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File 1980-0043
Date 6/22/01

Project Name: 1039 & 1045 Grand Ave. - Conditional Use

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
X	X	*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)
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>		
X	X	Action Sheet
X	X	Review Sheet Summary
X		Conditional Use Application
X		Legal Description
X		Letter from Conni McDonough to Robert Bright re: scheduling for hearing – 7/7/80
X		Letter form Loran Dake to Neva Lockhart re: request to pull item-7/16/80
X		Letter from Robert Bright to Gene Geore re: denial of application – 6/27/80
X	X	Letter from Richard Hollinger to Conni McDonough re: converting residential property to office building code issues – 5/14/80
X		Fence Detail
X		Sign Detail
X	X	Map (to be scanned)

(Check One)

Receipt # _____

XXX	CITY
	COUNTY

CONDITIONAL USE APPLICATION

Date Received _____

Received By _____

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 2 lots ~~XXXX~~ more or less, do respectfully petition and request a conditional use for 4.1 Service business, limited, inside....offices in the R-3 zoning district, the County of Mesa.

INDICATE PRIMARY CONTACT PERSON FOR CORRESPONDENCE:

PROPERTY OWNER DEVELOPER REPRESENTATIVE

Gene H & Phyllis George	Pat Simeone	THE CORNERSTONE Conni McDonough
Name	Name	Name
1420 E. Sherwood Drive	2820 1/2 North Avenue	1001 Patterson Road
Address	Address	Address
245-5861	245-9800	243-1980
Business Phone	Business Phone	Business Phone

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

NAME OF THE DEVELOPMENT GRAND AVENUE OFFICES

COMMON LOCATION 1039 and 1045 Grand Avenue, Grand Junction, Colorado
(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 see narrative attached
- 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.

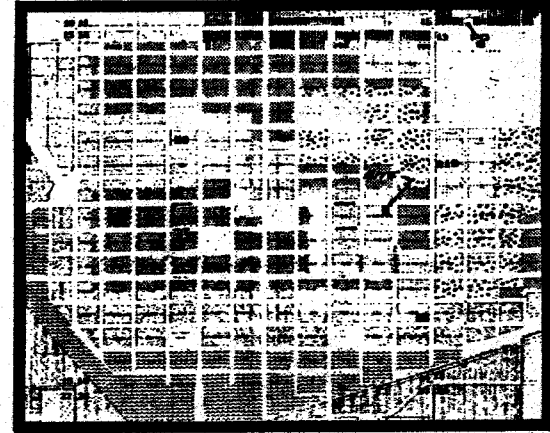
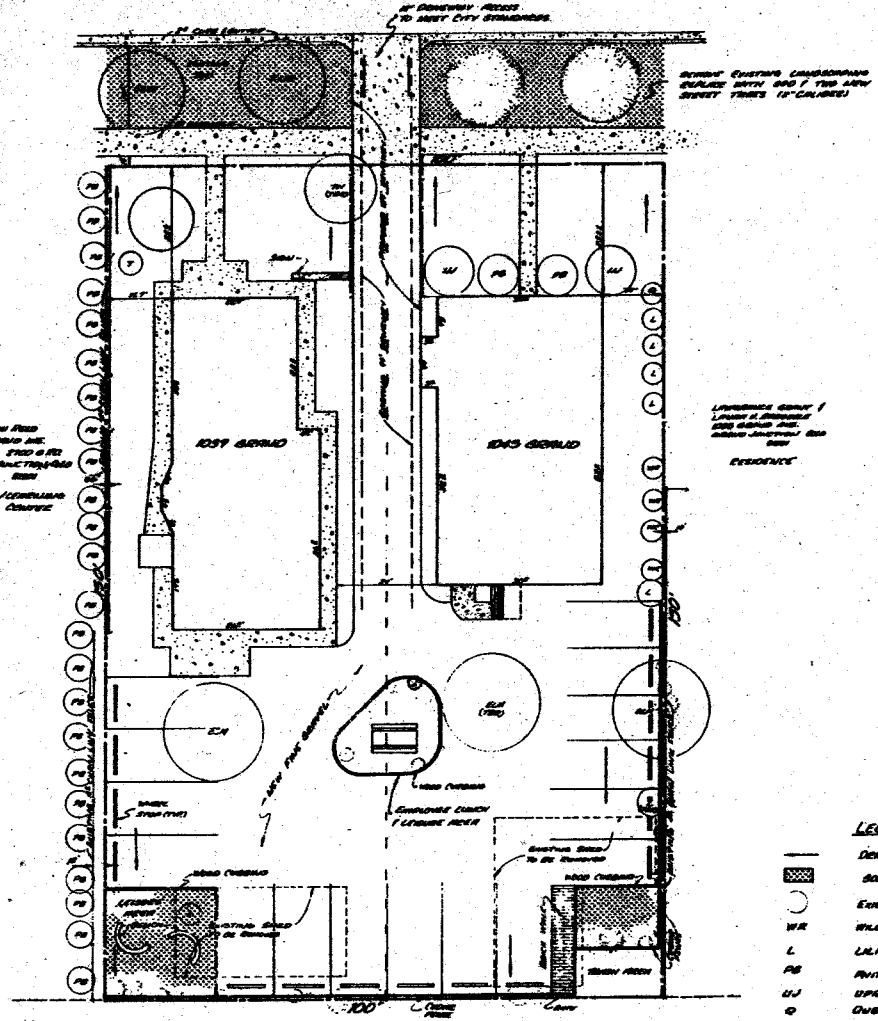
Signature(s) of applicant(s):

