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File 1979-0083
Date 12/8/00

Project Name: Victoria Square Offices - 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	<p>*Summary Sheet – Table of Contents</p>		
		Application form		
		Receipts for fees paid for anything		
		*Submittal checklist		
X	X	<p>*General project report</p>		
		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)		
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>				
X	X	Action Sheet	X	Petition and Application for Rezoning
X	X	Review Sheet Summary	X	Deed
X	X	State of Intent	X	Elevation Map
X		Development Plan Application		
X		Letter from Bob Bright to Carl Vostatek, Architect re: landscaping – 9/22/80		
X	X	Site Plan		
X	X	Handwritten Notes to Karl from Tamra – 11/26/79		
X	X	Handwritten Note to Gerry Ashley from Karl Metzner re: Deceleration lane – no date		
X	X	Letter from Carl Vostatek to Karl Metzner re: planning holding up issuance of the Certificate of Occupancy-8/25/80		
X	X	Letter of protest against landscaping –anonymous – received 9/22/80		
		Letter from Sue Drissel to Carl Vostatek re: denial of petition-12/21/79		
X		Final Development Plan Application		

Acres 117 Approx 7500 #
Units N/A
Density N/A

ACTION SHEET

File # #83-7
Zone _____
Tax Area Code _____

Activity Rezone ^{RC to PB} & Final Dev. Plan for Victoria Square Offices

Phase FINAL Date Neighbors Notified _____

Date Submitted 1 Nov 79 Date CIC/MCC Legal Ad _____

Date Mailed Out Nov 2 79 PC Hearing Date 29 Oct 79

Review Agencies 10/14/79 Review Period - Return By Nov. 12, 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 city
- ___ IRRIGATION _____
- DRAINAGE G.S.
- ___ WATER (UTE, CLIFTON) _____
- ___ SEWER _____
- CITY ENGINEER/UTILITIES _____
- ___ MACK, LOMA, MESA, COLLBRAN
- ___ FRUITA, PALISADE
- P.D. - Ed Vander Took
- MAPPING
- Comprehensive
- Park & Rec.

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>GJRC</u>	<u>11-27-79</u>	<u>Pulled - Daily Sentinel messed up the ad-schedule for Dec.</u>
<u>GJPC</u>	<u>12-18-79</u>	<u>REC DENIAL RE-ZONE: (1) DOESNT MEET DTH ST. POLICIES,</u> <u>(2) NEED TO PROTECT RES. AREA (3) EXISTING ZONING WRONG</u> <u>IN FIRST PLACE</u>
<u>CIC</u>	<u>1/16/80</u>	<u>fact finding Feb. 6, 1980,</u>
<u>CIC</u>	<u>2/6/80</u>	<u>approved.</u>
<u>CIC</u>	<u>11/19/80</u>	<u>See file # 74-80</u>

Common Location S.W. CORNER 12th ST. & Gunnison Ave.

Staff Comments

NEED REZONE PETITION 

Frank Down - no confidence in
12th St. Policy Statements -
send back to P.C. for
rehearing. T & I 

Comment from Rich on
decl. done.

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 # 83-79

DATE SENT TO REVIEW AGENCIES 11/2/79

ITEM REZONE RIC to PB & VICTORIA SQUARE DATE DUE 11/12/79

OFFICES-FINAL PLAN & PLAT

PC MEETING DATE

MCC/OC MEETING DATE

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
11/8/79	CITY UTILITIES	12th Street has a lot of traffic - introducing additional traffic into and out of alley for access to an office building will increase traffic hazards. Alley should be service vehicle access only where feasible.
11/8/79	MAPPING	No Comment
11/8/79	CITY ENGINEER-RISH	Curb, gutter and sidewalks exist on both 12th and Gunnison and are in good condition. The proposed layout with no curb cuts on this busy intersection is very good. The existing alley pavement is very deteriorated and should be paved on their frontage to accomodate the traffic to and from the proposed parking lot.
11-14-79	PUBLIC SERVICE	GAS: no objection. ELECTRIC: no objections.
11-19-79	GJ DRAINAGE	Okay.

COMPREHENSIVE PLANNER

The requested zone change is not consistent with either of the adopted 12th Street Policies concerning the existing zoning between North Avenue and Pitkin Avenue (#6) or with the policy of avoiding "stripping" 12th Street (#7).

The presence of a park (Lincoln Park) should have a positive influence on residential development, one of the amenities desirable for residential development.

