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File 1978-0043

Date 8/14/00

Project Name: Prelim Plan - N.W. Corner 1st St. & Lorey Drive-Dental Office

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			
		Review Sheets			
		Letter from Karl Metzner to David Summers - 6/1/78			
		Letter from Karl Metzner to David Summers - 5/3/78			
		Planning Commission Minutes - ** - 5/25/78, 5/30/78			
		Preliminary Development Plan			
		Rezoning Application			
		Petition and Application for Rezoning			
		Adjacent Property Owners			
		Site Plan			

PETITION AND APPLICATION FOR REZONING

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

TO THE PLANNING COMMISSION OF THE CITY OF GRAND JUNCTION

Gentlemen:

We, the undersigned, being the owners of the following described property, situated in the City of Grand Junction, County of Mesa, State of Colorado, to-wit:

A tract of land located in a part of the South Half (S 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 10, Township 1 South, Range 1 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Northeast Corner (NE Cor) of the South Half (S 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section 10; Thence South 00°00'00" West along the East line of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section 10 with all bearings contained herein being relative thereto a distance of 238.00 feet; Thence South 90°00'00" West 30.00 feet to the True Point of Beginning; Thence South 00°00'00" West 121.00 feet; Thence North 78°14'07" West 306.44 feet; Thence North 00°00'00" East 58.52 feet; Thence North 90°00'00" East 300.00 feet to the True Point of Beginning,

Containing 0.618 acres, more or less, do respectfully petition and request that the Planning Commission amend the zoning ordinance of the City of Grand Junction by changing said above described land from R1B zone to PDB zone.

Respectfully submitted,

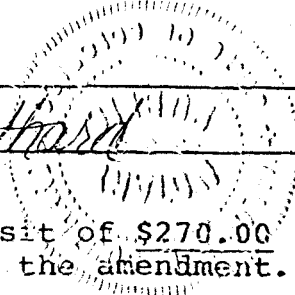
Dr. David G. Summers

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 31st day of March By Dr. David G. Summers for the purposes therein set forth.

My commission expires: November 16, 1980

Galerie L. Southard
Notary Public



*NOTE: Filing of a petition to rezone requires a deposit of \$270.00 with the Planning Office to defray the cost of the amendment.

3. Distance to business centers, employment centers, and community facilities (schools, parks, churches etc.).
4. Access to area; Traffic patterns.
5. Accessibility of utilities.
6. Impact on City facilities; sewer, water, sanitation, fire, police, traffic, parks and schools.

B) Business, Commercial, Industrial zone changes.

1. Need for such additional zone change.
 2. Neighborhood to be served.
 3. Impact, present and future on surrounding area, developed and undeveloped.
 4. Access to area; traffic patterns.
 5. Accessibility of utilities.
 6. Impact on City facilities; sewer, water, sanitation, fire, police traffic, etc.
8. It is recommended that the petitioner or his representative be in attendance at Planning Commission and City Council meetings. Failure to do so could result in referral of the application to the following months meeting.

PRELIMINARY DEVELOPMENT PLAN

- 1.) Planned development is to construct a one-story building to be used as a dental clinic. The building will be located on the property in such a way as to meet all the planned development requirements.
- 2.) Proposed financing will be Mesa Federal Savings and Loan.
- 3.) Present ownership: Richard A. and Mary L. Manning,
115 Lilac Lane, Grand Junction, Colorado.
- 4.) Development Schedule: October 1978.

PRELIMINARY DEVELOPMENT PLAN

Statement of Intent of Land Usage: All that property described in Schedules 2945-101-00-031 of the records of the Mesa County Treasurer, City of Grand Junction, Mesa County, Colorado being more particularly described in Petition and Application for Rezoning.

The zoning requested is to change the lot from R-1-B to PUD.

