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File 1981-0017

Date 10/19/01

Project Name: Victoria West Offices – Rezone R1C to PDB – Preliminary Plan

P	S	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.
r	c	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.
e	e	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.
n	n	
d	d	
X	X	*Summary Sheet – Table of Contents
X		Application form
		Receipts for fees paid for anything
		*Submittal checklist
X	X	*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
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		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	X	Letter from Carl Vostatek to Don Warner re: After denial of rezoning requesting to be placed on City Council agenda for meeting 3/18/81 – no date		
X	X	Planning Commission Minutes - ** - 2/24/81		
X	X	Plot Plan		
X		Development Plan		
X		Public Notice Posting – 2/17/1981		
X		Receipt and Option Contract		
X		Request for Treasurer's Certificate of Taxes Due		
X		First Floor Plan		
X		Plot Plan		

STATEMENT OF INTENT
"Victoria West Offices"

Submitted by
Carl Vostatek A.I.A.

Proposed Rezone
R 1-C to PDB
Tract at 1715 N. First Street
City of Grand Junction, Colorado

General Location Description- The site in question is the south-east corner of the block that is occupied by West Junior High School and is a tract which contains about two-thirds of an acre. There are presently two, one-story, wood-frame houses on the property as well as a detached garage/carport structure. The houses are of approximately 1930-1940's vintage, one being a rental unit and the other the residence of the present property owners. Several fairly large trees, shrubbery, and other bushes exist on the site which would be maintained and utilized as much as possible in the new layout.

Analysis of First Street Corridor- First Street in the vicinity of this site is a four-lane street and is of reasonably major importance in the traffic circulation system of the City of Grand Junction. Present nearby uses and zonings along First Street include: the aforementioned Junior High School surrounding the property on two sides zoned R 1-C; one-half block to the north is a neighborhood shopping area with gas station, supermarket, deli, retail stores, etc. zoned B-2 (on the east side of First) and B-1 (on the west side of First); one-and-a-half blocks to the north are office buildings (on both sides of First) zoned PDB; on the property immediately to the south across Mesa Avenue is a proposed 17-unit townhouse project (approved with a length of 233 feet and a height of three and one-half stories or 35 feet) which was granted a PDR rezone last year; one-half block to the south (on the west side of First) a retail business (nursery and garden supplies) with a B-2 zoning; one-and-a-half blocks to the south (on the west side of First) a recent rezone granted to property owners a PDB designation to allow them to construct a one-and-a-half story office building; and finally the entirety of the east side of First Street for the respective length is single family dwelling zoned R 1-C.

Impact on the First Street Environment- As can be seen from the above analysis of the present uses and zonings existing along this stretch of First Street, the proposed office project would be in keeping with the extant order of this street in that: it would

respect the residential character of the units in the area; be a rezone to a use that is already existing within one block to the south and two blocks to the north; and of a size and scale that is not disruptive either visually or aesthetically with those structures existing and/or planned.

In the recent PDB rezone proceedings for the office project at First and Kennedy, the property owners of that area were unanimous in favoring that type of use rather than the multiple family residential use (R-3) for which it was then zoned. When the Grand Junction City Council adopted its Policy Statement for the First Street Corridor on July 5, 1979, it called for multiple family residential (R-3) to be encouraged for the use of our subject property. This is found in Statement 2 of the above-mentioned Policy Statement. In that the property owners would appear to prefer offices over multiple family dwellings, and such a use could conceivably be granted for this site as per the Policy Statement, it would again make the proposed rezone not incompatible with the people's wishes.

Other aspects of the impact to the area: the parking for this project would be adjacent to and across the fence from the parking lot for West Junior High, and would therefore not be critically out of place with what is already there; the existing curb cuts onto First Street would not be utilized resulting in more controlled access onto First from Mesa Avenue; the older structures would be removed from the site and replaced with a new structure that would incorporate existing landscaping to the greatest extent possible and become an enhancement to this corner.

Basis for Developer's Selection of Project and Property- I have recently completed a similar Victorian office building on the corner of 12th and Gunnison. It's reception by both the buying public and the viewing public has been overwhelming.

(The following is an excerpt from the Daily Sentinel's, "Speaking the Public Mind", September 5, 1980.)