Date: June 2, 1980

Pat Simeone (by card)
Gene H. George (present owner)

PROPERTY OF F. J. SMITH & COMPANY
 1000 GRAND AVE.
 GRAND AVENUE OFFICE
 GRAND AVENUE OFFICE
 GRAND AVENUE OFFICE

GRAND AVE



LOCATION MAP

GENERAL NOTES:

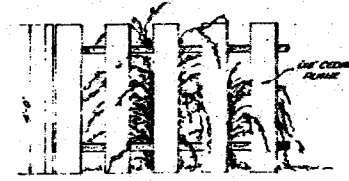
1. ZONING: R-3 (CITY)
2. FURNISHING REQUIREMENTS: 1 SPACE PER 300 S.F. FLOOR AREA + 1/4 SPACES (4 SPACES REQUIRED FOR CORNER CARS)
3. ALL EXISTING LANDSCAPING TO BE RETAINED; DEFICIENT PLANTING AREAS TO BE REVEGETATED.

LEGEND

[Symbol]	DECKING RECESS
[Symbol]	SOB
[Symbol]	EXISTING LANDSCAPING
[Symbol]	WILD ROSE
[Symbol]	LILIES
[Symbol]	PRITCHARD BUSH
[Symbol]	SPRING JASMINE
[Symbol]	ORANGE
[Symbol]	SLM
[Symbol]	TO BE REMOVED
[Symbol]	PROPOSED LANDSCAPING TO BE SELECTED FROM PLANTS LISTED ABOVE, WITH THE ADDITION OF PRESTIGE SPECIES (CAMBODIA) BENEVOLE SPECIES (CAMBODIA)



SIGN DETAIL



FENCE DETAIL

20' ALLEY

<p>RESIDENCE 1000 GRAND AVE. GRAND AVENUE OFFICE GRAND AVENUE OFFICE SOB</p>	<p>RESIDENCE 1000 GRAND AVE. GRAND AVENUE OFFICE GRAND AVENUE OFFICE SOB</p>	<p>RESIDENCE 1000 GRAND AVE. GRAND AVENUE OFFICE GRAND AVENUE OFFICE SOB</p>	<p>RESIDENCE 1000 GRAND AVE. GRAND AVENUE OFFICE GRAND AVENUE OFFICE SOB</p>
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BERG FREEMAN OFFICES

Planning Coordinator

1039 AND 1045 GRAND AVENUE

EXISTING AND REQUESTED USE

The existing use of these structures is multi-family residences. 1039 Grand Avenue consists of four apartments and 1045 Grand Avenue consists of five apartments. These structures are situated side by side on the south side of Grand Avenue and share a nine foot wide driveway located between the structures. There is an accessory garage/storage structure at the rear of each property and access from each property to a twenty foot alley.

