

Table of Contents

File 1979-0060
Date 11/27/00

Project Name: 858 Grand Avenue

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>
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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	X	Letter from Linda Weitzel to Howard Gaylean – 12/23/88			
X	X	Letter from Howard Galyean to City of Grand Junction re: general project report – 12/21/88			
X		Handwritten notes from Roger Shores – no date			
X	X	Letter from Karl Metzner to W.H. Lizer & Assoc. – 10/16/79			
X	X	Letter from Wayne Lizer, Eng. Consulting to Mesa Co. Planning re: rental from Ben Hill - 10/3/79			
X	X	Letter from Ben Hill to Mesa Co. Planning re: plans for building - 10/3/79			
X	X	Letter from Sue Drissel to Mikel and Marilyn Holley re: approval of item – 12/21/79			
X		Conditional Use Application			
X	X	Letter from Mikel Holley and Marilyn Holley to Dept. of Dev. re: request of conditional use permit – 7/1/79			
X	X	Site Plan (to be scanned)			

Acres _____
Units _____
Density _____

ACTION SHEET

File # 60-79
Zone R-3

Tax Area Code _____

Activity Conditional Use - Office in R-3

Phase _____ Date Neighbors Notified _____

Date Submitted 2 July 79 Date CIC/MCC Legal Ad _____

Date Mailed Out _____ PC Hearing Date 31 July 79

Review Agencies _____ Review Period - Return By 10 day

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

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>WPC</u>	<u>7-31-79</u>	<u>Rec App subj. to staff comments, and working w/ staff to maximize parking & buffer zone</u>
<u>CC</u>	<u>8-15-79</u>	<u>Approved subject to planning commission conditions</u>

Common Location 858 Grand

Staff Comments

NO SCALE -
6 cars will not fit in 50'
REVISE PARKING
CORRECT SITE PLAN

Original Documents

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

_____ Imp. Guarantee Receipt # _____ Check # _____

_____ Covenants _____ Open Space Dedication

_____ Power of Attorney

_____ Dev. Schedule

Acres _____
Units N/A
Density _____

ACTION SHEET

File # 60-79
Zone R-3
Tax Area Code _____

Activity Addition To Conditional Use - Sign

Phase N/A

Date ^{Ret.} Neighbors Notified 12-10-79

Date Submitted 3 Dec. 79

Date CIC/MCC Legal Ad _____

Date Mailed Out _____

PC Hearing Date 18 Dec. 79

Review Agencies _____

^{NA}
~~10 days~~ Review Period - Return By _____

Send

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

*No Review
Required*

- _____ FIRE _____
- _____ IRRIGATION _____
- _____ DRAINAGE _____
- _____ WATER (UTE, CLIFTON) _____
- _____ SEWER _____
- _____ CITY ENGINEER/UTILITIES _____
- _____ MACK, LOMA, MESA, COLLBRAN
- _____ FRUITA, PALISADE
- _____
- _____
- _____
- _____

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>WPC</u>	<u>12/18/79</u>	<u>App. sign to be flush against the house - not free standing. The photo of sign approved, is white with black script - is the one approved. Any change would have to be reviewed again by Planning Com.</u>
<u>CC</u>	<u>1/10/80</u>	<u>Consent Agenda: Approved</u>

Common Location _____

Staff Comments

1-4-79
Please note that the Holley's do not own this property anymore. Ben Hill owns it.

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 # 60-79

DATE SENT TO REVIEW AGENCIES 7-3-79

ITEM CONDITIONAL USE OFFICE IN R-3

DATE DUE 7-16-79

PC MEETING DATE _____

ACC/OC MEETING DATE _____

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
7-10-79	CITY FIRE	The water in this area will meet the required fire flow for this type of Conditional Use. Approved.
7-10-79	CITY UTILITIES	Since this lot borders on 9th street, perhaps it would be better if access to parking would be from a driveway from 9th street rather than from alley. Access to a trash tank should be provided from the alley. Because of numerous breaks in the water main on 9th street the city will be installing a new water main on 9th St. from Grand to Ouray in the near future.
7-10-79	PUBLIC SERVICE	Gas & Electric: No objection
7-10-79	MOUNTAIN BELL	No objections.
7-17-79	CITY ENGINEER (RISH)	No comments.
7-17-79	POLICE DEPT. (VANDERTOOK)	Okay.

