

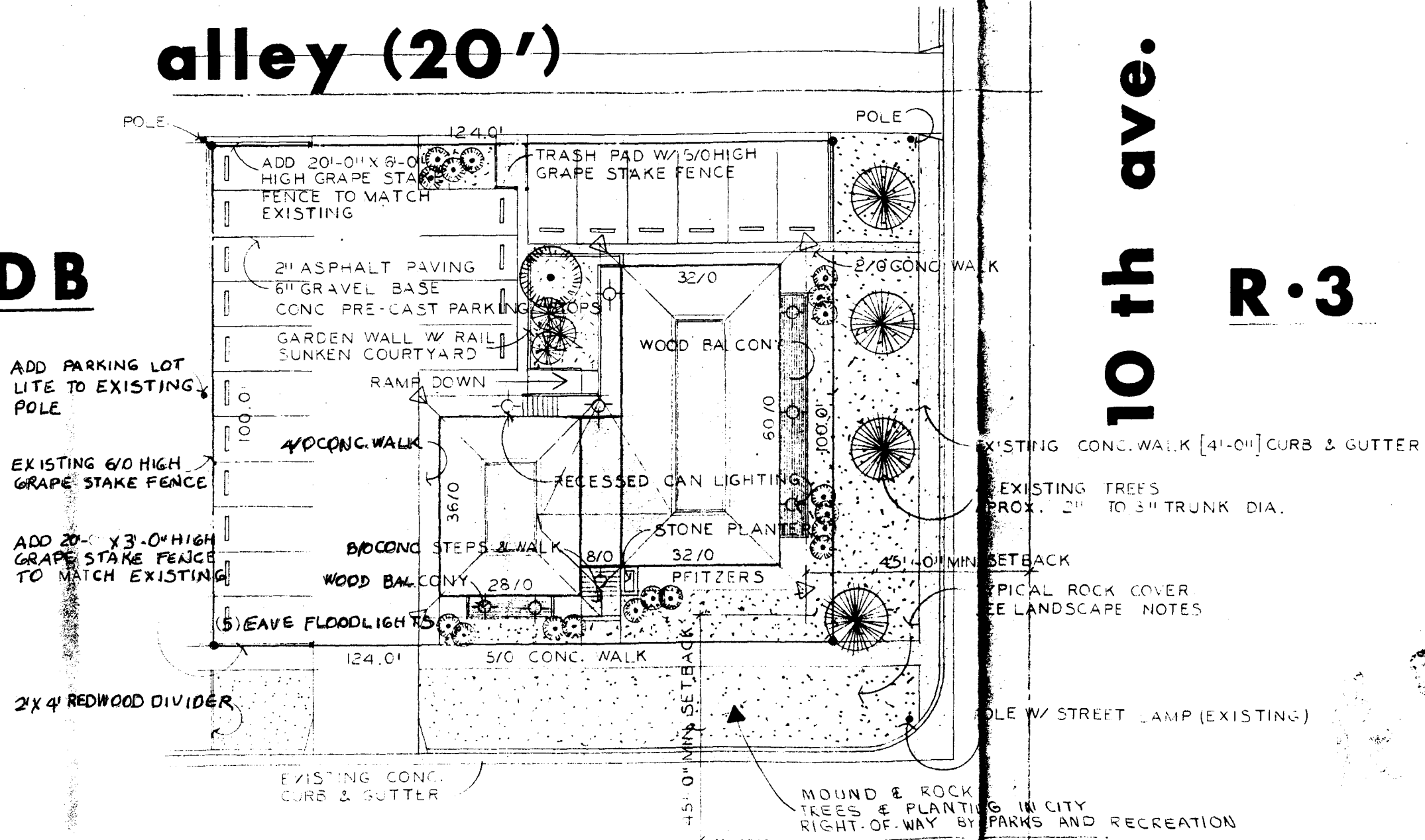


# C-1 alley (20')

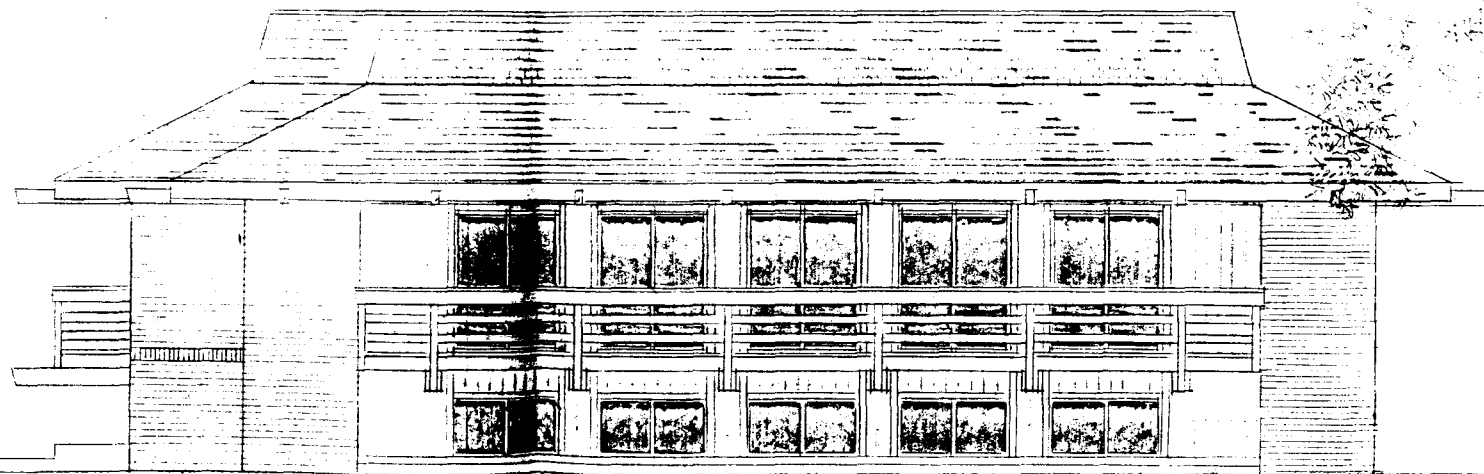
**PDB**

**10th ave. (80')**

**R-3**



south elevation



east elevation

notes

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February 23, 1978

Mr. Bruce Jones  
c/o Mr. Warren Gardner  
CBW Builders  
P. O. Box 2163  
Grand Junction, CO 81501

RE: File #27-78 - Revision in Final PD-B - 10th and Belford

Dear Mr. Jones:

The Grand Junction Planning Commission, at their regularly scheduled meeting of February 22, 1978, approved the revision of the PD-B at 10th and Belford. Approval was subject to the following:

- 1) Trash container to be angled for front pick up.
- 2) Grass to be provided between sidewalk and street on Belford Avenue.
- 3) Parking spaces directly on the alley should be designated for employee parking.

This item will be heard before the Grand Junction City Council on March 15, 1978 at 7:30 p.m. in the City Council Chambers. If you have any questions or comments concerning this approval, please contact our office prior to this date.

Yours truly,

Karl G. Metzner  
Planner I

KGM:dlw

This is to inform you that your project File # 24+78

Project Name Jones Office Building

approved on 3/16/78 by the Grand Junction City Council,  
is now in violation of the Grand Junction Zoning and Development Code.

It violates the development schedule process as indicated below:

Sec. 3(15)J  
(Planned Develop-  
ment)

Enforcement of the Development Schedule and Procedures for Reversion. If the owner or owners of property in the PD have failed to meet a mutually-approved development schedule, or failed to submit a preliminary or final plan within the agreed-upon period of time, or failed to obtain an extension, the Commission may initiate action to withdraw approval of the Planned Development. Such action shall consist of a formal