

Table of Contents

File 1977-0089

Date 7/18/00

Project Name: Rezone R-3 to PD-8

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>
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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			
X	X	Review Sheets			
X	X	Planning Commission Minutes - ** - 2/22/78, 1/25/78			
X		Letters from adjacent property owners approving rezone			
X	X	Letter from Kathy Lofink to James Ramsey – 2/23/78			
X	X	Letter from Karl Metzner to James Ramsey – 1/3/78			
X	X	Letter from Karl Metzner to James Ramsey – 1/27/78			
X	X	Impact Statement			
X	X	Petition and Application for Rezoning			
X	X	Assessor's Map			
X	X	Site Plan			

Subdivision Regone & Plan R-3 to PD-B (La Coquille)

Date 1 Dec 77 Item # 89-77

Petitioner J. Ramsey

Review Agencies Comments

- ① City Utilities - no comment
 - ② Pipe - one hydrant is needed at 13th + Glenwood
 - ③ City Engineer - increase traffic will compound the already existing traffic problem.
 - ④ Parks & Rec (telephone conv.) Cottonwood var. are not permitted
- Recommend, Honey Locust var, Green Ash, Blue Ash, Purple Leaf Plum, or Hoya Crab rather than Aspens.

Review Agencies Comments

Staff - why landscape alley & not street what is proposed for L.S. in R.O.W.? (Street trees?)

"Existing walk" shown along N. Ave is not there. Put L.S. between S.W. & Street.

Parking Lot monitoring

Parking w/new reqs



Action Taken

P.C. _____

C.C. _____

Comments

Action Taken

P.C. _____

C.C. _____

Comments



ITEMS REQUIRED FROM DEVELOPER

- | | | |
|---------------------------------------|--|--|
| <input type="checkbox"/> Check | <input type="checkbox"/> Utility Agreement | <input type="checkbox"/> Title Investigation |
| <input type="checkbox"/> Drainage | <input type="checkbox"/> Landscaping | <input type="checkbox"/> Covenants |
| <input type="checkbox"/> Improvements | <input type="checkbox"/> Guarantee | <input type="checkbox"/> Annexation |
| | | <input type="checkbox"/> Other (Specify) |

Subdivision Revision in PD-B-La Coquille (Final)

Date _____ Item # 89-77

Petitioner J. Ramsey

Handwritten initials

Review Agencies Comments

- ① Drive Aprons as per ST-1
- ② NE Corner of Lounge obstructs sight of driver in one way lane.
- ③ Cut on North Ave should be wider
- ④ Landscaping on alley should not create sight distance problems.
- ⑤ Sidewalks should be installed on Glenwood & existing curb cuts on both Glenwood & North should be closed.

Review Agencies Comments

City Utilities - trash tank should be angle to alley.

#SEATS?

Check speed bumps if necessary for traffic control in Alley



Action Taken

P.C. 22 Feb 78 approval

C.C. Approved 16 Mar 1978

Comments

Subject to all of the above comments

dup'd of P.C. requir's.