DESIGN & DEVELOPMENT PLANNER Recommend approval subject to review sheet comments and the following conditions:
 * Parking is inadequate as shown and should be re-located on property, with access off 9th Street rather than the alley.

GJPC 7-31-79

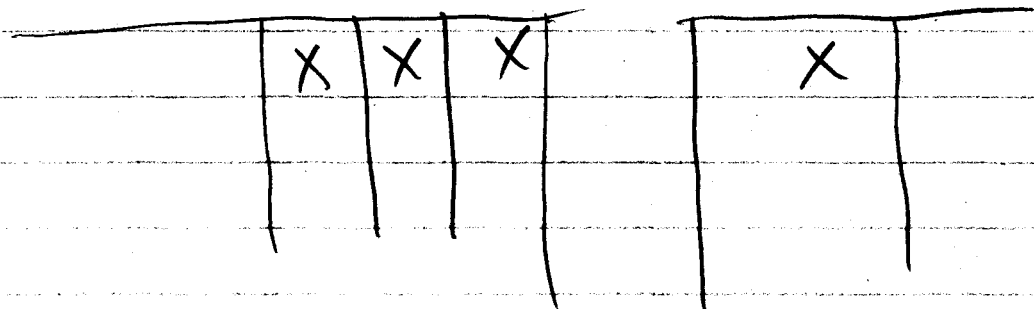
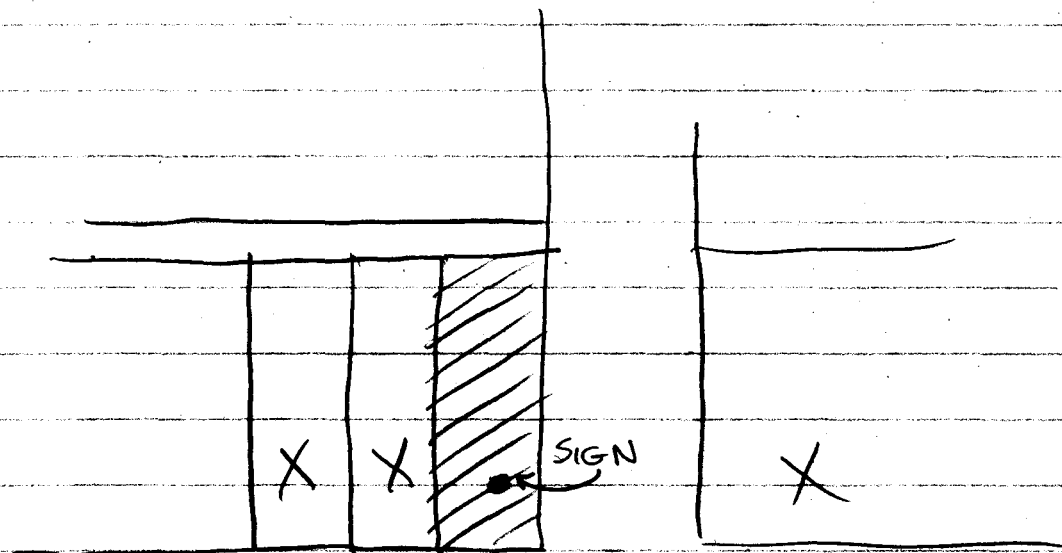
FLAGER/GRAHAM/PASSED 6-0/A MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL SUBJECT TO STAFF COMMENTS AND WORKING WITH THE STAFF IN RELATION TO THE PARKING.

