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File 1980-0037
Date 5/22/01

Project Name: PD-Final Ceramic Shop-2697UnawEEP

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
X		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)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet	X	X	Certified letter from Lance Williams to Esther Daniels re: landscaping – 12/3/82
X	X	Review Sheet Summary	X	X	Certifies letter from Lance R. Williams to Esther Daniels & Dewayne Wilson re: landscape warning – 7/23/82
X		Review Sheets	X	X	Certified letter from Lance Williams to Esther Daniels and Dewayne Wilson re: landscaping
X	X	Letter from Kathy Portner re: paving of parking lot – 12/4/97	X		Final Development Plan Application
X		Letter from Kathy Portner to Ivy Williams re: approval of unpaved parking lot-12/4/97	X	X	Planning Commission Minutes - ** - 5/27/80
X	X	Letter from Esther Daniels DiDonato to Kathy Portner re: Passed City inspection-12/3/97	X		Letter from Sue Drissel to Esther Daniels re: Approval of petition with conditions – 5/29/80
X	X	Certified letter from Kathy Portner to Tom Chadez re: rezone file included a paved parking lot – 12/16/96			
X	X	Letter from Kathy Portner to John Frazier re: Business req. – 12/3/96			
X	X	Letter from John Frazier to Ronnie Edwards re: moving business – 11/22/96			
X		Deed			
X	X	Plot Plan			

Acres .32
Units _____
Density _____

ACTION SHEET

File # 37-80
Zone PB
Tax Area Code _____

Activity Planned Business - Ceramic Shop & Residence
Phase Final Development Plan Date Neighbors Notified 5-16-80
Date Submitted 5-1-80 Date CIC/MCC Legal Ad _____
Date Mailed Out 5-6-80 PC Hearing Date 5-27-80
Review Agencies _____ 10-day Review Period - Return By 5-16-80