Action Taken

P.C. _____

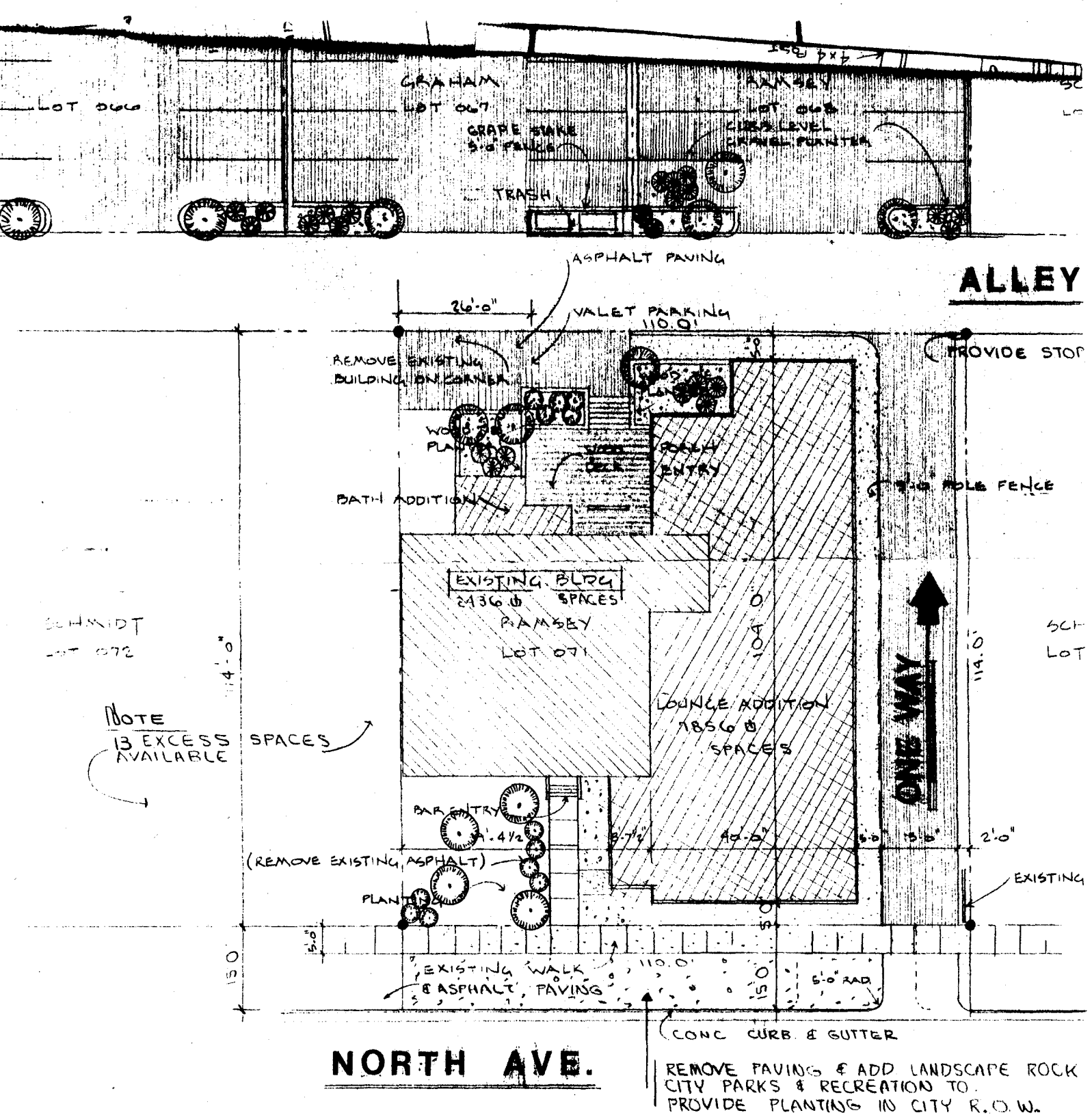
C.C. _____

Comments



ITEMS REQUIRED FROM DEVELOPER

- | | | |
|---------------------------------------|--|--|
| <input type="checkbox"/> Check | <input type="checkbox"/> Utility Agreement | <input type="checkbox"/> Title Investigation |
| <input type="checkbox"/> Drainage | <input type="checkbox"/> Landscaping | <input type="checkbox"/> Covenants |
| <input type="checkbox"/> Improvements | <input type="checkbox"/> Guarantee | <input type="checkbox"/> Annexation |
| | | <input type="checkbox"/> Other (Specify) |



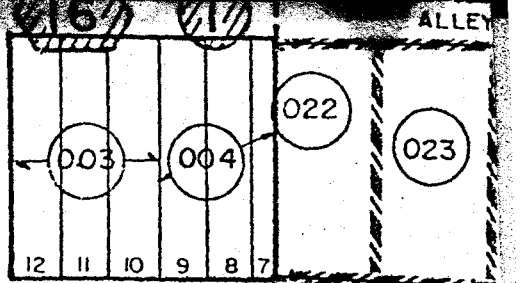
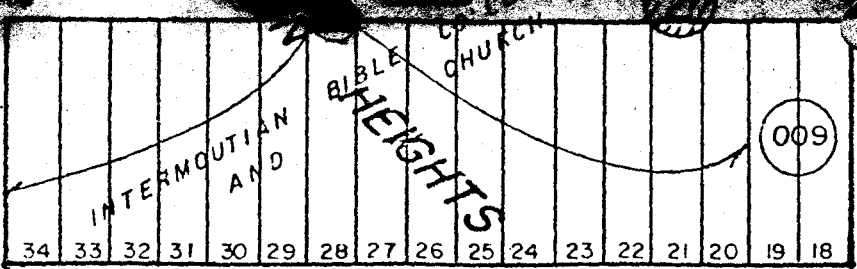
ARCHITECTURAL INTENT STATEMENT:

IT IS THE INTENT OF THE ARCHITECTURAL DESIGN TO PROVIDE A ONE STORY LOUNGE ADDITION TO THE EXISTING RESTAURANT & LOUNGE, EXPRESSING A CHARACTER COMPATIBLE WITH THE EXISTING NATURE OF THE NEIGHBORHOOD THRU THE USE OF SELECTIVE DESIGN DETAILS, FINISH MATERIALS, AND BUILDING SCALE.

DEVELOPER'S INTENT:

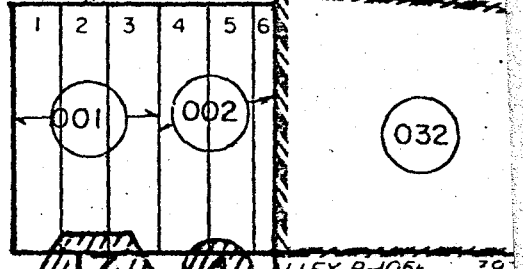
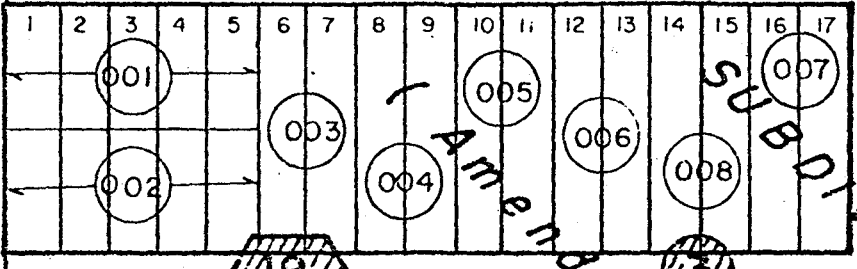
THE DEVELOPER'S INTENT IN SUBMITTING THIS PLANNED DEVELOPMENT PROPOSAL IS SOLELY FOR THE PURPOSE OF GAINING PERMISSION OF CONSTRUCT A LOUNGE ADDITION TO AN EXISTING RESTAURANT & LOUNGE.

LA CO

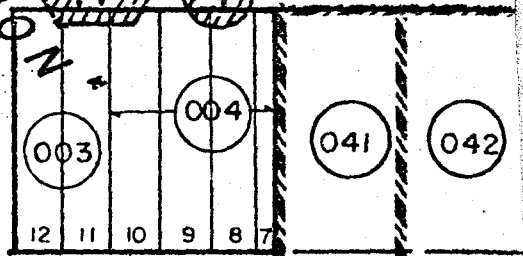
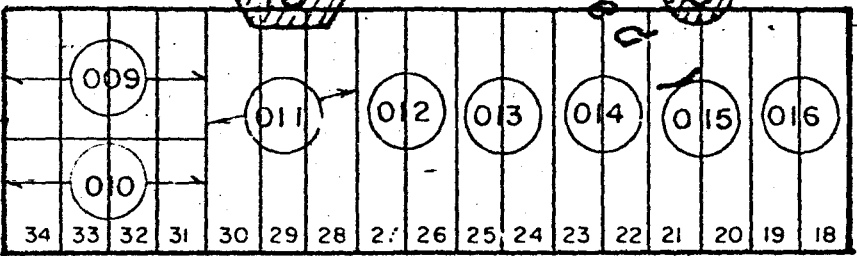