The existing residential neighborhood is maintaining viability and is not declining nor is it changing in character. An error in zoning is not readily evident, nor has the area changed enough to warrant a rezoning. In this instance any development must be compatible with the existing development.

DESIGN & DEVELOPMENT

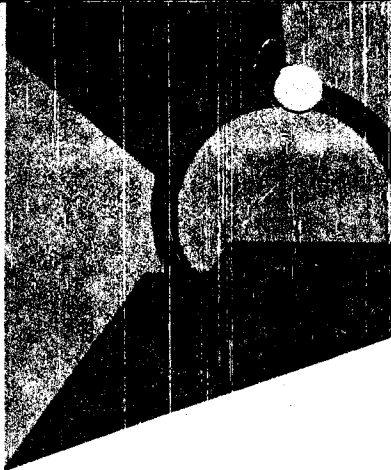
- *Proposed architectural design of office building is residential in character and compatible with adjacent homes.
- * Signage should be minimal and against structure.
- * Groundcover should be some type of grass versus the proposed gravelly "desert" landscaping to best relate to landscaping of area. A new planting plan should be submitted.
- * No curb cuts should be allowed off 12th. Possible some sort of screening (fencing, low shrubs) could be utilized to route traffic to alley access.
- * Screening on west property line should also be addressed (cedar fence?)
- * What type of office use is proposed for this site?

STAFF RECOMMENDATION

This project does not meet 12th Street Policy Statement (as per Comp Planner comments). If considered for approval an amendment to the policy statement should be considered.

GJPC 12-18-79

RIDER/GRAHAM/PASSED 3-1 A MOTION TO RECOMMEND DENIAL OF THE REZONE AND FINAL PLAN FOR THE FOLLOWING REASONS: 1) THAT IT DOESN'T MEET THE 12th STREET POLICIES 2) I FEEL WE STRONGLY NEED TO PROTECT A NICE RESIDENTIAL NEIGHBORHOOD: 3) IT DOESN'T MEET THE CRITERIA ESTABLISHED FOR A REZONE-NEIGHBORHOOD HAS CHANGED, OR THERE IS A REAL NEED FOR MORE ZONING OF THE TYPE REQUESTED, OR THE ZONING WAS WRONG IN THE FIRST PLACE. SCHOENBECK VOTING AGAINST THE MOTION.



vostatek construction & design, inc.
carl vostattek a.i.a., president

STATEMENT OF INTENT
"Victoria Square Offices"

Proposed rezone
R 1-C to PB
Lot 17, Block 45
City of Grand Junction, Colorado

The site in consideration is the vacant parcel of ground at the southwest corner of 12th Street and Gunnison Avenue. For many years this rather prominently located site (diagonally across from one of the main entrances to Lincoln Park and on the heavily travelled 12th Street corridor) has been nothing more than a vacant lot producing a robust crop of weeds annually.

It is unfortunate that a site in such a visually prime location to both automobile and pedestrian users should be relegated to this condition. Upon careful study there are reasons why this has come about:

- a) Being on busy, noisy 12th Street the site has not been especially desirable for the construction of a single family residence, the use permitted by its present R 1-C zoning. Privacy, safety and noise pollution are the basic considerations which render the site not amenable to a residential use.
- b) Even if consideration would be given to placing a residence on the site, the required setbacks result in a fairly unuseable envelope in terms of width (less than 20 feet approximately). Today's design and style preferences do not lend themselves to a readily acceptable solution with these restrictions for most of our contemporary new home builders.
- c) With these problems, willing buyers have been few to purchase the parcel when up for sale. The absentee owners do not desire to develop the parcel themselves.

Analyzing the site with the aforementioned problems for a residential application, its use as a commercial site become obvious. There are, though, certain conditions that must be dealt with to successfully apply this use to this site, and I shall now address those:

route 4 box 379 palisade colorado 81526 phone (303) 464-5227



vostatek construction & design, inc.
carl vostatsek a.i.a., president

- a) The architectural character of the neighborhood is residential (with the exception of the commercial use directly north across Gunnison Avenue) and of a building style popular in the earlier part of the century. A commercial building on this site would definitely have to be compatible with this established character and style or be rudely out of place.
- b) Parking and access to parking are of greater importance than for a residential use. Additional curb cuts off of 12th Street should not be made.

