

Acres .25
Units _____
Density _____

ACTION SHEET

File # 14-80
Zone R-3
Tax Area Code _____

Activity Conditional Use - Office

Phase N/A

Date Neighbors Notified 3-17-80

Date Submitted 3 March 80

Date CIC/MCC Legal Ad _____

Date Mailed Out _____

PC Hearing Date 25 MARCH 80

Review Agencies 10 day Review Period - Return By _____

- | Send | Send |
|--|---|
| <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 type="checkbox"/> DRAINAGE |
| <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/ ^{TRANSP.} 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>Jim Patterson</u> |
| <input type="checkbox"/> STATE HIGHWAY | <input checked="" type="checkbox"/> <u>P.D. - Ed Vander Took</u> |
| <input type="checkbox"/> STATE GEOLOGICAL | <input checked="" type="checkbox"/> <u>mapping</u> |
| <input type="checkbox"/> STATE HEALTH - RADIOLOGICAL | <input checked="" type="checkbox"/> <u>Energy Office</u> |
| <input type="checkbox"/> TRANSAMERICA TITLE | <input checked="" type="checkbox"/> <u>Parks & Rec.</u> |

Board	Date	Comments
<u>GISPC</u>	<u>3-25-80</u>	<u>Rec. approval SUBJECT TO STAFF REC.</u>
<u>CIC</u>	<u>4/16/80</u>	<u>Approved subject to P.C. approval</u>

Common Location 804 GRAND AVE

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 # 01162
 Date Received 2/28/80
 Received By [Signature]

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 1/4 acres, more or less, do respectfully petition, and request a conditional use for Office (Professional) in the R-3 zoning district, the County of Mesa.

INDICATE PRIMARY CONTACT PERSON FOR CORRESPONDENCE:

PROPERTY OWNER DEVELOPER REPRESENTATIVE

<u>Viola J. Crone</u> Name	<u>Dillon-Hunt, P.C.</u> Name
<u>742 Grand Avenue</u> Address	<u>2004 N. 12th, Suite 43</u> Address
<u>242-1796</u> Business Phone	<u>245-7383</u> Business Phone

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

NAME OF THE DEVELOPMENT 804 Grand Ave.

COMMON LOCATION 804 Grand Avenue, Grand Junction, CO 81501
 (Address of Development)

SUBMITTAL REQUIREMENTS: 18 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 11 1/2" 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): [Signature]

Date: 3/30/80

OFFICE COPY

Gail L. & Robert Youngquist
703 Centauri Drive
Grand Junction, CO 81501

R.D. Nicholson
801 Ouray Avenue
Grand Junction, CO 81501

Douglas H. Underhill
811 Ouray Avenue
Grand Junction, CO 81501

Jewell Butler
506 N. 6th Street
Grand Junction, CO 81501

Mary Anne Lewis
555 28½ Road, #3
Grand Junction, CO 81501

Max Kendall
801 Grand Avenue
Grand Junction, CO 81501

AK 3-21-80

Bessie Farmer
435 30 Road
Grand Junction, CO 81501

Lowell School
310 N. 7th Street
Grand Junction, CO 81501

#14-80

REVIEW SHEET SUMMARY

CITY
FILE# 14-80

ITEM CONDITIONAL USE - OFFICE

DATE SENT TO REVIEW DEPT. # 3-5-80
DATE DUE 3-17-80

PETITIONER VIOLA J. CRONE

LOCATION 804 GRAND AVENUE

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
3-11-80	CITY ENGINEER	No comments.
3-11-80	CITY UTILITIES	None.
3-14-80	MTN. BELL	No objections.
3-14-80	GJ FIRE	Will not increase the fire flow - plans must be submitted for fire flow before building permit.
3-14-80	CITY TRANSPORTATION	Parking stall depth of 18' and aisle width of 22' will make parking maneuvers difficult.
3-14-80	CITY PARKS	None.
3-21-80	DESIGN & DEVELOPMENT PLANNER	1. Removal of end parking space on N. 8th Street and landscape this area to screen parking. 2. Signage for office should be low profile, flush against the house. 3. On site lighting of parking area is necessary for security.

STAFF RECOMMENDATION: As long as this structure retains its residential character, there is no problem with the proposed use. However, with more requests to convert residences to office uses, a study of the area -- and the effects of these changes--- may be in order. With the proposed Downtown Development Study about to begin, an analysis of this area will be conducted, and should be carefully looked at by the Planning Commission and Council.

Recommend approval of conditional use with the City Transportation Engineers' and the Design and Development Planners' comments to be addressed.

4-01-80 PUBLIC SERVICE Electric: No objections. Developer should contact Public Service Co. about their electric load requirements and suitability of present electric meter locations. Gas: No objections. Any relocation of gas service or gas meters to be done in accordance with present Rules and Regulations on file with P.U.C. of Colorado.

GJPC/3-25-80/RIDER/GRAHAM PASSED 4-0 A MOTION TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE CONDITIONAL USE, SUBJECT TO STAFF RECOMMENDATIONS.