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File 1980-0072
Date 9/18/ 01

Project Name: 1499 North T Street

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 in some instances, not all entries designated to be scanned by the department 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 provided.</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		*Summary Sheet – Table of Contents
X		Application form
		Receipts for fees paid for anything
X	X	*Submittal checklist
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		*Planning Commission staff report and exhibits
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		*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	Deed
X	X	Review Sheet Summary	X	Letter from Sue Drissel re: public hearing on 11/19/80-sent 11/3/80
X		Review Sheets	X	Conditional Use Application
X	X	Letter from Michael Sutherland to Mark Williams re: meets all code requirements - 7/31/87	X	X Site Plan
X		Memo from City Planning to All Petitioners re: public hearing on 4/20/85 to recommend extension requests to all those petitionrs requesting one-project extended until 4/1/85 - 3/26/84	X	X Revised Site Plan
X	X	Certified memo from City to All Owners/Petitioners re: re-review of the project for technical issues-2/13/84		
X		Development Application		
X		Public Notice Posting-2/10/82		
X	X	Impact Statement		
X	X	Letter from Larry Beckner to Mesa Co. Planning --landscape completion dates-3/15/82		
X	X	Letter from Larry Beckner, Tipping & Beckner to Mesa Co. Dev. Dept. re: comments submitted by Police Dept. and City Eng.-2/17/82		
X	X	Planning Commission Minutes - ** - 10/28/80, 2/23/82		
X		City Council Minutes -**- (also containing resolution granting a conditional use for Clayton Tipping) -12/3/80		

Wm. & Elizabeth Arceri
1525 No. 1st St.
Grand Junction, CO 81501

72-80

Pete J. Ventura
100 Elm Avenue
Grand Junction, CO 81501

72-80

Clinton & Ellen Chaffin
101 Elm Avenue
Grand Junction, CO 81501

72-80

Robert and Minnie Johnson
955 Bunting
Grand Junction, CO 81501

72-80

Blaine Ford
2522 Mira Vista
Grand Junction, CO 81501
2945-104-16-005

72-80

Christian Church
1326 N. 1st St.
Grand Junction, CO 81501

72-80

Charles & Eleena Burrell
130 West Kennedy
Grand Junction, CO 81501
2945-104-13-017

72-80

Lavern & Carolyn Sigwart
129 Independent
Grand Junction, CO 81501
2945-104-13-012

72-80

C Burrell
130 W. Kennedy
City 81501

72-80

Clayton Tipping
401 N. 1st St.
Grand Jct. CO 81501

#72-80

Larry Beckner
1401 N. 1st St.
Grand Jct. CO 81501

#72-80

Lyle Gaurmer
3018 Market Way
Grand Jct. CO 81501

#72-80

~~C. Tipping
601 Valley Fed. Plaza
City 81501~~

72-80

m. Cornelison
140 W. Kennedy
City 81501
2945-104-13-018

72-80

P. Trujillo
139 W. Independent
City 81501
2945-104-13-011

72-80

REVIEW SHEET SUMMARY

FILE# 72-80

ITEM CONDITIONAL USE-OFFICE BLDG. FINAL

DATE SENT TO REVIEW DEPT. 10-03-80

DATE DUE 10-14-80

PETITIONER Larry Beckner 601 Valley Federal Plaza (Design Specialists Box 2983)

LOCATION N.W. corner of N. 1st St. & Kennedy Ave.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
10-14-80	PARKS & REC	Aspen trees at this elevation are highly susceptible to various insects and stress conditions (i.e., salt burn on leaves due to soil conditions, burned leaf margin from hot, drying winds.) A tree with some similar characteristics, but more tolerant to valley conditions would be Acer ginnala-Amur Maple.
10-14-80	CITY ENG.	Curb, gutter and sidewalk should be constructed on Independent Avenue frontage if lots 4 and/or 5 are involved in this proposal. They show regrading on lot 4 so I assume, maybe they are involved. Any existing curbcuts on 1st Street or Kennedy Avenue not shown for use on this plan should be closed with new curb, gutter and sidewalk. The proposed driveways on Kennedy should include apron as per City Standard ST-1. Storm runoff from the building and parking lot should be drained to the street in a swale, if necessary, to avoid increase runoff onto the property to the west. Building siting and accesses look good.
10-14-80	MT. BELL	No objection or requests.
10-14-80	CITY FIRE	No objection. There is adequate water & fire flow for fire protection.
10-15-80	PUB. SERV.	PSCo. ELECTRIC: No objections. PSCo. GAS: No objection
10-16-80	COMP.	The section of the 1st Street corridor between Orchard and Kennedy has been recommended, through the Policy Statements adopted by CIC on July 5, 1979, to be maintained as residential-single family on the east side, multiple family on the west. Properties east and west of this site are still residential--approval of a conditional use to office would encourage more of the same in vacant adjacent properties. Location of offices on this site are inconsistent with the adopted Policy Statement, and would encroach upon the existing residences neighboring it.
10-20-80	STAFF PLANNER	1. The conditional use request is for lots 4, 5, 6, and 7. The site plan is for lots 6 and 7. Recommend that any approval given be for lots 6 and 7 only. 2. Recommend that screening be provided on Western property line such as a solid board fence or similar up to front set-back for adjacent R-1-C zone. 3. The proposed 18.5' stall depth is not standard; however, with an aisle width of 27', it would be fairly simple to make them a standard 19'. 4. Is any signage proposed with project? If so, location, height, and dimensions are needed for evaluation. 5. To evaluate the extent of business development