GRAND JUNCTION
REZONING APPLICATION

\$270.00 Fee

1. The petitioner shall submit to the City Planning Department the original and 15 copies of a completed rezoning petition and impact study not later than the first working day of the month in order to be placed on that months agenda. He shall also submit one full size copy of the assessors map(s) showing the vicinity of the area to be rezoned and 15 copies of the specific parcel(s) involved in the application. At the time of filing, the developer shall pay a fee in the amount of \$270.00 to cover the cost of review, processing, and advertising.
2. After appropriate review the application will be presented to the Planning Commission, together with any comments of reviewing offices and agencies, at the next timely meeting of that board. The Planning Commission may recommend approval or disapproval of a requested change, either in whole or in part.
3. After seven days advertising, the recommendations for changes shall be presented to the City Council and an ordinance embodying such changes in whole or in part may be adopted by the City Council.
4. In the event the Planning Commission recommends against a change in the ordinance or map, either in whole or part, the applicant may appeal to the City Council, and the City Council will review the recommendation and report of the Planning Commission. On such appeal, the Council may, after public hearing, make such change in the ordinance or map but only by a favorable vote of at least five members of its entire membership.
5. In case of a protest against any changes in the ordinance or map, signed by owners of 20% or more of the area included in such a proposed change, or of those immediately adjacent to the front, side or rear thereof extending 100 feet from the street frontage of such opposite lots, such amendment shall not become effective except by the favorable vote of at least six of the members of the City Council.
6. Requested zoning changes involving any zone district except B-2 and P requires a minimum of four acres in area unless the area requested for rezoning abuts an existing zone district of the same classification as that being requested.
7. All requests for rezoning will be accompanied by an impact study presenting specific data on all of the following points:
 - A) Residential Zone Changes
 1. Need for such additional zone change.
 2. Impact (present and future) on the surrounding area, developed and undeveloped.

ADJACENT PROPERTY OWNERS

1. Richard and Mary Manning ; 115 Lilac Lane
2. Chan Edmonds; 105 Lilac Lane
3. D.G. Summers; 132 Walnut
4. Hillcrest Conoco; 1917 N. 1st
5. City Market; 1st and Orchard
6. Hillcrest Plaza (Louis Brach) 2209 N. 1st.



**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

May 3, 1978

Dr. David G. Summers
132 Walnut
Grand Junction, Colorado 81501

Re: File #43-78 PD-B DENTAL OFFICE

Dear Dave:

The Grand Junction Planning Commission, at their regularly scheduled meeting of April 25, 1978, denied your application for rezone from R-1-B to PD-B. Denial was based on existing traffic congestion at First Street and Lorey Drive, and intrusion of a business use into a residential area.

As per our conversation, you will be scheduled for the City Council Meeting of May 17, 1978, at 7:30 p.m. in the City Council Chambers. You should be aware that a 5-2 vote is necessary in order to overrule a Planning Commission denial.

If you have any further questions, please contact us prior to the Council Meeting.

Sincerely,

Karl G. Metzner/cjr

Karl G. Metzner
Planner I

KGM:cjr

cc: Ron Rish

June 1, 1978

Dr. David G. Summers
132 Walnut Avenue
Grand Junction, Colorado 81501

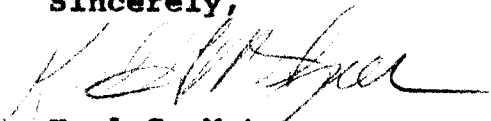
RE: FILE #43-78 - PD-B DENTAL OFFICE

Dear Dave:

The Grand Junction Planning Commission, at their regularly scheduled meeting of May 30, 1978, approved your request for a PD-B zoning at 1st Street and Lorey Drive. This approval supersedes the denial of April 25, 1978.

This item will come before the City Council on June 7, 1978.

Sincerely,



Karl G. Metzner
Planner I

KGM:cjr

cc: Ron Eish

Subdivision PD-B - Dental Office - Preliminary

Date 3 April 78 Item # 43-78

Petitioner DAVID G. Summers
N.W. Corner 1st St. & Lorey Dr. 245-278

Preliminary
Review Agencies Comments

CITY Planning:
Screen on w/side
of PKG Area.

- Select other sp. than
Silver Maple (Green Ash)

City Utilities - analysis of
free flow to meet ISO

Measurements

Fire Dept - adequate water
hydrant location

City Eng - see comments

Rehearing to correct
Review Agencies Comments

Legal discrepancies at
hearing held 25 April 78



Action Taken

P.C. Denied - 25 April 78
C.C. FINDING OF FACT May 17, 78

Comments

Denied due to existing
traffic congestion at 1st & Lorey
& intrusion of bus. use
into a res. area.