This application requests approval of the City of Grand Junction for a conditional use permit for office uses at 1039 and 1045 Grand Avenue. The following narrative and attached site plan outlines the applicants' observations and intentions for these properties subject to approval and specific conditions of this permit by the City of Grand Junction.

USE TRANSITION

Revitalization, upgrading and utilization of older structures has been an important policy of city officials in recent years. Older structures that are located on traffic corridors that are experiencing an increase of vehicles per day, are generally considered to be less desirable by permanent residents. Consequently these structures usually experience division into multi-apartments with short-term occupancy, conversion to office and/or business uses, or removal of the structure and construction of new structures which often are not architecturally compatible with the original architecture period of the neighborhood.

This application represents one of these approaches. These structures have previously made the transition from single-family to multi-family residences. Given the impact of increased traffic within the Grand Avenue corridor on the residential lifestyle, the cost of revitalization and upgrading versus general structure maintenance, the applicants respectfully request a change in use approval for offices. This can generate long-term occupancy to provide for the commitments herein. The revitalization plan, site function and requested use will respect the location and residential uses in the neighborhood.

STRUCTURE INTERIORS

The interior areas of the structure will be remodeled for office space and will be upgraded and constructed to meet all appropriate requirements of the building, plumbing, and electrical codes. (See letter attached.)

STRUCTURE EXTERIORS

The exteriors of the structures will be revitalized. To the extent feasible, the existing architectural features will be retained. New exterior painting will be in a color scheme traditional to the period of architecture.

SITE DESIGN

The two existing garage/storage accessory structures will be removed. The existing nine foot driveway will be widened to twelve feet and improved in accordance with the City requirements. The common drive and parking areas will be resurfaced with base and fine gravel. This will provide for vehicular access and parking, guard against erosion and dust pollutants, and at the same time assure a moist and cooler environment for the plantings and occupants. This access and parking area treatment is similar to and compatible with other area sites.

No vehicular access to the alley will be provided. All access shall be from Grand Avenue. Parking provisions will meet City requirements.

Generally all healthy landscaping will be retained and areas currently deficient will be revitalized. The public area between the sidewalk and curb will be restored to sod and street tree plantings common in the area. See site plan for other landscaping details.

A combination cedar fence with large shrub plantings will provide noise and visual screening for adjacent properties. Liesure and conversational areas for the occupants use will be provided within two landscaped areas.

SIGNS

The site office sign will meet the sign requirements of the City and be of wood construction with routed letters. See detailed sketch on site plan. Compact car spaces will be individually signed.

DEVELOPMENT SCHEDULE

Upon approval of the conditional use permit work will commence on the 1039 structure. Following completion of the structure remodel, the site work will be undertaken for both properties. Within nine to twelve months the 1045 structure remodel with commence.

City
County
Development
Department

CITY OF GRAND JUNCTION—MESA COUNTY—COLORADO 81501
559 WHITE AVE.—ROOM 60—DIAL (303) 243-9200 EXT. 343

May 14, 1980

Conni McDonough
The Cornerstone
1001 Patterson Road, Suite 6
Grand Junction, Colorado 81501

Dear Conni:

In response to your request, I am listing briefly the requirements of converting a residential property to office use. All requirements are from the 1976 Edition of the Uniform Building Code. The 1979 Uniform Building Code is being processed for adoption and will probably be in effect in a few months.

1. Any wall closer than 10 feet from the property line (except street or alley line) must be fire-rated one hour. This can be done by stucco or using sheetrock under siding. (1979 code changes this distance to 20 feet)
2. Any windows in walls or doors less than 10 feet from the property must be one hour fire-rated. Use fire-rated wire glass in windows and fire-rated door with self closer.
3. Windows or doors are not permitted in any wall less than five feet from the property line.
4. Using the figure 100 square feet per occupant, any second story with occupant load more than 10 must provide second exit.
5. Access to handicapped by ramp must be provided to first floor. (See attached booklet)
6. Reasonable restroom facilities must be provided for use by handicapped persons. (See booklet)
7. The building will probably need to be rewired. Please consult licensed Electrical Contractor to determine requirements.
8. At least one water closet compartment must be provided for male employees and one for female employees.