at this location, it would be useful to know the applicant's plans for lots 4 and 5. Is a business use to be proposed on these lots? Is this the reason for including them in the conditional use request?

SUMMARY of COMMENTS

1. Parks & Rec. recommend that Aspen trees would not be favorable due to stress conditions. They would recommend an Acer ginnala-Amur Maple.
2. Street improvements should be constructed on Independent Ave. frontage if Lot 4 and/or 5 are involved. The proposed curb cut on Kennedy Ave. should include aprons as per city standards. Drainage on the proposed site should be addressed so that no increased drainage is dumped onto the property on the west.
3. The 1st Street Policy Statement adopted by the CIC on July 5, 1979, recommends that this area be developed as multiple family use. There is quite a bit of vacant land in the area and a conditional use approval would encourage more conditional use petitions & that would encroach on the existing residential uses.
4. Recommend that only Lots 6 and 7 be given approval and not Lots 4 & 5.
5. Recommend that adequate screening be provided to the adjacent residential use. (i.e., solid wood fence)
6. If there is any signage on the site, it should conform to the sign code.
7. What is to be done with lots 4 and 5 as part of this conditional use?

RECOMMENDATION

This is an established residential area (R-1-C and R-1-B) with a number of R-3 properties (some vacant) along 1st. Business uses would be an encroachment on the established residential character of this area and would be in conflict with established policy. Recommend denial.

10/28/80 SIMONETTI/GRAHAM PASSED 3-2 (FLAGER AND SCHOENBECK AGAINST) A MOTION TO RECOMMEND DENIAL TO #72-80 CONDITIONAL USE, FINAL, BECAUSE IT IS CONTRARY TO THE POLICY STATEMENTS AS LISTED, PARAGRAPHS TWO AND THREE, AND THE RESTRICTIVE COVENANTS OF THE SUBDIVISION.

Acres 0.5
Units _____
Density _____

CITY ACTION SHEET

File # 72-80
Zone _____

Activity Conditional Use
Phase Final
Date Submitted 10/1/80
Date Mailed Out 10/3/80
Date Posted 10/17/80
Legal Ad Date _____
Date Neighbors Notified--
Planning Commission _____

Date Neighbors Notified--
City Council _____
Date CIC Legal Ad _____
Hearing Date--
Planning Commission 10/28/80
Hearing Date--
City Council 11/19/80
Review Period-Return By _____

Review Agencies

Send

COUNTY ROAD DEPARTMENT
 MOUNTAIN BELL
 PUBLIC SERVICE COMPANY
 FIRE
 IRRIGATION _____
 DRAINAGE _____
 SEWER _____
 WATER (UTE, CLIFTON)
 FLOODPLAIN
 CITY ENGINEER

CITY UTILITIES
 CITY POLICE
 TRANSPORTATION ENGINEER
 PARKS AND RECREATION
 ENERGY OFFICE
 TECH REVIEW
 WATER AND POWER RESOURCES
 Camp Planning

Common Location NW Cor of 1st St & Kennedy

Board	Date	Comments
<u>GTAC</u>	<u>10/28/80</u>	<u>Denied - by a 3-2 vote because of contrary to the 1st St. Policy & contrary to restrictive covenants.</u>
<u>CIC</u>	<u>11/19/80</u>	<u>For final finding for the Dec. 3rd mtg. for final action.</u>
<u>CIC</u>	<u>12/3/80</u>	<u>App sub</u>

