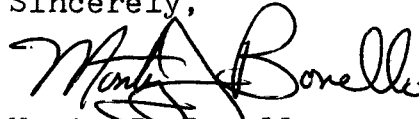
Attn: Don Warner
Karl Metzner

Gentlemen:

As per our earlier conversation, please find the enclosed sketch showing proposed plantings for our business location at 2870 North Avenue. I would propose planting either Honey Locust or Blue Ash trees as per recommendations by the Parks Department, at the corner locations and placing a planter to surround our existing sign with lower shrub - type plants. Since our main building is set back over 100 feet from North Avenue, it could very easily be hidden from view by taller plantings directly in front. Also please note that we have an existing very large cottonwood tree located near our main building which should not be blocked from view by subsequent plantings near the street.

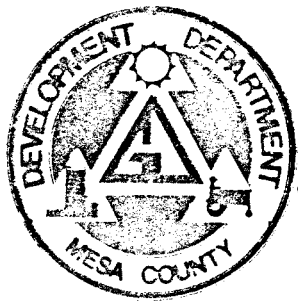
If you feel this would fulfill the planting requirements, I would appreciate your concurrence. If not, then please contact me so that we might work out an arrangement satisfactory to all.

Sincerely,



Monty J. Bonello

MJB/dr



CITY - COUNTY
DEVELOPMENT DEPT.

P.O. BOX 897 - GRAND JUNCTION COLORADO - 81501
DIAL 303 243-9200 ext. 343

Grand Junction Planning - Mesa County Planning - Building Department

September 5, 1978

Mr. Monte J. Bonello
815 Jamaica Drive
Grand Junction, Colorado 81501

Re: Centennial Lumber - Conditional Use

Dear Mr. Bonello,

As per our telephone conversation of September 1, 1978 as a followup to the letter you received dated August 1, 1978 from our Department concerning the planting of street trees and the provision of a screen fence, I remind you of the following:

1. The planting plan you have submitted has been reviewed and has been available to be picked up for some time.
2. The City Council is not happy with this situation of non-compliance and has indicated they may take punitive action if compliance is not forthcoming.

Please contact me if you have questions.

Sincerely,

Del Beaver
Senior Planner

cc-James Wysocki, City Manager
City Council

DB/ks

THE CENTENNIAL LUMBER CO.

2870 North Avenue
Grand Junction, Colorado 81501

September 6, 1978

file
Monty-Bonello
Conditional Use

City - County Development Department
P. O. Box 897
Grand Junction, Colorado 81501

Attn: Don Warner
Del Beaver
Karl Metzner


Gentlemen:

In reply to our earlier communications, you will be pleased to note that screening along the property line on 28 3/4 Road has now been completed.

In regard to the installation of street trees, please find the enclosed sketch showing proposed plantings for our business location at 2870 North Avenue. I would propose planting either Honey Locust or Blue Ash trees as per recommendations by the Parks Department, at the corner locations and placing a planter to surround our existing sign with lower shrub-type plants. Since our main building is set back over 100 feet from North Avenue, it could very easily be hidden from view by taller plantings directly in front. Also please note that we have an existing very large Cottonwood tree located near our main building which should not be blocked from view by subsequent plantings near the street.

If you are in concurrence with this proposal, then planting could be accomplished by October 30, 1978, provided the trees are available.

Sincerely,


Monty J. Bonello

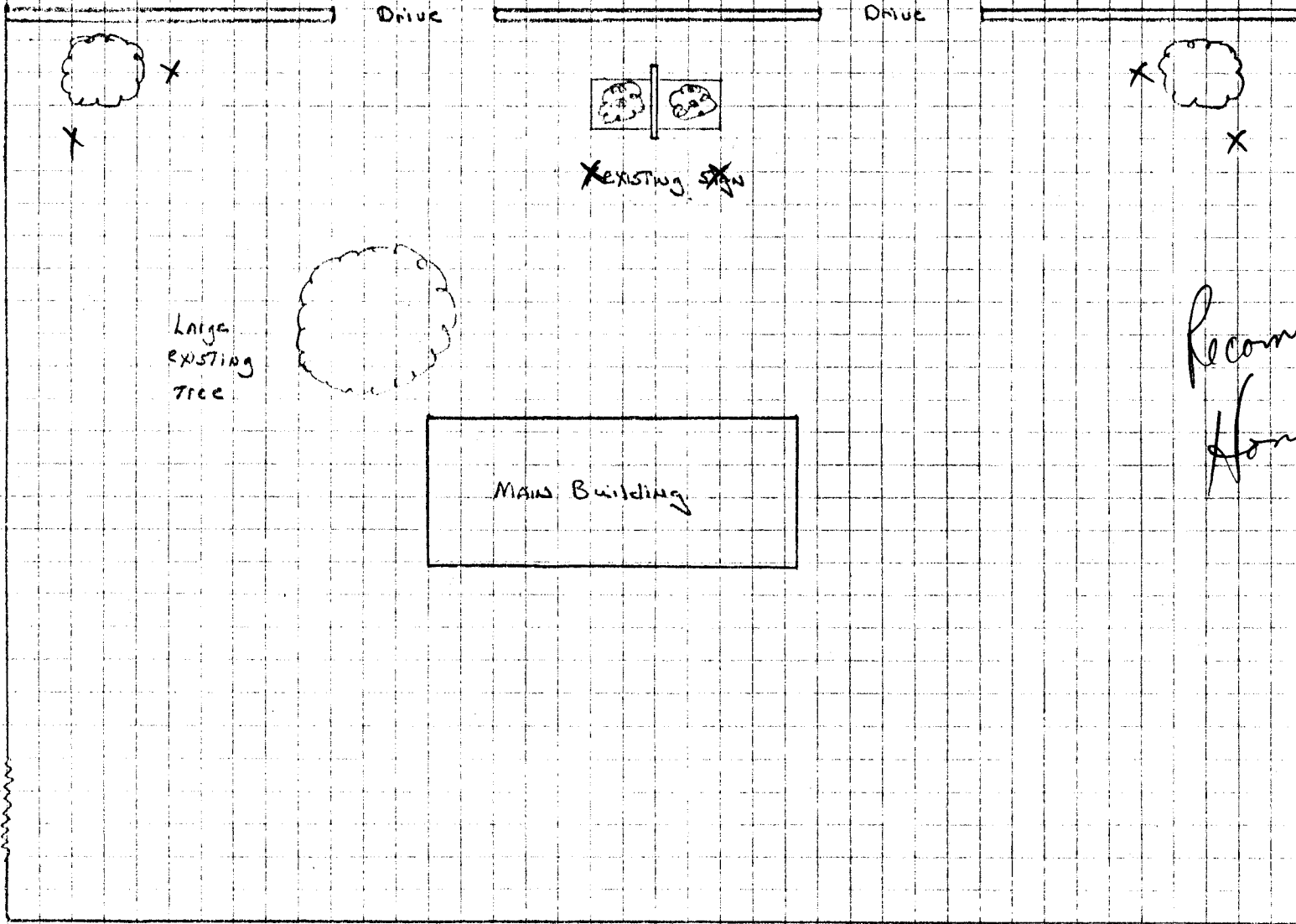
MJB/dr

enc: 1

Centennial Lumber
2870 North Ave

North Ave.

28 3/4 Road



Scale 1" = 40'