

Table of Contents

File 1980-0009
Date 3/28/01

Project Name: Brown -Conditional Use for Office-Rezone R-1-C to R-3

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>		
		X	X	*Summary Sheet – Table of Contents
		X	X	Application form
				Receipts for fees paid for anything
			*Submittal checklist	
X	X		*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		Review Sheets			
X	X	Review Sheet Summary			
X	X	Rezone Application			
X	X	Conditional Use Application			
X	X	Site Plan			
X	X	Signed Petitions			
X	X	Impact Study			
X		Legal Description			
X	X	Resolution of Decision on Rezoning Application by Brown contained in City Council Minutes 4/2/80 - **			
X	X	Twelfth Street Corridor Policy Statements			
X		Photos			

Acres .25
Units N/A
Density N/A

ACTION SHEET

File # 9-80
Zone R-1-C
Tax Area Code _____

Activity Rezone R-1-C to R-3 & Cond. Use for Office

Phase N/A Date Neighbors Notified 2-15-80
Date Submitted 1/31/80 Date CIC/MCC Legal Ad _____
Date Mailed Out _____ PC Hearing Date FEB 26, 1980

Review Agencies 10 day Review Period - Return By _____

- | <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 checked="" type="checkbox"/> IRRIGATION <u>G.U.</u> |
| <input type="checkbox"/> COUNTY SURVEYOR | <input checked="" type="checkbox"/> DRAINAGE <u>G.Y.</u> |
| <input type="checkbox"/> COMTRONICS | WATER (UTE, CLIFTON) _____ |
| <input type="checkbox"/> GRAND VALLEY RURAL POWER | SEWER _____ |
| <input checked="" type="checkbox"/> MOUNTAIN BELL | <input checked="" type="checkbox"/> CITY ENGINEER/UTILITIES <u>TRANS. ENGINEER</u> |
| <input checked="" type="checkbox"/> PUBLIC SERVICE | MACK, LOMA, MESA, COLIBRAN _____ |
| <input type="checkbox"/> SOIL CONSERVATION SERVICE | FRUITA, PALISADE _____ |
| <input type="checkbox"/> SCHOOL DISTRICT 51 | <input checked="" type="checkbox"/> <u>Jim Patterson</u> |
| <input type="checkbox"/> STATE HIGHWAY | <input checked="" type="checkbox"/> P.D. - <u>Ed VanderTook</u> |
| <input type="checkbox"/> STATE GEOLOGICAL | _____ |
| <input type="checkbox"/> STATE HEALTH - RADIOLOGICAL | _____ |
| <input type="checkbox"/> TRANSAMERICA TITLE | _____ |

2 review SHEETS

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>GSPC</u>	<u>2-25-80</u>	<u>Rec. denial because an R-3 zone would allow high density use at any time without approval of P.C. & a business in a wild meal manner along this area is inappropriate as stated in item #4 of 12th St. Policy Statement</u>
<u>CC</u>	<u>3/19/80</u>	<u>To FACT-FINDING.</u>
<u>CC</u>	<u>4/2/80</u>	<u>denied</u>

Common Location 2600 N. 12th St.

Staff Comments
Legal OK

Original Documents
 Imp. Agreement \$ _____ Appraisal x .05 = \$ _____ Open Space;
 Imp. Guarantee Receipt # _____ Check # _____
 Covenants _____ Open Space Dedication
 Power of Attorney
 Dev. Schedule

(Check One)

CITY
 COUNTY

CONDITIONAL USE APPLICATION

Receipt # 06893

Date Received 1-31-80

Received By LARRY R.

We, the undersigned, being the owners of the following described property situated in Mesa County, state of Colorado, to wit:

ATTACH TYPED LEGAL DESCRIPTION ON SEPARATE SHEET.

Containing .25 acres, more or less, do respectfully petition and request a conditional use for a professional office in the Grand Junction zoning district, the County of Mesa.

INDICATE PRIMARY CONTACT PERSON FOR CORRESPONDENCE:

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

Lawrence J. & Sharon M. Brown

Dickie D. Lewis

Name
1427 Chipeta

Name

Name
435 N. 8th

Address
242-6370

Address

Address
243-7335

Business Phone

Business Phone

Business Phone

NOTE: Legal owner is owner of record on date of submittal.