Action Taken

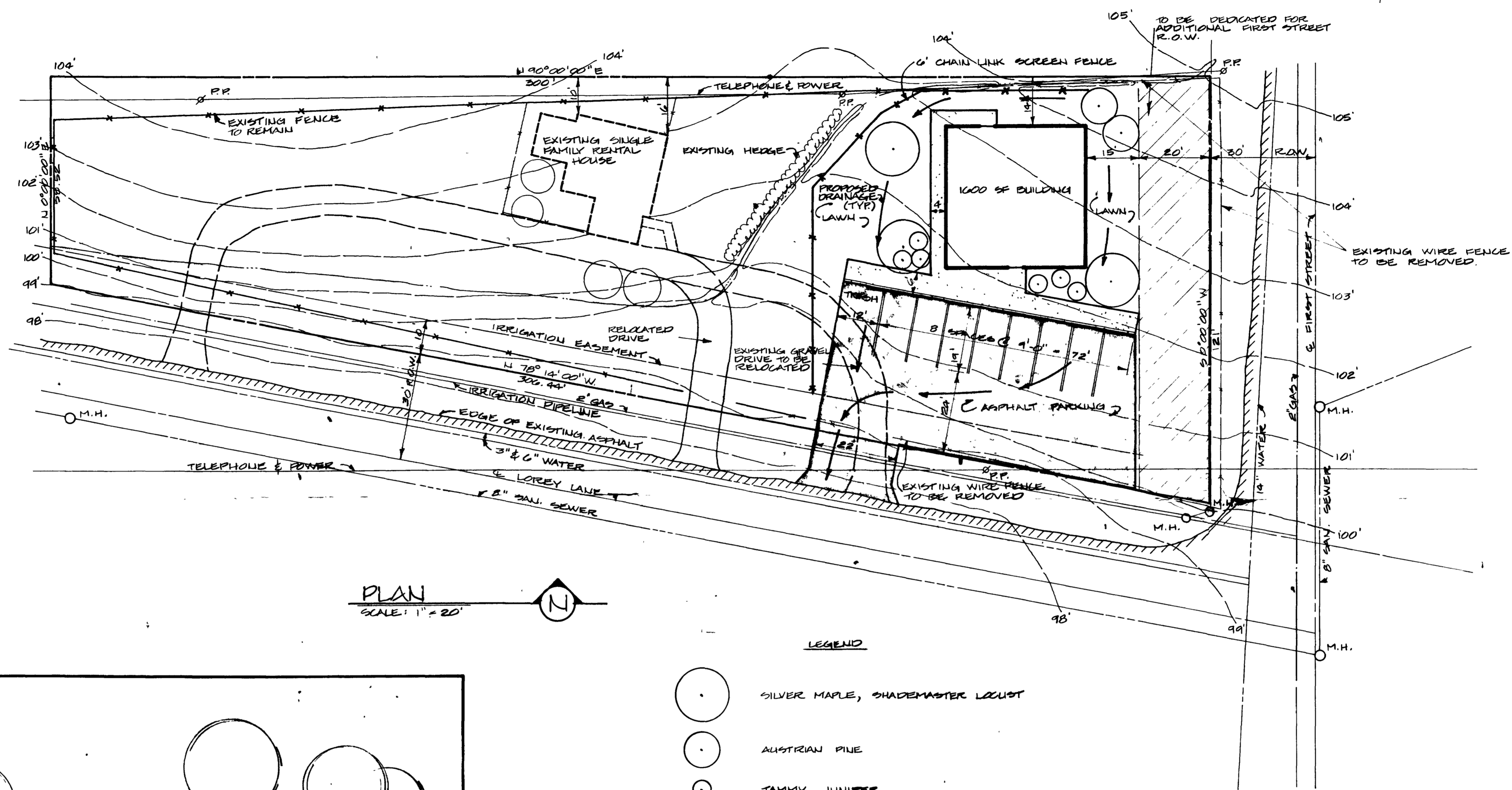
P.C. approved 30 May 78
C.C. approved 21 Jun 78

