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File 1979-0017
Date 10/23/00

Project Name: Alley E. of 12th Street-Rezone-R3 to PDB & Final

P	S	<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>
r	c	
e	a	
s	n	
e	e	
n	d	
t	d	
X	X	*Summary Sheet – Table of Contents
		Application form
		Receipts for fees paid for anything
		*Submittal checklist
X	X	*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		Review Sheets			
X	X	Action Sheet			
X	X	Letter from Beverly Derryberry to County Planning re: property used as personal business – 3/2/84			
X	X	Letter from Bob goldin to Edward Derryberry re: needed confirmation of continued use as business – 2/22/84			
X	X	Letter from Karl Metzner to Edward Derryberry re: invalid plan – 8/16/82			
X	X	Impact Statement for Ramsey Gibson Rezoning			
X		Petition and Application for Rezoning (with legal description)			
X	X	Letter from Bill Nebeker to Dennis Wiltgen re: requirement of site plan review for paving parking lot – 3/28/96			
X		Site Plan			

Acres .4
Units 1 Lot
Density _____

ACTION SHEET

File # 17-79
Zone R-3
Tax Area Code _____

Activity Rezone R3 - PDB + Final Dev. Plan

Phase Final

Date Neighbors Notified _____

Date Submitted 2/1/79

Date CIC/MCC Legal Ad _____

Date Mailed Out 2/2/79

PC Hearing Date 2/27/79

Review Agencies _____ 10 day Review Period - Return By 10 days 2-16-79

- | <u>Send</u> | <u>Send</u> |
|--|---|
| <input type="checkbox"/> COUNTY ROAD DEPARTMENT | <input checked="" type="checkbox"/> FIRE _____ |
| <input type="checkbox"/> COUNTY HEALTH DEPARTMENT | <input type="checkbox"/> IRRIGATION _____ |
| <input type="checkbox"/> COUNTY SURVEYOR | <input type="checkbox"/> DRAINAGE _____ |
| <input type="checkbox"/> COMTRONICS | <input type="checkbox"/> WATER (UTE, CLIFTON) _____ |
| <input type="checkbox"/> GRAND VALLEY RURAL POWER | <input checked="" type="checkbox"/> SEWER <u>City Util</u> |
| <input checked="" type="checkbox"/> MOUNTAIN BELL | <input checked="" type="checkbox"/> CITY ENGINEER/UTILITIES _____ |
| <input checked="" type="checkbox"/> PUBLIC SERVICE | <input type="checkbox"/> MACK, LOMA, MESA, COLLBRAN _____ |
| <input type="checkbox"/> SOIL CONSERVATION SERVICE | <input type="checkbox"/> FRUITA, PALISADE _____ |
| <input type="checkbox"/> SCHOOL DISTRICT 51 | <input checked="" type="checkbox"/> <u>6UPD</u> |
| <input type="checkbox"/> STATE HIGHWAY | _____ |
| <input type="checkbox"/> STATE GEOLOGICAL | _____ |
| <input type="checkbox"/> STATE HEALTH - RADIOLOGICAL | _____ |
| <input type="checkbox"/> TRANSAMERICA TITLE | _____ |

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>6UPC</u>	<u>2/27/79</u>	<u>Recommend approval w. low level parking lot lighting</u>
<u>Council</u>	<u>4/4/79</u>	<u>Resone passed for publication Final Dev. Plan approved.</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Common Location East of the alley East of 12th St + South of Glenwood.

Staff Comments

Original Documents
 Imp. Agreement \$ _____ Appraisal x .05 = \$ _____ Open Space;
 Imp. Guarantee Receipt # _____ Check # _____
 Covenants _____ Open Space Dedication
 Power of Attorney
 Dev. Schedule