NAME OF THE DEVELOPMENT Writing Service

COMMON LOCATION 2600 N. 12th

(Address of Development)

SUBMITTAL REQUIREMENTS: _____ copies (determined at sketch conference) of a proposed site plan at a scale of 1" = 20' (or as required) and on a 24" x 36" sheet containing the following information. Also one reduction of the site plan not larger than 11½" x 14" shall be submitted.

- Title of development.
- Zoning of property.
- One copy of an assessors' map showing location of the property being requested.
- Locations and dimensions of all structures, proposed and existing.
- Screening and landscaping plans identifying the type, location, and quantity of all proposed and existing landscaping and screening.
- A traffic circulation plan showing location and dimensions of drives, parking and loading, streets and alleys. (Proposed and existing).
- A drainage plan showing proposed on site drainage system and ultimate off-site disposal.
- Location and type of any site limitations such as existing easements, canals, ditches, extreme slopes, floodplains, etc.
- Adjacent land uses and locations.
- Any other information which may be necessary to adequately review the project
- Names, addresses of all adjacent property owners typed on SEPARATE FORM THAT IS PROVIDED.

WE HEREBY ACKNOWLEDGE that we have familiarized ourselves with the rules and the regulations with respect to preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of this application and the review sheet comments.

WE RECOGNIZE that we ourselves, or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover re-scheduling expenses before it can again be placed on the agenda.

Signature(s) of applicant(s):

Date: Jan. 31, 1980

James J. Brown
Sharon M. Brown

<input checked="" type="checkbox"/>	CITY
<input type="checkbox"/>	COUNTY

REZONE APPLICATION

Receipt # 06893
 Date Received 1-31-88
 Received By LARRY R.

We, the undersigned, being the owner of the following described property, situated in Mesa County, state of Colorado, to wit:

ATTACH TYPED LEGAL DESCRIPTION ON SEPARATE SHEET.

Containing .25 acres, more or less, do respectfully petition and request an amendment to the zoning map of Grand Junction (enter Grand Junction/or Mesa County) from R1C to R3.

INDICATE PRIMARY CONTACT PERSON FOR CORRESPONDENCE:

PROPERTY OWNER <input checked="" type="checkbox"/>	DEVELOPER <input type="checkbox"/>	REPRESENTATIVE <input checked="" type="checkbox"/>
<u>Lawrence J. & Sharon M. Brown</u>		<u>Dickie D. Lewis</u>
Name	Name	Name
<u>1427 Chipeta</u>		<u>435 N. 8th</u>
Address	Address	Address
<u>242-6370</u>		<u>243-7335</u>
Business Phone	Business Phone	Business Phone

NOTE: Legal owner is owner of record on date of submittal.

COMMON LOCATION: 2600 N. 12th
(Address of Development)

- SUBMITTAL REQUIREMENTS:
- a. NAMES, ADDRESSES OF ALL PROPERTY OWNERS WHO DIRECTLY ABUT THE SUBJECT PROPERTY (including across streets, roads, ditches), ATTACHED ON A SEPARATE SHEET THAT IS PROVIDED.
 - b. AN ASSESSORS' MAP(S) SHOWING THE PROPERTY OUTLINED IN RED REQUESTED FOR REZONING, AND ALL PROPERTY WITHIN ONE-HALF MILE THEREOF, INCLUDING PROPERTY ACROSS ROADWAYS, CANALS, RAILROADS, ETC. AND ONE REDUCTION OF THE ASSESSORS' MAP NOT LARGER THAN 11 1/2" x 14".
 - c. EIGHTEEN (18) COPIES OF THE APPLICATION, PLUS THE ORIGINAL.
 - d. ALL REQUESTS FOR REZONING WILL BE ACCOMPANIED BY AN IMPACT STUDY PRESENTING SPECIFIC DATA ON ALL OF THE FOLLOWING POINTS:
 - 1. NEED FOR SUCH ADDITIONAL CHANGE.
 - 2. IMPACT (PRESENT AND FUTURE) ON THE SURROUNDING AREA, DEVELOPED AND UNDEVELOPED.
 - 3. ACCESS TO AREA; TRAFFIC PATTERNS.
 - 4. ACCESSIBILITY OF UTILITIES.
 - 5. IMPACT ON FACILITIES: SEWER, WATER, POLICE, FIRE, SANITATION, TRAFFIC, PARKS, SCHOOLS, etc.
 - 6. RESIDENTIAL ZONES ONLY: DISTANCE TO BUSINESS CENTERS, EMPLOYMENT CENTERS AND COMMUNITY FACILITIES (SCHOOLS, PARKS, CHURCHES, etc.)
 - 7. BUSINESS, COMMERCIAL, OR INDUSTRIAL ZONES ONLY: NEIGHBORHOOD TO BE SERVED.

