

# Table of Contents

File 1979-0034  
Date 10/31/00

Project Name: 12<sup>th</sup> Street Office Development

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>
---------------------------------	---------------------------------	---

X	X	<b>*Summary Sheet – Table of Contents</b>
		Application form
		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
		<b>*General project report</b>
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
		<b>*Mailing list</b>
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		<b>*Consolidated review comments list</b>
		<b>*Petitioner's response to comments</b>
		<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>

### DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet			
X	X	Review Summary			
X		Conditional Use Application			
X	X	Planning Commission Minutes - ** - 5/29/79			
X	X	Letter from Lori Hill to Charles Reicks re: approval with conditions – 5/30/79			
X		Conditional Use Application			
X	X	Letter from Charles D. Reicks to County/City Development – 4/30/79			
X	X	Site Plan <i>TO BE ANNOTATED</i>			

Acres \_\_\_\_\_  
Units \_\_\_\_\_  
Density \_\_\_\_\_

ACTION SHEET

File # 34-79  
Zone R3  
Tax Area Code \_\_\_\_\_

Activity 12<sup>th</sup> Street Office Development

Phase Conditional Use

Date Neighbors Notified NA

Date Submitted 5-1-79

Date CIC/MCC Legal Ad \_\_\_\_\_

Date Mailed Out 5-4-79

PC Hearing Date 5-29-79

Review Agencies 10 Review Period - Return By \_\_\_\_\_

- | <u>Send</u>  | <u>Send</u>   |
|--|---|
| <input type="checkbox"/> COUNTY ROAD DEPARTMENT      | <input checked="" type="checkbox"/> FIRE <u>city</u>                    |
| <input type="checkbox"/> COUNTY HEALTH DEPARTMENT    | <input checked="" type="checkbox"/> IRRIGATION <u>G.U.</u>              |
| <input type="checkbox"/> COUNTY SURVEYOR             | <input checked="" type="checkbox"/> DRAINAGE <u>G.S.</u>                |
| <input type="checkbox"/> COMTRONICS                  | <input type="checkbox"/> WATER (UTE, CLIFTON)                           |
| <input type="checkbox"/> GRAND VALLEY RURAL POWER    | <input type="checkbox"/> SEWER  |
| <input checked="" type="checkbox"/> MOUNTAIN BELL    | <input checked="" type="checkbox"/> CITY ENGINEER/UTILITIES <u>Risk</u> |
| <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>city utilities</u>               |
| <input type="checkbox"/> STATE HIGHWAY               | <input checked="" type="checkbox"/> <u>P.D. J Ed Vander Took</u>        |
| <input type="checkbox"/> STATE GEOLOGICAL            | <input checked="" type="checkbox"/> <u>Parks &amp; Rec -</u>            |
| <input type="checkbox"/> STATE HEALTH - RADIOLOGICAL | _____   |
| <input type="checkbox"/> TRANSAMERICA TITLE          | _____   |

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>GJPC</u>	<u>5-29-79</u>	<u>rec app sub. to staff &amp; review comments</u>
<u>CC</u>	<u>7-5-79</u>	<u>approved subject to P.C. recommendation</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Common Location South <sup>West Corner</sup> side of Patterson Road, west  
side of 12<sup>th</sup> St.

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 # 34-79

DATE SENT TO REVIEW AGENCIES 5-7-79

TYPE CONDITIONAL USE - 12th STREET  
OFFICE DEVELOPMENT

DATE DUE 5-18-79

PC MEETING DATE \_\_\_\_\_

CC/OC MEETING DATE \_\_\_\_\_

<u>DATE POC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
5-16-79	CITY UTILITIES	A location should be provided for a trash container with enough room for the trash service truck to maneuver around to service it. Perhaps this on-site parking arrangement
5-16-79	GRAND JUNCTION FIRE	Okay
5-16-79	GRAND JUNCTION DRAINAGE	Out of district
5-17-79	CITY PARKS & RECREATION	"Shrubs?" How about shrubs (see East property screening detail). Trying to keep shrubs in the 1'0" (or less) wide space proposed would be difficult if not impossible. Either allow enough space for something to grow or eliminate it altogether.
5-23-79	PUBLIC SERVICE	Gas: No objections Electric: No objections. However, the plat appears to be drawn incorrectly, No allowances made for 12th Street & Patterson Road
5-24-79	CITY ENGINEER-RISH	1. 50 ft. half rights-of-way required on both Patterson and 12th Street. 2. Power of attorney for full street improvements required on Patterson Road. 3. One driveway each on Patterson and 12th Street should be located as far west and south as possible because of intersection of two arterial streets. 4. Future intersection improvements make raised median probable on Patterson and possible on 12th. This would restrict driveways to right turns only. 5. The parking layout looks confusing. Could a layout with right-angle parking be made to work better? 6. Existing irrigation system on west side 12th and south side of Patterson should be accommodated and improved as required. This system and siphon under Patterson are current maintenance headaches especially at the box on southwest corner of the intersection.