NORTH

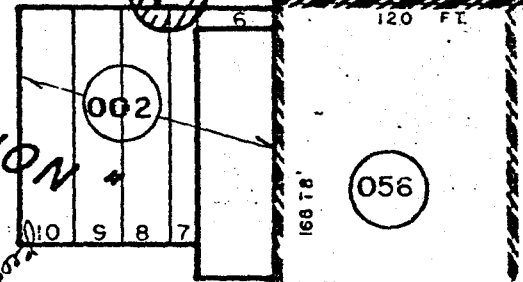
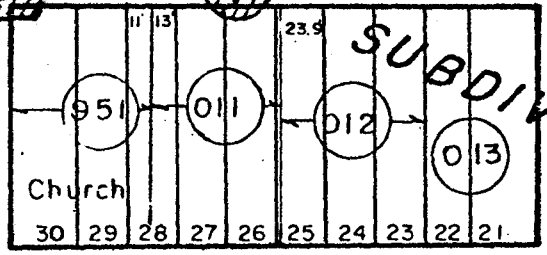
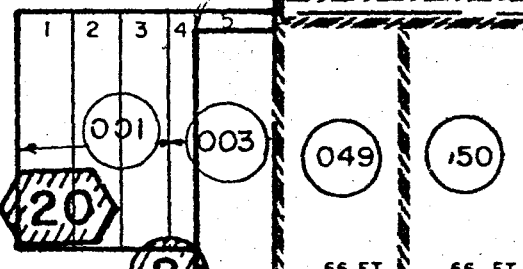
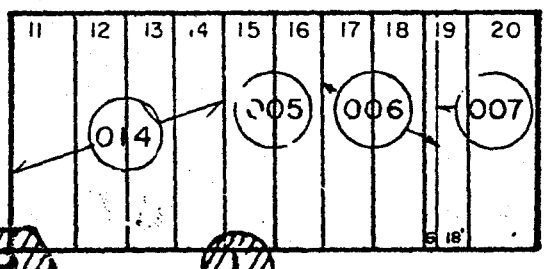
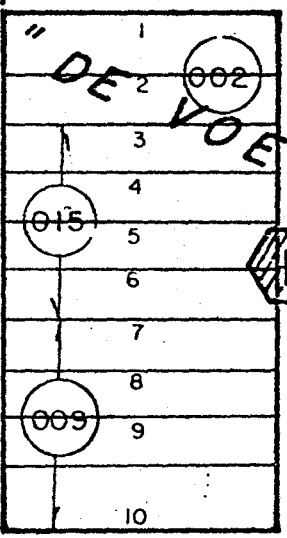
8 KENNEDY



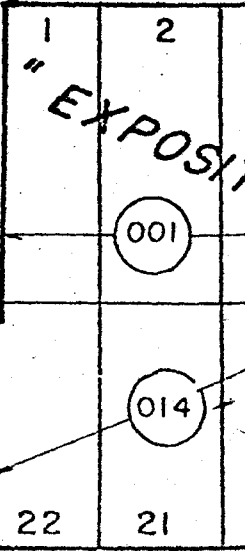
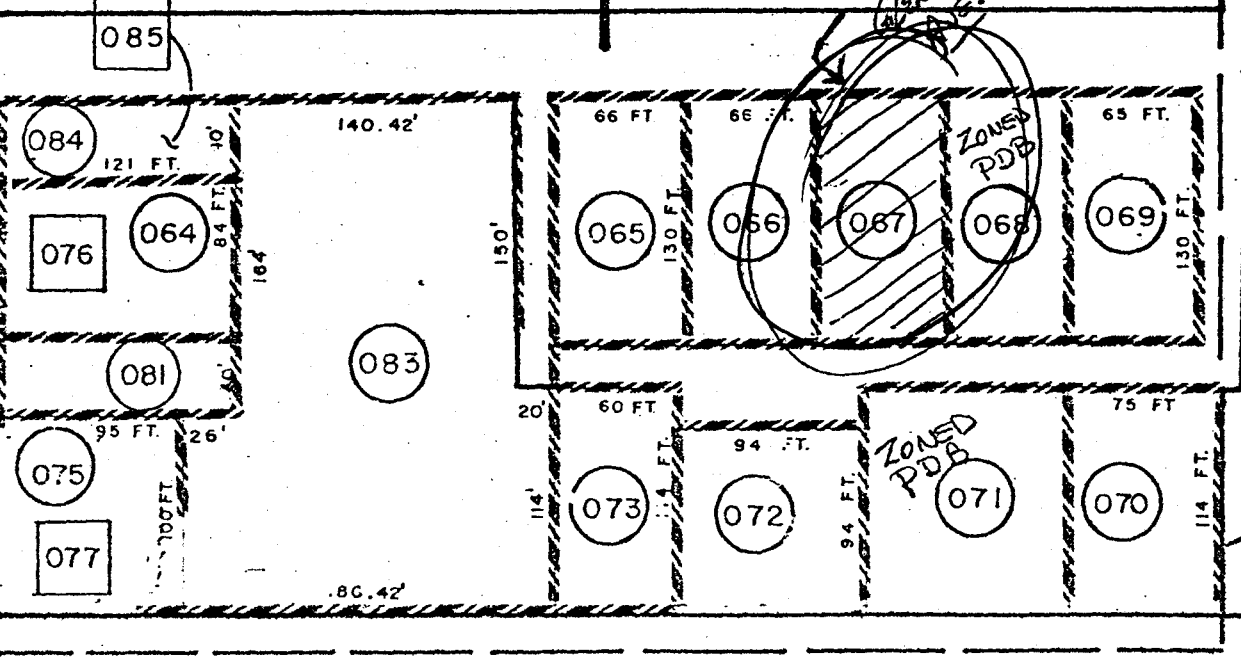
Amended SUBDIVISION