WE HEREBY ACKNOWLEDGE that we have familiarized ourselves with the rules and the regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of this application and review sheet comments. WE RECOGNIZE that we ourselves, or our representative(s), must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover re-scheduling expenses before it can again be placed on the agenda.

RESPECTFULLY SUBMITTED (Signatures of Property Owners)

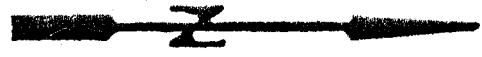
James Brown 1427 Chipeta
Signature Address

Sharon M. Brown 1427 Chipeta
Signature Address

"WRITING SERVICE"
2600 N. 12th S

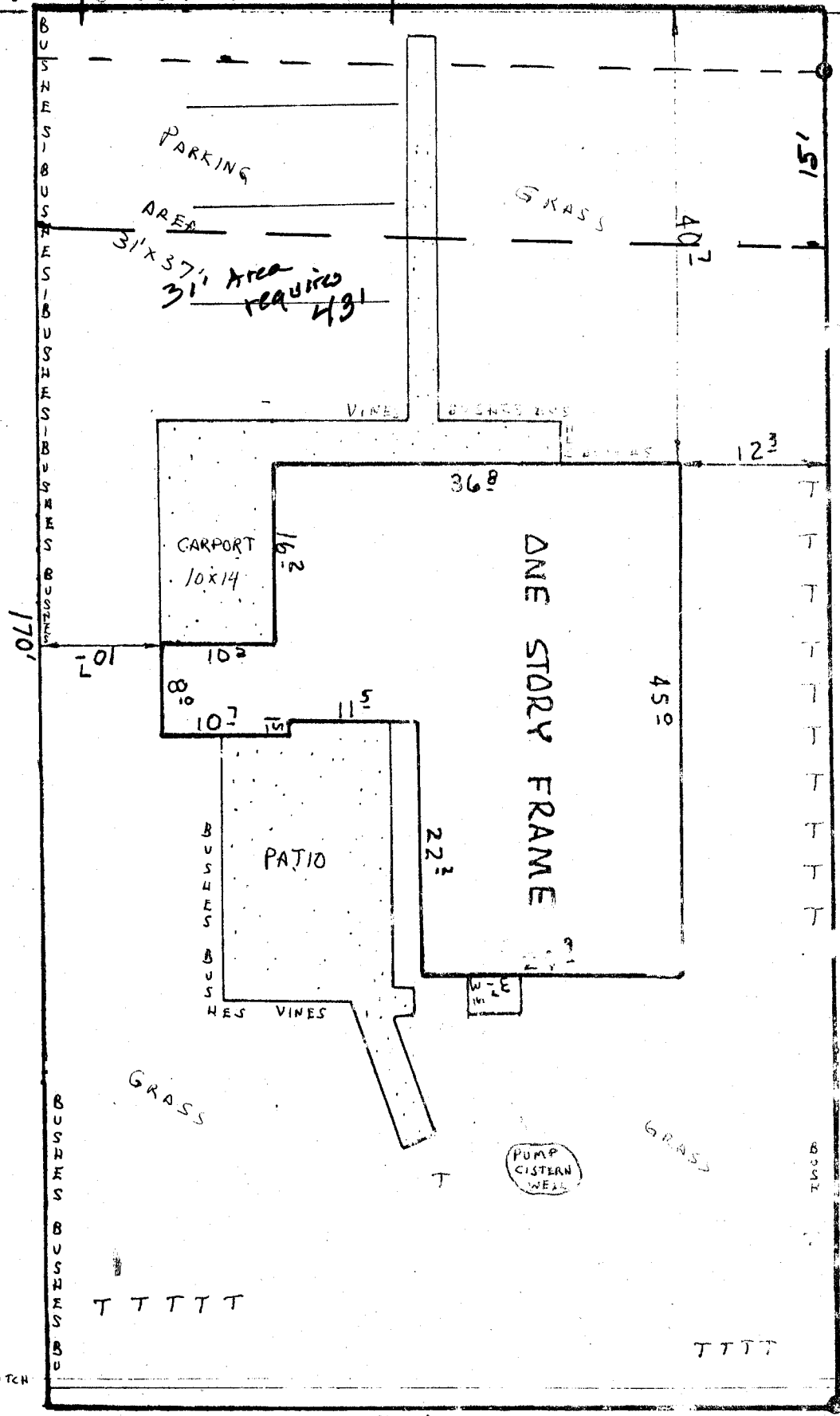
ZONING: (SEE TIME OF APPLICATION)
REPOSED