REVIEW SHEET SUMMARY

FILE # 17-79

ITEM REZONE R3 to PDB & FINAL DEVELOPMENT PLAN

PC MEETING DATE _____

MCC/CC MEETING DATE _____

<u>DATE REC.</u>	<u>COMMENTS</u>	
2-13-79	MOUNTAIN BELL	No objections.
2-15-79	CITY POLICE	Lighting for parking to sufficiently illuminate entire area.
2-15-79	CITY UTILITIES	No comment.
2-16-79	CITY ENGINEER (MCKEE)	The parking lot will generate additional traffic along Glenwood as well as at 12th and Glenwood intersection. Any plantings at the exit to Glenwood or into the alley should be such as to provide adequate sight clearance.
2-16-79	CITY ENGINEER (RISH)	<ol style="list-style-type: none"> 1. Will the stairs at northeast corner of building be a sight obstruction to motorists coming from North Avenue? 2. No drainage information is shown. I would encourage that the parking lot be graded to provide storm drainage detention with outlet to Glenwood thru a small diameter pipe. (I assume lots are to be paved). 3. There is no existing sidewalk on Glenwood frontage. 4 ft. attached sidewalk should be constructed (to match other attached sidewalk to east). 4. All existing curb cuts except the two proposed on Glenwood and one on North Avenue should be closed with C G & S W. 5. The existing 22' cut on North should remain at 22' if it fits the 16' drive. (To provide smoother exit from North Ave.)
2-16-79	PUBLIC SERVICE	No objections.
2-22-79	CITY FIRE	Okay
	COMPREHENSIVE PLANNER	No comment.
	DESIGN & DEVELOPMENT PLANNER	Recommend approval based on staff and review comments with particular emphasis for positive drainage of the parking lot to Glenwood.
	GRAND JUNCTION PLANNING COMMISSION	Recommend approval to the City Council, subject to staff and review comments, subject to making sure drainage is adequate, and subject to lighting being at pedestrian level so as to not bother neighboring residential uses.
	CITY COUNCIL	4-4-79 MOVED BY COUNCILMAN BROWN AND SECONDED BY COUNCILWOMAN QUIMBY THAT THE PROPOSED ORDINANCE BE PASSED FOR PUBLICATION.

IMPACT STATEMENT
FOR RAMSEY GIBSON REZONING

1. The need for this zone change: The restaurant/
night club formerly known as Freddie's Steak & Lobster is in the
planning process of a major remodel. This zone change will
provide the appropriate parking to serve the new establishment;
G. W. Spats & Co.

2. The area to be served is urban Grand Junction.

3. The rezoning of these two properties from
Residential to Planned Business, actually parking lot is expected
to be minimal since the adjacent property has already been
rezoned to Planned Business.

4. Access to the area is twofold; from North
Avenue and from 12th and Glenwood.

5. This rezoning will not impact city facilities.

OFFICE COPY

*write
a letter
OK*

August 5, 1982
3662 G 7/10 Rd
Palisade, Colo. 81526

City County Development Department
559 White Ave. Rm 60
Grand Junction, Colo. 81501

Dear Mr. Metzner,

Enclosed you will find a drawing of the property located at 1305 Glenwood. This property has been used as a duplex for a number of years. We would like to use the lower level as a rental and use the upper level as office space for our own personal business. The bedrooms would be used as offices, the living room would be used as a conference room and the garage would be used for storage of supplies.

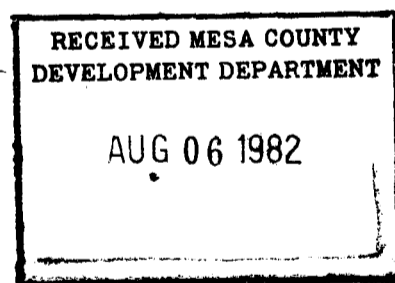
When we purchased this property, the yard had been neglected and was virtually dead. We are in the process of landscaping with decorative rock and gravel. We would like to use part of the front yard for parking. The west side of the property can be graveled and used for parking also. We will plant grass in part of the back and could use that for parking if needed.

We do not intend to make any structural changes in the building. We have painted the interior and will be painting and repairing the exterior.