recommendation for reversion to the prior zoning classification, to be deliberated at a public meeting, for which the property was signed and abutting property owners notified. This public meeting shall not be an advertised public hearing. The Commission's recommendation will then be forwarded to the City Council. After holding an advertised public hearing, the Council may extend the limits of the development schedule or withdraw the Planned Zone designation, in which case the land will revert to its previous zoning.

The Grand Junction Planning Commission is requiring the following information to be provided to this department a minimum of ten (10) days prior to the Special Public Hearing on March 20, 1984.\*

Eight (8) copies of:

- a) Location, current property owner, and representative if applicable.
- b) Brief discussion of current status of the approved project. This should include the feasibility, likelihood of buildout, or anticipated changes to the approved plan.
- c) Development schedule anticipated for completion of next phase or buildout.
- d) Any work completed to date on the project to fulfill the next development process requirements. (i.e. if final approval, when is plat to be recorded, or if preliminary approval, when is final plan to be submitted?)
- e) Extension requested (one year maximum).

\* Any packets not received or received after this date may result in automatic reversion.

May 22, 1978

CBW Builders Inc.  
P. O. Box 2163  
Grand Junction, Colorado 81501

Attention: Jerry Fossenier

Dear Jerry:

We have received your submitted revision for the PD-B on the northwest corner at 10th and Belford dated May 18, 1978. It is our determination that the revision is of such a nature that resubmittal to Planning Commission is not required. Please consider this letter approval to proceed with construction as per revised plan.