BUNTING



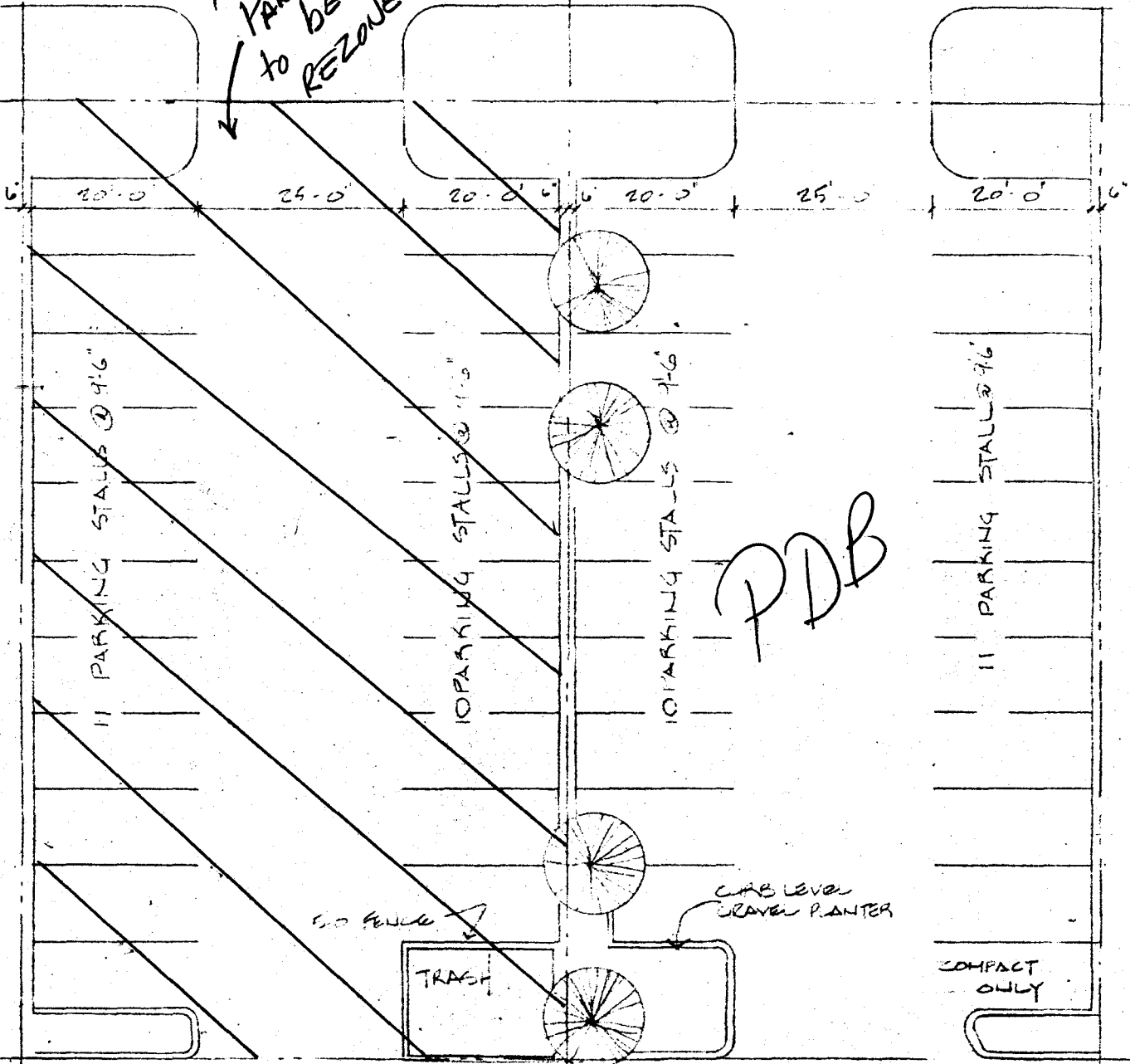
SUBDIVISION NORTH