Respectfully

Ed Derryberry

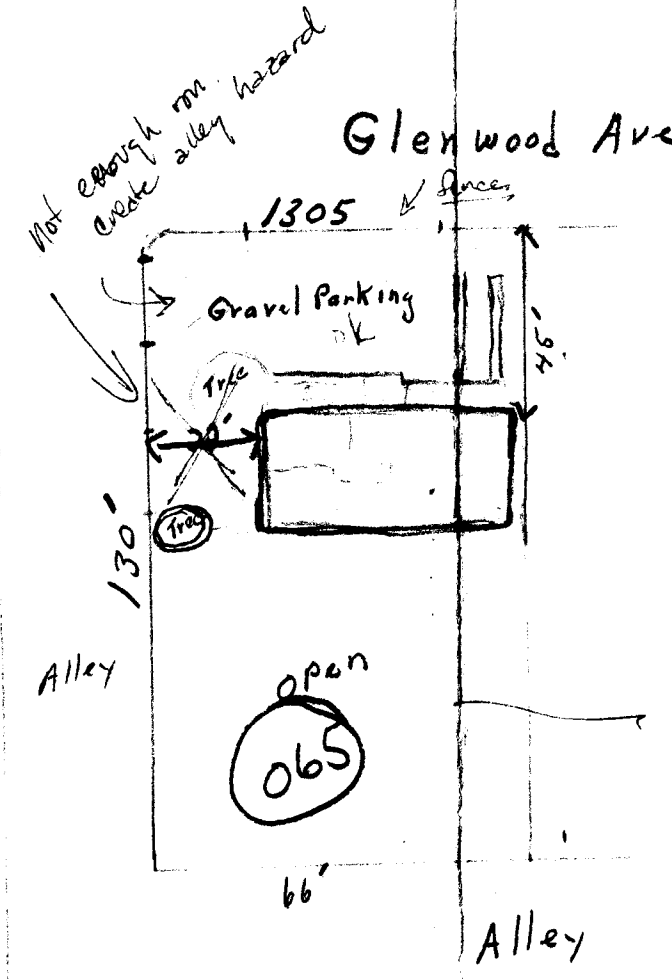
Ed Derryberry



13th

Edward E Derryberry
31805 Glenwood av
Grand Jct Co 81501
243-6231

Glenwood Ave



Parking
Lot

To use one floor of duplex
for office for my use. No changes
will be made on duplex. Have closed in
Garage to store supplies,
Parking in front with Decardix
Rock & Shrubs parking on west side
next to trees.

Park view
Reality

A



CITY - COUNTY PLANNING

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

(303) 244-1628

August 16, 1982

Mr. Edward E. Derryberry
1305 Glenwood Avenue
Grand Junction, CO 81501

RE: Property at 1305 Glenwood

Dear Mr. Derryberry:

In response to your letter of August 5, 1982, your property is presently zoned planned business (PB) and has an approved plan for a parking lot. We are presently considering that plan invalid, since it was tied to the development of another piece of property which did not occur.

I understand that the property presently contains an older house which has been used as a multifamily dwelling. This use was legal under the previous R-3 zoning and continues to be a legal use in the existing structure. A change of uses or structures will, however, require plan approval through the city planned development process.

Your proposed use of a portion of the structure as an office for your personal business is not a significant change and is hereby approved by this department in accordance with your letter of August 5. We do request that you not allow parking along the alley side of the house since vehicles may encroach into the alley right-of-way. We welcome any and all improvements you can make to the appearance of the property to protect and enhance the residential character of the area.

Please let me know if you have any further questions.

Sincerely,

Karl G. Metzner
Acting Director

KGM/mm

xc: Bob Goldin
File #17-79



CITY - COUNTY PLANNING

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

(303) 244-1628

February 22, 1984

Mr. Edward Derryberry
1305 Glenwood Avenue
Grand Junction, CO 81501

Dear Mr. Derryberry:

Your property located at 1305 Glenwood is zoned Planned Business (PB) and had an approved plan for a parking lot. On August 16, 1982 this department wrote you a letter regarding the use of the older house as an office for your personal business.

The Grand Junction Planning Commission has requested that all approved projects which are no longer valid or have exceeded their development schedule to be reviewed at their annual extension/reversion hearing in March.

Because of the change in the approved plan you requested and subsequent approval, this department is seeking to confirm the continued use of your property. If 1305 Glenwood is still being utilized as your August 5, 1982 letter indicates, we are merely asking you to respond with a confirmation. If it is not, you will need to follow the instructions listed on the enclosed sheet to ensure the Grand Junction Planning Commission can adequately respond to your request.

Thank you for your cooperation.

