

Table of Contents

File 1979-0070
Date 11/28/00

Project Name: 450Ouray Avenue – Conditional Use

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
		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 Sheet			
X	X	Letter from Karl Metzner to Sam Lockard re: concerning status of property – 3/16/83			
X	X	Letter from Sam Lockard to Karl Metzger re: asking for confirmation – 3/9/83			
X		Conditional Use Application			
X	X	Site Plan			
X	X	Letter from Sue Drissel to Jack Pennell re: approval of item-8/29/79			
X	X	List of Adjacent Property Owners			

Acres .18
Units N/A
Density N/A

ACTION SHEET

File # 70-79
Zone R-3
Tax Area Code N/A

Activity Conditional Use - Office in R-3

Phase N/A

Date Neighbors Notified _____

Date Submitted 1 August

Date CIC/MCC Legal Ad _____

Date Mailed Out 3 August

PC Hearing Date 28 August

Review Agencies 10 Review Period - Return By 17 August

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 city
- IRRIGATION _____
- DRAINAGE _____
- WATER (UTE, CLIFTON) _____
- SEWER _____
- CITY ENGINEER/UTILITIES _____
- MACK, LOMA, MESA, COLLBRAN
- FRUITA, PALISADE
- P.D. - Ed Vander Toek
- Parks & Rec. - Adleman

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>GPC</u>	<u>8-28-79</u>	<u>Ree APP Cond. Use, subj to staff comments, and that the home be kept in its present residential character.</u>
<u>CIC</u>	<u>9/19/79</u>	<u>Continuance to next mtg. for fact-finding</u>
<u>CIC</u>	<u>10-3-79</u>	<u>Approved</u>

Common Location 60'± West of 5th St. & North of of Quay Ave.

Staff Comments

check the alley for paving.

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 # 70-79

DATE SENT TO REVIEW AGENCIES 8-3-79

ITEM CONDITIONAL USE - OFFICE IN R3

DATE DUE 8-17-79

PC MEETING DATE _____

HCC/CC MEETING DATE _____

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
8-13-79	CITY FIRE	There are no problems with Fire Flow Requirements.
8-9-79	MTN. BELL	No objection.
8-9-79	CITY ENGINEER	All sidewalk on Ouray frontage is very old, deteriorated and very badly heaved. It should be replaced. The driveway apron is only 10 feet wide and is badly deteriorated. It should be replaced with a new 12 ft. wide concrete apron.
8-14-79	CITY UTILITY	I don't understand parking plan. I assume the four spaces on the east side are for employees since all but one would be blocked in. Is garage access from Ouray or from alley? If from Ouray it looks like a difficult maneuver to get into garage. South-bound traffic from parking spaces off alley will have to travel entire length of alley to west.
8-20-79	PUBLIC SERVICE	No objections.

DESIGN & DEVELOPMENT PLANNER

Recommend approval subject to:

- 1) Replacement of S.W. and curb cut on Ouray as suggested by city engineer.
- 2) There is concern regarding the spreading of business zones throughout established residential areas. As the proposed site is in an R-3 zone, the large residence could possibly be divided into a four-plex requiring eight parking spaces. An office use, kept in low profile, could retain the residential character of this area and not require any more parking than a four-plex would. However, renovation efforts must be strictly controlled to retain the residential character of the building. If this item is approved, staff should oversee these efforts.

GJPC 8-28-79

RIDER/GRAHAM/PASSED 5-0/A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL, SUBJECT TO STAFF COMMENTS, SUBJECT TO THE HOUSE AND LANDSCAPING BEING MAINTAINED IN ITS PRESENT CHARACTER AND CONDITION, AND REQUESTING THAT SAID CONDITION BE MONITORED BY STAFF.