This approval in no way varies any conditions of approval of other city standards.

Sincerely,



Karl G. Metzner  
Planner I

KGM:cjr

File 24-78

GRAND JUNCTION FIRE DEPARTMENT

FIRE FLOW SURVEY  
GPM REQUIRED

Establishment Jones Office Building Date 6/2/78

Location 960 Belford Contactee C.B.W. Builders

1. A. Type of construction 1 hr Fire Resistive Non-combustible

B. Ground floor area 3,000 sq ft

C. Height and number of stories 22 ft 2 story #

D. Total floor area (if needed) 6,000 sq ft

E. Required fire flow to nearest 250 gpm;  
shall not be less than 500 nor more than,  
1. 8000 for W/F, H/T, or ordinary construction  
2. 6000 for F/R, N/C, or a normal 1 story  
building of any type construction 1,000 GPM

2. Occupancy type Offices-Low hazard  
Credit or charge not to exceed 25% Judgment -15 % -150 GPM

Subtotal 850 GPM

3. Credit up to 50% of subtotal in item #2  
if fully sprinklered. When F/R or N/C  
construction & low fire hazard, credit up  
to 75% (with water & valve supervision) Judgment 0 % none GPM

Subtotal \_\_\_\_\_ GPM

4. Add surcharge to item #2 for exposures  
within 150' (consider all sides but do  
not exceed 75% of item #2)

Front .10 % 100 ft.  
Left .20 % 23 ft.  
Right .10 % 100 ft.  
Rear .10 % 75 ft.

Judgment +50 % 500 GPM

Subtotal 1,350 GPM

5. Summation of #2-#3(if any)+#4(if any) Subtotal \_\_\_\_\_ GPM

6. Consider notes 1 thru 10 Subtotal \_\_\_\_\_ GPM

7. Total required fire flow (nearest 250 gpm  
and not to exceed 12000) Total 1,500 GPM

Show sketch plan, notes, & computations  
on back

by Was [Signature]

Hydrant spacing OK, 3600 GPM available at 10th & Belford.  
Fire Department approval 6/2/78



## CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

February 13, 1984

TO: All Owners/Petitioners  
FROM: Grand Junction Planning Commission  
Grand Junction Planning Department  
RE: Enforcement of Development Schedules

*Project already  
completed*

Enforcement of development schedules of previously approved projects is an on-going concern for the City of Grand Junction. The City Planning Commission will be having their annual Extension/Reversion public hearing on Tuesday, March 20, 1984 at 7:00 p.m. in the City/County Auditorium, 520 Rood Avenue, Grand Junction, Colorado. You or your representative must be present.

By using the timeframes expected for development, the City is able to anticipate the needs for public services and improvements to provide service for these projects and surrounding areas. The City can also schedule those capital improvements required to be completed in conjunction with the project development itself.

The hearing will not be a re-review of the project for technical issues. It will be a discussion of anticipated timeframes for project buildout, and the likelihood of the project itself. Any project discussed without the Owner/Petitioner or representative present at the special hearing will be automatically recommended for reversion.

If an extension is requested by the Owner/Petitioner, the Grand Junction Planning Commission may grant an extension for one year. If the Owner/Petitioner requests a reversion, the Grand Junction Planning Commission will recommend reversion of that project and/or zone.

Enclosed is your project violation of the Grand Junction Zoning and Development Code. Also enclosed is the required submittal information for the Grand Junction Planning Commission to review.

We appreciate your continued cooperation in this process.

If you have any questions, please contact the City Planning Department at 244-1628.

Thank you.

BG/tt

Enclosures



Subdivision Revision in Final PD-B 110<sup>th</sup> & Belford

Date 3 Feb 78 Item # 24-78

Petitioner Mr & Mrs. Bruce Jones  
NW corner 10<sup>th</sup> & Belford

Review Agencies Comments

Review Agencies Comments

City utilities - angle  
trash

Multiple horizontal lines for handwritten notes, separated by a vertical line of small squares.

Action Taken

Action Taken

P.C. Approved 22 Feb 1978

P.C. \_\_\_\_\_

C.C. Approved 15 Mar 1978

C.C. \_\_\_\_\_

Comments

Comments

Grass landscape on  
Belford

Multiple horizontal lines for handwritten notes, separated by a vertical line of small squares.

ITEMS REQUIRED FROM DEVELOPER

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

Multiple horizontal lines for handwritten notes.