

Table of Contents

File 1979-0033
Date 10/30/00

Project Name: Rocky Mountain Watersports – Revision in H.O.

| | | |
|--|---|--|
| 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 | t | |
| 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) |
| <u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u> | | |
| X | X | Action Sheet |
| X | X | Review Summary |
| X | X | Letter from Karl Metzner to Jim Schultz re: new business on property – 3/22/83 |
| X | X | Letter from Mark Curran to Wellcraft Marine Corp. re: original improvements – 12/1/82 |
| X | X | Letter from Mark Curran to Wellcraft Marine Corp. re: review of Revision - 11/12/82 |
| X | X | Letter from Karl Metzner to Andrew Peterson re: approval of revision – 5/17/79 |
| X | X | Letter from Karl Metzner to Andrew Peterson re: approval of item with conditions – 4/25/79 |
| X | X | Preliminary and Final Plat Application |
| X | | Council Agenda – 5/2/79 |
| X | X | Final Plan <i>TO BE ANNOTATED</i> |
| | | |
| | | |

Acres .54
Units N/A
Density N/A

ACTION SHEET

File # 33-79
Zone H.O.
Tax Area Code _____

Activity Revision in A.O.

Receipt # 04388

Phase _____

Date Neighbors Notified _____

Date Submitted _____

Date CIC/MCC Legal Ad _____

Date Mailed Out _____

PC Hearing Date _____

Review Agencies _____ Review Period - Return By _____

- | | |
|--|---|
| <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 type="checkbox"/> SEWER |
| <input type="checkbox"/> MOUNTAIN BELL | <input checked="" type="checkbox"/> CITY ENGINEER/UTILITIES <u>Rish</u> |
| <input 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>Duane Jensen</u> |
| <input type="checkbox"/> STATE HIGHWAY | <input checked="" type="checkbox"/> <u>PD - Ed Vander Toek</u> |
| <input type="checkbox"/> STATE GEOLOGICAL | <input checked="" type="checkbox"/> <u>Ken Idleman</u> |
| <input type="checkbox"/> STATE HEALTH - RADIOLOGICAL | _____ |
| <input type="checkbox"/> TRANSAMERICA TITLE | _____ |

| <u>Board</u> | <u>Date</u> | <u>Comments</u> |
|-----------------|----------------|--|
| <u>G.J.P.C.</u> | <u>4-24-79</u> | <u>Rec. approval subject to staff comments. No C.C. on new structure till landscaping in & curb cut closed & add 'l' landscaping to rear of structure.</u> |
| <u>G.J.CIC</u> | <u>5-2-79</u> | <u>Tabled to resolve neighborhood dispute. Bring to next mtg.</u> |
| <u>C.C.</u> | <u>5-16-79</u> | <u>Approved subject to P.C. requirements.</u> |

Common Location S.E. Corner Cannon Ave & U.S. 50

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 # 33-79 _____

DATE SENT TO REVIEW AGENCIES _____

ITEM REVISION IN H.O. -ROCKY MOUNTAIN WATERSPORT DATE DUE 4/20/79 _____

PC MEETING DATE _____

MCC/OC MEETING DATE _____

| <u>DATE REC.</u> | <u>AGENCY</u> | <u>COMMENTS</u> |
|------------------|--------------------------------|---|
| 4-16-79 | CITY ENGINEER -RISH | 1) I assume the only revision is adding the building. 2) He still owes us the curb cut closure on Hwy 50 from last time. |
| 4-16-79 | POLICE DEPT.-VANDERTOOK | No comment. |
| 4-16-79 | DUANE JENSEN-UTILITIES | No comment. |
| 4-16-79 | CITY FIRE | To meet the fire flow requirements for this site plan, there must be a fire hydrant within 300 ft. of the building on a min. 8" line. |
| | DESIGN AND DEVELOPMENT PLANNER | Recommend approval subject to review the comments and subject to installation of landscaping and closing of curb cut required at first approval prior to C.O. on structure. Also request additional landscaping to screen the rear of the structures. |
| | GJPC | Recommend approval subject to staff comments. No C.O. on new structure till landscaping in and curb cut closed and additional landscaping to rear of structures. |
| 5-16-79 | COUNTY COMMISSIONERS | Approved subject to Planning Commission requirements. |