TWELFTH STREET



60' CURB WALK

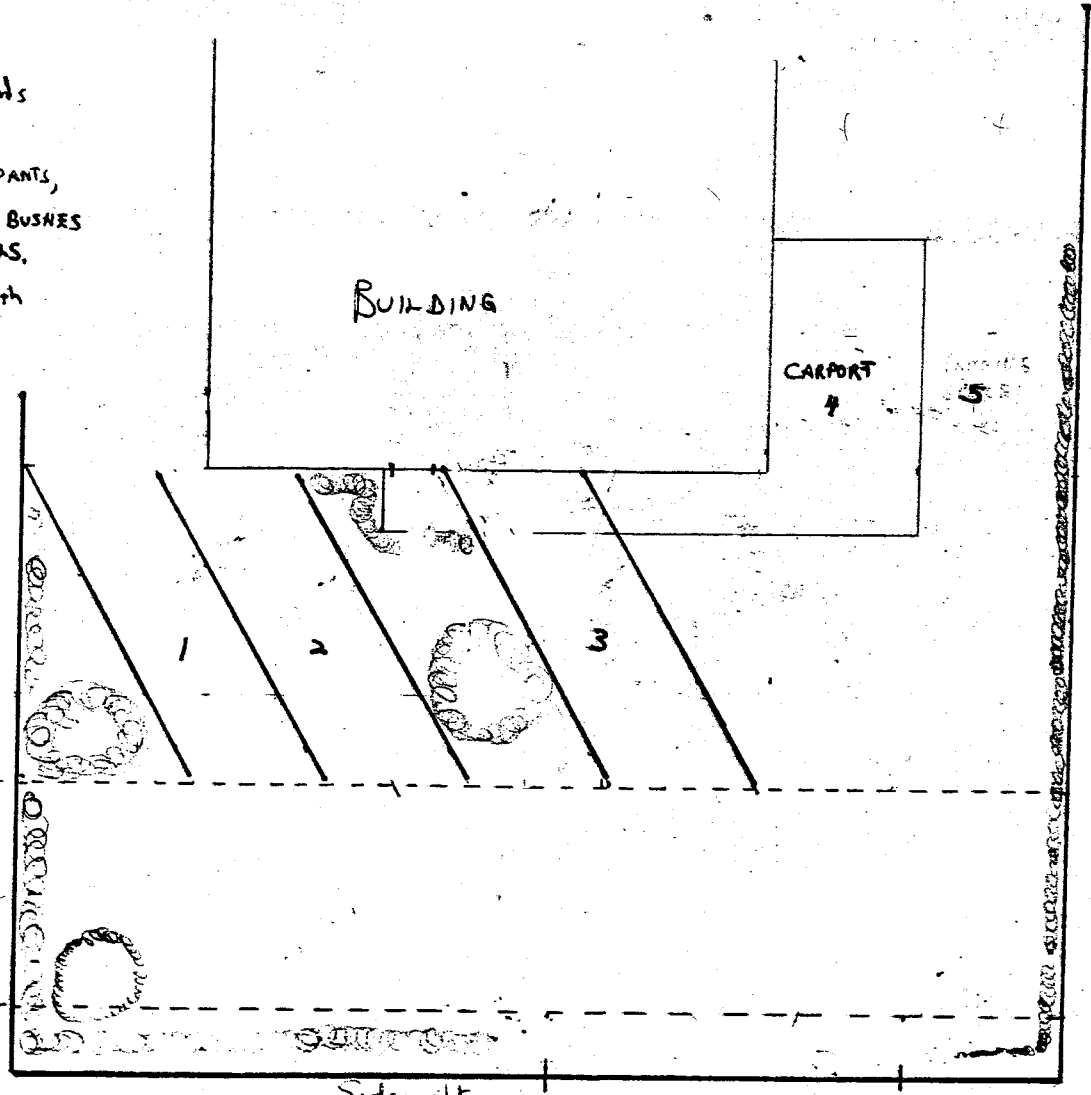
1-CURB CUT 20'