GJPC 12-18-79

GRAHAM/RIDER/PASSED 3-2 TO RECOMMEND DENIAL OF A FREE STANDING SIGN DUE TO THE LOCATION IN A RESIDENTIAL NEIGHBORHOOD BUT TO RECOMMEND APPROVAL OF A BUILDING FACE SIGN IN A SIZE COMPARABLE TO THE PHOTOGRAPH SUBMITTED. FRANK AND SCHOENBECK VOTING NO WITH SCHOENBECK STATING THAT HE FELT A SMALLER SIGN OR ONE CLOSER TO THE HOUSE WOULD BE BETTWER AESTHETICALLY THAN A SIGN ON THE BUILDING.

Although the sign exceeds the size allowed by the zone it is simply and tastefully done. Recommend allowing the use subject to favorable response petition signed by neighboring property owners (X).

Reg Signs



W.H. LIZER & ASSOCIATES
Engineering Consulting and Land Surveying
492 29 Road
Grand Junction, Colorado 81501

October 3, 1979

Mesa County Planning Department
Mesa County Court House
Grand Junction, Co. 81501

Dear Sirs:

I am planning to rent office space from Ben Hill/
Builder should he receive a Conditional Office Use
at 858 Grand.

I am a consulting Engineering and Surveying firm
doing most of my work in the Grand Junction area.

I have at this time one full time employee and two
part time employees.

My traffice volume from clients, has generally not
been over 2 vehicles per day since I have been at
my present location. It is my policy to go to my
clients location of business or residence to go
over any work I may be doing for them.

Should you have any questions on the above, please
contact me at your earliest convenience.

Sincerely yours,

Wayne H. Lizer

Wayne H. Lizer PE, LS

492 29 Road
Grand Junction, CO 81501
242-6718

Ben Hill BUILDER

Residential
Commercial
Construction

October 3, 1979

Mesa County Planning Department
Mesa County Court House
Grand Junction, Co. 81501

Dear Sirs:

Attached are the application forms for a Conditional Office Use and plans for the proposed parking which, also shows the existing building at 858 Grand.

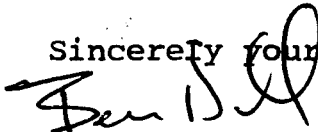
I would like to purchase the building and use it for my office, which would also include an engineering firm, W. H. Lizer & Associates, who would like to move into the building and rent from me.

My business is mostly constructing residential custom housing, however, I would like to get into light commercial construction.

I have an estimated traffic volume of 3 to 42 vehicles per day or an average of about 48 vehicles per week. I have one permanent office employee, all other employees will go directly to building locations during the day.

If I can provide any other information, please feel free to contact me at my office at your earliest convenience.

Sincerely yours,


Ben Hill
Ben Hill/Builder

BH/kdh

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

October 16, 1979

W.H. Lizer & Associates
492 29 Road
Grand Junction, Colorado 81501

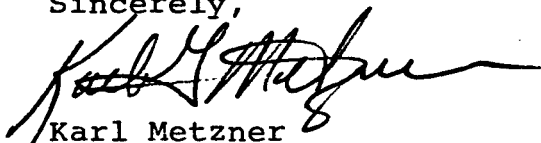
Re: Conditional Use for Office - 858 Grand

Dear Wayne,

As you know this property received a conditional use for an office for Colorado Rural Legal Services. While a conditional use is established for a general use and not a specific business a review of the conversion from Colorado Rural Legal Services to offices for yourself and Ben Hill was necessary in order to determine if the qualifications considered at time of original approval still apply. It is my determination that the site plan is as required by the original approval and the expected traffic generation is no greater than that originally expected.

This use may be reviewed if the expected traffic volumes as submitted become greater and cause a problem to the neighborhood.

Sincerely,



Karl Metzner
Design & Development Planner

KM/kms

City
County
Development
Department

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

December 21, 1979

Mikel and Marilyn Holley
P.O. Box 3001
Grand Junction, Co 81501

Dear Mr. and Mrs. Holley:

On December 18, 1979 the Grand Junction Planning Commission voted to recommend approval of your petition for Conditional Use - Addition of Sign.