Comments

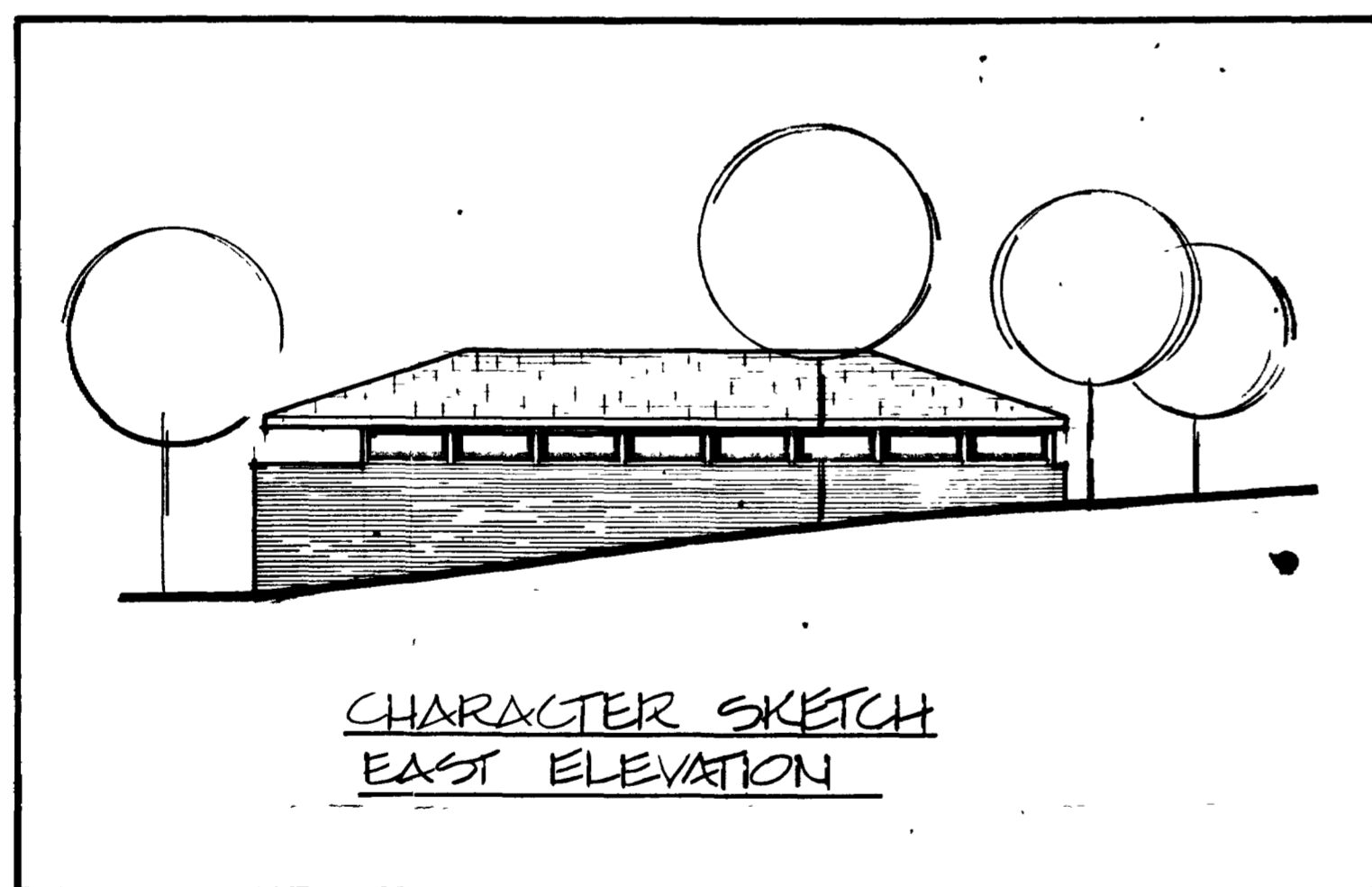
Subject to review comments -
except for screening.

ITEMS REQUIRED FROM DEVELOPER

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



PLAN
SCALE: 1" = 20'



LEGEND

- SILVER MAPLE, SHADENMASTER LOCUST
- AUSTRIAN PINE
- TAMMY JUNIPER
- DIRECTION OF DRAINAGE
- EXISTING TREES

LEGAL DESCRIPTION

A tract of land located in a part of the South Half (S 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 10, Township 1 South, Range 1 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

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ZONING: R1B ONE FAMILY RESIDENCE

DAVID G. SUMMERS
PLANNED UNIT DEVELOPMENT
 GRAND JUNCTION, COLORADO
 782ARCO124
 APRIL 3, 1978