

Table of Contents

File 1979-0041
Date 11/9/00

Project Name: 2107 North 1st Street – Hoover Office Bldg. – Conditional Use

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	*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	Action Sheet			
X	X	Review Summary			
X		Conditional Use Application			
X	X	Sign Permit - **			
X	X	Planning Commission Minutes - ** - 5/29/79			
X	X	Sign Detail			
X	X	Modified Assessor's Map			
X		Conditional Use Application			
X	X	Letter from Planning Tech to Dr. William Hoover re: approval of item			
X	X	Letter from Robert Burgeson, State Farm Plaza to Planning Commission re: request for changes – 3/7/80			
X	X	Letter from Lori Hill to Dr. William Hoover re: approval of item – 5/30/79			
X	X	Handwritten notes to file			
X	X	Revised Plat			

Acres _____
Units _____
Density _____

ACTION SHEET

File # 41-79
Zone R-3
Tax Area Code _____

Activity Amendment 90 Cond. Use - Hoover Office Bldg.

Phase N/A Date Neighbors Notified list not enclosed
" Pet 3-17-80

Date Submitted March 10th Date CIC/MCC Legal Ad _____

Date Mailed Out March 12th PC Hearing Date 25th March

Review Agencies _____ 10 day Review Period - Return By _____

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

2 sheets

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>BJPC</u>	<u>3-25-80</u>	<u>rec. app. subject @ staff comments</u>
<u>CU</u>	<u>4-02-80</u>	<u>App</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Common Location 2107 N 12th

Staff Comments

Original Documents

_____ Imp. Agreement \$ _____ Appraisal x .05 = \$ _____ Open Space; _____

_____ Imp. Guarantee Receipt # _____ Check # _____

_____ Covenants _____ Open Space Dedication _____

_____ Power of Attorney _____

Dev. Schedule _____

PERMIT SHEET SUMMARY

FILE # 41-79

DATE SENT TO REVIEW AGENCIES 5-7-79

ITEM Conditional Use

DATE DUE 5-18-79

PC MEETING DATE _____

MCC/CC MEETING DATE _____

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
5-14-79	GRAND JUNCTION FIRE DEPARTMENT	Okay - an additional hydrant may be required (insufficient information to make positive determination)
5-17-79	CITY PARKS & RECREATION	If circles represent Tam Junipers, it would be difficult to mow around. This narrow strip might be better utilized as a gravel mulch strip with evergreens and deciduous mixed shrubs planted in it.
5-22-79	MOUNTAIN BELL	No objection, however we will require a nine (9) foot utility easement as highlighted on the attached plat.
5-24-79	CITY ENGINEER	Looks okay to me. All street improvements exist except the new driveway. Permit required for curb cut.
5-23-79	PUBLIC SERVICE	Gas: No objections Electric: No objection

GJPC 5-29-79

FLAGGER/GRAHAM/PASSED 6-0/A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL.

REVIEW SHEET SUMMARY

CITY
FILE# 41-79

ITEM AMENDMENT TO CONDITIONAL USE - HOOVER OFFICE BUILDING DATE SENT TO REVIEW DEPT. _____
DATE DUE 3-24-80

PETITIONER ROBERT BURGESON
LOCATION 2107 NORTH 12th

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
3-14-80	CITY ENGINEER	No comments.
3-14-80	CITY FIRE	Development must meet city requirements for fire protection.

DESIGN AND DEVELOPMENT PLANNER

1. Request developer work with Walnut Office Center to use common driveway
2. Sidewalk seems unnecessary, south of parking spaces. This area should be utilized for shade trees and planters
3. One parking space is partially in R.O.W. and cannot be counted as part of the parking requirement
4. What type and size of sign is anticipated?

STAFF RECOMMENDATION

Recommend approval subject to Design & Development Planner and review sheet comments.

