



Subdivision Rezone R-2 to B-3

Date \_\_\_\_\_ Item # 81-77

Petitioner Larry Klauzer

Planning Staff

Preliminary Review Agencies Comments

Final Review Agencies Comments

*Visual*  
Suggest screening on west P.L. also suggest petitioner work with adjacent businesses to provide trash containers.

Suggest landscaping on 17<sup>th</sup> St.

City Eng. - Building should be setback from alley so as not to crowd the corner of 17<sup>th</sup> & alley



Action Taken  
P.C. Denied 30 Nov.  
C.C. Returned to P.C.

Action Taken  
P.C. \_\_\_\_\_  
C.C. \_\_\_\_\_

Comments

Comments

No action - told P.C. to consider a PD-B proposal.

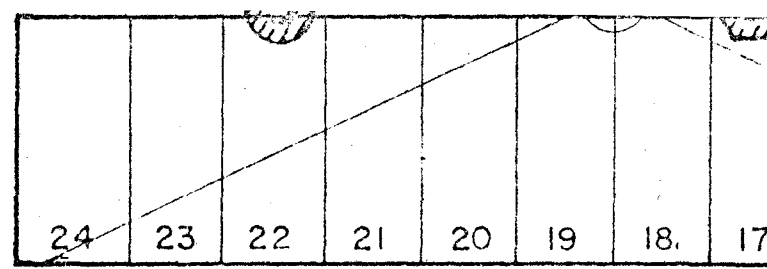
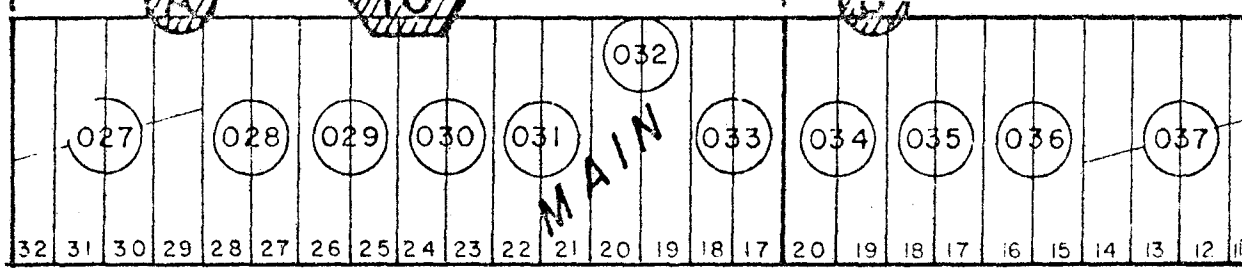
eventually zone Planned Bus. PB



