

Table of Contents

File 1980-0041
Date 6/7/01

Project Name: Old Homestead Realty -Dev. in H.O.

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
		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
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		Zoning Violation Report
X	X	Review Sheet Summary	X	X	Note from Lance Williams to file re: conversation with Louise Forster re: requirements – 4/15/82
X		Review Sheets	X		Letter from Lance Williams to Louise Forster re: completion of site improvements with stipulation to anchor curb blocks along rear of the property with re-bar – 6/5/82
X		Letter from Lance Williams to Louise Forster re: site req. met-5/6/82			
X	X	Letter from Lance Williams to Louise Forster re: issues from routine check – 4/20/82			
X	X	Memo from Old Homestead Realty to City Planning Commission and City Council re: description of proposed building addition-6/5/80			
X	X	Lease Agreement			
X		Development in H.O. Application (Preliminary and Final) – 6/5/80			
X		Ute Water Conservancy District peak demand sheet			
X	X	Planning Commission Minutes - **			
X		Public hearing notice from Sue Drissel – 7/7/80			

Acres _____
Units N/A
Density N/A

ACTION SHEET

File # 41-80
Zone H.O.
Tax Area Code _____

Activity Dev. in H.O. - Old HOMESTEAD REALTY

Phase N/A

Date Neighbors Notified 6-17-80

Date Submitted 6/2/80

Date CIC/MCC Legal Ad _____
P.C. ad - 6-17-80

Date Mailed Out 6/6/80

PC Hearing Date 6-24-80
posted 6-13-80

Review Agencies _____

10 day Review Period - Return By 6-16-80

- 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.V. WATER USERS
 - WATER (UTE) CLIFTON)
 - ~~_____~~
 - CITY ENGINEER TRAUSP. ENGINEER
Rish
 - MACK, LOMA, MESA, COLBRAN
 - FRUITA, PALISADE
 - Jim Patterson
 - P.D. - Ed VanderTook
 - PARKS & Rec.
 - Energy Off.
 - Tech. Review
 - ~~_____~~

2 REVIEWED SHEETS ONE PLAT

Board	Date	Comments
<u>GPC</u>	<u>6/24/80</u>	<u>Rec. approval subject to staff comments.</u>
<u>CIC</u>	<u>7/16/80</u>	<u>approved subject to P.C. conditions</u>

Common Location 737 HORIZON

Staff Comments

Note access RESTRICTIONS ESTABLISHED FOR OLD HOMESTEAD SUBDIVISION.

Note HORIZON DRIVE CURB CUT POLICY APPLIES.

Legal OK

Original Documents

Imp. Agreement \$ _____ Appraisal x .05 = \$ _____ Open Space; _____

Imp. Guarantee Receipt # _____ Check # _____

Covenants Open Space Dedication _____

Power of Attorney * _____

Dev. Schedule _____

#41-80

Zev and Sara Ackerman
2683 Paradise Drive
Grand Junction, Colorado
#41-80 81501

Reed Miller, Inc.
P. O. Box 157
Grand Junction, Colorado
#41-80 81501

Bookcliff Country Club
2730 G Road
Grand Junction, Colorado
81501

#41-80

B. Cleghorn
621 20 Rd.
City - 81501
#41-80

G. Demos
Box 1342
Glenwood Springs, Co 81601
#41-80

Horizons Complex
715 Horizon Dr.
City - 81501
#41-80

737 Horizon Dr.

REVIEW SHEET SUMMARY

FILE# 41-80

ITEM DEVELOPMENT in H.O. OLD HOMESTEAD REALTY DATE SENT TO REVIEW DEPT. 6-06-80

DATE DUE 6-16-80

PETITIONER Old Homestead Realty

LOCATION 737 Horizon Dr.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
6-09-80	MAPPING	None
6-11-80	CITY FIRE	This office has no objections to this addition as long as there is adequate water flow for fire protection and proper hydrant locations for fire protection. Possible additional fire hydrant needed.
6-12-80	CITY UTILITIES	If the trash enclosure area were relocated to the south (in the place of the two adjacent parking spaces), access by the large trash trucks would be easier.
6-13-80	PUBLIC SERVICE	Rec. 6-10-80 Electric: No objections Gas: No objections
6-16-80	CITY ENG.	Power of attorney for full-street improvements to Horizon Drive should be obtained. I can't tell from the plan, how the site drains, but I assume from their report test that it must drain to the back of the site. If so, it probably does (or will) drain into the drainage easement requested on the back of Homestead Subdivision. This should be verified from the petitioner.
6-16-80	TRANSP. ENG.	No comments
6-18-80	UTE WATER	No objection to expansion. We will require a "Peak Demand-Data Sheet" be filled out and returned to this office to insure that the existing water meter is adequate. The total FU should be the sum of all fixtures in both the existing structure and the new fixtures in the addition.
6-18-80	CITY PARKS & REC.	None

STAFF RECOMMENDATION

Recommend additional landscaping be provided along Horizon by eliminating one parking stall and landscaping next to bicycle racks. Parking is three spaces short of required. Recommend approval as per comments for lot one and not to imply any approval for lot two.