Staff Comments

Read sent pet. - 12-17-80 adj. OK

Original Documents

Improvement Agreement Covenants
 Improvement Guarantee Development Schedule

REVIEW SHEET SUMMARY

FILE NO. 72-80 DUE DATE 2/15/82
 ACTIVITY Conditional Use
 PHASE _____ ACRES _____
 LOCATION 1499 North First Street
 PETITIONER Clayton D. Tipping
 PETITIONER ADDRESS 1401 North First Street
 ENGINEER Design Specialists

OVERALL CONSIDERATIONS

- OVERALL COMPATABILITY
- CONSISTENCY
- ADJACENT PROPERTY
- CHANGE IN THE AREA
- TRAFFIC IMPACT

HAS BEEN ADDRESSSED
 HAS NOT BEEN ADDRESSSED

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
2/16/82	City Fire	This office has no objections to this conditional use. Existing fire hydrant at Independent and 1st Street.
2/16/82	Public Service	Gas: No objections to conditional use. Electric: No objections to "Conditional Use".
2/16/82	City Utilities	None.
2/16/82	Transportation Eng.	No comment.
2/16/82	City Police	No traffic accidents recorded in 1981. Need additional information on proposed security lighting of Bld.
2/16/82	<i>Mailed Summary</i>	
2/19/82	<i>Late - Mtn Bell</i>	
2/23/82	<i>City Parks</i>	
3/5/82	GJPC Minutes of 2/23/82	PRESENTED AS CONSENT ITEM #1. MOTION: (COMMISSIONER BILL O'DWYER) "MADAM CHAIRMAN, I MOVE ON CONSENT ITEMS #1, 2, 3, 4, AND 5 TO APPROVE AND FORWARD TO CITY COUNCIL AND RECOMMEND FOR APPROVAL, SUBJECT TO STAFF COMMENTS." CHAIRWOMAN QUIMBY READ THE MOTION AND CALLED FOR A VOTE, WHICH CARRIED UNANIMOUSLY, 6-0.

Application sheet

Acres .49
Units N/A
Density N/A

conditional use

File No. #72-80
Zone RMF-64
Tax Parcel Number
2945704-13-013 014, 015,

Activity Conditional Use- Professional Office Building

Phase Final

Common Location 1499 North First Street

Date Submitted 2/1/82 Date Mailed Out 2/2/82 Date Posted 2/11/82 ^{cached} 2/11/82

10 day Review Period Return by 2/15/82 MCC Information Sent

Date Adjacent Property Owners Notified of MIRC/GJPC Date Adjacent Property Owners Notified of MCC/CIC

review agencies

	A	B	C	D	E	F	G	H	I	J	K	X	M	N	O	P	Q	R	S	T	U	V	W	X	Y	AA	X	DD	EE	FF	GG
Development Dept.	●	●	●																												
County Road	●	●																													
County Health	●	●																													
County Surveyor	●	●																													
County Parks/Recreation	●	●																													
County Engineer	●	●																													
Transportation Engineer	●	●																													
City Engineer <u>Zsets</u>	●	●																													
City Utilities	●	●																													
City Parks/Recreation	●	●																													
City Police Dept.	●	●																													
County Sheriff	●	●																													
Floodplain Administration	●	●																													
Comprehensive Planning	●	●																													
G.J. Dept. of Energy	●	●																													
Fire <u>City</u>	●	●																													
Irrigation	●	●																													
Drainage	●	●																													
Water (Use, Clifton)	●	●																													
Sewer	●	●																													
G.V. Rural Power	●	●																													
Mountain Bell	●	●																													
Public Service (2 sets)	●	●																													
Soil Conservation	●	●																													
State Highway Dept.	●	●																													
State Geological	●	●																													
State Health Dept.	●	●																													
Transamerica	●	●																													
Water & Power Resources	●	●																													
Mack, Mesa, Collbran, Palisade, Fruita, DeBeque, G.J., Mesa Cnty.	●	●																													
OTHER:																															
7 <u>GJPC</u>	●	●																													
10 <u>City Council</u>	●	●																													

totals

BOARDS	DATE	Notes
GJPC	2/23/82	Approved on CA agenda subject to review comments & that petitioner submit detail landscaping to this Dept.
etc	3/17/82	Approved on CA - Deal to review comments & GJPC recommendations.
GJPC	3/20/84	REC. EXTENSION TO APRIL 1st 1985 will pay in full upon submittal.
CC	4/18/84	Appr.
GJPC	4/30/85	rec. 1 year app. extension

Open Space Dedication (acreage) _____ 5% O. S. Fee Required \$ _____ Paid Receipt # _____
Recording Fee Required \$ _____ Paid (Date) _____ Date Recorded _____
Date Resolution Mailed _____