This petition will be heard by the Grand Junction City Council on January 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

Sue Drissel
Planning Tech I

cc file #60-79

Frontier

ADJUSTERS OF GRAND JUNCTION

(303) 242-7829

P.O. BOX 1243 • GRAND JUNCTION, COLORADO 81502

December 21, 1988

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

DEC 23 1988

CANADA
DOMIN. REPUBLIC
PUERTO RICO
WASHINGTON, D.C.
ALABAMA
ALASKA
ARIZONA
ARKANSAS
CALIFORNIA
COLORADO
CONNECTICUT
FLORIDA
GEORGIA
IDAHO
ILLINOIS
INDIANA
IOWA
KANSAS
KENTUCKY
LOUISIANA
MARYLAND
MASSACHUSETTS
MICHIGAN
MINNESOTA
MISSISSIPPI
MISSOURI
MONTANA
NEBRASKA
NEVADA
NEW JERSEY
NEW MEXICO
NORTH CAROLINA
OHIO
OKLAHOMA
OREGON
PENNSYLVANIA
SOUTH DAKOTA
TENNESSEE
TEXAS
UTAH
WASHINGTON
WISCONSIN
WYOMING

City of Grand Junction
Planning Department
250 North Fifth Street
Grand Junction, CO 81501

Attention: Linda

Dear Linda:

This will confirm our recent conversation relative to the proposed use of my office building located at 858 Grand Avenue. I have an opportunity to lease a portion of the building to a group of four people who would be using it to do neuromuscular therapy, and I am enclosing a copy of their brochure which explains what they do.

I have five people working in my office building at the present time. However, my business does not generate a great deal of traffic. Most of our work is done away from the office and people come here only occasionally. I am estimating that perhaps twenty to forty people might be coming to the building in connection with the proposed new business, and this should be spread out evenly throughout the day. We have a paved parking lot at the rear of the building which will accomodate approximately ten vehicles, and there is ample unused street parking near the building at the present time.

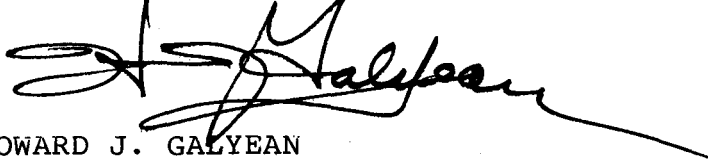
I would point out that the building, prior to my occupancy, was Ben Hill Realty, and I believe that about ten people worked in the building at that time. I would suspect that the real estate business generated considerable traffic, especially during the time he occupied the building during the boom time years.

After you are able to research this matter, please contact me and advise if it is feasible to use the building for the proposed business without rezoning.

Thank you for your cooperation.

Yours very truly,

FRONTIER ADJUSTERS



HOWARD J. GALYEAN
Grand Junction Office

gw

Neuromuscular Therapy

An Answer To Pain

Stress - Tension - Pain Syndrome

(Stress → Tension → Muscle Tightness → Decreased Circulation → Metabolic Waste Accumulation → Pain)

HIGH LEVEL WELLNESS FORMAT

Stress Reaction

Nearly every tight tender muscle is a candidate for acute pain when a little more stress is imposed upon the organism. When a muscle is already close to the threshold of pain, then a minor stress to the body such as bending, reaching or sneezing may all that is necessary to set off pain. There are many forms of stress, but there is only one stress reaction - namely muscle tension and vasoconstriction with liberal releases of adrenalin to keep the process going. Stress may be physical, mental, or emotional but the nervous system's reaction is always the same. Stress conditions set the stage for pain and according to J. J. Bonica, M.D., foremost authority on pain, "Skeletal muscle tension is the most common cause of pain."

What is the Origin of Neuromuscular Therapy?