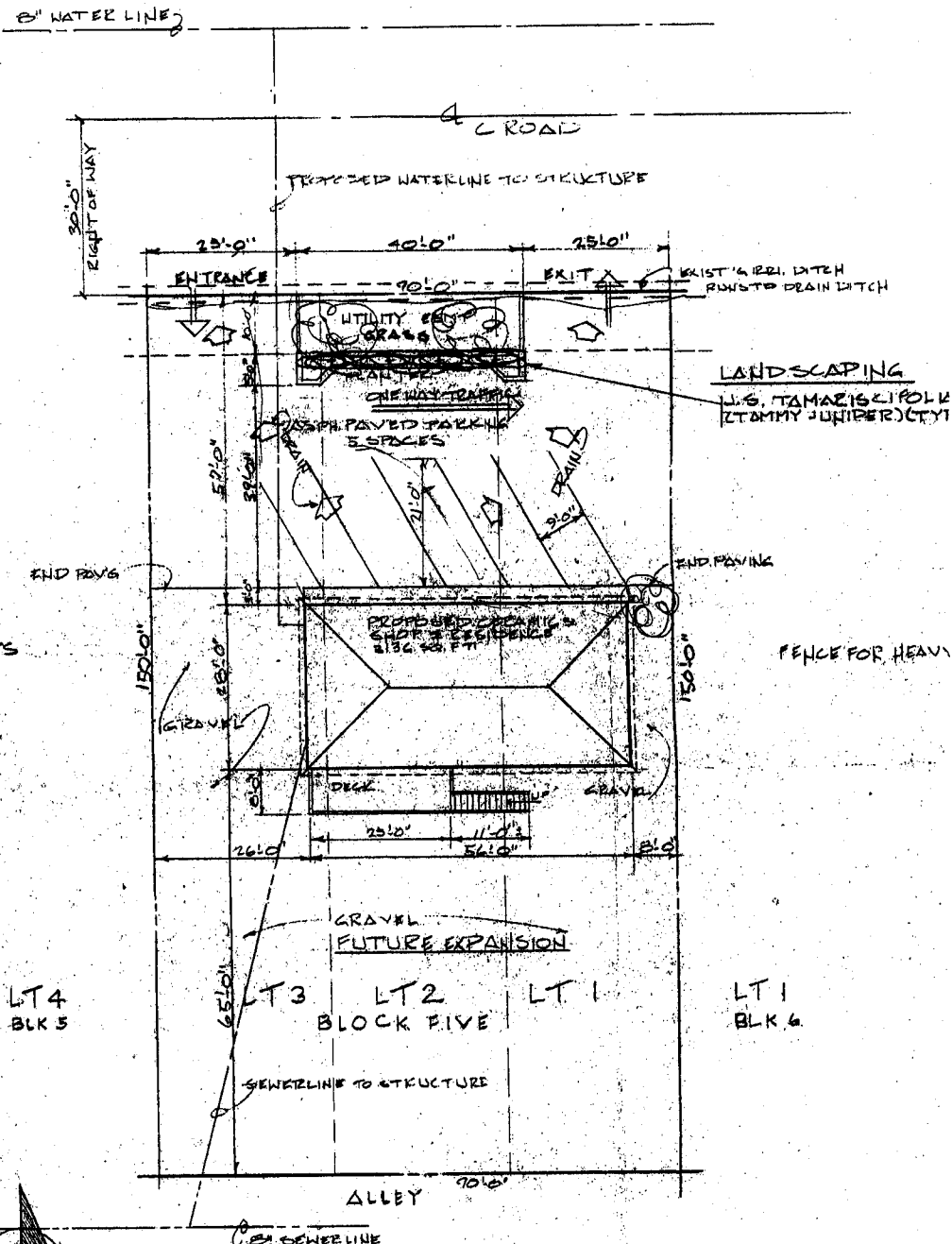
Send	Send
____ COUNTY ROAD DEPARTMENT	<input checked="" type="checkbox"/> FIRE <u>City</u>
____ COUNTY HEALTH DEPARTMENT	____ IRRIGATION _____
____ COUNTY SURVEYOR	<input checked="" type="checkbox"/> DRAINAGE <u>Orchard Mesa</u>
____ COMTRONICS	____ WATER (UTE, CLIFTON) _____
____ GRAND VALLEY RURAL POWER	____ SEWER _____
<input checked="" type="checkbox"/> MOUNTAIN BELL	<input checked="" type="checkbox"/> CITY ENGINEER/UTILITIES <u>Patterson</u> <input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> PUBLIC SERVICE	____ MACK, ^{RISH} LOMA, MESA, COLLBRAN
____ SOIL CONSERVATION SERVICE	____ FRUITA, PALISADE
____ SCHOOL DISTRICT 51	<input checked="" type="checkbox"/> P.D. - <u>Ed Vandertook</u>
____ STATE HIGHWAY	<input checked="" type="checkbox"/> <u>Energy Office</u>
____ STATE GEOLOGICAL	<input checked="" type="checkbox"/> <u>Tech. Review</u>
____ STATE HEALTH - RADIOLOGICAL	<input checked="" type="checkbox"/> <u>Transportation Engr.</u>
____ TRANSAMERICA TITLE	<input checked="" type="checkbox"/> <u>Parks & Rec.</u>

Board	Date	Comments
<u>GPC</u>	<u>5/27/80</u>	<u>REC APP SUB. to Staff Comments & ^{FOA} R.O.W. question - ADD site plan to be submitted before CIC hearing</u>
<u>CIC</u>	<u>6/18/80</u>	<u>Dec. Approval on concept agenda - subject to GPC recommendation</u>

Common Location South of Unawrep, approx. 500' west of 27 Road.

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



Plot Plan
 SCALE: 1/4" = 20'-0"
 PROPOSED CERAMICS SHOP & RESIDENCE
 FOR DENWAYNE WILSON & ESTHER DANIELS

Henry Faussonne et al
130 N. 4th St.
city - 01
#37-80

Paul Schleisman of Louis L. Hotchkiss
~~3262~~ 3262 E. Rd
Clifton - 81520
#37-80

Walcher Corp. of Colo.
2699 Unaweep Ave
city - 81503
#37-80

John Owens
4630 N 7th St.
Phoenix, Az 85017
#37-80

Dixson Inc.
287 27 Rd.
city 81503
#37-80

Esther Daniels
1166 N. Paradise Way
P.O. Box 1106
Fruita, CO
#37-80

Dwayne Wilson
P.O. Box 475
Basalt, CO.
#37-80

REVIEW SHEET SUMMARY

FILE# 37-80

ITEM PLANNED BUSINESS-FINAL CERAMIC SHOP & DATE SENT TO REVIEW DEPT. 5-06-80
RESIDENCE DATE DUE 5-16-80

PETITIONER _____

LOCATION South of Unawep, Approx. 500' W. of 27 Road

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
5-09-80	CITY ENGINEER	C Road should have a 33 ft. half right-of-way. Power of attorney for full improvements to C Road should be submitted <u>prior</u> to final plan recording. Any modifications to the irrigation ditch should be approved by the irrigation company.
5-13-80	O.M. DRAINAGE	No exception
5-14-80	TRANSP. ENG.	No comment
5-19-80	PARKS & REC.	None
5-19-80	PUBLIC SERVICE	Gas: No Objection Electric: No objections. Can be served from Unawep Avenue.