Dean & Pat Adreason
450 Ouray Ave.
Grand Junction, CO. 81501

Shirley J. Brown
182 Sunlight Drive
Grand Junction, CO. 81501

Helen E. Marek
515 North 5th Street
Grand Junction, CO, 81501

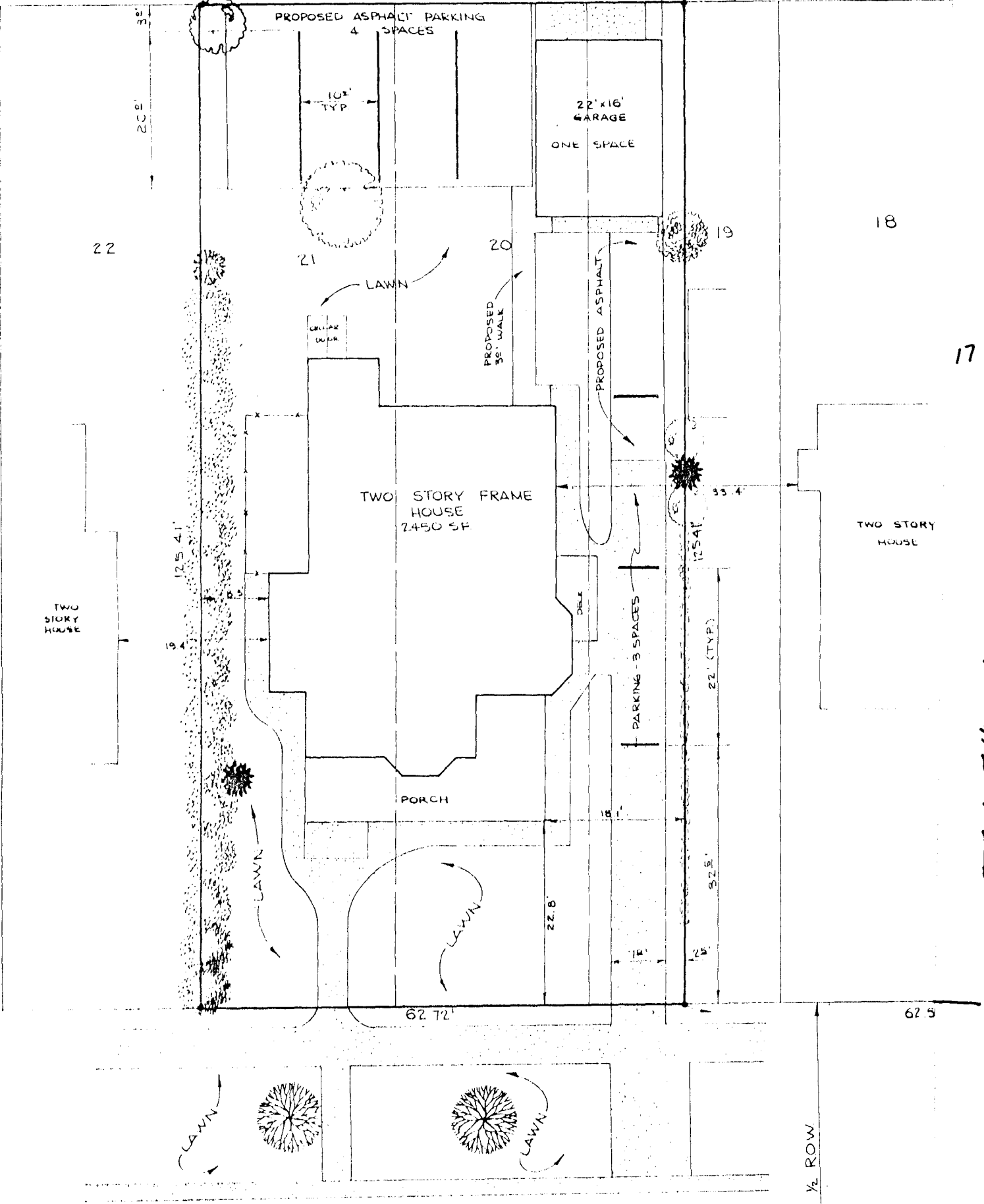
Harry H. Wetzel
460 Ouray Ave.
Grand Junction, CO. 81501

Ben E. Carnes & Wm. Nelson
444 White Ave.
Grand Junction, CO. 81501

Frank W. Mueller
447 Ouray Ave.
Grand Junction, CO. 81501

Pentecostal Assembly of God
P.O. Box 1055
Grand Junction, CO. 81501

20 ft Alley



Dunay Ave

5th St

City
County
Development
Department

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

August 29, 1979

Jack Pennell
P.O. Box 830
Rangely, Co 81648

Re: Condition Use - Office in R-3 Zone

Dear Sir:

On Tuesday, August 28, 1979, the Grand Junction Planning Commission voted to approve your petition for a conditional use - office in a R-3 zone subject to staff and review sheet comments.

Please contact our office if you have any questions.

Sincerely,



Sue Drissel,
Planning Technician

file #70-79

Sam P. Lockard

Attorney at Law

Valley Federal Plaza

P. O. Box 2631

Grand Junction, Colorado 81502

Telephone 303-243-5342
303-858-3937

SAM P. LOCKARD

March 9, 1983

Mr. Karl Metzger
Development Department
Grand Junction - Mesa County
559 White Ave.
Grand Junction, Colorado 81501

Re: 450 Ouray

Dear Mr. Metzger:

A property located at 450 Ouray within the city was afforded a conditional use by letter of your office on August 29, 1979. Mr. Jack Pennell was the owner and petitioner. Office use was granted in an R-3 zone. Oil and gas companies used the premises.

Mr. Don Massey, Mr. Eddie Distel and myself some time ago discussed with you a purchase of the property conditioned on an assurance that we could continue use of the space as a law office on the same terms and conditions as required of Mr. Pennell. You indicated there was no problem but that we should write this letter to you requesting written confirmation. This letter is to ask for that confirmation in writing.

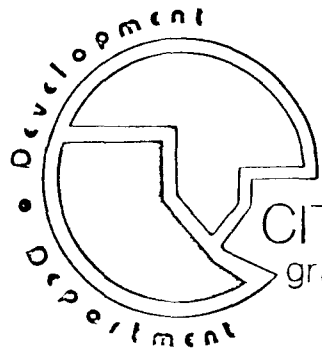
We appreciate your assistance in advance and do need a reply as soon as possible.

Yours truly,



Sam P. Lockard

SPL:c11



CITY - COUNTY PLANNING

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

(303) 244-1628

March 16, 1983

Mr. Sam P. Lockard
Valley Federal Plaza
P.O. Box 2631
Grand Junction, CO 81502

Dear Mr. Lockard:

As per your letter of March 9, 1983, I am confirming the status of the property located at 450 Ouray (Lots 20 and 21 and West 1/2 Lot 19, Block 59, City of Grand Junction).

The property received a conditional use approval for office use on August 28, 1979. The approval was based on the submitted site plan (copy enclosed) and the condition that the residential character of the structure and grounds would be maintained. As long as the site plan is not changed, and, as long as the condition of approval is maintained, the property may continue to be used as professional office. Any change to the structure or use may require rezoning, since offices are no longer conditional uses in a multi-family zone under the regulations adopted in 1981.

Please let me know if I can be of further assistance.

Sincerely,

Karl G. Metzner
City Planning Director

KGM/mm

Enc.