Neuromuscular therapy is a form of pressure therapy which has its origin in the Oriental Healing Arts of Acupressure and Shiatsu. In Japanese Shi means finger and Atsu means pressure. Western science has utilized the fundamental principles of the Oriental Pressure Therapies and devised a new therapy which incorporates a broad base of techniques from numerous forms of currently used body therapies. It is based on the documented findings of eminent scientists and physicians and employs sound physiological laws to obtain the desired result of normalizing neuromuscular functioning within the body.

As a result of the treatment it is not uncommon to experience:

- ★ Increased mobility
- ★ Increased tissue warmth
- ★ Reduction or cessation of pain
- ★ Relaxation of the connective tissue
- ★ Softening of the nodular mass at the trigger site

Neuromuscular therapy allows a reversal of the stress-tension-pain cycle. Pressure specifically interrupts afferent impulses to the spinal cord, reduces the intensity of nervous activity within the tissue and mechanically forces out toxic irritants which have accumulated at nerve receptor sites. The muscle then relaxes, circulation is increased, and the body returns to normal neuromuscular integrity and balance.



Physical Re-Education

Individual exercise program, coaching and counseling.

- Increase range of motion.
- Toning muscles.
- Balance posture and movement
- INNER awareness.
- Spinal undulations.

Herbal Consultation

Looking at the whole person. Herbs as food and catalyst in body functions.

- Cleansing and Building Programs

Looking at food, eating attitudes and desires.... Seeing food as medicine, High vitality food sources, the power of pure water, sea vegetation, mineral assimilation and catalyst.

Body Work - Massage Therapy

- Stress Reduction
- Neuromuscular
- Deep Tissue Integration
- Cross Fiber Athletic Massage
- Joint Articulation Techniques
- Health Maintenance

Roger is associated with the following Health Professionals. Please note the days and hours he is available.



Brady Chiropractic Group
Solarus Square
2829 North Ave., Suite 104
Grand Junction, CO 81504

(303) 242-8162
By Appointment only
Mon., Tue., Wed., Fri.

Grand Junction Athletic Club
2515 Foresight Circle
Grand Junction, CO 81502

(303) 245-4100
By Appointment only
Service For Members and
Non-Members





Roger Baril, Health Professional
and Certified Massage Therapist

Private Practice since 1984

Certifications

Touch for Health I
(Acupressure Touch)
Colorado

Deep-Tissue Integration
Natural Health Institute
San Jose, CA

Neuromuscular Therapy
Natural Health Institute
St. Petersburg, FL

Training and studies of
Herbology.
School of Herbal Study
California

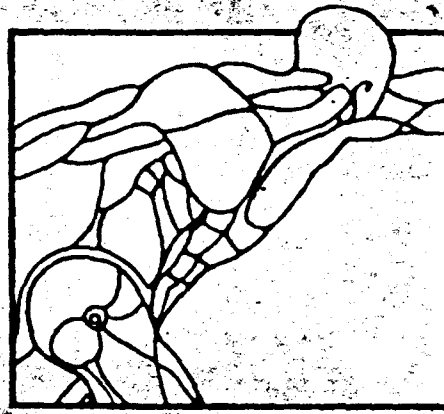
Life Studies/Works

Hatha Yoga postures and movement.
6 years study and practice.

Exercise Physiology.
Dance and athletic stretch routines.
6 years study and practice.

Tai Chi Chuan (martial art form).

Carol Welch Baril and I are
currently completing a video pro-
duction of our therapeutic exercise
program titled "Floor Barre".