DESIGN & DEVELOPMENT PLANNER

1. Site could use more landscaping. Placement of street trees in front of planter area would be desirable. Suggest moving building back slightly and landscaping front of structure.
2. What type of signage is proposed? Should be submitted for review: type, size, and placement.
3. Any plans for future expansion must be reviewed by staff--and possibly put through the review process.
4. *POA for full improvements to C Road, 1/2 R.O.W. (33 ft.)*

STAFF RECOMMENDATIONS

Recommend approval subject to meeting review and staff comments before the time the item is scheduled for City Council hearing.

5-21-80	CITY FIRE	Approved-water and hydrants are inadequate in area for fire protection. One fire hydrant required on Unweep within 150 feet of building, to be placed on the 8 inch line in Unweep.
5-27-80	GJPC -	FRANK/SIMONETTI PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF # 37-80, A CERAMIC SHOP AND RESIDENCE, SUBJECT TO STAFF COMMENTS, INCLUDING MEETING AN ADDITIONAL REVIEW WITH THE STAFF, AND SUBMISSION OF POWER OF ATTORNEY FOR THE RIGHT-OF-WAY REQUESTED.



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

March 12, 1982

CERTIFIED RETURN RECEIPT
P321722424

Ms. Esther Daniels and
Mr. Dewayne Wilson
2691 UnawEEP
Grand Junction, CO 81503

RE: Landscaping of Jailhouse Ceramics, File 37-80

Dear Ms. Daniels and Mr. Wilson:

This morning I discussed the lack of landscaping of your grounds with the City Planner, Bob Goldin, and he feels that a completion schedule must be established and adhered to. You will have to work out your financing, but the landscaping need not be extremely costly. We are establishing a 90-day time limit to complete the work. We would suggest a front planter arrangement and grass in front of this, as per the plan. Two or three street trees in the lawn area would be desirable, too. Additionally, if it is physically feasible to get some shrubbery started across the front of the building, this would also enhance the attractiveness of the site.

Please respond within two weeks to confirm your acceptance of the 90-day limit and to detail what you intend to put in.

Please feel free to call me if you have any questions.

Sincerely,

Lance R. Williams
Development Enforcement Officer

LW/vw

3/17 Dewayne came in to say that he'd tried to get a job and/or borrow the money to do the landscaping, but to no avail. I said we'd still like to keep the 90-day limit and asked him to keep us informed of his status.



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct., colo. 81501
(303) 244-1628

CERTIFIED RETURN RECEIPT
P201460977

July 23, 1982

Ms. Esther Daniels &
Mr. Dewayne Wilson
2691 UnawEEP
Grand Junction, CO 81503

RE: Landscaping of Jailhouse Ceramics, File 37-80

Dear Ms. Daniels & Mr. Wilson:

It has now been four months since we discussed the lack of landscaping of your property. You were given 90 days to do the landscaping as per the approved plan. We realize that financially this still may be a little hard for you to do. Nonetheless, it is only fair to the other businesses in the city and county which are having to do landscaping that we obtain some sort of commitment from you to do the work.

We would like to have the landscaping completed within 30 days of the date of this letter. Please send us a letter stating when you intend to have the work done.

Please feel free to call or come in should you have any questions or concerns.

Sincerely,

Lance R. Williams
Development Enforcement Officer

LW/vw

8/25/82 - site check; jumpers have been planted along bldg.



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

December 3, 1982

Ms. Esther Daniels
Mr. Dewayne Wilson
Jailhouse Ceramics
2691 UnawEEP
Grand Junction, CO 81503

RE: Landscaping of 2691 UnawEEP (File 37-80)

Dear Ms. Daniels and Mr. Wilson:

I have observed that you have planted junipers along the front of your building. We appreciate your doing that.

However, as per the approved development plan, we would like you to landscape around the ditch by your mailbox. This spot is a hazard for cars driving in and out of your parking lot. Please devise for this area a suitable landscaping arrangement which would also serve as a traffic barrier. You may want to use railroad tie planters or something similar. We would be happy to work with you on a plan.