"Hat's off to Carl Vostatek and his crew for the magnificent structure at 12th and Gunnison. Not only is it a pleasure to look at, its cheerful and sunny appearance brightens our day. Welcome to the neighborhood!"

Mr. and Mrs. Cecil Cross, 1360 Duray Avenue

The public enjoys and appreciates seeing the turn-of-the-century style of architecture being carried on. There has been a rekindling of interest in our historical heritage and the Victorian era with its frills, boistrousness, and gaiety is a particularly popular period that the public has a fondness for and takes joy in seeing be repeated and recreated.

Consequently, there have been many requests for me to do a similar type building. A building of this sort must be located in

the older, established part of the city to be compatible with its surroundings. I have been searching since the completion of the other project and have had no success in finding a property that is conducive to this style of design, would be compatible with its neighborhood, is properly zoned, and is available for sale at a financially viable price.

When I discovered this property was for sale, I was immediately enthused, for here was a site that had similar homes nearby (Hillcrest Manor), had tall trees that would give "instant" landscaping and allow the structure to blend in better with the environment (One criticism of the 12th Street building was that it "stood out" too starkly.), and had quite similar uses existing and planned in very close proximity.

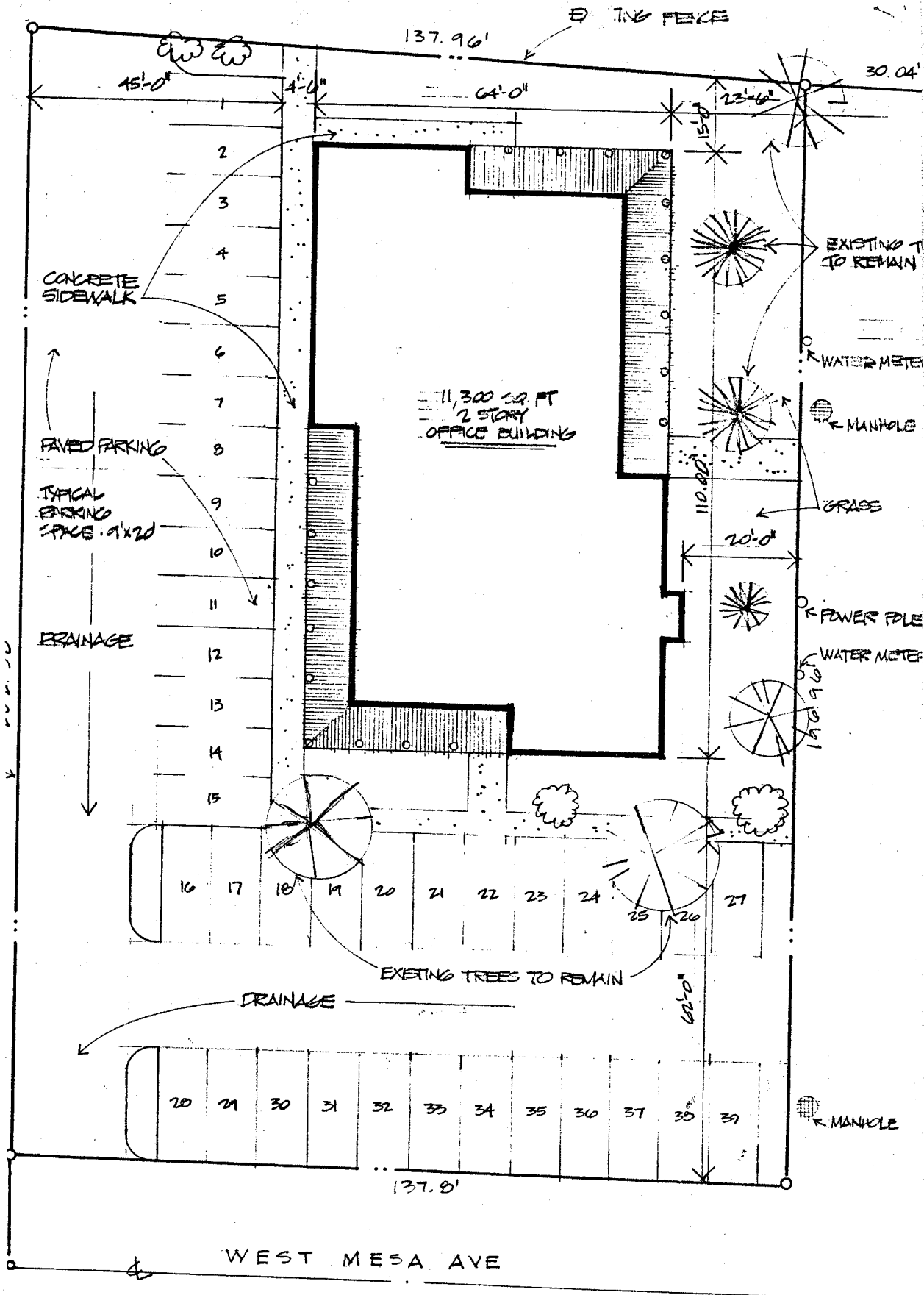
Conclusion- If the many positive aspects of this rezone are weighed against the few negative, I believe it can be well realized that this project would result in a most warm and aesthetically pleasing addition to the First Street scene without causing problems of pain, traffic, and noise or disruption of scale, character, and use!