The solution I propose for the use of this site is as follows:

A two story office building of about 2200 square feet that has a residential appearance of the "Victorian" style. The parking area will have access off the already existing alley which has 11th and 12th Street curb cuts. The eight parking spaces provided more than meet the city's requirement of one space per 300 square feet of office area.

The sudden emergence of this structure at the corner of 12th and Gunnison should be, I believe, a welcome addition to the visual environment as one travels these two streets. Also, if handled properly (in terms of design and construction) this unique building should be an aesthetic treat.

The design will be carefully controlled and be more than compatible with those residences nearby. I will do my utmost to blend this building in with those already there.

The office use to which the site shall be put will not be so heavy that it would disrupt the adjacent residential use and users, especially in light of the already existing 12th Street corridor on the site's east side.

In conclusion, I suggest that this office structure housing one to two businesses will not detract from this neighborhood but rather enhance it!

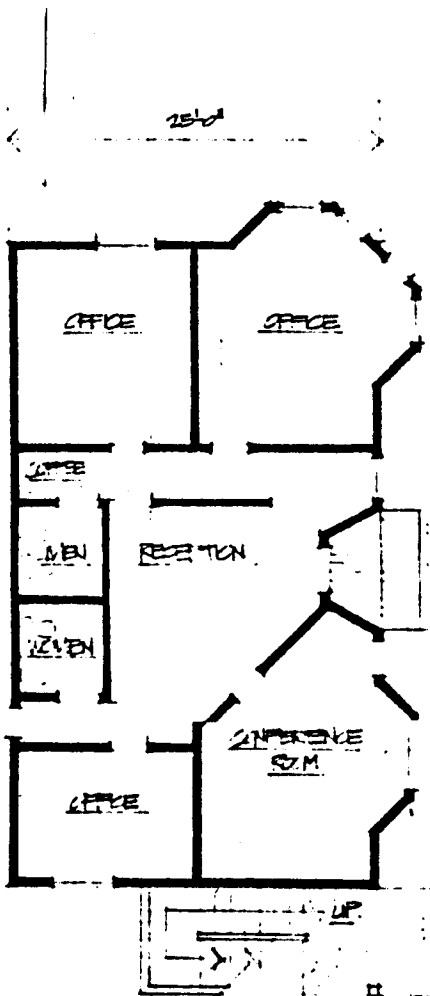
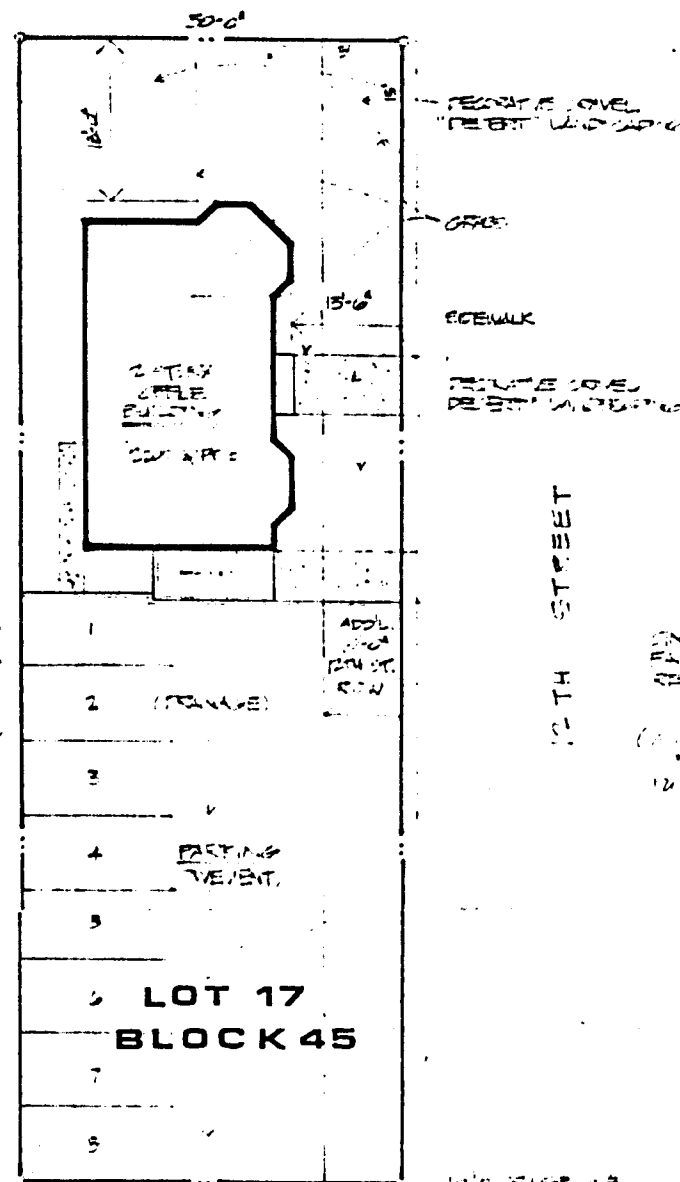
Respectfully submitted,