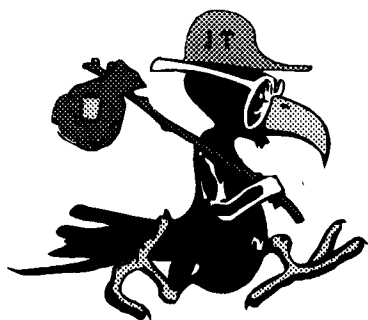
Please have the work done by May 15, 1983. Your cooperation to this point has been appreciated. We trust that you will find the time and the means to landscape the entry area, and then we can close the file on your project.

Sincerely,

Lance R. Williams
Development Enforcement Officer

LW/vw

7/6/83 Landscaping around mailbox is in



JUST TRAMPIN' ENT.

2675 E. LOCUST RD., MONTROSE, CO 81401
TEL: (970) 240-2848

**City of Grand Junction
Community Development Dept.**

Attn: Ronnie Edwards

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

November 22, 1996

NOV 25 1996

I'm John Frazier and I talked to you regarding the possibility of moving my business from Montrose to Grand Junction. I am interested in the commercial property at 2691 Unawep (the old ceramics shop).

My business consists of:

Ceramics, Textiles (t-shirts, hats, tote bags, etc.), Vinyl lettering and sewn Canvas products.

The ceramic portion involves taking ready-made ceramics (coffee mugs, tiles, plates, steins, etc.) and printing them with photo realistic images (ex: scenery) and other customized art works.

The textile products are printed using the same process as used on the ceramics. These ceramic and textile products are marketed both as retail items such as gifts or collectibles and as businesses' promotional items.

The vinyl lettering portion of my business includes lettering banners, store front windows, vehicles, etc.

Due to the sharing of equipment use, these three elements of our business need to be housed together.

In the canvas business, I supply two tool supply companies; one in Denver and the other in Pennsylvania with canvas tool storage bags. I also occasionally make custom made boat covers or pickup truck tonneau covers.

cont:

Once we get settled in the Grand Junction area I intend to launch an aggressive campaign to market my ceramics products. I believe this, coupled with the current trend in the tourist industry, will make our ceramics 75-80 % of our business with the balance being divided among our other interests..

It is my intent to put my sewing machines and other canvas business equipment in the basement of this building.

The main floor will house the rest of the business and serve as our office and retail space. We will live in the apartment upstairs.

Our entire operation will be performed from inside the building with the exception of occasionally having a boat or pickup truck parked outside for the fitting of a cover.

My business is currently part time and is run by my wife and myself. We have no employees. I hope to turn this into a full time business and we may employ one or two people in the future.

I feel this location on Unawep will serve my needs quite well and I'm particularly pleased with the fact that it will allow us to live on the same property. I also like the idea that the community is already accustomed to purchasing ceramics from this location.

If you need further information from me please call.

Thanks for your assistance,


John Frazier



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (970)244-1599

December 3, 1996

Mr. John Frazier
Just Trampin' Ent.
2675 E. Locust Rd.
Montrose, CO 81401

RE: 2691 Unawweep

Dear Mr. Frazier:

This is in response to your letter of November 22, 1996 regarding the property at 2691 Unawweep Avenue in Grand Junction and your proposal to locate your business there. The property is zoned PB (Planned Business). The approved use on the property is a residence and a ceramic shop, which was primarily a retail business. The ceramic shop has been a continuous use up until one or two months ago.

As outlined in your letter, your business consists of ceramics, textiles, vinyl lettering and sewn canvas products. The ceramic portion involves printing ready-made ceramics (coffee mugs, tiles, plates and steins) and textiles (T-shirts, hats, tote bags) with photo images and other customized art works. These products are sold on-site and marketed to businesses for promotional items. This portion of your business is substantially similar to the previous business and is allowed.

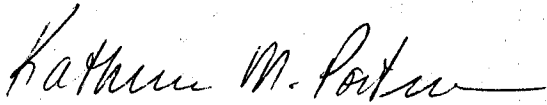
The other portion of your business, estimated to be 20% to 25% of the business, is vinyl lettering for banners, store front windows and vehicles and canvas products, including tool storage bags and custom made boat covers and pickup truck tonneau covers. All of these functions, including the ceramic products, fit under the general category of handicraft products manufacture and are allowed in the zone. I do, however, have a concern with boats or pickup trucks being on-site for the fitting of a cover. That type of outdoor activity is not a part of the allowed uses in the PB zone.

