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File 1981-0037a
Date 12/21/01

Project Name: Rezone B1 to PB

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>
		*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
		*Mailing list to adjacent property owners
		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)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet			
X	X	Review Sheet Summary			
X		Review Sheets			
X		Legal Ad			
X	X	City Council Minutes - ** - 5/26/81			
X		Public Notice Posting			
X		Development Application			
X	X	Impact Statement			
X		Letter from Jo Guffey to Mesa Co. Planning Commission re: plan to rezone- 4/22/81			
X	X	Planning Commission Hearing Minutes – 4/30/85			
X		List of neighbors in favor of rezone – no date			
X		Attorney's Title Guaranty Fund, Inc. – Owners Policy of Title Ins.			
X	X	Mailing List			
X		Mesa County Treasurer's Office			

Planned Development Impact Statement

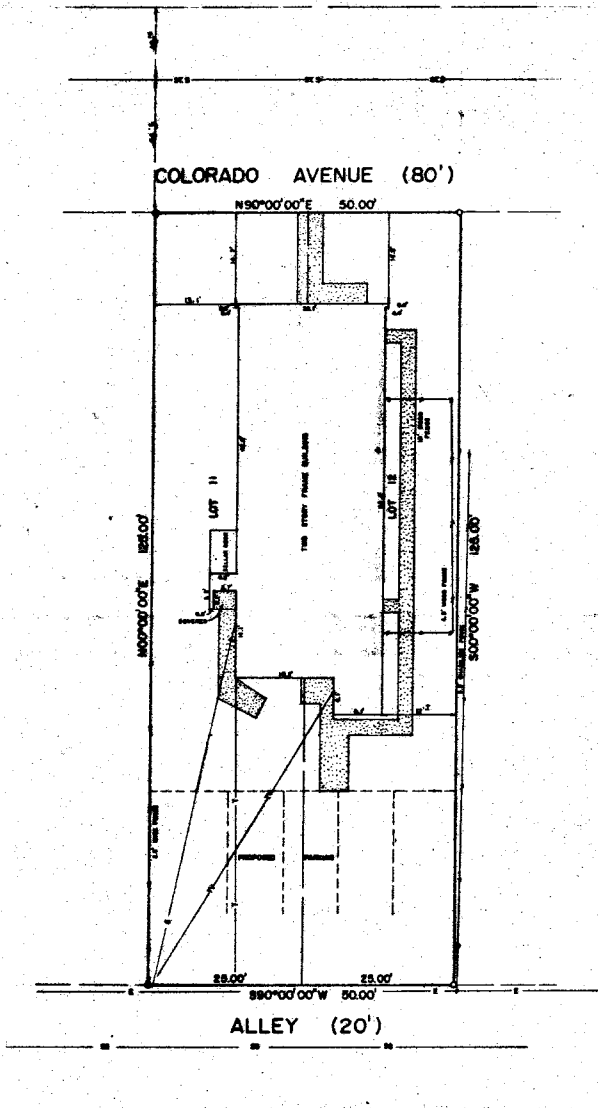
Since the zoning ordinance for said subject property, there has been a significant change in this area other than B-1 &/or Residential. There are several other businesses & developments in the vicinity, such as a surveying company next door, across the alley, business offices. The completion of the North side of Colorado Avenue has completely changed This planned development will not be out of place with the surrounding area.

For antique buffs, which there are many in this area, there never seems to be enough shops & a shop of this type is considered close within a two hundred mile radius. With several other businesses in the vicinity, it will be conveniently located and will not increase the traffic flow to any extent. There will also be some off street parking. In this area there are three main road arterial's, Main Street, Ute Avenue, & Pitkin Avenue. A city park is within half a block to the East where the patrons' children might play.

As for utilities, they are existing. The Police station and a Fire department are within 3 blocks.

The use of this proposal is in conformance with the City's goals and policies, being that there is a rapid trend to provide industrial, commercial & business zoning in the core of the city.

TRASH & TREASURES ANTIQUE SHOP



KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Josephine Giffey, is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being a part of the NW, SE, of Section 14, Township 1 South, Range 1 West of the Ute Meridian, as shown on the accompanying plat hereof, said property being more particularly described as follows:

Lots 11 & 12, Block 129, City of Grand Junction, County of Mesa, State of Colorado.
That said owner has caused the said real property to be laid out and platized as TRASH & TREASURES ANTIQUE SHOP, a planned development of a part of the City of Grand Junction, County of Mesa, State of Colorado.