Carl Vostatek, A.I.A.
Architect/Developer

route 1 box 379 palisade, colorado 81526 phone (303) 464-5227

COMMERCIAL EQUIPMENT RENTAL
(THOMAS K YUNKE 2700 G ROAD)

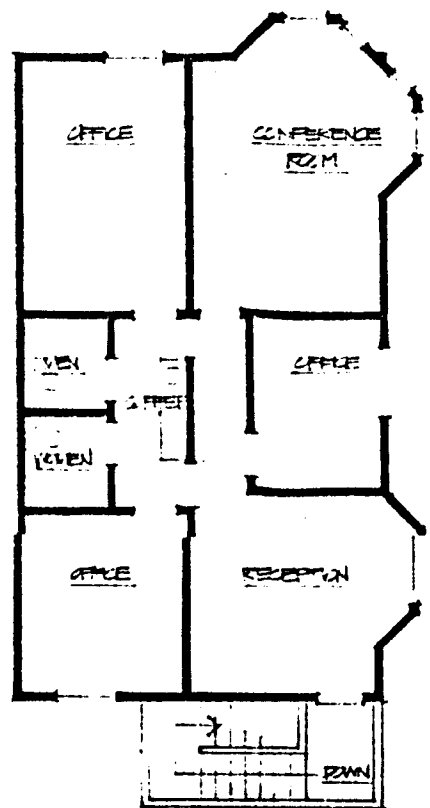
GUNNISON AVENUE



FIRST FLOOR

1/8" = 1'-0"

2200 SQ FT - TOTAL
CONSTRUCTION SCHEDULE - 12 TO 20 DAYS FROM START BUILDING - 2015



SECOND FLOOR

1/8" = 1'-0"

SCALE 1/8" = 1'-0"
HALL (157 SQUINCH)

SCALE 1/8" = 1'-0"
HALL (157 SQUINCH)

GUNNISON AVENUE

50'-0" GRAVEL

CHECKED
7/30/81
G.M.Z.

