## **Table of Contents**

| 17:1   |             | 1090 0059  |   |  |  |  |  |
|--|-------------|--|---|--|--|--|--|
| File<br>Date                                 |             | <u> </u>   | ject Name: 2303 North 12 Street – Conditional Use   |  |  |  |  |
| 2.   |             | <u></u>  | Jose and a set to an a short Contraction of   |  |  |  |  |
| P<br>r<br>e                                  | S<br>c<br>a | 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 |   |  |  |  |  |
| S  | n           | included.  | on the standard list. For this reason, a checklist has been   |  |  |  |  |
| e<br>n                                       | n<br>e      |  |   |  |  |  |  |
| t  | d           | quick guide for the contents of each file.   | Turked present on the enceknod This mack can serve as   |  |  |  |  |
|  |             |  | S Query System. Planning Clearance will need to be type   |  |  |  |  |
| 1  |             | in full, as well as other entries such as Ordinances, Resol  |   |  |  |  |  |
| 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   | 47  |  |  |  |  |
| X  |             | Legal description  | and and a second a se |  |  |  |  |
|  |             | Appraisal of raw land  |   |  |  |  |  |
|  |             | Reduction of any maps – final copy   | ne en e  |  |  |  |  |
| •  |             | *Final reports for drainage and soils (geotechnical report   | orts)   |  |  |  |  |
|  |             | Other bound or nonbound reports  |   |  |  |  |  |
|  |             | Traffic studies  |   |  |  |  |  |
|  |             | Individual review comments from agencies   |   |  |  |  |  |
|  |             | *Consolidated review comments list   |   |  |  |  |  |
|  |             | *Petitioner's response to comments   |   |  |  |  |  |
| *Staff Reports                               |             | *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 fin  | nal approval (pertaining to change in conditions or   |  |  |  |  |
|  |             | expiration date)   |   |  |  |  |  |
| DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE: |             |  |   |  |  |  |  |
| X  | X           | Action Sheet   |   |  |  |  |  |
| X  | X           | Review Sheet Summary   |   |  |  |  |  |
| X  |             | Conditional Use Application  | affin ( )   |  |  |  |  |
| X  | x           |  |   |  |  |  |  |
| x  | <u> </u>    | Planning Commission Minutes - ** - 8/26/80 and 9/30/80   |   |  |  |  |  |
|  | <u> </u>    | Letter from Alex Candelaria to William Hoover, Jr. re: scheduled for   |   |  |  |  |  |
| X  |             | public hearing- 10/3/80  |   |  |  |  |  |
|  |             |  |   |  |  |  |  |
|  |             |  |   |  |  |  |  |
| <b></b>                                      | *····*      |  |   |  |  |  |  |

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|  | ten en e  |
|--|--|
| Acres 15,625 sept.   | CITY ACTION SHEET File # 58-80   |
| Units  |  |
| Density  | zone <u><math>\mathcal{R}3</math></u>  |
| Activity Cond. Use- Off  | Date Neighbors Notified  |
| Phase find   | City Council   |
| Date Submitted 7-31-80   | City Council<br>Date CIC Legal Ad  |
| Date Mailed Out 8-6-80   |  |
|  |  |
| Date Posted<br>Legal Ad Date   | Hearing Date   |
| Date Neighbors Notified  |  |
| Planning Commission  | <i></i>  |
| g  |  |
| Review Agencies 9-   | 19-80  |
| Send   |  |
| COUNTY ROAD DEPARTME   | NT CITY UTILITIES  |
| MOUNTAIN BELL ·  | $\underline{}$ CITY POLICE   |
| PUBLIC SERVICE COMPA   | NY TRANSPORTATION ENGINEER   |
| FIRE C, TY   | PARKS AND RECREATION   |
| $\underline{\mathcal{L}}$ irrigation $\underline{\mathcal{G}}, \underline{\mathcal{V}}, \underline{\mathcal{V}}$   |  |
| DRAINAGE 6.3.  | TECH REVIEW  |
| SEWER  | WATER AND POWER RESOURCES  |
| WATER WATER CLIFTON)   |  |
| FLOODPLAIN   |  |
| CITY ENGINEER  |  |
|  |  |
| Common Location2303  | N. 12 12   |
| Common Location2303  | N. 12 12   |
|  | ments  |
|  |  |
|  | ments  |
| Board       Date       Com $2 \text{TRC}$ $8/2 (o) 80$ $7$ $GSRC$ $9/3o$ $8c$ $6$ $CIC$ $10/15/80$ $a$   | ments  |
|  | ments  |
| Board       Date       Com $2 \text{TRC}$ $8/2 (o) 80$ $7$ $GSRC$ $9/3o$ $8c$ $6$ $CIC$ $10/15/80$ $a$   | ments  |
| Board       Date       Com $\mathcal{F}TR$ $\mathcal{F}/\partial(\mathcal{F})$ $\mathcal{F}/\partial(\mathcal{F})$ $\mathcal{F}/\partial(\mathcal{F})$ $\mathcal{GSRC}$ $\mathcal{P}/\partial(\mathcal{F})$ $\mathcal{F}/\partial(\mathcal{F})$ $\mathcal{F}/\partial(\mathcal{F})$ $\mathcal{CIC}$ $\mathcal{O}/\mathcal{F}/\mathcal{F}$ $\mathcal{F}/\partial(\mathcal{F})$ $\mathcal{F}/\partial(\mathcal{F})$ $\mathcal{F}/\partial(\mathcal{F})$ $\mathcal{CIC}$ $\mathcal{O}/\mathcal{F}/\mathcal{F}$ $\mathcal{F}/\partial(\mathcal{F})$ $\mathcal{F}/\partial$ | ments  |
| Board       Date       Com $\mathcal{F}TR$ $\mathcal{F}/\partial(\mathcal{F})$ $\mathcal{F}/\partial(\mathcal{F})$ $\mathcal{F}/\partial(\mathcal{F})$ $\mathcal{GSRC}$ $\mathcal{P}/\partial(\mathcal{F})$ $\mathcal{F}/\partial(\mathcal{F})$ $\mathcal{F}/\partial(\mathcal{F})$ $\mathcal{CIC}$ $\mathcal{O}/\mathcal{F}/\mathcal{F}$ $\mathcal{F}/\partial(\mathcal{F})$ $\mathcal{F}/\partial(\mathcal{F})$ $\mathcal{F}/\partial(\mathcal{F})$ $\mathcal{CIC}$ $\mathcal{O}/\mathcal{F}/\mathcal{F}$ $\mathcal{F}/\partial(\mathcal{F})$ $\mathcal{F}/\partial$ | ments  |
| Board       Date       Com         GTR:       \$/2.6/80       7         GSR:       9/30       80       6         CIC       10/15/80       0  | ments  |
| Board Date Com<br>GJR: 8/26/80 J<br>GJR: 9/30/80 C<br>CIC /0/15/80 A<br>Staff Comments<br>Original Documents   | ments<br>Abled- he hearing by GJRC on & Boke<br>proved reised plan<br>proved as per reconverdation |
| Board       Date       Com         7.TPC       §/2.6/80       7         G.SFC       9/30/80       6         CIC       10/15/80       0   | nt Covenants   |