IN WITNESS WHEREOF said owner has caused their name to be hereunto subscribed this 21st day of April, A. D., 1991.

Josephine Giffey
OWNER

STATE OF COLORADO)
COUNTY OF MESA) SS

The foregoing instrument was acknowledged before me this 21st day of April, A. D., 1991 by Josephine Giffey.
Witness my hand and official seal. My commission expires: 2-28-94

W. G. Ryden
NOTARY PUBLIC

CITY APPROVAL

This plat of TRASH & TREASURES ANTIQUE SHOP, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado was approved and accepted on this ____ day of _____, A. D., 19 ____.

CITY MANAGER _____ PRESIDENT OF COUNCIL _____ DIRECTOR OF DEVELOPMENT _____

City Manager: _____
President of Council: _____
Director of Development: _____

CLERK AND RECORDS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) SS

I hereby certify that this instrument was filed in my office at _____ o'clock _____ P. M., this ____ day of _____, A. D., 19 ____ and is duly recorded in Plat Book _____, Page _____, Recipient No. _____.

Clerk and Recorder: _____ Deputy _____ Fee: _____

RECORDS CERTIFICATE

I, William G. Ryden, do hereby certify that the accompanying plat of TRASH & TREASURES ANTIQUE SHOP, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direction and accurately represents a field survey of same.

William G. Ryden
WILLIAM G. RYDEN
Colorado Registration No. 9331



SCALE 1"=40'
© FOUND PWS L.S. 930
© SET BY DEAN & CAP
L.S. 928

OFFICE COPY

#37-81
file 2 of 2

 COLORADO WEST SURVEYING COMPANY COMPREHENSIVE LAND PLANNING COMPLETE SURVEYING SERVICE 838 Colorado Avenue	REVISION 1 BY
	PLANNED DEVELOPMENT LOTS 11 & 12, BLOCK 129, CITY OF GRAND JUNCTION, COLORADO, SECTION 14, T1S R1W, UTE MERIDIAN, MESA COUNTY

~~Colorado West Surveying~~

~~835 Colorado Avenue~~

~~Grand Junction, CO~~

~~Francis H. Payne~~

~~855 Colorado Avenue~~

~~Grand Junction, CO~~

T
Francis H. Payne
855 Colorado Avenue
Grand Junction, Co. 81501
37-81

L
Colorado West
Surveying
835 Colorado Ave.
Grand Junction, Co. 81501
37-81

JO A. Guffey
845 Colorado Ave.
Grand Junction, Colo. 81501
37-81

REVIEW SHEET SUMMARY

FILE NO. 37-81 DUE DATE 5/18/81
ACTIVITY Development Plan (Rezone B1 to PDB) File 2 of 2
PHASE Final
LOCATION 845 Colorado Avenue
PETITIONER Josephine Guffey
PETITIONER ADDRESS 845 Colorado Ave., Grand Junction, CO 81501
ENGINEER Colorado West Surveying & Engineering

OVERALL CONSIDERATIONS

- Overall Compatability: Not a major concern.
Consistency: Not a major concern.
Adjacent Property: Unaffected.
Change in the Area: Limited business now, this would not create any significant change.
Traffic Impact: No real impact.

NOT BEEN ADDRESSD
NOT BEEN ADDRESSD

DATE REC. AGENCY COMMENTS

LISTED ON NEXT PAGE

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<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
5/12/81	City Fire	We have no objection to the rezone, however, we need you to come in and do a fire flow before we can okay the business. To do this we need a plan showing sq. footage, type of construction and distance to exposures. Also we need location of existing hydrants and what size line they are on.
5/12/81	Public Service Gas & Electric	Gas: No objections. Will serve from existing gas in alley. CB 5/5/81 Electric: No objections. DM 5/6/81
5/18/81	City Utilities	None.
5/18/81	Mountain Bell	No esmts. required by Mtn. Bell.
5/18/81	Transportation Engineer	Although access from alleys to parking lots for businesses is not the purpose of alley's I doubt that this business would generate much alley traffic.
5/18/81	City Engineer	The proposed parking area should be paved.
5/19/81	Staff Comments:	Lighting & signage in rear of bldg. Parking in rear should be marked.
5/26/81	LITTLE/RINKER PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #37-81, REZONE B1 TO PB. PRICE/QUIMBY PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #37-81, FINAL PLAN, SUBJECT TO STAFF COMMENTS.	