Development Schedule- If the proposed rezone is granted, I shall immediately commence working drawings of the design and, at the same time, be making application for construction funds. If all goes as hoped for, construction should be underway by early summer. Completion should occur about four to five months following that.

Names and Addresses of Adjacent Property Owners-

- 1) Mesa County School District 51
Grand Junction, Colorado
- 2) Edith and Rocco Ligrani
2221 Saddlehorn Road
Grand Junction, Colorado
- 3) Lawrence M. and Mary Lee Flower
205 Willowbrook Road
Grand Junction, Colorado
- 4) Louis T. and V. M. Lepinotes
105 Hall Ave.
Grand Junction, Colorado
- 5) Joseph A. and Anne P. Ploeser
100 Mesa Ave.
Grand Junction, Colorado
- 6) Jose L. and Rosella B. Montoya
101 Mesa Ave.
Grand Junction, Colorado

Carl Vostatek
655 36¹/₄ Road
Palisade, Co.



PLOT PLAN

OFFICE COPY

17-81



1" = 20'-0"

REVIEW SHEET SUMMARY

FILE# 17-81

ITEM Rezone R1C to P.D.B.

DATE SENT TO REVIEW DEPT. _____

Final Rezone & Prelim. Plan

DATE DUE 2/13/81

PETITIONER Carl Vostatek A.I.A. - 655 - 36 1/4 Rd., Palisade, 81526

LOCATION NWedr of 1st St. & West Mesa Ave.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
2/6/81	Mt. Bell	No requests or objections.
2/6/81	City Fire	This office has no objection of this rezone, Fire Protection water at 1st and Mesa is 4,000 G.P.M. Hydrants at Mesa and 1st, Orchard and 1st. Additional Fire may possibly be needed, depending on where the building is located in relation to existing Hydrants.
2/9/81	Parks & Rec.	No comments.
2/11/81	G.J. Drain	O.K.
2/13/81	City Utility	Provisions should be made for bicycle parking and security. If trash tank service is desired a location for the tank(s) should be provided.
2/17/81	Trans. Eng. (Bragdon)	Since the existing curb cut on 1st street will not be used, it should be closed.
2/17/81	City Eng. (Ron Rish)	7 1/2 Ft. of additional right-of-way should be dedicated on West Mesa Avenue. A 20 Ft. radius should be dedicated at the corner of West Mesa Avenue and 1st St. Power of attorney for full street improvements on West Mesa Avenue must be granted prior to recording of final plan. Parking blocks should be provided on those parking stalls along West Mesa to prevent auto encroachments into the street right-of-way. Apparently all site drainage will be controlled to direct it into the public streets. Any existing driveway cuts into 1st Street should be closed with new curb gutter and sidewalk. The driveway into 1st Street will require a permit and should be built to City Standard ST-1. Parking stalls number 27 and 39 appear to be too close to the sidewalk on 1st Street for proper backing out but I can't tell since 1st Street isn't shown on the plan.
2/17/81	Comp.	As re-zones in this area are approved to Planned Business, there is great concern of the extension of "strip commercial" along the 1st Street Corridor. This section of 1st Street shall be developing into a Commercial/Office node. Historically schools abutt residential neighborhoods, and the introduction and impact of a number of office structures may be more serious than if the area were to develop in multi-family, as recommended by Policy Statement #2 for the 1st Street Corridor. It would be wise to allow approved PDB'S along this sigment of 1st St. to develop, in order for proposed impacts be measured before approval of any additional development.