DECORATIVE GRAVEL
"DESERT" LANDSCAPING

TREE

GRASS

GRAVEL

SIDEWALK

DECORATIVE GRAVEL
"DESERT" LANDSCAPING

TREE

GRASS

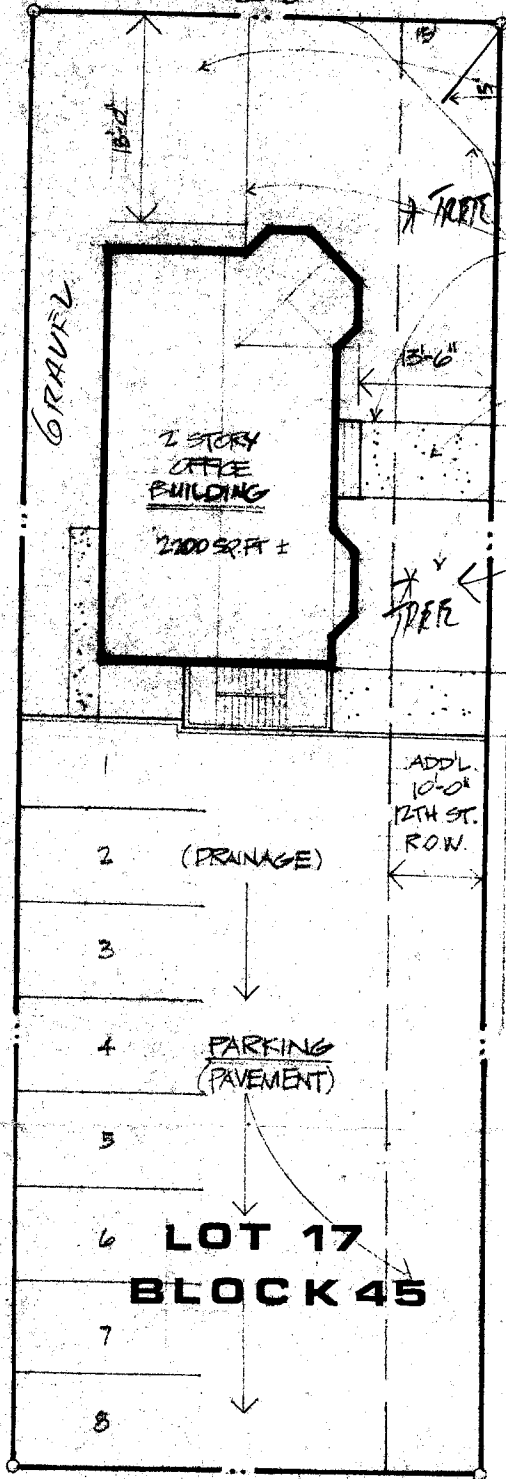
12TH STREET

SINGLE FAMILY RESIDENCE

(RICHARD M. & STACY HALL
1157 GUNNISON)

SINGLE FAMILY RESIDENCE

(ANDREW T. PRINSTER
1203 GUNNISON)



ADDL. 10'-0" 12TH ST. ROW.

PARKING (PAVEMENT)

LOT 17
BLOCK 45

10" SEWER LINE

ALLEY

PLOT PLAN

1/16" = 1'-0"

SINGLE FAMILY RESIDENCE

(JACQUELINE & EDWIN G. COFFEY
671 N. 12TH)

e offices

COLORADO

PALISADE, COLORADO



August 25, 1980

Mr. Karl Metzner
City Planning Department
559 White Avenue Room 60
Grand Junction, Colorado 81501

Dear Karl:

As you know, the final landscaping for my project at 655 12th Street is somewhat different from the layout shown on the Plot Plan which you have on file at your department. Because of this difference, Planning is holding up issuance of the Certificate of Occupancy until this situation is resolved.

Please allow me to explain how this circumstance came to be and determine whether you feel it can remain as is.

First, in the course of our discussions during the "Planned Development" design phase, you and I had several discussions concerning how the site was to be treated. In terms of landscaping, I thought we had mutually agreed that the entire site could be done in "Desert Landscaping" as long as some greenery was incorporated (as the "as-built" Plot Plan shows), even though I didn't show this on the Plot Plan you have. This is the premise I was using as I landscaped recently, even though the Plot Plan shows otherwise. My memory could be serving me wrong, though, for we negotiated on many items some of which are also not shown on the plan (for instance, increasing the alley turn-in radius off 12th Street which was done per engineering's specifications).

Second, the Buyers of the building requested that landscaping maintenance be kept to a minimum for they are not interested in and do not have the time to properly maintain a lawn area. Therefore, the "Desert Landscaping" theme with washed gravel, colored gravel, and some planting (two trees, yucca, and low shrubs) was the logical solution.

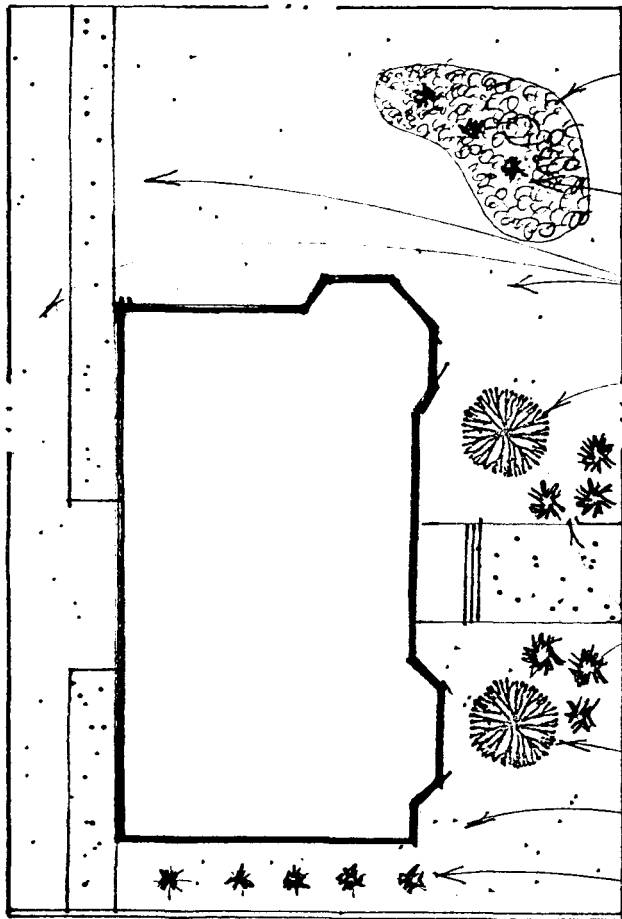
Karl, I believe the manner in which the site is now landscaped is presentable and aesthetically pleasing. I have substituted planting for the grassed area so we've some greenery present.

