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File 1979-0049
Date 11/14/00

Project Name: Rezone – R2 to Parking Joufflas

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	
d	t	
X	X	*Summary Sheet – Table of Contents
X		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 - DENIAL			
X	X	Review Summary			
X	X	Planning Commission Minutes - ** - 6/29/79			
X	X	Signed petition against rezone			
X		Petition for Road Vacation			
X		Petition and Application for Rezoning			
X	X	Resolution - ** - Planning Commission Minutes			
X		Letter from Lori Hill to Mr. and Mrs. Joufflas re: denial of item – 6/28/79			
X		Deed			
X	X	Site Plan			

Acres .14
Units _____
Density _____

ACTION SHEET

File # 49-79
Zone _____
Tax Area Code _____

Activity Rezone R-2 to P(Parking)
Phase N/A Date Neighbors Notified _____
Date Submitted 1 June 79 Date CIC/MCC Legal Ad _____
Date Mailed Out June 11, 1979 PC Hearing Date 26 June 79
Review Agencies 10 Review Period - Return By June 23, 1979

- Send
- _____ COUNTY ROAD DEPARTMENT
 - _____ COUNTY HEALTH DEPARTMENT
 - _____ COUNTY SURVEYOR
 - _____ COMTRONICS
 - _____ GRAND VALLEY RURAL POWER
 - MOUNTAIN BELL
 - PUBLIC SERVICE
 - _____ SOIL CONSERVATION SERVICE
 - _____ SCHOOL DISTRICT 51
 - STATE HIGHWAY
 - _____ STATE GEOLOGICAL
 - _____ STATE HEALTH - RADIOLOGICAL
 - _____ TRANSAMERICA TITLE

- Send
- FIRE _____
 - _____ IRRIGATION _____
 - _____ DRAINAGE _____
 - _____ WATER (UTE, CLIFTON) _____
 - _____ SEWER _____
 - CITY ENGINEER/UTILITIES _____
 - _____ MACK, LOMA, MESA, COLLBRAN
 - _____ FRUITA, PALISADE
 - P.D. Ed Vander Toob

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>GPC</u>	<u>6-26-79</u>	<u>Rec DENIAL SUB) to Staff Comment and Neighborhood Sentiment</u>
<u>G.S.C.C.</u>	<u>7-18-79</u>	<u>Moved to finding of fact next mtg -</u>

Common Location S. of Glenwood Ave & East of the N.S. Alley East of 7th Street.

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 # 49-79

DATE SENT TO REVIEW AGENCIES 6-12-79

ITEM REZONE R-2 to PARKING

DATE DUE 6-22-79

PC MEETING DATE _____

NOCC/OC MEETING DATE _____

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
6-18-79	CITY FIRE	Okay to rezone.
6-18-79	PD-VANDERTOOK	Not acceptable due to traffic congestion with park on both sides of alley. Suggest keeping alley in original location.
6-18-79	CITY UTILITIES	The City has a sanitary sewer line in this alley. The City needs a maintenance easement the same width as the alley. At the very minimum this should become a utility easement. My preference is to have a sewer line in an alley rather than under a line of parking stalls but it would not be impossible to maintain in a parking lot.
6-25-79	CITY ENGINEER (RISH)	This alley is very heavily used for service (and public) access to the businesses on North Avenue. I strongly advise against creating a parking lot with an "alley" down the middle of it. This resembles the "alley" located thru the Bar-X parking lot. I do not think planning for service vehicles to route thru a parking lot is responsible parking.

DESIGN & DEVELOPMENT PLANNER

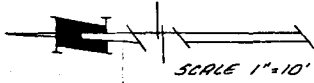
Recommend approval for rezone.
Because parking plan design provides an offset intersection, denial of plan is recommended. A plan on the existing parcel, retaining the alley, would be more suitable for safer traffic circulation.