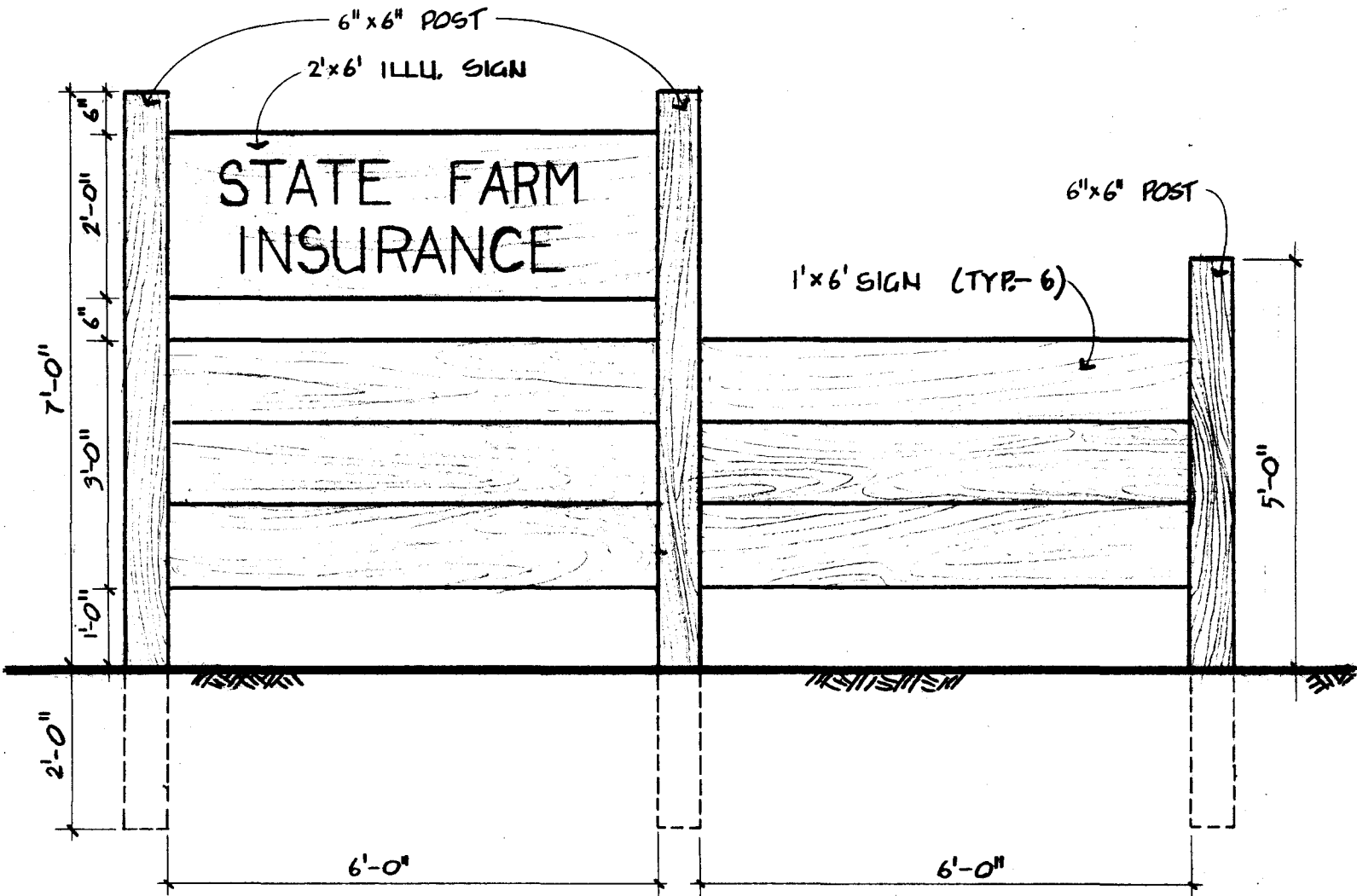
3-25-80	RIDER/FLAGER PASSED A 4-0 MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE AMENDMENT TO THE CONDITIONAL USE, SUBJECT TO STAFF RECOMMENDATIONS.
4-03-80	CITY UTILITIES None
4-10-80	CITY ENGINEER Any vehicle that parks in the three (3) stalls adjacent to the building will have a very difficult, if not impossible, maneuver to make in order to turn around 180° and exit heading out onto 12th Street.
6-24-80	GJPC - The Commission Members were in concensus agreement to releasing the deed access restriction.



BEAVER CREATIONS

525-28 3/4 ROAD
GRAND JUNCTION, COLO. 81501
303-243-7490

"Specializing in Quality Routed & Raised Letter Signs"



SIGN DETAIL
SCALE: 1/2" = 1'-0"

54 000

PLEX

8- PLEX

CRASH FIRE ACCESS

(to basement)

FENCE

TRASH

Zone - CONDITIONAL USE

BBQ

WALNUT OFFICE CENTER

120' x 45'
5400 SQ. FT. **PARKING**
3-LEVELS
PARKING: 54

MARY LOU REED

150'

195'-0"

12TH STREET

40'-0"

40'-0"

Street
fence —
talk to Parkers

DESIGNED

Grand Valley Chiropractic Center

5-20-83

JC-S

Per telecon w/ Mike Oney - I made the following comment:

1. RMF-64 zoning at the present would still be a conditional use - under old code it doesn't expire
2. we need a site plan to determine if this is still a minor change
3. fire access would still be required
4. shared driveway would be necessary per previous approval

Mike will bring a site plan in to planning for review next week. They need to get a little more direction from the owner.

State Farm Plaza

March 7, 1980

Planning Commission,

We request that the planning commission consider the following changes.

1. There is an existing 15 ft. sewer easement on the West end of the lot.
2. Mountain Bell has accepted a decrease in their Right-of-Way from 9ft. to 7ft.
3. An increase in the building size from 1600 sq.ft. to 2170 sq.ft.
4. Change in parking from the North side of the lot to the South side and in front of the building.

Thank you for your help. A deed will be supplied for the change in the telephone right-of-way and to deed 50ft. rather than 40ft. in the East side for 12th street.

Sincerely,



Robert F. Burgeson

1121 N. Ave

Need \$10 for ad.

City
County
Development
Department

CITY OF GRAND JUNCTION—MESA COUNTY—COLORADO 81501
555 WHITE AVE.—ROOM 60—DIAL 1303 243-9200 EXT. 343

March 28, 1980

Dr. William Hoover
1987 E-7/8 Rd.
Grand Junction, Co 81501

Dear Sir:

On March 25, 1980 the Grand Junction Planning Commission voted to recommend approval of your petition for Amendment to Conditional Use, subject to staff and review sheet comments as per enclosures.

This item has been scheduled for City Council on April 16, 1980 at 7:30 p.m. Please be present or have a representative in attendance. Failure to do so will constitute the item being deleted from the agenda.

Sincerely,



Sue Drissel,
Planning Tech. I

cc file #41-79
Robert F. Burgeson