**What Specific Health Problems
Have Responded Successfully to
Neuromuscular Therapy?**

- | | |
|-----------------------|----------------------|
| Arm & Hand Pain | Muscular Tension |
| Athletic Injuries | Muscular Weakness |
| Back Pain | Neck & Shoulder Pain |
| Bodily Stiffness | Nervous Tension |
| Bursitis | Neuritis |
| Constipation | Poor Circulation |
| Equilibrium Disorders | Postural Distortions |
| Extremity Numbness | Sciatica |
| Fatigue | Shin Splints |
| Headaches | Sinus Disorders |
| Hip Pain | Spinal Distortions |
| Jaw Pain | Sprains & Strains |
| Joint Immobility | Stiff Neck |
| Knee Pain | Tendonitis |
| Leg & Foot Pain | Tennis Elbow |
| Lowered Vitality | Weak Wrists |
| Muscular Cramping | Whiplash |

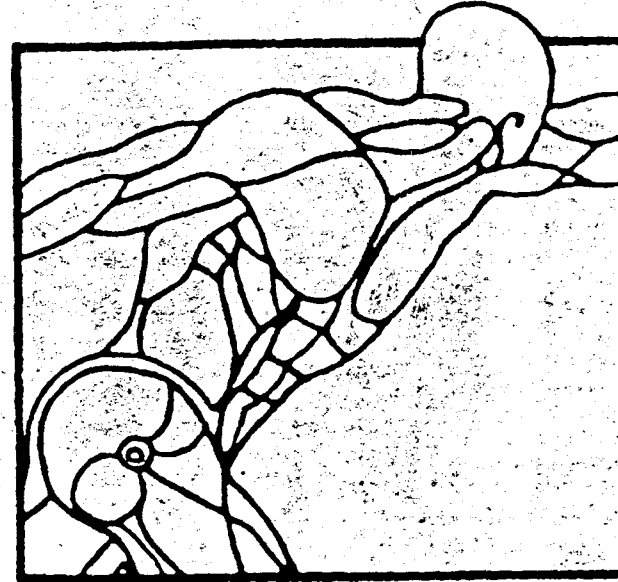
The nervous system must participate in all bodily functions. Such participation may change and even aggravate conditions, with pain as the most common symptom. When influenced by trigger points, the nervous system may make some conditions worse, prolong the duration of others, or transform acute conditions into chronic ones. The introduction of Neuro-muscular Therapy interrupts this stress-tension-pain cycle and aids the body in returning to a normal state.

High Level Wellness Health
Practitioner;
Roger Baril
P.O. Box 5
Palisade, CO 81526

HIGH LEVEL WELLNESS
HEALTH PRACTITIONER

Roger Baril

C.M.T. N.M.T. H.C.



The purpose is to empower
individuals to take responsibility
for developing and maintaining
health and well-being through a
process of education and therapy.



- Therapeutic Body Work
- Physical Re-Education
- Herbal Consultation
- Nutritional Consultation



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

December 23, 1988

Mr. Howard J. Gaylean
Frontier Adjusters of Grand Junction
P.O. Box 1243
Grand Junction, CO 81502

Dear Mr. Gaylean:

Thank you for your letter of December 21, 1988 describing your business and the brochure explaining Roger Baril's wellness practice. Originally, this property received a conditional use for office use for Colorado Rural Legal Services. While a conditional use is established for a general use and not a specific business, a review of your business and of Mr. Baril's business was necessary to determine if the qualifications considered at the time of original approval still apply.

This office has determined that the site plan and expected traffic generation will be no greater than that of the original plan. We have no objection to Mr. Baril leasing part of the building for his wellness practice while your business continues to use of a portion of this building as well.

This use may be reviewed if the expected traffic volumes become a problem to the neighborhood.