All of the landscaped areas on-site are a part of the requirements of the PB zone and must be maintained. The planter between the driveways with the two trees must include some type of vegetative ground cover, such as shrubs, sod and/or flowers. The landscaping around the building must also be maintained. The Unawweep Street improvements, including the upgrade of the two driveway cuts, will be completed by the City with the Unawweep reconstruction project. The parking area in front of the building is currently a gravel surface which was allowed at the time the property developed. Current Code requires that all parking areas be paved and we encourage you to do so to better delineate

spaces and circulation and reduce the amount of dust from the site. City review of the paved parking area is required. The allowed signage for the site is a non-illuminated sign on the building not to exceed the size of the sign currently there. New signage requires a licensed sign contractor to obtain a sign permit from our office. I also recommend you contact the Mesa County Building Department to assure there are not Building Code issues.

If you have other questions, please call me at 244-1446.

Sincerely,



Katherine M. Portner
Acting Community Development Director



City of Grand Junction, Colorado
250 North Fifth Street
81501-2661
FAX: (970)244-1591

December 16, 1996

Tom Chadez
539 Dodge Street
Grand Junction, CO 81504

Re: 2691 UnawEEP Avenue

Dear Mr. Chadez:

This is in follow-up to the letter written to Mr. John Frazier, dated December 3, 1996, regarding his proposed use of your property at 2620 UnawEEP Avenue. That letter indicated that the existing gravel drive and parking area was probably allowed at the time the property developed. Further research of the original rezone file for the property (City development file #37-80) indicates that the approved plan included a paved parking area (see copy of approved plan). In accordance with that approved plan, and current Code requirements, the parking area must be paved.

As we discussed, it would make sense to time the paving with the completion of the UnawEEP project. That portion of the UnawEEP Avenue reconstruction is scheduled to be completed in September of 1997. We will, therefore, allow you up to one year to complete the paving of your parking area. Paving must be completed by December 31, 1997. City review and approval of a drainage and grading plan and parking lot layout is required prior to construction.

If you have other questions you can call me at 244-1446. Thank you for your cooperation.

Sincerely,

A handwritten signature in cursive script that reads "Katherine M. Portner".

Katherine M. Portner
Acting Community Development Director

xc: John Frazier
Code Enforcement

Enclosures: Letter of December 16, 1996; 1980 approved plan

Dec 3 - 1997

Dear Kathy

As to our conversation over the phone, you stated the building plans you have there on 2691 Knawsep calls for a pave asphalt, this is not so. My plans call for a gravel parking lot. The gravel had to be the right size and so deep, it was inspected and past. That building & Lot was inspected very close. My business sign was to small, had to take it down and have a professional do it, the size the City wanted. My plans call for two trees & a planter out by the road, the planter was in and they where after me for fine No. to put in the trees, it was in Nov. the trees was put in April. This is how close they matched that building. A few yr later I was told to reduce the parking lot with more gravel, because the gravel had packed down. I did it and it past.

And now after 16 yr. the City said I was to have the parking lot pave with asphalt. I don't think so. That building wouldn't past. if this was the case. And no way could I have got a Business Lic to open.

Thank you

Esther Daniels Di Donato
434-5256

City of Grand Junction

Community Development Department
Planning • Zoning • Code Enforcement
250 North 5th Street
Grand Junction, CO 81501-2668

Phone: (970) 244-1430
FAX: (970) 244-1599



December 4, 1997

Tom Chadez
539 Dodge Street
Grand Junction, CO 81504

Re: 2691 Unaweep Avenue

Dear Mr. Chadez:

I received a letter from Esther Daniels DiDonato who was the developer of the property at 2691 Unaweep Avenue. In the letter, Ms. DiDonato relates her recollection of what transpired in the review and approval of the rezone to PB to allow a residence and ceramic shop. She is adamant that paving of the parking lot was not required, and that, in fact, she was required to put down additional gravel several years after the approval.

Based on Ms. DiDonato's recollection and the lack of clarity in the file as to what was required, we're willing to concede that paving of the parking lot was not a requirement of the original approval. Therefore, the historic use of the property can continue with the gravel surface.

Thank you for your cooperation in determining the requirements.

Sincerely,

A handwritten signature in cursive script that reads "Katherine M. Portner".

Katherine M. Portner
Planning Supervisor

xc: Ivy Williams, Code Enforcement Supervisor