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File 1980-0004
Date 1/12/01

Project Name: Cox (3^d & Belford) Rezone – R2 to P

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
X		Reduction of assessor's map
		Evidence of title, deeds
X	X	*Mailing list
		Public notice cards
		Record of certified mail
X		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		Review Sheets			
X	X	Review Sheet Summary			
X	X	Letter from Jeff Ollinger to Karl Metzner re: Impact Study – 1/3/80			
X		Rezone Application			
X		Letter from Sue Drissel to Kenneth Cox re: schedule of hearing-2/1/80			
X	X	Planning Commission Minutes - ** - 1/29/80			
X	X	Handwritten notes to file – 4/9/82			

Acres .144
Units _____
Density _____

ACTION SHEET

File # 4-80
Zone _____
Tax Area Code _____

Activity Rezone R-2 to P

Phase _____ Date Neighbors Notified 1.21.80

Date Submitted 1.2.80 Date CIC/MCC Legal Ad _____

Date Mailed Out 1.11.80 PC Hearing Date 29 JAN 1980

Review Agencies _____ Review Period - Return By 1.21.80

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
- 10 day Review Period*
- FIRE city
 - IRRIGATION _____
 - DRAINAGE _____
 - WATER (UTE, CLIFTON) _____
 - SEWER _____
 - CITY ENGINEER/UTILITIES _____
 - MACK, LOMA, MESA, COLLBRAN _____
 - FRUITA, PALISADE _____
 - Jim Patterson
 - ~~Energy Office~~
 - P.D. Ed VanderTook

Board	Date	Comments
<u>GSPC</u>	<u>1-29-80</u>	<u>Pl app subj. D staff recommendations</u>
<u>CIC</u>	<u>2/20/80</u>	<u>Approved</u>

Common Location lots 17, & 18 of Blk. 10
N.W. corner of N. 3rd St. & Belford Ave.

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 # #4-80

DATE SENT TO REVIEW AGENCIES _____

ITEM Rezone R-2 to P

DATE DUE _____

PC MEETING DATE _____

MCC/CC MEETING DATE _____

N.W. corner of N. 3rd St. and Belford, Lots 17 & 18 of Block 10

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
1-18-80	CITY ENGINEER	Since this is a corner lot, I want to know where curb cuts for access will be and what size. Intersection vs cuts should be a consideration of whether to designate this as a parking lot.
1-18-80	GRAND JUNCTION FIRE	This office has no objections
1-18-80	PUBLIC SERVICE	no objections
1-21-80	TRANSPORTATION	In order to comment on the use of this property as a parking lot, more details regarding layout of spaces and proposed ingress/egress from 3rd Street and Belford Avenue are needed.
1-21-80	DESIGN & DEVELOP. PLANNER	The proposal for this Parking zone complies with Policy Statement #9 for the North Avenue Corridor advocating landscaped parking areas as an appropriate use on the north side of Belford. It is understood that this parking is to be used for the property abutting to the north. A site plan for this parking zone must be submitted with the building permit application for the proposed restaurant on North Avenue. This should meet "P" Zone requirements for screening and landscaping.
1-23-80	MOUNTIAN BELL	No objections

STAFF RECOMMENDATION: Recommend approval of the rezone as it complies with Policy Statement # 9 for the North Avenue Corridor, with the following concerns to be addressed at the time the site plan is submitted for review:

1. City Engineer should be contacted regarding placement of curb cuts.
2. Ingress and egress are of special concern on this corner lot for a parking area and should be seriously considered in development of the site design.
3. Landscaping, screening from adjacent uses, curb cuts, and layout of an organized design should be addressed in the site plan submitted with the building permit application for the restaurant.

GJPC/1-29-80/RIDER/PICKENS PASSED 6-0 A MOTION TO RECOMMEND APPROVAL OF REZONING THE NORTHWEST CORNER OF NORTH THIRD STREET AND BELFORD AVENUE FROM R2 TO P, SUBJECT TO STAFF COMMENTS

PROPERTY OWNERS DIRECTLY ABUTING LOTS 17 & 18, BLOCK 10, CITY OF GRAND JUNCTION.

W. R. Hall
c/o Kenneth Ray Cox
444 Manzana Dr.
Grand Junction, Co 81501

J. Kenneth & Frances Baird
303 Belford Ave.
Grand Junction, Co 81501

Paul R. and E. B. Bainter
254 Belford Avenue
Grand Junction, Co 81501

Carol Gay Young
251 Belford Ave.
Grand Junction, Co 81501

Dale L. & Edward E. Dumont
1022 N. 3rd Street
Grand Junction, Co 81501

Judy Moss
948 24 Road
Grand Junction, Co 81501

Ricky Lovato
1018 N. 3rd St.
Grand Junction, Co 81501

Iris M. Coleman
1856 J. Road
Fruita, Co 81521

JEFF OLLINGER
858 Grand Avenue
Grand Junction, Co 81501
Phone: 241-1129

DATE: January 3, 1980

Karl Metzner, Senior Planner
City-County Development Dept.
559 White Ave, Room 60
Grand Junction, Co 81501

Dear Mr. Metzner,

The following is an Impact Study for Kenneth Ray Cox Rezoning Petition. The petition is for a zone change on 0.144 acres presently zoned R-2 with a request to change to a P (off-street parking) zoning designation.

The two existing lots are presently covered with black-top and are vacant. The property was previously used as a holding area for automobiles waiting to be sold by an automobile dealer.

The following is in response to rezoning application submittal requirements (paragraph d, 1 thru 5).

1. This petition for rezoning is needed to provide off-street parking for a family oriented restaurant fronting on the south side of North Avenue.
2. This petition for rezoning will help eliminate or reduce noisy vehicular activity by young auto drivers on the presently vacant, black-topped lot.

Future impact on the area will amount to a slight increase in vehicular activity in the area near the intersection of Belford Avenue and N. 3rd Street. In this area, Belford and N. 3rd Street do not serve as through streets and this rezoning will not create a through traffic route. Rezoning this property for off-street parking will help Belford Avenue to continue to be an accessory street to North Avenue.

The rezoning of this property located along the north side of Belford Avenue for off-street parking will be in keeping with "North Avenue Corridor" policy statements number one and nine.

3. Ingress and egress to the proposed parking area will not be near the high volume intersection of North Avenue and N. 3rd Street and will not create a hazardous traffic pattern.

(continued on page 2)

(2)

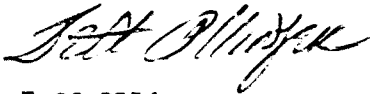
4. The rezoning of this property for off-street parking will not reduce accessibility to utilities for this property and adjoining properties.

5. The rezoning of this property for off-street parking will have very little, if any, impact on the sewerage system, water supply system, police protection, fire protection, parks and schools.

A slight increase in traffic activity may result, but this increase will be accessory activity to North Avenue and will not create a through traffic situation.

If you have any question or concern about this rezoning request, please contact me at 241-1129.

Sincerely,



Jeff Ollinger
Representative for Kenneth Ray Cox

April 9, 1982

Spoke with Ken Cox by phone. Leasing of property for a pizza establishment fell through, consequently there's never been any improvements done to the parking lot. Entire property (from North Ave. to Belford) is presently for lease, rent or sale -

Lance Dms