NO

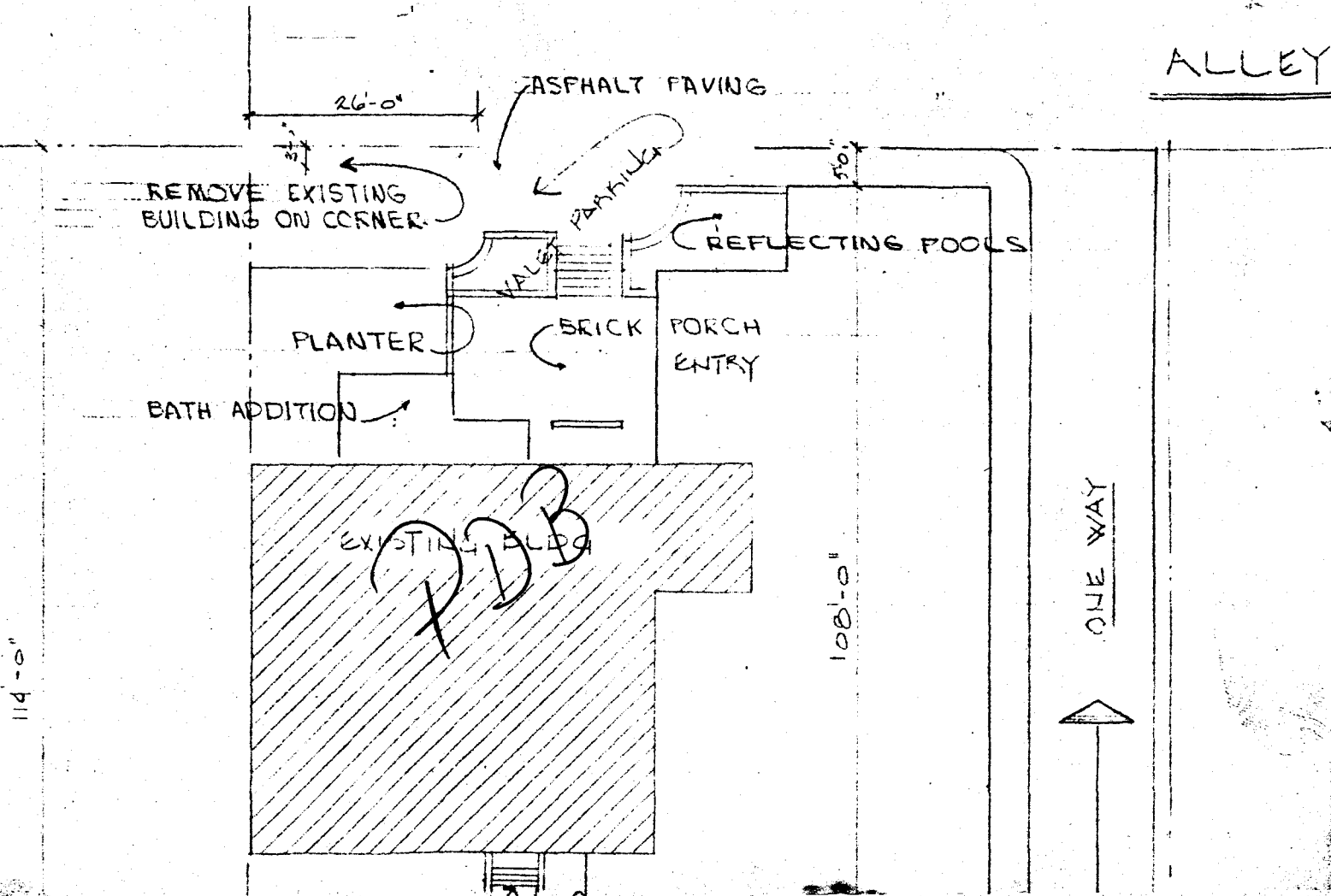
GLENWOOD AVE.