No parking
West of
this line

70'

1, 2 + 3 back towards
 5 ← pull out
 4 + 5, used by occupants,
 PULL UP TO NORTH BUSINES
 ← BACK INTO STALLS.
 No backing onto 12th



" = 10'

← NORTH

BUSHES

Trees

2600 N. 12th Street

Writing Servia

The attached petition represents renters on 205 feet of frontage immediately north of the applicant's property and owners of 230 feet of frontage immediately south of the subject property. Together with the applicant's property, a total of 505 contiguous feet of property, either by owner-occupants or occupants is represented in favor of the proposal. Mrs. Peterson, the Ellis' and the Clements' represent a total of more than 60 years at their locations. Mrs. Peterson, who is not happy generally with the conversion of the neighborhood, stated that the use as proposed is the most desirable, including residential, which in the past has resulted in the property not being maintained.

P E T I T I O N

We, the undersigned, nearby residents to 2600 N. 12th St., Grand Junction, Colorado, support Larry Brown in his request for a zoning change and use approvals that will allow an office and the related sprucing up and retention of the property's residential character.

Name	Address	Date
<u>Mary Sue Frederick</u>	<u>2618 N 12</u>	<u>Mar 18, 80</u>
<u>Nora Peterson</u>	<u>2540-712th St</u>	<u>March 18, 1980</u>
<u>Ed Jensen</u>	<u>2528 N. 12th</u>	<u>3-18-80</u>
<u>Valerie Clements</u>	<u>2528 N. 12th</u>	<u>3-18-80</u>
<u>Dorothy E Ellis</u>	<u>2628 N. 12th</u>	<u>3-18-80</u>
<u>Mattie Ellis</u>	<u>2628 N. 12th</u>	<u>3-18-80</u>
<u>Greg Frederick</u>	<u>2618 N 12th</u>	<u>3-18-80</u>

Addendum

Conditional Use - Office

2600 N. 12th St.

Landscaping

Existing landscaping includes 21 trees, some 50 bushes and 7,860 square feet of grass. All of it is healthy but has been poorly maintained: some bushes have grown into trees and are encroaching on the existing parking area as well as limiting line of site; some trees desperately need pruning. Applicant proposes to substantially prune and groom existing grass, trees and bushes while making neither additions nor deletions.

Parking, Traffic

Due to both the nature and magnitude of Writing Service, maximum number of vehicles anticipated under most circumstances is three. Maximum number anticipated under unusual circumstances is four. One carport space plus a 31 by 37 square foot area (roughly half the front yard) is currently being used as parking area. Additional parking or maneuvering room can be readily obtained either by expanding the parking portion of the front yard or extending a driveway into the backyard. Either option would eliminate significant amounts of grass and shrubs while diminishing the property's contribution to the aesthetics of the neighborhood, which would be regrettable, if found unnecessary. Applicant would prefer to demonstrate that the space is sufficient for the limited amount of vehicles expected at any given time and to enable those vehicles to maneuver in such a way as to avoid any backing onto 12th Street. Applicant will stipulate that if such is not the case and applicant does not take remedial efforts, any subsequent remedial directive of the planning commission will be abided by.