SEE REVIEW SHEETS FOR COMMENTS NOT RECEIVED IN TIME:

*MTN. BELL
PUBLIC SERVICE*

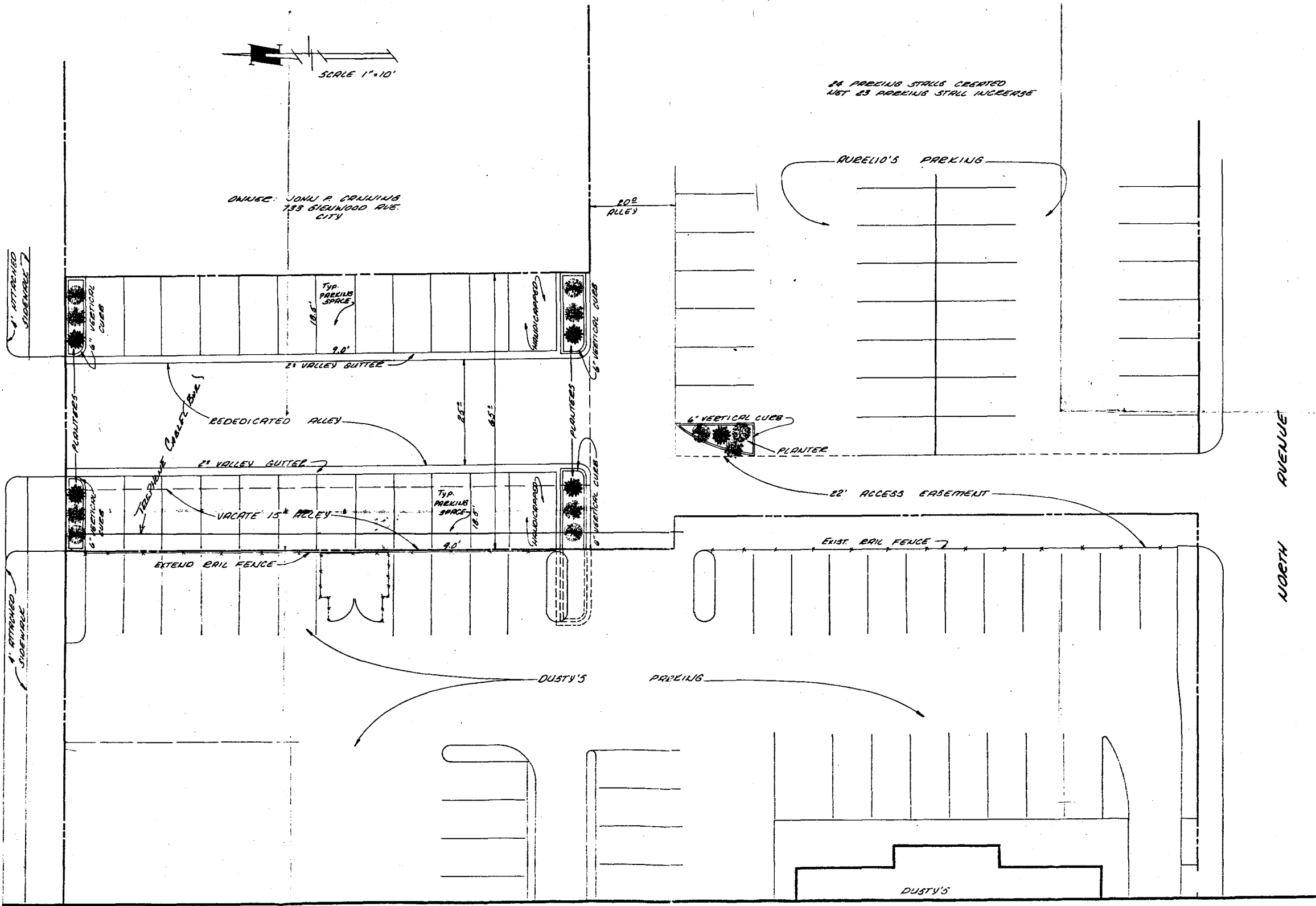
GJPC 6/26/79

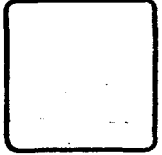
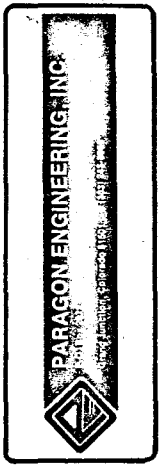
GRAHAM/FLAGER/PASSED 5-0/A MOTION TO RECOMMEND DENIAL OF THE REZONE TO THE CITY COUNCIL, BECAUSE OF STAFF COMMENTS, AND BECAUSE OF OBJECTIONS OF AREA RESIDENTS.