7-10-80	MTN BELL	No comments or objections
6-24-80	GJPC -	FLAGER/FRANK PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF # 41-80 DEVELOPMENT IN H.O., SUBJECT TO STAFF RECOMMENDATIONS AND AREAS COVERED IN DISCUSSION REGARDING THE ELIMINATION OF COMPACT CAR PARKING SPACES AND THE APPROVAL OF BIKE RACKS.

To: The City Planning Commission and the City Council
Grand Junction, Colorado

Re: Description of Proposed Building Addition

Location: Old Homestead Realty
737 Horizon Drive
Grand Junction, Colorado

Date: June 5, 1980

We are Proposing to expand the existing facilities by the construction of a 4053 square foot, one and two story addition on the south-west end of the existing building. This addition would be divided into offices.

The architectural flavor of the existing building will be carried over into the addition as can be seen on the enclosed elevations and photographs.

Changes in the existing client parking area in front of the building include re-stripping spaces as indicated on the site plan, addition of a handicapped parking space and locating a bike rack as shown. Existing traffic control curbs along Horizon Drive will be kept and an additional 10 foot wide common access easement will be provided on the north-east side of Lot Two so that combined two-way traffic onto both lots will be possible.

Additional parking shall be provided by the use of a restricted tenant/employee parking area at the rear of the building with access by means of a 25 foot wide gravel drive located 83 feet to the south through the common access easement portion of Lot Three in Homestead Subdivision. This gravel drive will be asphalt paved in conjunction with development of Lot Four in said subdivision. A portion of this parking area and the trash enclosure will be located on Lot Three to the north-west between the office building and the existing drainage ditch. A long-term lease is to be provided for this parking.

The only additional signage which will be necessary will be a small building directory type sign located to the left of the new front entrance.

Natural existing drainage on the lot is adequate and will be maintained at the rear parking lot. Additional landscaping will be provided as shown, with care being taken to preserve the existing landscaping during construction of the addition. Landscaping will be completed during the spring of 1981.

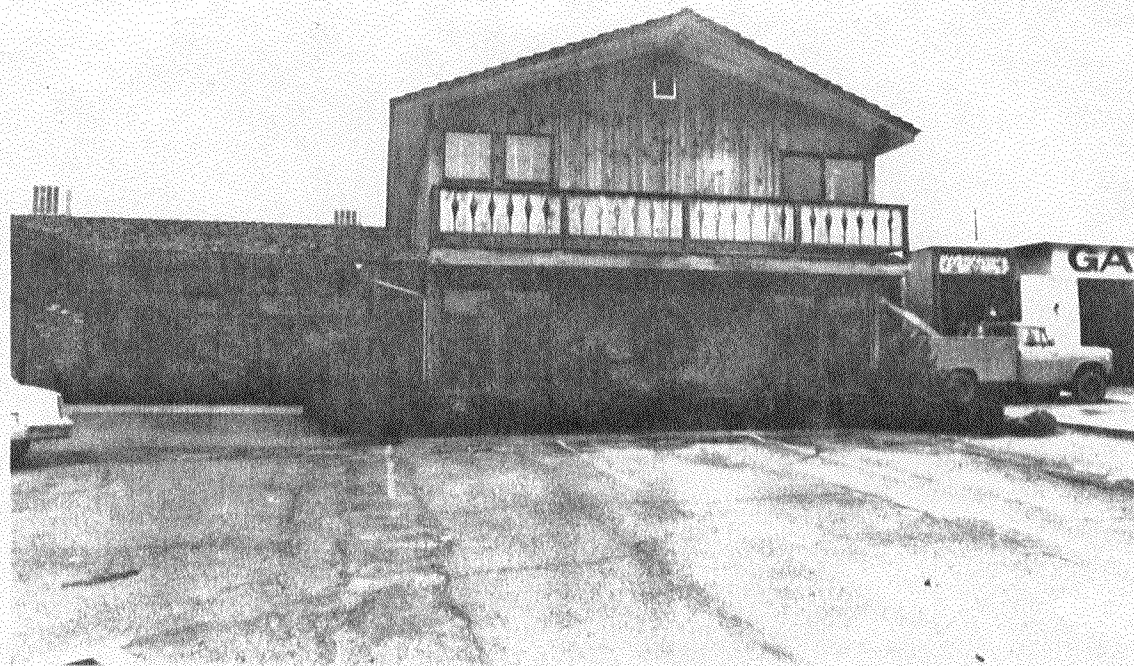
Handicapped access into the addition will be provided onto the first floor by means of a ramp at the front entrance. Handrails are to be provided in each of the existing restrooms that are located off the entrance vestibule. In addition, there are four more restrooms located in the north wing of the building, two per floor. These existing restrooms meet current handicapped requirements.