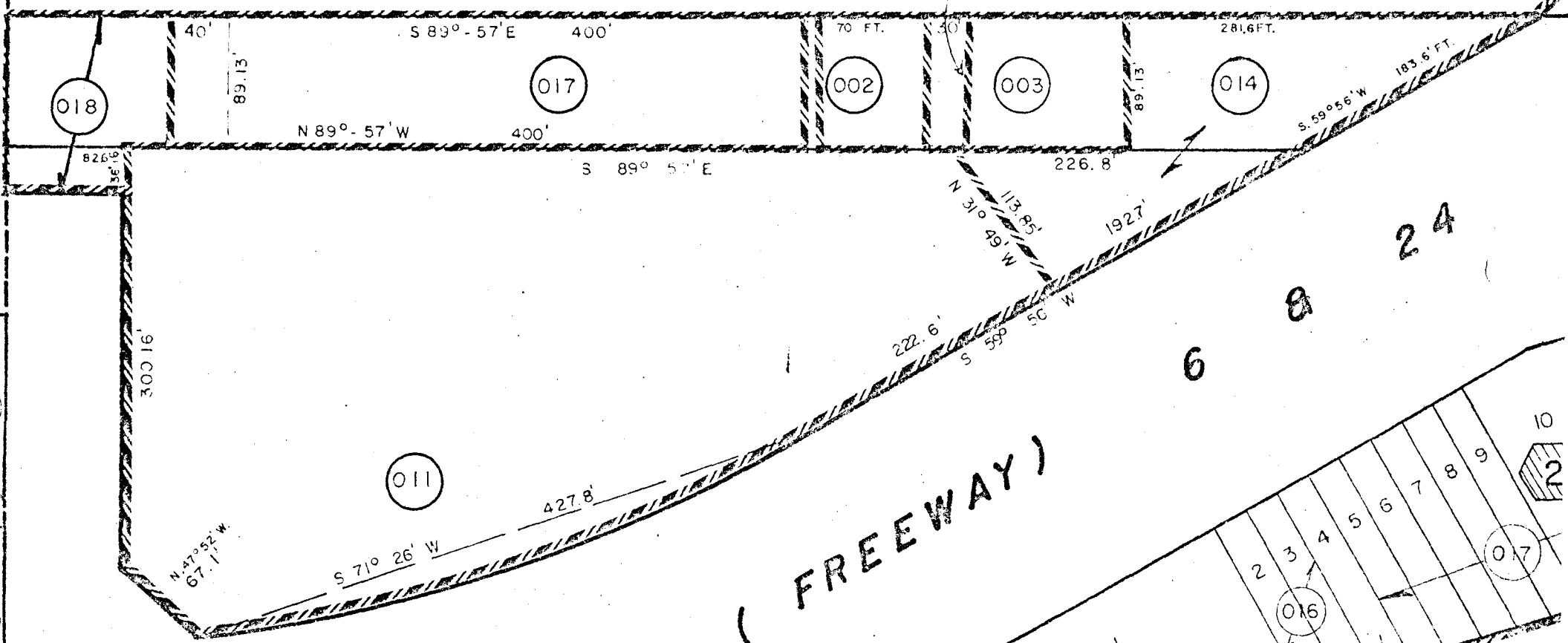
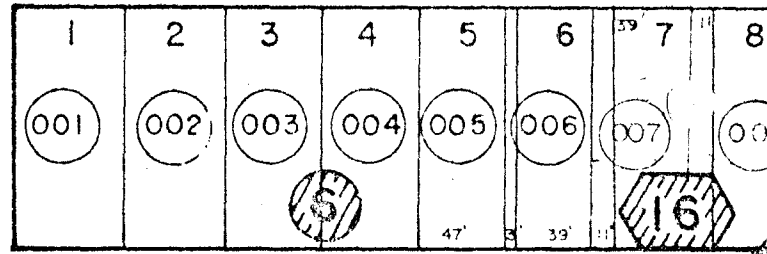
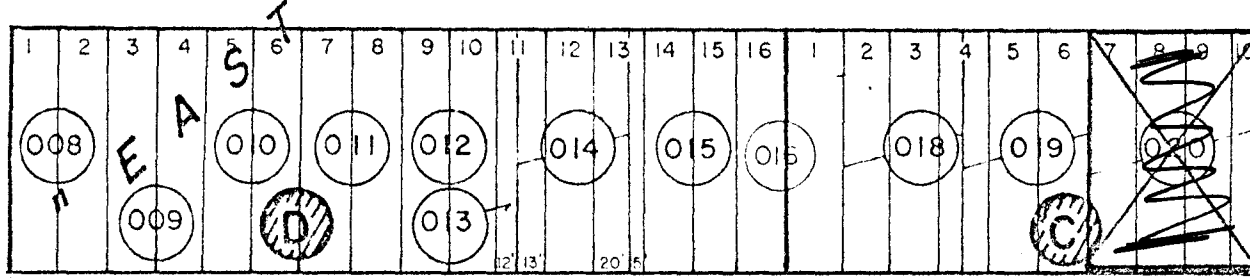
ITEMS REQUIRED FROM DEVELOPER

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





STREET



REZONING APPLICATION IMPACT STUDY

The undersigned applicant, Larry Klauzer, requests that the property described in the Rezoning Petition and Application be rezoned to B-2 (neighborhood business). In support of this request the applicant shows the following information with regard to the property and the zoning change:

(1) Proposed Use: The applicant proposes to use the property as a location for the headquarters of his office supply business. This use would include a show room for office supply inventory, office space and storage.

(2) Traffic Impact: The business use of the property would have very little anticipated impact upon existing traffic and traffic patterns. The use would contemplate the following additional traffic:

- (a) One UPS truck per day.
- (b) One to two small delivery trucks per day.
- (c) Five to six customers per day.
- (d) Five to six employee cars.

The applicant's business consists primarily of order taking by use of over-the-road salesman. High traffic for sales purposes in and out of the building is not contemplated.

(3) Noise: The contemplated use of the premises if the zoning change is granted would generate little, if any, additional noise to the area.

(4) Security: It is anticipated that security would be no additional problem for the area. The business has very little cash connected with it and the office products handled would not present great exposure to robbery and vandalism.

(5) Impact on City Facilities: The contemplated zoning change would have little, if any, impact on city facilities. It is contemplated that no more than six employees would be housed in the facility at one time. This would require need only for water fountain type facilities and restrooms.

(6) Type of Structure: The type of structure contemplated is similar to the picture attached.

MEMO -  
LETTER

Mountain  
West Office Products

P. O. Box 2088 • Grand Junction, Colorado 81501 • (303) 242-3071  
Larry Klauzer



To TO WHOM IT MAY CONCERN

Date 10-21-77

Subject

TYPE OF BUILDING PROPOSED 40 X 80 METAL TYPE

OFFICE AND WAREHOUSE WITH SHOW ROOM AND POSSIBLE OFFICE FOR RENT TO  
PROFESSIONAL CLIENT. (CPA)

*Larry Klauzer*



ST OFFICE PRODUCTS, GRAND JUNCTION, COLORADO