

Acres 15,625 sq ft.

CITY ACTION SHEET

File # 58-80

Units _____

Density _____

Zone R3

Activity Cond. Use - Office

Phase Final

Date Submitted 7-31-80

Date Mailed Out 8-6-80

Date Posted _____

Legal Ad Date _____

Date Neighbors Notified--8-19-80

Planning Commission 8-26-80

~~9-7-80~~

9-19-80

Review Agencies

Send

COUNTY ROAD DEPARTMENT

MOUNTAIN BELL

PUBLIC SERVICE COMPANY

FIRE CITY

IRRIGATION G.V.

DRAINAGE G.S.

SEWER _____

WATER (ATE CLIFTON)

FLOODPLAIN

CITY ENGINEER

Date Neighbors Notified--

City Council _____

Date CIC Legal Ad _____

Hearing Date--

Planning Commission 8-26-80

Hearing Date--

City Council _____

Review Period-Return By _____

CITY UTILITIES

CITY POLICE

TRANSPORTATION ENGINEER

PARKS AND RECREATION

ENERGY OFFICE

TECH REVIEW

WATER AND POWER RESOURCES

Common Location 2303 N. 12th

Board	Date	Comments
GIPC	8/26/80	Tabled - Rehearing by G-IPC on 9/30/80
GSPC	9/30/80	approved revised plan
CIC	10/15/80	approved as per recommendation

Staff Comments

Original Documents

- Improvement Agreement
- Improvement Guarantee
- Covenants
- Development Schedule

REVIEW SHEET SUMMARY

FILE# 58-80

ITEM CONDITIONAL USE-OFFICE-FINAL

DATE SENT TO REVIEW DEPT. 8-06-80

DATE DUE 8-18-80

PETITIONER Wm. Hoover

LOCATION 2303 N. 12th

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
8-11-80	FLOODPLAIN	Not in flood area.
8-13-80	CITY UTIL	None
8-14-80	G.J. DRAINAGE	O.K.
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
8-18-80	CITY FIRE	Please show existing fire hydrant, placement, and water line size. One additional on Bookcliff, 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	MT. BELL	No requests or comments

STAFF RECOMMENDATIONS

1. Proposal indicates only a 5 foot setback from rear property line. The proposed structure will be 2 stories in height. This configuration is inappropriate in a residential zone.
 2. Recommend that front setback conform to R-3 requirements (no parking, storage, etc. in front 15'), or at least there be substantial landscaping along Bookcliff.
- Staff recommends denial; as proposed does not conform to intent of a conditional use in a residential zone.

8-18-80	CITY ENG.	A 20 ft. radius on the street right-of-way should be dedicated at the corner of 12th St. and Bookcliff Avenue. The north half of Bookcliff should be constructed 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 approval prior to construction. Parking stops should be installed along Bookcliff Ave. to keep the parked vehicles from encroaching into the street right-of-way (sidewalk). The utilities should be shown on this plan.
8-19-80	PUBLIC SERVICE	PSCo. Electric: No objections; may require an 8 foot West side lot utility easement. Will obtain by separate instrument if necessary when application for service is made. PSCo. Gas: No objection.
8-27-80	PARKS & REC.	None

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# 58-80

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

DATE REC.	AGENCY	COMMENTS
9-10-80	CITY UTILITIES	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. ground 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 of--2,150 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	STAFF PLANNER	1. Number of parking spaces complies with code. 2. Need all dimensions on parking area-dimensions should conform to code.

SUMMARY OF COMMENTS

1. 20' radius on corner of 12th & Bookcliff.
2. Comply with Fire Department fire flow requirements.
3. Need to show utilities on site plan.
4. North half of Bookcliff should be constructed with full street improvements.
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.

7. Need to provide bike rack.

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.

adj. prop. list
Do NOT REMOVE from file

✓ B. White
1160 Bookcliff
81501

✓ F. Mcallister
707 Putter Dr.
City - 81501

✓ D. Sullivan
P.O. Box 742
Palatine IL 60067

✓ D. Lovato
804 Jamaica Dr.
City - 81501

✓ CBW Builders
P.O. Box 2163
City - 81502

✓ Federal Land Bank
P.O. Box 1087
City 81502

✓ E. Young
2303 N. 1st
City - 81501