GJPC 5-29-79

PICKENS/GRAHAM/PASSED 6-0/A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL, SUBJECT TO STAFF AND REVIEW SHEET COMMENTS.

REVIEW SHEET SUMMARY

FILE # 34-79

DATE SENT TO REVIEW AGENCIES \_\_\_\_\_

ITEM CONDITIONAL USE-12th ST. OFFICE DEVELOP. DATE DUE \_\_\_\_\_

PC REFERRING DATE \_\_\_\_\_

HCC/OC REFERRING DATE \_\_\_\_\_

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
6-18-79	MOUNTAIN BELL	No objection.



**Associated Brokers of Grand Junction, Inc.**

3026 F Road, Grand Junction, Colorado 81501 • Phone 245-4364 or 243-9622

April 30, 1979


City County Development Dept.  
City County Building  
Grand Junction, Colorado 81501

Gentlemen:

Attached herewith are fifteen copies of an Additional Use application for Tax Schedule #2945-11-00-119. Also attached are fifteen copies of the proposed site plan for subject property. As per your request, under the Conditional Use application, Item I and J.

At present the property immediately adjoining to the West of subject property has been subdivided and is known as Golden Court Subdivision and is at present undeveloped. The property is owned by Hershl B. Pilcher and Julius Poole in c/o PO Box 1006, Rangley, Colorado. The property immediately adjacent to and joining subject property on the South is owned by Shirley A. Gardner, et al, 2700 G Road, Apartment 1C, Grand Junction. At present, it appears as though the subject property is being used as a residence.

Cordially,

  
Charles D. Reicks  
Developer

ds  
Enclosure



Member of Grand Junction Multiple Listing Service

May 30, 1979

Mr. Charles Reicks  
3026 Patterson Road  
Grand Junction, CO 81501

Re: Item # 34-79  
CONDITIONAL USE - 12th Street Office Development

Dear Mr. Reicks,

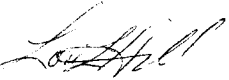
The Grand Junction Planning Commission recommended approval of the above-referenced item on May 29, 1979. This item will be heard before the Grand Junction City Council on July 5, 1979.

Conditions, restrictions, or special requirements are as follows:

1. Staff & review comments. (Comments are on file in our office)

If you have any questions concerning this item, please feel free to contact our office.

