

Table of Contents

File 1979-0072
 Date 11/29/00

Project Name: Mountain West Office Products - Rezone

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>
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
X	X		*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)
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>			
X	X		Action Sheet
X	X		Review Sheet
X			Petition and Application for Rezoning
X			Development Summary Form
X			Deed
X	X		Letter from Sue Drissel TO Larry Klauzer re: approval of item with conditions – 8/29/79
X	X		Handwritten notes to file from Alex Candelaria – 6/18/80
X	X		Site Plan

Acres .25
Units N/A
Density N/A

ACTION SHEET

File # 72-79
Zone R-2
Tax Area Code N/A

Activity Rezone R-2 to P.D.B.

Phase w. Final Dev. Plan

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 17th

- | | |
|--|---|
| <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 type="checkbox"/> IRRIGATION _____ |
| <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 _____ |
| <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>P.D. Ed Vander Toole</u> |
| <input type="checkbox"/> STATE HIGHWAY | <input checked="" type="checkbox"/> <u>Parks & Rec.</u> |
| <input type="checkbox"/> STATE GEOLOGICAL | _____ |
| <input type="checkbox"/> STATE HEALTH - RADIOLOGICAL | _____ |
| <input type="checkbox"/> TRANSAMERICA TITLE | _____ |

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>G/AC</u>	<u>8-28-79</u>	<u>REC. APP. of RE-ZONE; REC. APP SUB. to Staff comments & change grapestake fence to cedar, add one more parking space, with consideration of the re-zone as a buffer for residential from a heavy commercial, and not precedent setting for business zones in this area.</u>
<u>CIC</u>	<u>9/19/79</u>	<u>CONSENT AGENDA - App.</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Common Location S.W. Corner 17th & MAIN

Staff Comments

Original Documents

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

Imp. Guarantee Receipt # _____ Check # _____

Covenants _____ Open Space Dedication

Power of Attorney

Dev. Schedule

REVISION SHEET SUMMARY

FILE # 72-79

DATE SENT TO REVIEW AGENCIES 8-3-79

ITEM REZONE R2 to PB & MOUNTAIN WEST
OFFICE PRODUCTS - FINAL

DATE DUE 8-17-79

PC MEETING DATE _____

BOCC/CC MEETING DATE _____

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
8-13-79	CITY FIRE	Okay to rezone. Possible extra hydrant needed at time of construction, depending on required fire flow of building.
8-10-79	MTN. BELL	No objections.
8-8-79	CITY ENGINEER	28.5 ft. half ROW? Street and alley improvements or powers of attorney should be provided for 17th Street and alley.
8-14-79	CITY UTILITIES	If trash tank is desired a space for it should be provided.
8-20-79	PUBLIC SERVICE	Gas & Electric: No objections.

DESIGN & DEVELOPMENT PLANNER

Recommend approval subject to:
 1) P.O.A. and R.O.W. as required by city engineer.

GJPC 8-28-79

GRAHAM/RIDER/PASSED 4-1 (FLAGER VOTING AGAINST)/A MOTION TO RECOMMEND APPROVAL OF THE REZONE TO THE CITY COUNCIL.

GRAHAM/SCHOENBECK/PASSED 4-0 (FLAGER ABSTAINING)/A MOTION TO RECOMMEND APPROVAL OF THE FINAL PLAN TO THE CITY COUNCIL, SUBJECT TO STAFF COMMENTS, SUBJECT TO A CEDAR FENCE BEING SUBSTITUTED FOR THE PROPOSED GRAPE STAKE FENCE, SUBJECT TO THE PETITIONER ADDING A TENTH PARKING SPACE TO THE SITE, AND STIPULATING THAT THE USE IS TO SERVE AS A BUFFER BETWEEN THE RESIDENTIAL AND COMMERCIAL AREAS AND IS NOT MEANT TO SET A PRECEDENT.