Parcel to be rezoned



PDB

ALLEY



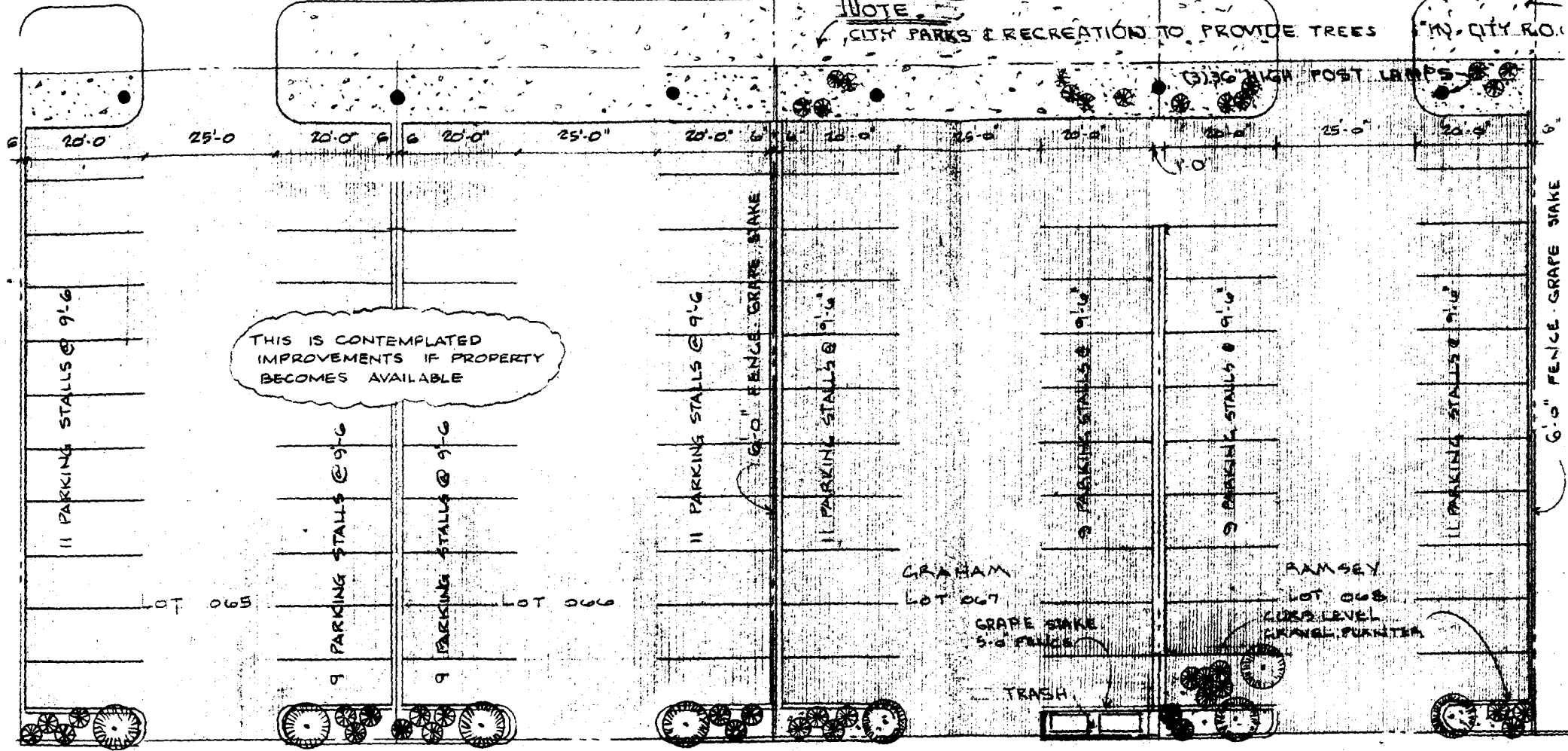
GLENWOOD AVE.

NOTE

CITY PARKS & RECREATION TO PROVIDE TREES

NY CITY R.O.

5.56" HIGH POST LAMPS



GRAHAM LOT 067

RAMSEY LOT 068

GRAPE STAKE 5'-0" FENCE

CURB LEVEL CHANNEL PUNTER

TRASH

ASPHALT PAVING

REMOVE EXISTING BUILDING ON CORNER

VALET PARKING 110'0"

WOOD PLAY

WOOD

TRASH

ALL

PROVIDE

January 3, 1978

Mr. James F. Ramsey
1320 North Avenue
Grand Junction, CO 81501

Re: File #89-77 - Proposed PD-B at 1309 Glenwood.