The existing utility lines are expected to be sufficient to handle additional loads and no need for additional utility taps is anticipated.

Construction is expected to commence as soon as possible after approval. We are estimating 180 days to completion of project.



View From South



Front of North Wing



Rear of North Wing

LEASE AGREEMENT

THIS LEASE AGREEMENT, made and entered into on this 19th day of June, 1980, by and between LOUISE FORSTER, as Lessor and OLD HOMESTEAD REALTY, as Lessee;;

WHEREAS, Lessor hereby agrees to lease to Lessee the following described parking spaces situate on Lot 3 of Homestead Subdivision, under the following terms:

Four (4) compact spaces (8'6" wide by 22' long)

Twelve (12) regular spaces (9' wide by 22' long)

See attached Exhibit "A" for location of the 16 parking spaces and garbage pickup.

Said term of lease shall commence on June 19, 1980 and end on June 19, 2000, with 5 year renewable option at the end of the term.

In consideration of the above lease Lessee shall pay to Lessor the sum of Two Hundred Forty Dollars (\$240.00) per month for the term of this lease, of which first payment is hereby receipted for.

This lease shall be binding upon the heirs, legal representatives, successors and duly authorized assigns hereto.

WITNESS their hands and seals on this 19th day of June, 1980.

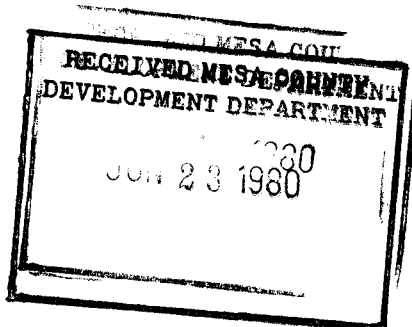
OLD HOMESTEAD REALTY

Louise Forster

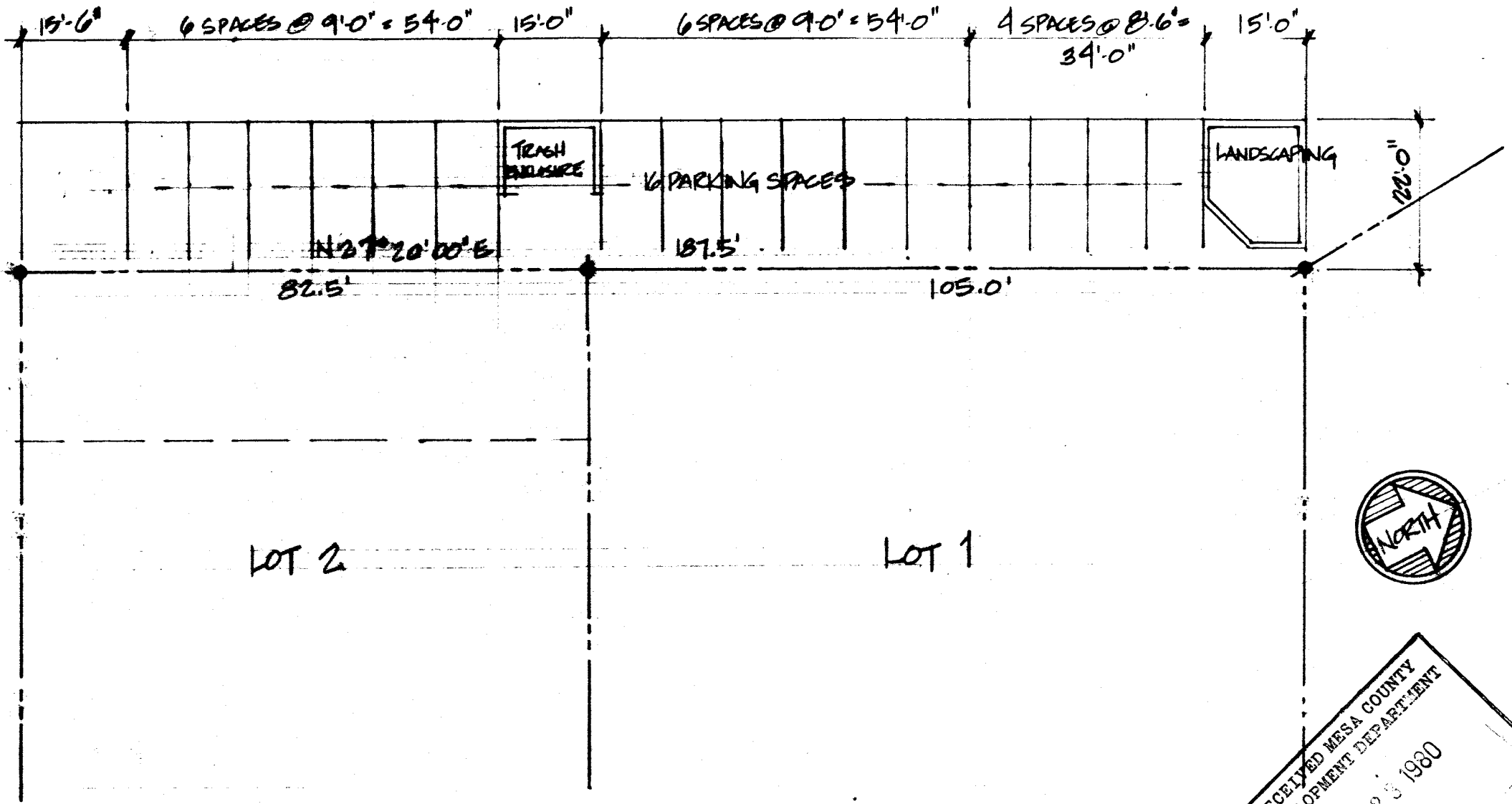
"LESSOR"