Ruth Cerney
10505 W. 26th St.
Lakewood, CO. 80215

Anne E. Jonas
1631 Main St.
Grand Junction, CO, 81501

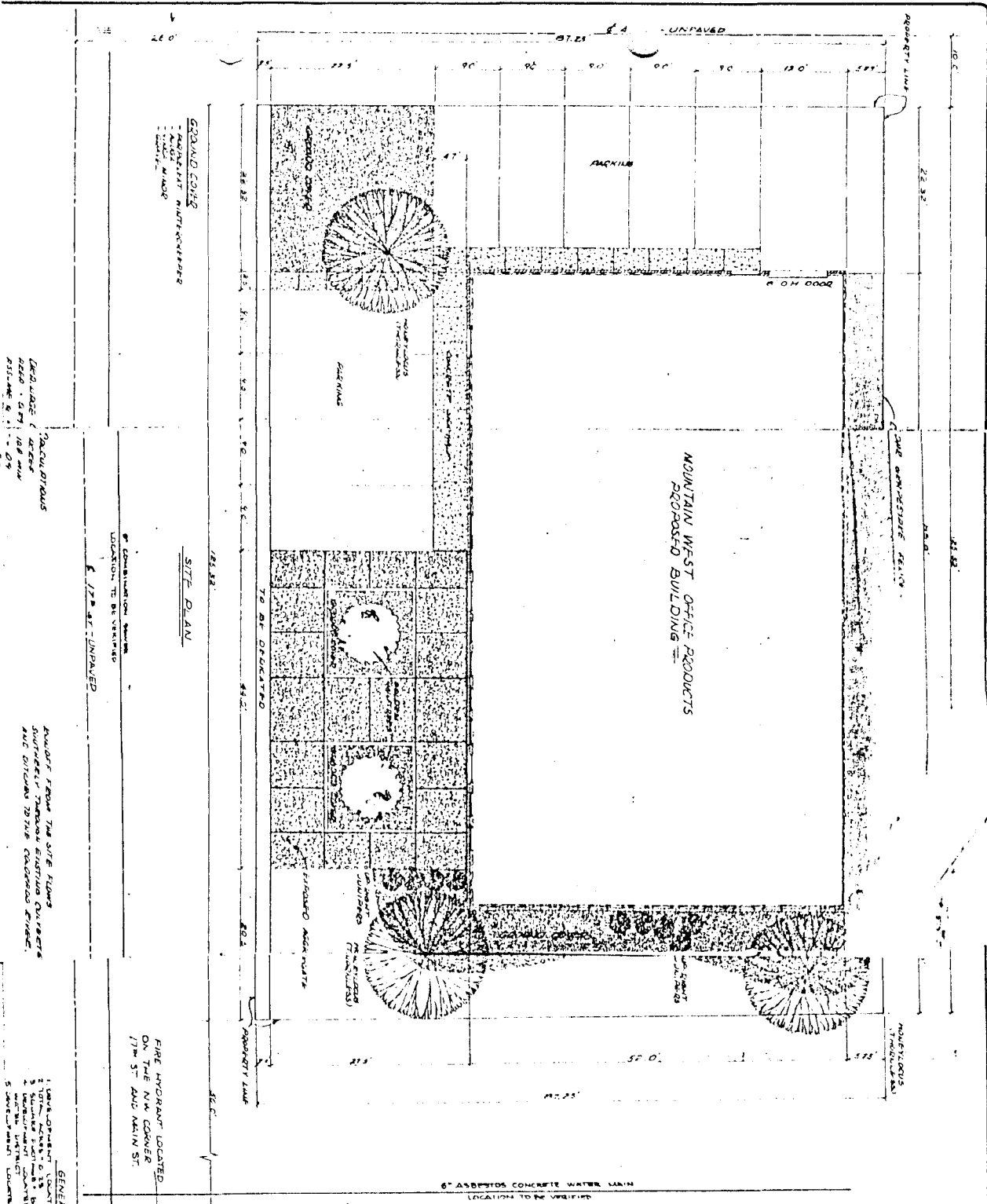
Larry Klauzer
P.O. Box 2088
City

Pearl M. Hoyt
454 N 25th Street
City

AJ & TA Arevian
145 S. 17th Street
City

LB Dowd & Co.
Pufferbelly Station
City

Milton W. Crawford
2677 Capra Way
City



DATE: 10/10/00
DRAWN BY: [Name]
CHECKED BY: [Name]

PROJECT: MOUNTAIN WEST OFFICE PRODUCTS RESEARCH BUILDING

GENERAL NOTES

An on-site inspection was done on 6/18/80 and these are the items that appeared not to have been completed.

Retention for imp.
OK

done
(1)
(2)

No P.O.A. turned into our office or in the files for 17th St & Alley

Three Honeylocus as per approved on site plan.

~~(3)~~ It appeared that there were enough parking space, but were not strip.

done (4) No Cedar fence along the west property line to screen from residential, as per approved.

Alex Candelaria 6/18/80

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

Larry Klauzer
P.O. Box 2088
Grand Junction, Co 81501

Re: Rezone

Dear Sir:

On August 28, 1979 the Grand Junction Planning Commission voted to recommend approval for your petition to rezone R2 to PB for Mountain West Office Products subject to:

- a. staff and review sheet comments
- b. the grapestake fence on the west side be changed to cedar
- c. parking be changed from 9 to 10 spaces

Please contact our office if you have any questions.

Sincerely,



Sue Drissel,
Planning Tech. I

cc file #72-79