I respectfully request that the slight variance (ie. no grass) be allowed to remain as is. If you feel the council should review this situation, and they do, I'll abide by the decision they make.

Truly yours,



Carl Vostatek



MOUND WITH
COLORED "VOLCANIC"
ROCK

YUCCAS

WASHED GRAVEL

TREE

SHRUBS

TREE

WASHED GRAVEL

SHRUBS

PAVING

655 12 STREET

"AS-BUILT" LANDSCAPING
PLAN

8/25/80

RECEIVED MESA COUNTY
DEVELOPMENT DEPARTMENT

SEP 22 1980

Dear Sirs,

We live in the neighborhood of 12th Gunnison. We would like to compliment the builders of the "Victoria Square" for the design of their building.

Since we do have to have a business on that corner, we feel the structure blends in well with the residences. However, the landscaping does not blend in well at all. The gravel makes the whole place stick-out like a sore thumb.

We were under the impression when the zoning was changed to approve this structure, that the building would be compatible and the landscaping would help make the business blend into the neighboring residences.

We did not protest the zoning change because the architects plans did require proper plantings and a lawn.

We and several of our neighbors would greatly appreciate your efforts toward having them conform to the original plans. Had we known it would turn out like that, we might have considered protesting the zoning change.

Thanks

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

September 22, 1980

Carl Vostatek, Architect
655 36½ Road
Palisade, CO 81525

Dear Carl:

We have received a letter concerning the landscaping at Victoria Square, a copy of which is enclosed for your reference. Apparently, some in the neighborhood are concerned that the desert landscaping does not fit in with the character of the surrounding residences.

I think it would aid the issue greatly if we could take it back to the City Council for a clarification of their intent concerning the landscaping. Please let me know when it would be convenient for you so I can schedule the item for Council consideration.

Thank you for your attention to this matter.

Sincerely,

Bob Bright
Senior City Planner

BB:CA

Enclosure

Mobile
2436886

**City
County
Development
Department**

MEMORANDUM

Reply Requested

Date:

YES NO

To: Gerry Ashley
City Attorney

From: Karl Metzger
Asst Dir.

Re: Deceleration Lane at 12th &
Gunnison for Victoria Square
OFFICE DEVELOPMENT.

The applicant's suggestion of a deceleration lane was reviewed by Ron Rish. He does not feel an decel. lane to be appropriate & would rather see the curve radii at the alley increased to provide an easier turn. I discussed this with the petitioner & he is agreeable to providing those improvements per the city engineers specs.



CITY AND COUNTY PLANNING & DEVELOPMENT PROCESSING-

CITY AND COUNTY BUILDING PERMIT & INSPECTION

MEMORANDUM

Reply Requested

Date: 11-26-79

YES NO

To: Karl

From: Jamra

The Daily Smile messed up on the legal ad for tomorrow night's GPOC mtg. They didn't print the legal description for #83-79, Rezone & Victoria Square offices.

Roll
Notify petitioner that it was the Sentinals fault & note in the file what happened. Should be #1 on Dec. Agenda.

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

December 21, 1979

Carl Vostatek
655 36-1/4 Rd.
Palisade, Co

Dear Sir:

On December 18, 1979 the Grand Junction Planning Commission voted to recommend denial of your petition for Rezone R1C to PB and Victoria Square Office for the following reasons:

- a) does not meet the 12th St. policy
(a copy of which is enclosed)
- b) the area is primarily residential
- c) the existing zoning is incorrect

Because you retain the right to have the petition presented to the Grand Junction City Council it has been scheduled for January 16, 1980 at 7:30 p.m. If you do not wish to continue with this item please notify our office so that we may delete it from the agenda.

If you decide to continue with this project please be in attendance or have a representative in attendance at the above mentioned hearing.

Sincerely,

Sue Drissel,
Planning Tech I

cc file #83-79