By: _____

"LESSEE"



LOT 3



LOT 2

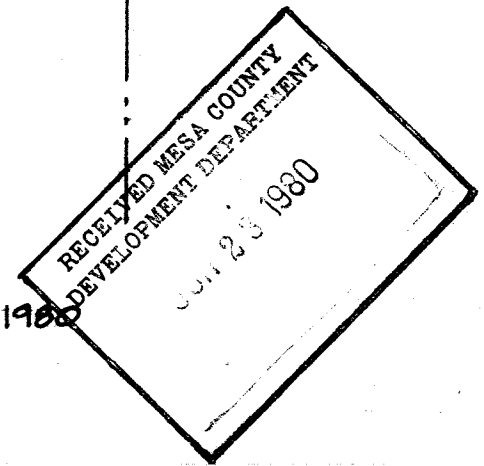
LOT 1



EXHIBIT "A"

SCALE: 1" = 20'-0"

JUNE 19, 1980



NO. # 41-80

ZONING VIOLATION REPORT

DATE 4/7/82

OCCUPANT Old Homestead Realty ADDRESS 737 Horizon Dr.

OWNER Louise Forster ADDRESS _____

PHONE 243-5100 DIRECTIONS _____

REFERRED BY site check DATE _____

VIOLATION 1.) bumper blocks along rear not in, 2.) handicap symbol CODE _____

COMPLAINANT not in, 3.) striping of asphalt in rear not done. ADDRESS _____

4/15 - LOUISE FORSTER (see attached memo)

~~4/18~~

5/3 - final site ck.

City
County
Development
Department

MEMORANDUM

Reply Requested

Date: 4/15/82

YES NO

To: FILE #41-80

From: LANCE W.

I met with Louise Foster today and she agreed to do the following (all site deficiencies at Old Homestead Realty):

1. Apply the handicap symbol in the handicap parking space.
2. Stripe the parking spaces at the rear of the building in the asphalted areas.
3. Install bumper blocks along the westernmost parking area (on lot 3).

She is to let me know the date by which this work will be done.



CITY - COUNTY PLANNING

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

(303) 244-1628

April 20, 1982

Ms. Louise Forster
810 19 Road
Fruita, CO 81521

RE: Conditional Use for Gravel Extraction, File C87-80
Old Homestead Realty, File #41-80

Dear Ms. Forster:

On April 16, 1982, a routine check was made of the access road and gravel extraction site. Of particular concern was that the haul road was being kept dust free, as per the requirements of the Mesa County Commissioners at the time of approval. A resident living on this road stated to me that it was kept watered down fairly well. We are pleased with your compliance and will continue to monitor the operation from time to time.

In reference to your office building, we will be looking for the following deficiencies to be corrected:

- 1) Handicap symbol in the parking space so provided.
- 2) Striping of the parking area at the rear of the building.
- 3) Placement of bumper blocks in the Lot 3 parking area.

As per our conversation in the office last week, you are to inform me of the date by which we can expect this work to be done.

Thank you for your cooperation in these matters.

Sincerely,

Lance R. Williams
Development Enforcement Officer

LW/vw