Drainage

Of the property's 11,900 square feet, 2,753 square feet is in structure, patio, walkways and other cement. The balance, 9,147 square feet, or 77 per cent, is pervious soil. The property is expected to "drain" as it has for the 25 years since the house was built.

Adjacent Land Uses

This property is in the middle of an area that by use and recognition of the Grand Junction City Council and Planning Commission in adoption of the 12th Street policy statements last year is in a state of transition from residential to other uses. The property is the third house south from the southeast corner of 12th and Patterson. On the northwest corner of 12th and Patterson is Centennial Plaza. Much of the southwest corner is believed optioned for a major office center. Two houses directly south of applicant's property is Grand Junction Monument and

around the corner on Wellington is the Tree Gallery. Some 125 feet directly east of applicant's eastern property line is a construction yard. Conditional use approval of the described Writing Service affords the opportunity for this property to retain the appearance of residential while assuming the use of the coming dominant neighborhood use through the transition period. The new use and old appearance should ease the transition for adjacent residential dwellers.

Other information for Adequate Review

Writing Service is a five-year-old Grand Junction company that specializes in research and writing for a limited number of clients that have regular use of such service. There is no walk-in trade. Writing Service has been and is a one-person shop with overload work sub-contracted to others and done elsewhere. The only anticipated addition or impact is the definite prospect of a part-time secretary. Unrelated to the business but related to impact on the neighborhood is the provision of an office for use by Al Look, a retiree, who needs a place to continue his own writing work -- the relationship to applicant is social rather than professional. The property at 2600 N. 12th geographically and by its location in a transitional area, represents one of the few properties within economic reach of a small business that has proximity to the airport, interstate, downtown and the applicant's home. The structure itself is ideal in that it includes a 186 square-foot "sunroom" that is well suited for a library and modestly sized bedrooms for offices.



Rear view
2600 N. 12th



Construction yard with
stacks of lumber beginning
125 feet east of applicant's
property as represented by
fence.

Impact Study

Application For R-3 Zoning

2600 N. 12th St.

D1 - Need for such additional change

Applicant's property, located in an R1C zone that borders R3 zoning to the northwest, west and south, is in an area of transition. The property is the third house south from the southeast corner of 12th and Patterson. On the northwest corner of 12th and Patterson is Centennial Plaza. Much of the southwest corner is believed optioned for a major office center. Two houses directly south of applicant's property is Grand Junction Monument and around the corner on Wellington is the Tree Gallery. Some 125 feet directly east of applicant's eastern property line is a construction yard. This transition was recognized by the Grand Junction City Council September 19, 1979 when it approved a recommendation of the city planning commission and adopted the Twelfth Street Corridor policy, which called professional offices a preferable and appropriate use for the southeast and southwest corners of 12th and Patterson. R3 zoning with a conditional use for an office that is geared primarily to writing and research with a nominal amount of traffic would appear to be an ideal use in minimizing and controlling impact on an area in transition. Conversely, such transitional areas represent the only economically feasible opportunity for small businesses to expand and later grow with an area.

D2 - Impact on surrounding area

As proposed with related conditional use approval, the only outward change in the property (beyond improved maintenance) would be a two-square-foot carved, wooden, sign affixed to the house. Writing Service is currently a one person operation. Hiring of a part-time secretary at some point in the future is the only anticipated staff addition. Most contact work is conducted over the phone or on the premises of clients. Generally, impact on the neighborhood is expected to be far less than that of an average family.

D3 - Access to area, traffic pattern

Access is provided to and from the northbound lanes of 12th Street via a 20-foot existing curb cut that leads to a 140 square foot carport and an 1,187 square-foot existing parking area. Combined, the area is sufficient to park five vehicles while allowing for maneuvering room to avoid backing onto 12th Street.

D4 - Accessibility of utilities

With the exception of irrigation water which runs near the property's east boundary, all utilities are provided from 12th Street. All utilities are in and connected and no change or modification is anticipated.