City
County
Development
Department



Tipping & Beckner

Professional Corporation

Attorneys At Law

1401 North 1st Street

Grand Junction, Colorado 81501

Phone 243-4292

Area Code 303

Clayton D. Tipping

Larry B. Beckner

February 17, 1982

Mesa County Development Department
559 White Avenue
Grand Junction, Colorado 81501

Attention: Bob Golden

Regarding: File No. 72-80

Petitioner: Clayton D. Tipping
Location: 1499 N. 1st Street

Dear Bob:

I have received the review sheets as prepared by the various reviewing agencies. It appears that only the comments submitted by the City Police and the City Engineer need to be addressed.

With respect to the comment by the City Police regarding additional information on proposed security lighting of building, please be advised that the security lighting will be similar to that presently on our building located at 1401 N. 1st. We have 8 exterior spot lights with two located on each corner of the building. I believe that our present exterior lighting structure affords adequate exterior security while not infringing on the privacy of the surrounding residential neighborhood.

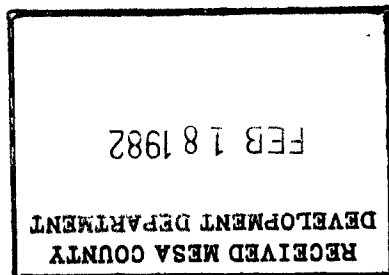
With respect to the comments of Ron Rish in the City Engineer's Department, please be advised that we are willing to comply with the recommendations as they relate to the construction of curb, gutter, sidewalk and drive apron work in the right of way along Independent Avenue.

If further response to the comments is required, please let me know at once.

Very truly yours,


Larry B. Beckner

LBB:bj



Tipping & Beckner

Professional Corporation

Attorneys At Law

1401 North 1st Street

Grand Junction, Colorado 81501

Phone 243-4232

Area Code 303

Clayton D. Tipping

Larry B. Beckner

March 15, 1982

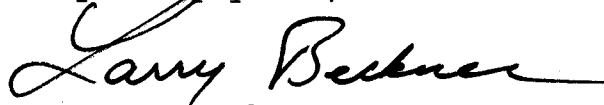
Mesa County Planning Department
Grand Junction, Colorado 81501

RE: 1401 and 1499 North First Street

Gentlemen:

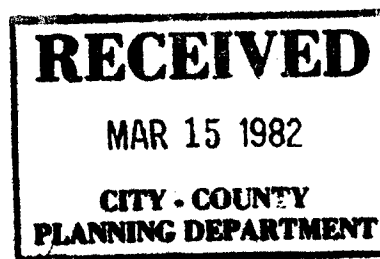
Please be advised that the landscaping for the business located at 1401 North First Street will be completed by June 15, 1982, according to the attached blueprint. Landscaping will be completed on the 1499 North First Street property as soon after completion of the building as possible. We are tentatively aiming for completion of the building by December 1, 1982. Landscaping would be completed in the spring of 1983.

Very truly yours,



Larry B. Beckner

LBB:eeg



IMPACT STATEMENT

The property to be developed is located on the SW corner of 1st and Independent. Development on the property as requested (office space) is compatible with the First Street Corridor policy. In the fall of 1980, the petitioners obtained approval from 100% of the property owners in the Monument Heights Subdivision modifying the restrictive covenants to permit the construction of two office buildings. One of the buildings is complete and the construction of this building would be in conformance with the wishes of the neighborhood. Under the present restrictive covenants of the Monument Heights Subdivision, only an office building in conformance with a B-1 zoning is permitted.

Construction of the proposed building will act as a buffer between 1st Street and the residential area on Independent.

The development will be completed within one year of approval.



CITY - COUNTY PLANNING

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

(303) 244-1628

February 13, 1984

TO: All Owners/Petitioners

FROM: Grand Junction Planning Commission
Grand Junction Planning Department

RE: Enforcement of Development Schedules

Enforcement of development schedules of previously approved projects is an on-going concern for the City of Grand Junction. The City Planning Commission will be having their annual Extension/Reversion public hearing on Tuesday, March 20, 1984 at 7:00 p.m. in the City/County Auditorium, 520 Rood Avenue, Grand Junction, Colorado. You or your representative must be present.

By using the timeframes expected for development, the City is able to anticipate the needs for public services and improvements to provide service for these projects and surrounding areas. The City can also schedule those capital improvements required to be completed in conjunction with the project development itself.