City
County
Development
Department

CITY OF GRAND JUNCTION—MESA COUNTY—COLORADO 81501
559 WHITE AVE.—ROOM 60—DIAL (303) 243-9200 EXT. 343

April 25, 1979

Andrew Peterson
617 29½ Road
Grand Junction, CO 81501

Re: File #33-79

Dear Mr. Peterson,


The item referenced above was approved by the Grand Junction Planning Commission on April 24, 1979. This item will be heard before the Grand Junction City Council on May 2, 1979.

Conditions, restrictions or special requirements placed on this approval are as follows:

Recommend approval subject to staff comments. No Certificate of Occupancy in new structure till landscaping in and curb cut closed and additional landscaping to rear of structure.

Please contact our office if you have and questions concerning this item.

Yours Truly,



Karl Metner
Senior Planner

KM/nh

May 17, 1979

Andrew Peterson
617 29½ Road
Grand Junction, CO 81501

Re: File #33-79

Dear Mr. Peterson,

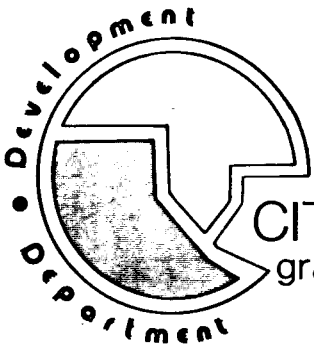
The Grand Junction City Council approved your revision in an H.O. zone for Rocky Mountain Watersports. As a result of this approval your building permit may be reissued and construction may begin immediately. I did want to remind you that the Certificate of Occupancy for the new structure cannot be issued until all requirements of approval have been met. As we discussed before, the City Parks and Recreation Department can help you with your landscaping requirement.

Please contact me if I can be any assistance in the completion of these requirements, or if you have any questions concerning this approval.

Sincerely,

Karl Metzner
Senior Planner

KM/nh



CITY - COUNTY PLANNING

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

(303) 244-1628

CERTIFIED RETURN RECEIPT
P201478691

November 12, 1982

Wellcraft Marine Corp.
8151 Brachenton Road
Sarasota, FL 33580

To Whom It May Concern:

This department has reviewed the Revision in Highway Oriented Zone located at 501 S. Highway 50 in Grand Junction (File #33-79). It is our understanding that Mr. Peterson, the present lessee, is in the process of moving. A recent check of the site shows that a curb cut was never closed, landscaping was never put in, nor parking for employees ever designated as required by the Planning Commission and the City Council.

As property owner, the responsibility of meeting the requirements rests with you. As these improvements have never been installed, the Certificate of Occupancy has not yet been released. Please be advised that the buildings in question may not be leased or occupied until the agreed upon requirements have been met.

We would appreciate a response from you concerning the above. If you have any questions, please do not hesitate to contact me.

Sincerely,

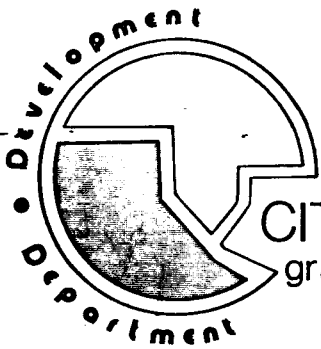
Mark J. Curran
Assistant Zoning Administrator

MC/vw

xc: Bob Goldin, City Planner
File #33-79

Andrew Peterson

11-29-82 Received call from Wellcraft. Will write letter to explain position & status.



CITY - COUNTY PLANNING

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

(303) 244-1628

CERTIFIED RETURN RECEIPT
P201478698

December 1, 1982

Wellcraft Marine Corp.
8151 Brachenton Road
Sarasota, FL 33580

RE: Occupancy at 501 S. Highway 50, Grand Junction, Colorado

Dear Sir:

Enclosed, please find a site plan for the above submitted by Andrew Peterson, the former lessee of the property. As no Certificate of Occupancy has been issued at this address, the Planning Department will not allow occupancy for any business that wishes to resume there. Regardless of the term of the lease holder, the original improvements must be met before anyone can occupy the buildings. These improvements include:

- 1) Closure of curb cut.
- 2) Landscaping.
- 3) Designated parking (see enclosure).