There may be other requirements other than above that may relate to the structural condition of the building. I suggest you contact an architect or building contractor to review the structure for you.

Sincerely,


Richard Hollinger
Chief Building Official

Acres _____
Units _____
Density _____

ACTION SHEET

File # 43-80
Zone R3
Tax Area Code _____

Activity Cond. Use for Business Offices

Phase _____ Date Neighbors Notified 6-17-80

Date Submitted 6-2-80 Date CIC/MCC Legal Ad _____

Date Mailed Out 6-6-80 P.C. ad - 6-17-80
PC Hearing Date 6-24-80

Review Agencies 10 DAY Review Period - Return By 6-16-80

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
- FIRE CITY
- _____ IRRIGATION _____
- _____ DRAINAGE _____
- _____ WATER (UTE, CLIFTON) _____
- _____ SEWER _____
- CITY ENGINEER/~~UTAH~~ TRANS ENGINEER
- _____ MACK, LOMA, MESA, COLLBRAN
- _____ FRUITA, PALISADE
- JIM PATTERSON
- P.D. ED VANDERTOOR
- PARK & REC.
- ENERGY OFF.
- TECH REVIEW

2 REVIEW SHEETS ONE PLAT

Board	Date	Comments
<u>GJPC</u>	<u>6/24/80</u>	<u>Rec. approval subject to staff comments - (motion defeated) Rec. denial due to lack of policies on Grand, concern for downtown growth, cond. of traffic on Grand & previous denial of cond. use to the west.</u>

Common Location 1039 & 1045 Grand Ave.

Staff Comments
Note: Make sure the P.C. gets a copy of the reduction & summation of proposal of Cond. Use
Legal OK

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# 43-80

ITEM CONDITIONAL USE OFFICES

DATE SENT TO REVIEW DEPT. 6-06-80

DATE DUE 6-16-80

PETITIONER Gene & Phyllis George

LOCATION 1039 & 1045 Grand Ave

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
6-11-80	FLOOD STAFF	Available information does not indicate a 100 year event flood hazard at this site. This project is not subject to City of Grand Junction Floodplain regulation.
6-11-80	MAPPING	None
6-11-80	CITY FIRE	No objection.
6-12-80	CITY UTILITIES	None
6-13-80	MT. BELL	No objection
6-13-80	PUBLIC SERVICE	Rec. 6-10-80 Electric: No objections Gas: No objections
6-16-80	CITY TRANSP.	There is only a single access point with one lane of traffic to serve 16 parking spaces. This could cause traffic problems on Grand Ave. Fencing in the front yard, if to remain or be reworked, should not obscure pedestrians or vehicles.
6-16-80	CITY ENG.	None
6-18-80	PARK & REC.	What is a "Quenie"? Strange location for employee lunch & leisure area. Would you like to eat your lunch in the middle of a parking lot surrounded by gravel?

STAFF RECOMMENDATION

Driveway should be widened to 15' for better access.

character of area, recommend that second stories ^{To maintain residential} of both structures be maintained in residential use.

Recommend approval subject to comments.

~~Driveway and parking area should have dust control~~ Driveway and parking area should have dust control if gravel.

NOTE: MAX. SIZE OF SIGN WILL BE 16-20'.

KBM

6-24-80 GJPC - RIDER/SIMONETTI PASSED 4-3 (FLAGGER, FRANK, AND GRAHAM AGAINST) A MOTION TO RECOMMEND DENIAL TO THE CITY COUNCIL OF THE CONDITIONAL USE AT 1045 AND 1039 GRAND AVENUE, FOR THE FOLLOWING REASONS: THE LACK OF ESTABLISHMENT OF POLICIES WHICH ASSURE THAT WE WANT TO CONTINUE A CONDITIONAL USE BUSINESS ALL ALONG GRAND AVENUE; OUR CONCERN FOR THE PROXIMITY OF DOWNTOWN AND ITS GROWTH, AND TRAFFIC AND CONDITION OF GRAND AVENUE; THE FACT THAT WE HAVE RECENTLY TURNED DOWN A PROPOSAL FOR CONDITIONAL USE FOR SIMILAR REASONS RIGHT NEXT DOOR TO THE REQUEST.