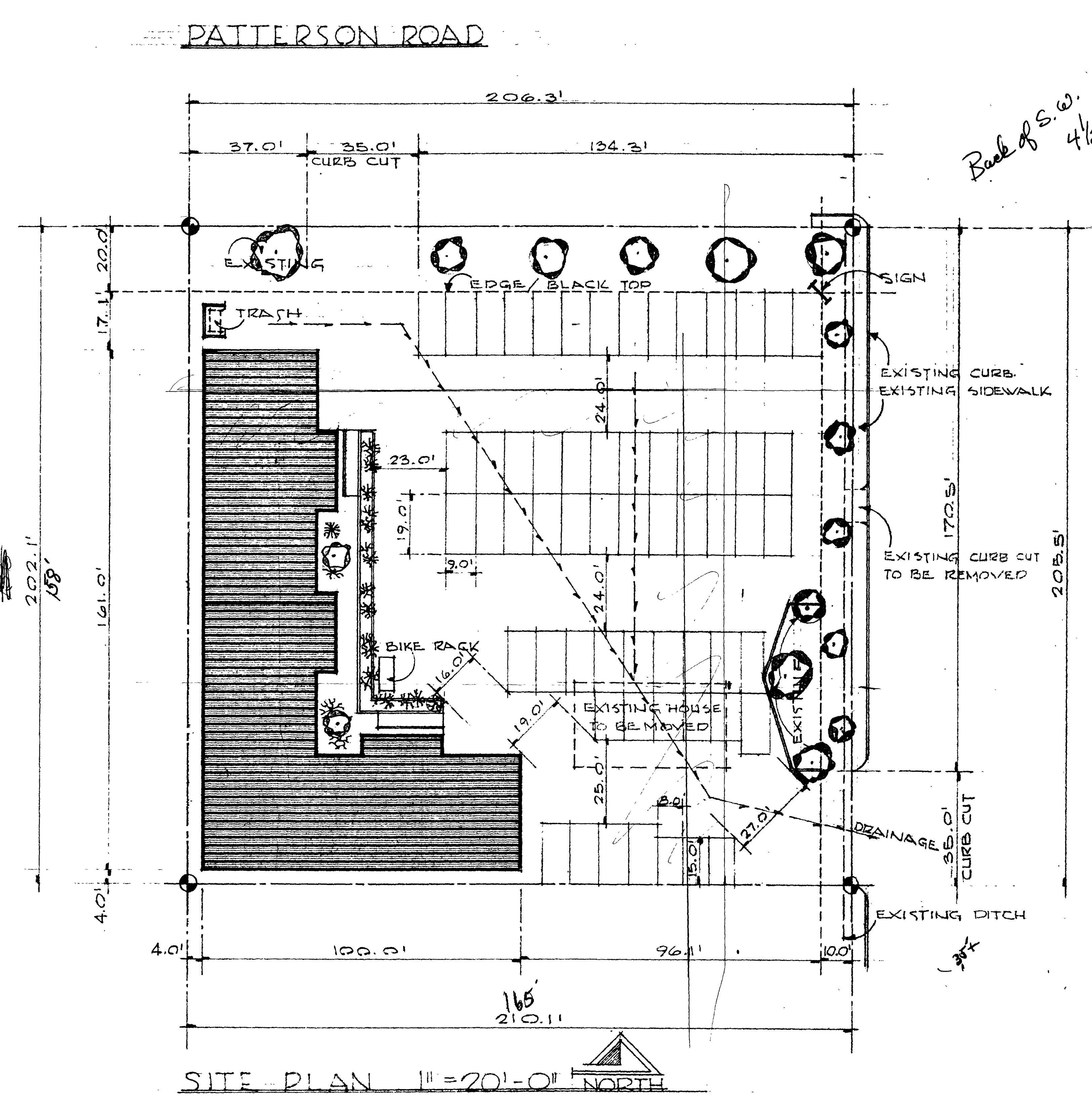
Sincerely,



Lori Hill  
Planning Technician I

cc: File # 34-79  
Correspondence

LH/nh



Back of S.W. is 4 1/2 ft. back of W.W. (12th St)

**LEGAL DESCRIPTION:**

**PARCEL ONE**  
 Beginning at a point which is the Northeast corner of Section 11, Township 1 South, Range 1 West of the U.M.  
 thence South 0°12'30" East 187.5 Feet,  
 thence North 89°50'30" West 210.1 Feet,  
 thence North 0°37'30" East 186.1 Feet,  
 thence North 89°48'30" East 206.3 Feet, more or less to point of beginning.  
 EXCEPT a track of land conveyed to the City of Grand Junction instrument recorded July 25, 1975 in Book 1020 at page 790 as follows: The East 35 Feet of Beginning at the Northeast corner of Section 11, Township 1 South, Range 1 West of the  
 thence South 0°12'30" East 187.5 Feet,  
 thence North 89°50'30" West 210.1 Feet,  
 thence North 0°37'30" East 186.1 Feet,  
 thence North 89°48'30" East 206.3 Feet,

**PARCEL TWO**  
 Beginning at a point which is 187.5 Feet South of the Northeast corner of Section 11, Township 1 South, Range 1 West of the  
 thence West 210.1 Feet,  
 thence South 16. Feet,  
 thence East 210.1 Feet,  
 thence North 16. Feet to the point of beginning.

**OWNERS:**  
 Thomas M. Wilkerson  
 3026 Patterson Road  
 Grand Junction, Colorado  
 Phone 243-9622  
 Charles D. Zeicks  
 3026 Patterson Road  
 Grand Junction, Colorado  
 Phone 243-9622

**LOCATION:**  
 Southwest corner 12th and Patterson.

**NOTES:**  
 Zoning R3  
 Building square footage 14,350, two levels.  
 Parking spaces 60 (9 compact, 51 standard).  
 Water, City of Grand Junction, existing.  
 Sewer, City of Grand Junction, existing.  
 Present use, residential.  
 Existing trees to remain, when practical.  
 Property on the South Residential,  
 West Vacant,  
 North Commercial,  
 East Residential.  
 All new trees to be as recommended by the Grand Parks Department.

SCALE:	APPROVED BY:
DATE:	