Sincerely,

Bob Goldin
Sr. City Planner

BG/tt

Enclosure

xc: File #17-79

This is to inform you that your project File # 17-79

Project Name Rezone R-3 to PB

approved on 4/4/79 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. 7-5-7
(Prel. & Final
Plan)

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, failed to submit a preliminary or final plan within the agreed-upon period of time, or failed to obtain an extension, the Planning Commission may initiate action to withdraw approval of the Planned Development. This action shall consist of a formal recommendation for reversion to the prior zone, 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 shall then be forwarded to the Governing Body. After holding an advertised public hearing, the Governing Body 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.

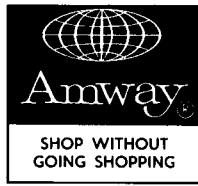
The Grand Junction Planning Commission is requiring the following information to be provided to this department a minimum of ten (10) days prior to the Special Public Hearing on March 20, 1984.*

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).

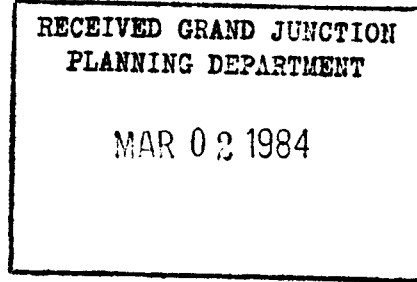
* Any packets not received or received after this date may result in automatic reversion.

Come join our world



ED & BEVERLY DERRYBERRY
~~10000 BROADWAY~~ 1305 GLENWOOD
GRAND JUNCTION, COLO. 81501
PHONE: 303-243-6231

DISTRIBUTORS OF AMWAY PRODUCTS



CITY COUNTY PLANNING
559 WHITE AVE. ROOM 60
GRAND JUNCTION, COLO. 81501

DEAR SIR:

THIS LETTER IS TO CONFIRM THAT THE PROPERTY LOCATED AT 1305 GLENWOOD AVENUE IS BEING USED AS AN OFFICE FOR OUR PERSONAL BUSINESS.

RESPECTFULLY

BEVERLY DERRYBERRY



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

March 28, 1996

D. Dennis Wiltgen
Wilco Enterprises
PO Box 3741
Grand Junction, CO 81502

Re: 1305 Glenwood

Dear Dennis:

The City Community Development Department will require a site plan review for paving of any parking areas at the office building at 1305 Glenwood. Planning approval is required because of the following reasons:

1. An approved site plan is not on file for this Planned Business (PB) zone.
2. The site is not presently in conformance with the conditions of approval in file #17-79.
3. Any changes in uses in a Planned Development zone require site plan review (Section 4-14-1) and Planning Commission approval (Section 7-2-3A). The change in the basement of this property from multi-family to storage constitutes a change of use.
4. Section 4-14-1 requires site plan review for all site development, which includes parking lots. There are unresolved issues of drainage and ingress/egress for proposed parking areas. It is also unknown what areas of the lot are proposed for paving and/or landscaping.

The above issues will be resolved through the site plan review process. If you have any questions please call me at 244-1447.

Sincerely,

A handwritten signature in black ink that reads "Bill Nebeker". The signature is fluid and cursive.

Bill Nebeker
Senior Planner

WILCO ENTERPRISES

GLENWOOD AVE

CURB

8' LANDSCAPE AREA
HOUSE
±26x43
1305
GLENWOOD AVE

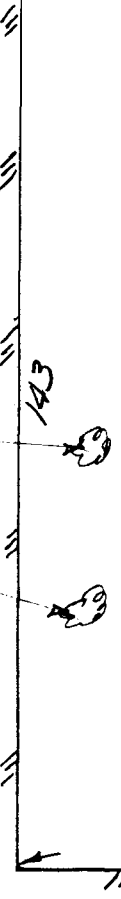
PROPERTY LINE

15x41
COVERED CARPORT

(LIMITS OF WORK)
PAVE ALL AREAS EXCEPT LANDSCAPE AREA
HOUSE, CARPORT, & NARROW AREA EAST
OF CARPORT & HOUSE. (FENCE TO BE
REMOVED BY OWNER)

ALLEY

REMOVE
&
DISPOSE
OF
2 TREES



3-0235 — 50 SHEETS — 5 SQUARES
3-0236 — 100 SHEETS — 5 SQUARES
3-0237 — 200 SHEETS — 5 SQUARES
3-0137 — 200 SHEETS — FILLER

COMET