## **Table of Contents**

17:1		1090 0059					
File 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 r e	S c 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 n	n 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 Date CIC Legal Ad
Date Mailed Out 8-6-80	
Date Posted 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
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Board       Date       Com         GTR:       \$/2.6/80       7         GSR:       9/30       80       6         CIC       10/15/80       0	ments
Board Date Com GJR: 8/26/80 J GJR: 9/30/80 C CIC /0/15/80 A Staff Comments Original Documents	ments Abled- he hearing by GJRC on & Boke proved reised plan 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
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	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 have some means of preventing car bumpers 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, and water line size. One additional on Book- cliff, South of N. 12th may be required. Water flow requirement must be complete and hydrant agreement signed before building permit can be issued.
8-18-80		
TAFF RECOM Proposa he proposed	l indicates only d structure will	No requests or comments a 5 foot setback from rear property line. be 2 stories in height. This configuration is
TAFF RECOM Proposa he proposed nappropriat Recomment torage, etc long Bookc taff recom	MENDATIONS l indicates only d structure will te in a residenti nd that front set c. in front 15'), liff.	a 5 foot setback from rear property line. be 2 stories in height. This configuration is al zone. back conform to R-3 requirements (no parking, or at least there be substantial landscaping proposed does not conform to intent of a con-
TAFF RECOM Proposa he proposed nappropriat Recomment torage, etc long Bookc taff recom	MENDATIONS l indicates only d structure will te in a residenti nd that front set c. in front 15'), liff. 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 Proposed he proposed nappropriation Recomment torage, etc long Bookc taff recommitional use	MENDATIONS 1 indicates only 1 structure will te in a residenti nd that front set c. in front 15'), liff. mends denial; as 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> . 9-10-80	AGENCY CITY UTILITIES	<u>COMMENTS</u> None			
9-10-80	CITY ENG.	Comments of 8-18-80 concerning a) street improvements b) 20' radius right-of-way c) showing utilities still apply. See file for further information.			
9-12-80	CITY FIRE	One fire hydrant, now existing, at Bookcliff and north 12th. Since this building is a wood frame- 2 story with 2500 sq. ft. groung floor, required fire flow would be 1750 G.P.M. plus 700 G.P.M. for exposure protection which would require a tot fire flow of2,150 G.P.M. With this flow one additional fire hydrant within 300 feet would be required. We would suggest that the new hydrant be located on Bookcliff Ave. 300 feet west of hydrant at 12th and Bookcliff.			
9-16-80	TRANS. ENG.	East end of parking lot could be "bulbed" out to provide for easier maneuvering for vehicles parked in the two end spaces.			
9-23-80 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