D5 - Impact on facilities

Impact on all facilities is expected to be far less than that of a family, particularly in the case of parks and schools.

D6 & D7 - Service to neighborhood or impact on proximity to business and employment centers

The only service to the neighborhood will be the enhancement of one of its properties through long overdue tree and shrub pruning and a general sprucing up of the property. Writing Service is a professional service utilized by relatively few organizations. The nearest client is two miles away.

REVIEW SHEET SUMMARY

FILE # 9-80

DATE SENT TO REVIEW AGENCIES 2-5-80

ITEM: REZONE R1C TO R3 & CONDITIONAL USE FOR OFFICE

DATE DUE 2-15-80

PETITIONER:

LOCATION: 2600 N. 12th

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
2-15-80	TRANS. ENG.	The proposed parking area, as shown on the sketch, is inadequate. With only 31' available, and an assumed parking stall depth of 20', the aisle width would only be 11'. The effective width of the curb cut would also be reduced by the depth of the parking stall. Maneuvering into and out of this parking area would be difficult, if not impossible.
2-15-80	CITY ENGINEER	Vehicles should not be allowed to back into 12th Street. I'm not clear about the 20' curb cut location since it seems to scale at 27' as drawn on sketch. The cut may not be in correct alignment with the "driveway" as proposed.
2-15-80	CITY UTILITIES	None.
2-15-80	PUBLIC SERVICE	Gas: no objection. Any change or reroute of gas service to be paid by customer. Electric: no objections.
2-25-80	MOUNTAIN BELL	We have no objection to the rezone as proposed. We would like to ask for a 10' easement along the west side of this property.
2-25-80	GRAND JUNCTION DRAINAGE	Out of district.
2-26-80	CITY FIRE	Since this will entail no additional construction no hydrants will be required. If new construction is undertaken additional hydrants may be required.

DESIGN & DEVELOPMENT PLANNER

Object to rezone to R-3 - a more appropriate approach to this proposal would be through planned development. If the rezone and conditional use are approved the property owner can utilize the R-3 option to build high density residential development without any review by the Planning Commission and City Council.

The proposed office space seems to be quite generous for a one-man office - with only a part time secretary to be hired sometime in the future.

To date existing approved office space for the area at 12th and Patterson is as follows:
Centennial Plaza - 29,534 sq. ft. total with 4,800 sq. ft. available
12th and Patterson Shopping Park

The 12th Street Policy Statements (Item #4) indicate the desire to consolidate office use, preferably professional offices on the southwest and southeast corners of 12th and Patterson, within a PD context.

The established and "approved for future use" office space in this area makes the need for establishing office space in a piecemeal method under a conditional use a questionable action. Assembling the parcels on the southeast corner into a larger parcel and submitted as a planned development concept (as has been done on the southwest corner) would be more appropriate and would assure a better site design for this area.

STAFF RECOMMENDATION

The submitted plan does not meet the parking requirements. Recommend denial of the request to rezone to R-3 and the conditional use for office for the following reasons:

- 1) the proposal does not conform to the recommendations of the 12th Street policy statements (item #4).

- 2) The single site would be a piecemeal approach to increasing office space in the area.
- 3) A better site design would be assured by assembling parcels in the area into a larger property - to be submitted as a planned development at such time such additional space is desirable in the area.
- 4) A rezone to R-3 would allow the property owner to build high density residential at any time without review from the Planning Commission and City Council.

GJPC/2-25-80/RIDER/SCHOENBECK PASSED 5-0 A MOTION TO RECOMMEND DENIAL OF THE R3 ZONE TO THE CITY COUNCIL FOR THE FOLLOWING REASONS: THAT R3 ZONING ALLOWS HIGH DENSITY ON A SMALL PROPERTY WITHOUT ANY POTENTIAL OF PLANNING COMMISSION REVIEW OF WHAT GOES ON THE PROPERTY IN THE FUTURE. ALSO, TO PUT IN A BUSINESS ON SUCH A SMALL PARCEL IN A PIECEMEAL MANNER MAY NOT BE MOST APPROPRIATE FOR THE AREA, REFERRING TO ITEM FOUR IN THE TWELFTH STREET PROPOSAL.