| REVIEW SHEET S | SUMMARY |
|----------------|---------|
|----------------|---------|

|   | TIONAL USE-OFFICE   | -FINAL DATE SENT TO REVIEW DEPT 8-06-80  |
|---|---|--|
|   |   | DATE DUE 8-18-80   |
| PETITIONER W  | m, Hoover   |  |
| LOCATION _23  | 03 N. 12th  |  |
| DATE REC.   | AGENCY  | COMMENTS   |
| 8-11-80   | FLOODPLAIN  | Not in flood area.   |
| 8-13-80   | CITY UTIL   | None   |
| 8-14-80   | G.J. DRAINAGE   | О.К.   |
| 8-18-80   | TRANSP. ENG.  | Parking stalls adjacent to the sidewalk should<br>have some means of preventing car bumpers<br>from protruding into the sidewalk area.   |
| 8-18-80   | UTE WATER   | City of Grand Junction   |
| o-18-80   | CITY FIRE   | Please show existing fire hydrant, placement,<br>and water line size. One additional on Book-<br>cliff, South of N. 12th may be required.<br>Water flow requirement must be complete and<br>hydrant agreement signed before building permit<br>can be issued.  |
| 8-18-80   |   |  |
| TAFF RECOM<br>Proposa<br>he proposed  | l indicates only<br>d structure will  | No requests or comments<br>a 5 foot setback from rear property line.<br>be 2 stories in height. This configuration is  |
| TAFF RECOM<br>Proposa<br>he proposed<br>nappropriat<br>Recomment<br>torage, etc<br>long Bookc<br>taff recom                 | MENDATIONS<br>l indicates only<br>d structure will<br>te in a residenti<br>nd that front set<br>c. in front 15'),<br>liff.  | a 5 foot setback from rear property line.<br>be 2 stories in height. This configuration is<br>al zone.<br>back conform to R-3 requirements (no parking,<br>or at least there be substantial landscaping<br>proposed does not conform to intent of a con-   |
| TAFF RECOM<br>Proposa<br>he proposed<br>nappropriat<br>Recomment<br>torage, etc<br>long Bookc<br>taff recom                 | MENDATIONS<br>l indicates only<br>d structure will<br>te in a residenti<br>nd that front set<br>c. in front 15'),<br>liff.<br>mends denial; as                      | <ul> <li>a 5 foot setback from rear property line.</li> <li>be 2 stories in height. This configuration is al zone.</li> <li>back conform to R-3 requirements (no parking, or at least there be substantial landscaping</li> <li>proposed does not conform to intent of a con-1 zone.</li> <li>A 20 ft. radius on the street right-of-way should be dedicated at the corner of 12th St. and Bookcliff Avenue.</li> <li>The north half of Bookcliff should be constructe with full street improvements. Building the sidewalk only as they have proposed is probably not workable without knowing what the vertical alignment of the curb and gutter will be. Detailed engineered construction plans for the street half should be submitted to me for approv prior to construction.</li> <li>Parking stops should be installed along Book-cliff Ave. to keep the parked vehicles from encroaching into the street right-of-way(side-</li> </ul> |
| TAFF RECOM<br>Proposed<br>he proposed<br>nappropriation<br>Recomment<br>torage, etc<br>long Bookc<br>taff recommitional use | MENDATIONS<br>1 indicates only<br>1 structure will<br>te in a residenti<br>nd that front set<br>c. in front 15'),<br>liff.<br>mends denial; as<br>e in a residentia | <ul> <li>a 5 foot setback from rear property line.</li> <li>be 2 stories in height. This configuration is al zone.</li> <li>back conform to R-3 requirements (no parking, or at least there be substantial landscaping</li> <li>proposed does not conform to intent of a con-1 zone.</li> <li>A 20 ft. radius on the street right-of-way should be dedicated at the corner of 12th St. and Bookcliff Avenue.</li> <li>The north half of Bookcliff should be constructe with full street improvements. Building the sidewalk only as they have proposed is probably not workable without knowing what the vertical alignment of the curb and gutter will be. Detailed engineered construction plans for the street half should be submitted to me for approv prior to construction.</li> </ul>  |