Should a future lessee wish to change the previous plan, you will need to submit a site plan for our review and approval. Please look over the enclosed material and send in a revised plan if necessary. As landscaping and parking were not specifically addressed by Mr. Peterson, you will want to submit your own proposal for our review.

Your continued cooperation is appreciated.

Sincerely,

Mark J. Curran
Assistant Zoning Administrator

MC/vw

Enclosure



CITY - COUNTY PLANNING

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

(303) 244-1628

March 22, 1983

Mr. Jim Schultz
Realty World - Monument Realty, Inc.
Box 1536
Grand Junction, CO 81502

Dear Jim:

The property (2945-262-03-001) on Orchard Mesa, which previously contained the Rocky Mountain Watersports business is zoned H.O. (Highway Oriented) and had received development approval by City Council for boat sales and service.

As per our discussion a spring repair business with associated R.V. accessories sales could be placed on the property without having to apply for a new H.O. approval through Planning Commission and City Council. All previous commitments and conditions of approval must be met.

We will be glad to work with you and your client in determining when and how these requirements can be met.

Sincerely,



Karl G. Metzner
Director City Planning

KM/vw

xc: File - Rocky Mountain Watersports 33-79

\$265
Fee Paid Date

Eighteen (18) copies this application required. Numbering system corresponds with Grand Junction Development Regulations. If questions not applicable indicate by N/A.

Rocky Mtn Watersports (Revision)
Name of Development

S.E. Cor. Cannon Ave & U.S. 50
Common Location

Names and Addresses of land owners or developers.

| NAME | NAME | NAME |
|-----------------|----------------|----------------|
| Andrew Peterson | | |
| 617 29 1/2 rd. | | |
| ADDRESS | ADDRESS | ADDRESS |
| BUSINESS PHONE | BUSINESS PHONE | BUSINESS PHONE |

The following check list shall be completed to insure that the maps contain the essential information required by the Development Regulations. (See regulations for detailed information).