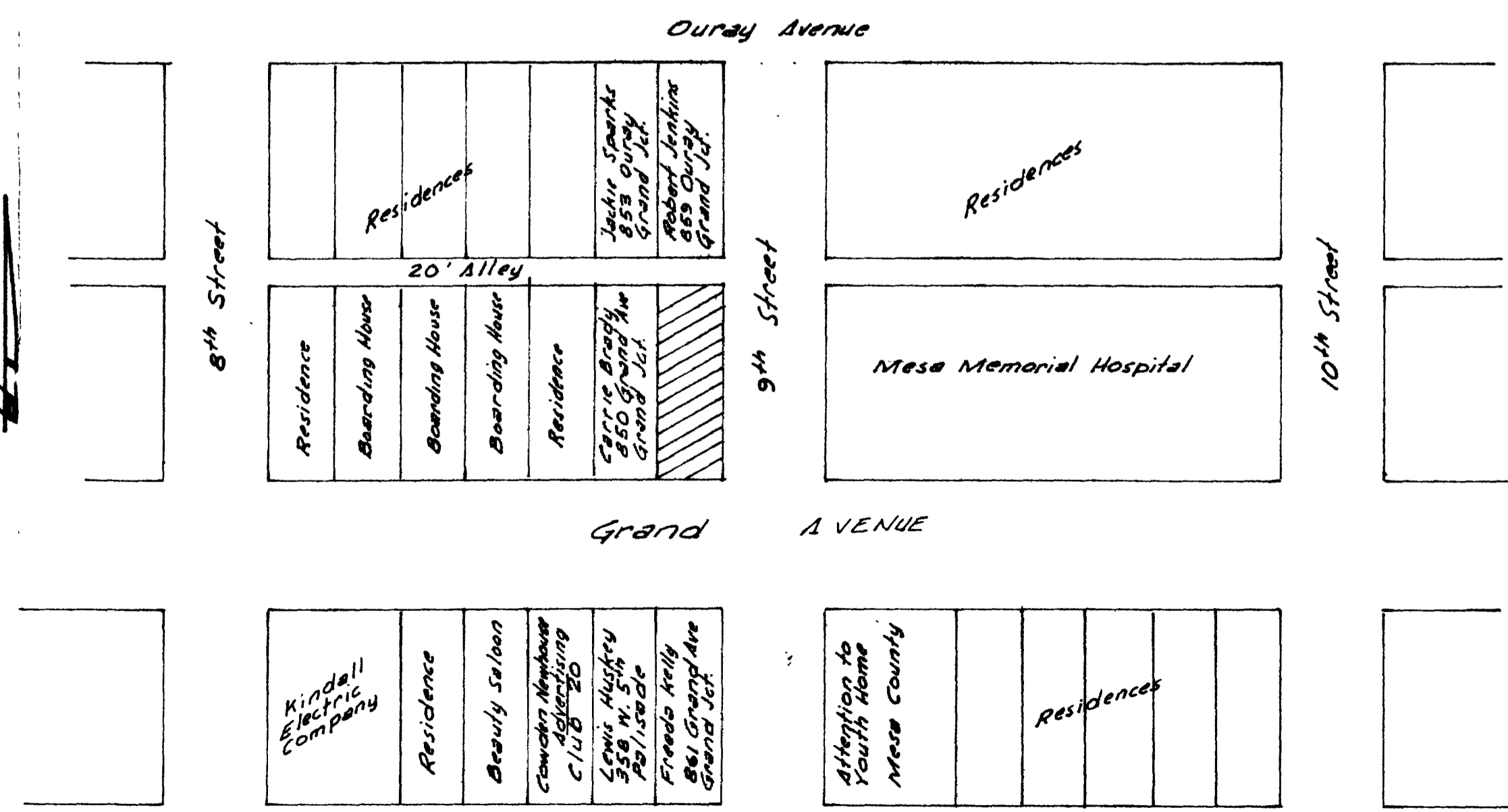
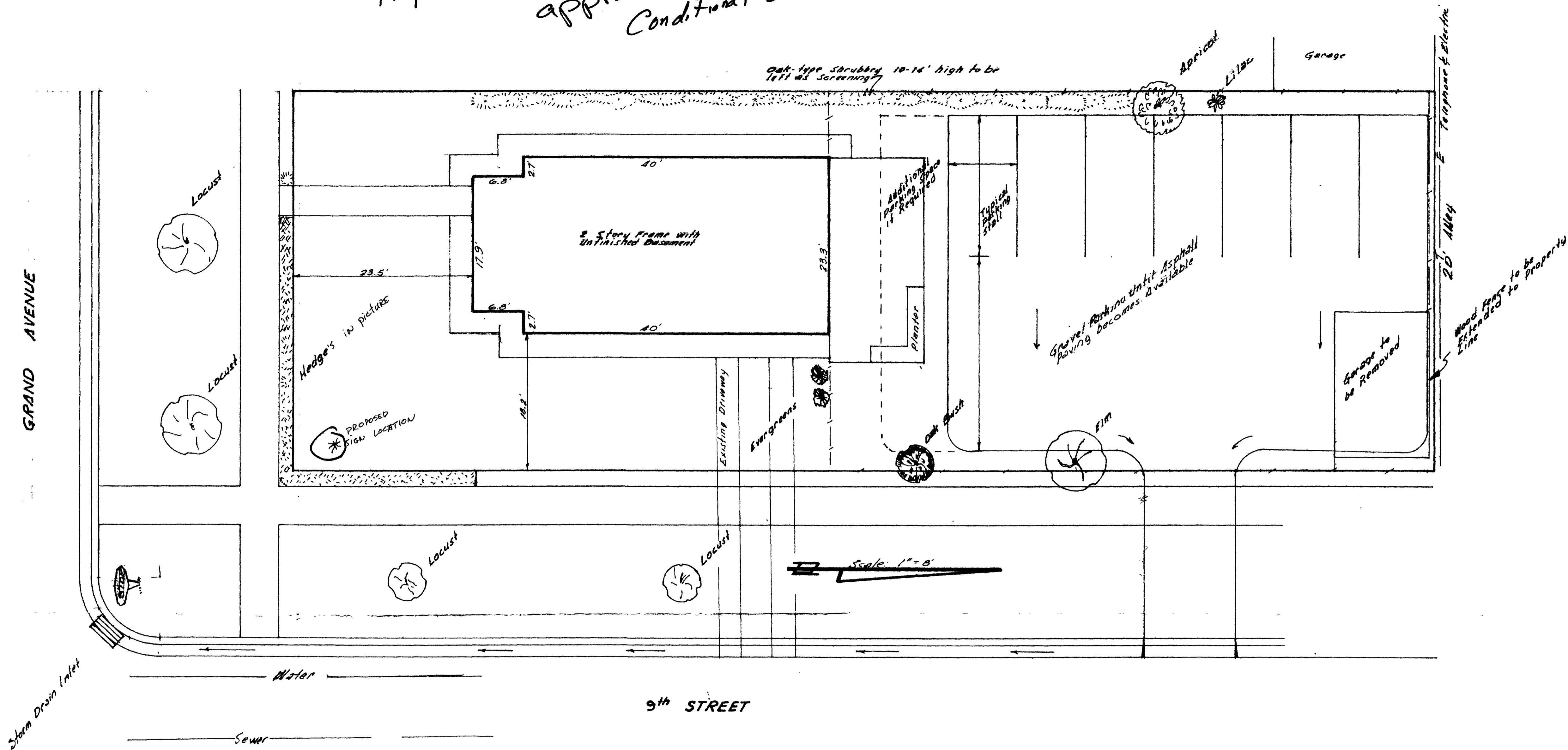
Sincerely,

A handwritten signature in cursive script that reads "Linda A. Weitzel".

Linda A. Weitzel
Planning Technician

xc: File

Request for sign approval for Conditional office Use.



Adjacent Property Owners & Land Use Map Not to Scale

Notes:

1. Usable Floor Area including Entry - 2107 SQ. FT.
2. All Landscaping shown is to remain.
3. Land use shown is from visual observation.
4. Proposed parking spaces - one additional planned if required.

Legend

- |—|—| Drainage Flow Pattern
- |—| Wood Fence

Approved _____ City of Grand Junction Planning Dept

Approved _____ City Council

OFFICE COPY #879

CONDITIONAL USE PLANNING MAP

BEN HILL/BUILDER

SCALE: As Shown APPROVED BY:

DATE: Oct. 1979

W.H. LIZER & ASSOCIATES - ENGINEERING
492 29 ROAD GRAND JUNCTION, COLO

0900-6461