8-26-80/GJPC/RIDER/FRANK PASSED 6-0 A MOTION TO TABLE THE CONSIDERATION OF THE CONDITIONAL USE FOR THE OFFICE BUILDING, WITH THE STIPULATION THAT PETITIONER WILL REDESIGN THE BUILDING AND THE PLAN AND PUT IT BACK ON THE AGENDA WITHIN A REASONABLE PERIOD OF TIME; THAT PETITIONER SHOULD DISCUSS THE PLAN WITH ADJACENT PROPERTY OWNERS BEFORE RETURNING FOR HEARING BEFORE THE COMMISSION. REVIEW SHEET SUMMARY p. 2

| FILE#_ <u>58-80</u>          |                          |  |  |  |  |
|------------------------------|--------------------------|--|--|--|--|
| ITEM COND                    | . USE-OFFICE FINAL       | DATE SENT TO REVIEW DEPT. 9-09-80  |  |  |  |
|                              |                          | DATE DUE   |  |  |  |
| PETITIONER                   | Wm. Hoover               | Revised - 9/8/80   |  |  |  |
| LOCATION _                   | 2303 North 12th          |  |  |  |  |
| <u>DATE REC</u> .<br>9-10-80 | AGENCY<br>CITY UTILITIES | <u>COMMENTS</u><br>None  |  |  |  |
| 9-10-80                      | CITY ENG.                | Comments of 8-18-80 concerning<br>a) street improvements<br>b) 20' radius right-of-way<br>c) showing utilities<br>still apply. See file for further information.   |  |  |  |
| 9-12-80                      | CITY FIRE                | One fire hydrant, now existing, at Bookcliff and<br>north 12th. Since this building is a wood frame-<br>2 story with 2500 sq. ft. groung floor, required<br>fire flow would be 1750 G.P.M. plus 700 G.P.M.<br>for exposure protection which would require a tot<br>fire flow of2,150 G.P.M. With this flow one<br>additional fire hydrant within 300 feet would be<br>required. We would suggest that the new hydrant<br>be located on Bookcliff Ave. 300 feet west of<br>hydrant at 12th and Bookcliff. |  |  |  |
| 9-16-80                      | TRANS. ENG.              | East end of parking lot could be "bulbed" out<br>to provide for easier maneuvering for vehicles<br>parked in the two end spaces.   |  |  |  |
| 9-23-80<br>7                 | STAFF PLANNER            | <ol> <li>Number of parking spaces complies with code.</li> <li>Need all dimensions on parking area-dimensions should conform to code.</li> </ol>   |  |  |  |

SUMMARY OF COMMENTS 1. 20' radius on corner of 12th & Bookcliff. 2. Comply with Fire Department fire flow requirements.

- з. Need to show utilities on site plan.
- North half of Bookcliff should be constructed with full street improve-4. ments. 5.
- Indenting of east end of parking lot as per transportation engineer's comments. 6.

Provide all parking dimensions.

Recommend that all comments be addressed prior to item going to City Council. need to provide bike rack. 7.

GJPC 9/30/80 GRAHAM/FRANK PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #58-80 CONDITIONAL USE, BECAUSE THE PLAN HAS BEEN REVISED SATISFACTORILY, AND SUBJECT TO STAFF COMMENTS.

Do Not REMOVE from File

B. White 1160 Bookchiff 81501

D. Seellevan P.O. Box 742 Palatine Il 60067

, D. Lovato 804 Jamaica Dr. aug - 81501

1 (BW Builders P.O. Box 2/63 City - 81502

Federal Land Bank P.O. Box 1087 City 81502

JE. young

2303 N. 15t Cuty - 8/50,

F. Mcallister 707 Putter Dr. CEJ - 81501