Dear Mr. Ramsey:

The Grand Junction City Planning Commission, at their regularly scheduled meeting of December 28, 1977, tabled the proposal for a parking lot at 1309 Glenwood until a complete revised PD-B plan for proposed changes in the original approval can be prepared.

Please contact us if you have any questions or comments concerning this submittal.

Yours truly,

Karl Metzner
Planner I

KM/11d

January 27, 1978

Mr. James F. Ramsey
1320 North Avenue
Grand Junction, CO 81501

RE: File #89-77 - Proposed PD-B at 1309 Glenwood Avenue

Dear Mr. Ramsey:

The Grand Junction Planning Commission, at their regularly scheduled meeting of January 25, 1978, approved the preliminary plan for 1309 Glenwood and the revised plan for 1320 North Avenue. Approval was subject to the following comments:

- 1) Building addition should have the same setback as the "Team Center" to the East (55 feet from center line of North Avenue).
- 2) Parking layout to be revised for internal circulation. The initial two lots to be used for parking may have only one entrance to Belford and one to the alley. These entrances should be located on the eastern portion of the lot.
- 3) Six foot visual screening to be provided on the East and West property lines.
- 4) Revise landscaping plan to eliminate the use of cottonwood and aspen and replace with acceptable species. Also, add landscaping to the Glenwood Frontage and the area between the sidewalk and the curb along North Avenue. (Street trees will be provided by City Parks Department, for those areas within the right of way, upon request.)

This item will be heard before the Grand Junction City Council on February 15, 1978 at 7:30 p.m. in the City Council Chambers. If you wish to proceed with the final plan, your revised submittal should be in our office not later than the 1st of February, 1978.

If you have any questions, please contact our office at any time.

Sincerely,

Karl G. Metzner
Planner I

KM:dlw

February 23, 1978

Mr. James F. Ramsey
1320 North Avenue
Grand Junction, CO 81501

RE: File #89-77 - Rezoning R-3 to PD-B at 1309 Glenwood

Dear Mr. Ramsey:

The Grand Junction City Planning Commission at their regularly scheduled meeting February 22, 1978, recommended approval of rezoning request from R-3 to PD-B. Conditions subject to recommending approval are:

- 1) Reorientation of trash containers.
- 2) Sidewalks should be installed on Glenwood, and existing curb cuts on both Glenwood and North should be closed.
- 3) Landscaping on Glenwood.
- 4) Drive aprons as per city standards.
- 5) Cut on North Avenue should be wider.

This item will be heard by the Grand Junction City Council on March 15, 1978 at 7:30 p.m. in the Council Chambers. Should there be any questions or comments concerning this item, please contact this office prior to March 15, 1978.

Sincerely,

Kathy L. Lofink
Planner I

KLL:dlw

IMPACT STATEMENT

Re: James F. Ramsey's Petition to Re-zone 1309 Glenwood

B. Business, Commercial, Industrial Zone Changes.

- 1) Need for such additional zone change:
This need for the zone change is to increase the size of the building and the parking area of the existing restaurant. This increase is due to the fact of the growth in the Grand Junction-Metro area.
- 2) Neighborhood to be served:
The restaurant is currently bringing in people from all over the valley. The majority of the people come from the Grand Junction-Metro area.
- 3) Impact, present and future, on surrounding area, developed and undeveloped:
Because of the existing restaurant, there is no great impact on the surrounding area with either residential areas or commercial and business area. The proposed traffic flow of the restaurant would in fact alleviate some traffic congestion on North Avenue and allow it to come in and out in a much safer and easier manner. Because of the close proximity to North Avenue, we feel that it would not cause a significant amount of impact to the area.
- 4) Access to area; traffic patterns:
The traffic pattern is shown on the accompanying plans. The major point is that the traffic would be coming from Glenwood Avenue and brought back on to Glenwood Avenue, instead of North Avenue. This greatly increases the safety and ease of traffic patterns and pedestrians.
- 5) Accessibility to utilities:
All utilities are already on the site.
- 6) Impact on City Facilities; sewer, water, sanitation, fire, police traffic, etc:
Besides a moderate increase in city utilities, there is no impact on city facilities. Use of sewer, domestic water and sanitation will increase a small amount due to the amount of people that can be accommodated. There should be very little impact on the fire department or police.