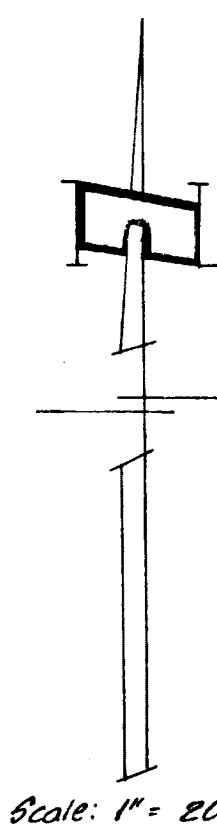
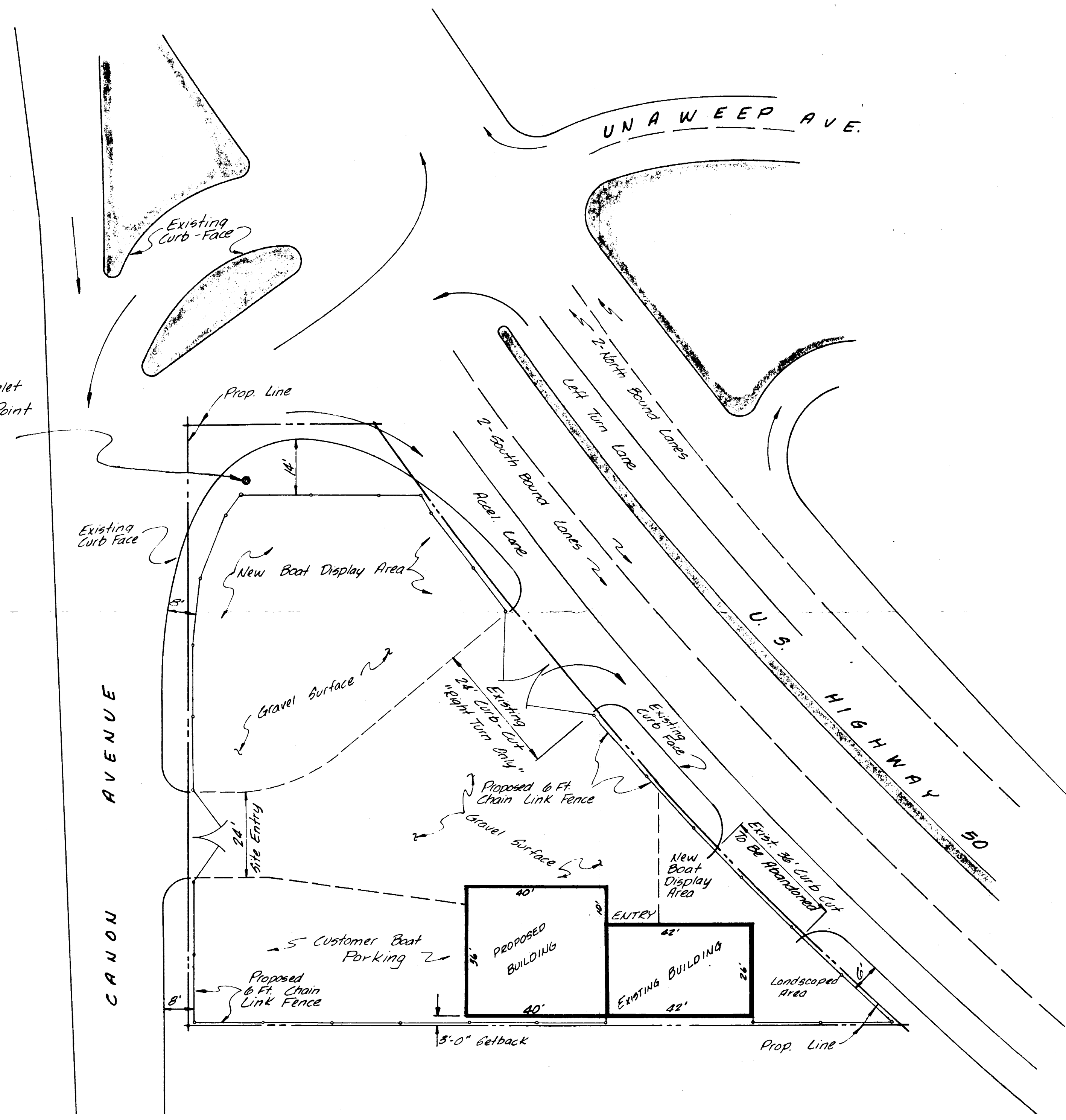
- 17.6 Dimensional Standards _____
- 17.7 Off-street parking and loading _____
- 17.8 Access and Traffic controls _____
- 15.D.3.C (1) Street systems, lot lines, lot designs _____
- (2) Parks, playgrounds, public bldgs., etc. _____
- (3) Building sites & common open area _____
- (4) Elevations and/or perspectives of all proposed structures (3 copies) _____
- (7) Drainage Plan (3 copies) _____
- (8) Existing and proposed sewer and water lines and utility easements _____
- (9) (a) Off-street parking and loading _____
- (b) Traffic Circulation Plan _____
- (c) Landscaping and tree planting plan _____

The following information may be submitted in report form or on the plat at the discretion of the developer.

- (5) Development schedule _____
- (6) Agreements, provisions of covenants _____

SITE PLAN FOR ROCKY MOUNTAIN WATERSPORTS

Existing 20" Storm Water Inlet
 All Site Drainage to this Point
 Area = .54 acres
 $t_c = 30 \text{ min}$
 $C = 0.65$
 $Q_{100} = 8.4 \text{ cfs}$
 $Q_{100} = 9.9 \text{ cfs}$



Revised 4-5-79

SITE PLAN FOR
 ROCKY MOUNTAIN WATERSPORTS

PARAGON ENGINEERING