The Victorian Revival design submitted is far from residential in scale and bulk. The approval of structure at 12th and Gunnison failed to observe staff remarks regarding landscaping, screening from parking, and errors were compounded by the large bulk of the building and its setback overpowering adjacent existing residences. These mistakes should not be repeated. As the neighborhood in question does not have Victorian architecture, but rather bungalows of the past 30 years, it hardly seems appropriate to introduce pseudo Victorian Revival into the area.

- 2/17/81 Staff Comments:
- 1) Recommed landscaped buffer along W. Mesa Ave. at least 5' in width with street trees and grass along this side.
 - 2) Would like to see a landscaped strip between parking lot and N. 1st St.
 - 3) Need details of any proposed signs.
 - 4) Will irrigation ditch be changed to underground?
 - 5) The proposed use would work better on site if bulk of structure were reduced with a maximum of 2 stories (height limit of adjacent R-1-B zone is 25').

2/24/81

RIDER/PICKENS PASSED 6-0 A MOTION TO RECOMMEND DENIAL TO THE CITY COUNCIL OF #17-81, REZONE R1C TO PB FOR VICTORIA WEST, FOR THE FOLLOWING REASONS:

1. THIS DOES NOT REFLECT THE FIRST STREET CORRIDOR POLICY WHICH WAS PASSED WITHIN THE YEAR BY THE COUNCIL AND THE COMMISSION.
2. THE FACT THAT AN OFFICE BUILDING DOES NOT SEEM TO BE AN APPROPRIATE USE ON THE PROPERTY ABUTTED ON TWO SIDES BY A SCHOOL.



vostatek construction & design, inc.
carl vostatek a.i.a., president

Don Warner
City County Development Department
559 White Avenue Room 60
Grand Junction, Colorado 81501

Re: Request appeal of rezone denial for Victoria West Offices,
First Street and Mesa Avenue.

Dear Don:

Per our conversation of this week, I am requesting that, by way of this letter, my rezone denial be placed on the City Council agenda for the meeting of March 18, 1981.

I feel that the City Planning Commission's denial of my request was based on a tunnel-visioned approach to the future growth of not only First Street, but also the City of Grand Junction as a whole. I would like to present to the City Council that the arguments given by the Planning Commission for turning down my proposed rezone were weak and that the various aspects of my project shall not be a detriment to existing and future uses, land values, or the visual/architectural impact of First Street.

Further, the fact that a significant amount of residents in this neighborhood voiced their opinion by signing a petition in favor of Victoria West should indicate that this is a project not against their wishes and the direction they'd like to see this neighborhood shaped in the future.

Sincerely,



Carl Vostatek

cv/ah

Acres 1 2/3
Units _____
Density _____

CITY ACTION SHEET

File # 17-81
Zone RIC

Activity Remove RIC to P.D.B. Victoria West
Phase Preliminary Plan
Date Submitted 2/2/81
Date Mailed Out 2/3/81
Date Posted _____
Legal Ad Date _____
Date Neighbors Notified--
Planning Commission 2-20-81

Date Neighbors Notified--
City Council _____
Date CIC Legal Ad _____
Hearing Date--
Planning Commission 2/24/81
Hearing Date--
City Council _____
10 Review Period-Return By 2/13/81

Review Agencies

Send

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

- CITY UTILITIES
- CITY POLICE
- TRANSPORTATION ENGINEER
- PARKS AND RECREATION
- ENERGY OFFICE
- ~~TECH REVIEW~~
- WATER AND POWER RESOURCES
- Comp

Common Location NW cor of 1st st & West Mesa Ave.

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>GTC</u>	<u>2/24/81</u>	<u>Denused-</u>

Staff Comments

Original Documents

- Improvement Agreement
- Improvement Guarantee
- Covenants
- Development Schedule