The hearing will not be a re-review of the project for technical issues. It will be a discussion of anticipated timeframes for project buildout, and the likelihood of the project itself. Any project discussed without the Owner/Petitioner or representative present at the special hearing will be automatically recommended for reversion.

If an extension is requested by the Owner/Petitioner, the Grand Junction Planning Commission may grant an extension for one year. If the Owner/Petitioner requests a reversion, the Grand Junction Planning Commission will recommend reversion of that project and/or zone.

Enclosed is your project violation of the Grand Junction Zoning and Development Code. Also enclosed is the required submittal information for the Grand Junction Planning Commission to review.

We appreciate your continued cooperation in this process.

If you have any questions, please contact the City Planning Department at 244-1628.

Thank you.

BG/tt

Enclosures

This is to inform you that your project File # 72-80
Project Name Professional Office Building
approved on 3/17/82 by the Grand Junction City Council,
is now in violation of the Grand Junction Zoning and Development Code.
It violates the development schedule process as indicated below:

Sec. 4-6-2G
(Conditional Use) Developments and uses granted by the approval of a conditional use permit shall be developed or established in accordance with the approved development schedule, within one year of the date of Governing Body approval if no development schedule is established. Failure to develop such or establish such development or uses accordingly shall cause the permit to be revoked.

The Grand Junction Planning Commission is requiring the following information to be provided to this department a minimum of ten (10) days prior to the Special Public Hearing on March 20, 1984.*

Eight (8) copies of:

- a) Location, current property owner, and representative if applicable.
- b) Brief discussion of current status of the approved project. This should include the feasibility, likelihood of buildout, or anticipated changes to the approved plan.
- c) Development schedule anticipated for completion of next phase or buildout.
- d) Any work completed to date on the project to fulfill the next development process requirements. (i.e. if final approval, when is plat to be recorded, or if preliminary approval, when is final plan to be submitted?)
- e) Extension requested (one year maximum).

* Any packets not received or received after this date may result in automatic reversion.

RECEIVED GRAND
PLANNING DEPARTMENT
MAR 09 1984

Clayton D. Tipping
Professional Corporation
Attorney At Law
1401 North 1st Street
Grand Junction, Colorado 81501
Phone: (303) 243-4232

March 9, 1984

RECEIVED
MAR 09 1984
~~MESA COUNTY~~
PLANNING DEPARTMENT

City-County Planning
Grand Junction, Mesa County
559 White Avenue, Room 60
Grand Junction, Colorado 81501

Re: Project File No. 72-80-Professional Office
Building Approved March 17, 1982.

Gentlemen:

In response to your notice and inquiry concerning the above, please be advised as follows:

(a) The location of this project is 1499 North First Street, Grand Junction, Colorado. The current property owners are Clayton D. Tipping and Larry B. Beckner. Clayton D. Tipping will be present to answer questions on March 20, 1984.

(b) This project was delayed when the recent building slump occurred. It is anticipated that there is still a good likelihood that the project will be completed; however, the project will not be completed within the next year.

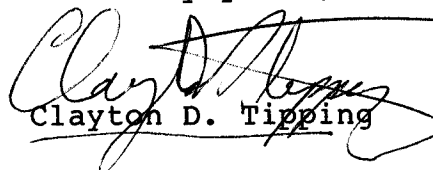
(c) At the present time there are plans which may result in the completion of the project; however, they have not been formalized and negotiations are still in process.

(d) Aside from some minor landscaping work, no work has proceeded on this project.

(e) The owners request that there be a one year extension for this project at this time.

Thank you for your cooperation and anticipated approval.

Sincerely yours,


Clayton D. Tipping

CDT:rg



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

July 31, 1987

Mr. Mark Williams
327 North 7th Street
Grand Junction, CO 81501

Dear Mr. Williams:

I have reviewed the development file #72-80 which regards the proposal for construction of a professional office building on lots 6 and 7, block 1 of Monument Heights Subdivision, also known as 1401 North First Street.

At the time of this proposal, February 1982, office buildings were allowed in the RMF-64 (residential multi-family, 64 units per acre) zone under a conditional use permit. Grand Junction City Council gave final approval to this project on March 17, 1982.

All conditions of approval were met upon final completion of the office building, and to the best of my knowledge, a Certificate of Occupancy was released by the City/County Building Department.

From the standpoint of the Grand Junction Zoning and Development Code, this project, as constructed, meets all Code requirements.

If I can be of further assistance, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Mike Sutherland".

Michael E. Sutherland
City Development Planner

MES/tt

xc: file #72-80