OWNER: JOHN R. COLLINGS
733 BIRCHWOOD AVE.
CITY

24 PABELUS STALLS CREATED
NET 23 PABELUS STALL INCREASE





A SITE PLAN FOR:
RUBELIO'S ADDITIONAL PARKING
CITY OF BRAND JUNCTION, COLORADO

OF	—	SHEETS
	—	

Item # 49-79

Grand Junction, CO
16th July 1979

TO: THE GRAND JUNCTION CITY COUNCIL
RE: DEVELOPMENT DEPARTMENT ITEM NO. 49-79

Each of you has a copy of an expression of opinion, dated 21st June, 1979, of all of the residents (except one family who were absent on vacation) on Glenwood between Seventh and Cannell Streets, stating their strong opposition and the reasons therefore to the proposed rezoning of the Joufflas property from R2 to P.

We were pleased that the Planning Commission recognized the merits of our position, and voted unanimously to the City Council that this proposal be rejected.

TO RECOMMEND

Since that time Mr. Joufflas has conducted an intensive campaign throughout the neighborhood to reverse the position of those who originally subscribed to this expression of opinion.

The original expression of opinion said "We, the undersigned -". Since the Joufflas campaign, I do not know how many, if any, of the original signers might have altered their views.

Therefore, this is an expression of my own opinion only, and my opinion is unchanged.

May I leave these thoughts with you:

1. I do not think this Council wants to chase pleasant and decent residential neighborhoods to the suburbs. Has not this been the unanticipated and undesired effect of some zoning decisions in the past?
2. I am sure the Council recognizes the gracious benefits of maintaining viable residential areas within and adjacent to the core city.
3. I think I know what your answer will be.
4. Thank you.

P. D. Van Zante

Grand Junction, CO
21st June 1979

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TO: THE GRAND JUNCTION PLANNING COMMISSION

We, the undersigned residents on Glenwood Avenue between Seventh and Cannell Streets (and closely adjacent to the Joufflas property proposed to be rezoned from R2 to P) strongly oppose this action.

First, there seems to be no requirement for additional parking area for the commercial enterprise supposed to benefit. Their present space is mostly empty.

Second, it is our impression that among the members of the Development Department and the Planning Commission, many believe that Grand Junction is "overzoned", and that erosion of residentially zoned areas should be resisted where no compelling necessity exists.

Third, we feel that this action may be a foot in the door, so to speak, and the beginning of the piecemeal destruction of a pleasant residential area, mostly occupied by long time, substantial and responsible owners.

Fourth, we feel that the maintenance of viable residential areas adjacent to the core city is good for Grand Junction. We see no merit in permitting proliferating fast food places to take everything in sight.

- R.D. Van Zante ^{805 Glenwood}
- Blanche Van Zante
- Lois J. Kern 730 Glenwood
- H. Pearl Lapp 720 Glenwood
- MRS Gackis Lep 814 Glenwood
- Devian Brown 825 Glenwood
- Barbara Cunderf
- L.M. Crenshaw - 824 Glenwood Ave
- Russell Perry - 835 Glenwood
- Maia Perry - 835 Glenwood
- George T. Ryan 804 Glenwood
- Mary Ann Ryan 804 Glenwood
- Mary E. Berry 836 Glenwood
- Nanathy M. Laycock 760 Glenwood
- Sowell & Laycock
- Mary Evelyn Taylor 763 Glenwood
- Jeanne Aimee Bellat 759 Glenwood
- John P. Canning 733 Glenwood
- Judy D. Canning 733 Glenwood
- Lay Miller 740 Glenwood
- Gaye Miller 740 Glenwood
- W.N. McCluer 9
- Joseph McCarty 751 Glenwood
- Margaret Succini 841 Glenwood
- Lidia Cimach 815 Glenwood