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File 1981-0024
Date 10/24/01

Project Name: Ka-rene's Ceramic & Gift Shop on Highway 50 – Conditional Use

P r e s e n t	S c e 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	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	
X		Reduction of assessor's map	
		Evidence of title, deeds	
X	X	*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 Public Notice Posting
X	X	Review Sheet Summary	X Power of Attorney - **
X		Review Sheets	X Deed
X	X	Site Plan	X Proposed Development Schedule
X		Certified letter from Mark J. Curran to John Raff re: recent inspection – 4/1/83	X Location and Vicinity Map
X		Permit for Access Approach	X Grading and Drainage Plan
X	X	Letter from Mark J. Curran to John Raff re: deficiencies between the site and the approved plan – 3/15/83	X Landscaping Plan
X	X	Letter from Mark J. Curran to John Raff re: Certificate of Occupancy not issued to property – 2/24/83	X Traffic Circulation Plan
X	X	Planning Commission Minutes - ** - 3/31/81	X Floor, Elevation and Foundation Plan
X		Fire Flow Survey	
X		Fire Hydrant Placement Agreement	
X		Development Application	
X		Impact Statement	

IMPACT STATEMENT

1

ZONE: H. O.
AREA: 0.1435 Acres
LOCATION: Orchard Mesa Heights Subdivision, Block 20, Lots 17, 18,
and 19, south of U. S. Highway 50.

INTRODUCTION

This .1435 acre parcel is planned to be developed by building a 69-foot by 30-foot building for ceramics next to Farmer's Market, but set back off the highway onto Dominguez Avenue. Landscaping is to be done with low shrubs, rocks, and lava stone.

COMPATABILITY OF ZONING

The zoning is Highway Oriented Zone which is conducive to the construction proposed. This parcel is in the city limits of Grand Junction and there are already businesses of one kind or another surrounding the area, such as the Farmer's Market, the War Surplus Store, motel, cafe, and a grocery store nearby. There are some residences on Aspen and Dominguez.

TRANSPORTATION

Ease of accessibility is enhanced by the Farmer's Market adjacent parking area and a cross-over capability from Highway 50. The fact that there will be access from Dominguez adds to ease of entry without adding detrimental ingress and egress on the highway. The parcel is easy to find and to get to.

UTILITIES

Water and sewer lines are already in: a 3/4" Ute water line, a 4" Orchard Mesa Heights sewer line. There is an Artesian well supply on the property.

Gas is to be provided by Public Service Company and is in the street.

Electric is to be provided by Public Service Company and is in the alley.

Telephone line is in the alley also and is to be provided by Mountain Bell Telephone Company.

CONCLUSION

The proposed building will enhance the area immediately surrounding it and will, with the parking area, paving, and landscaping, make a pleasant change to the parcel shown.

2945-261-13-001 #24-81
Lulu Ann King
c/o U.S. Bank Trust Dept.
P.O. Box 908
Grand Junction, CO 81502

2945-261-15-003 #24-81
Shamrock Oil & Gas Corp.
c/o Ray & Lee Baker
840 Hwy. 50
Grand Junction, CO 81503

2945-261-14-003 #24-81
Dale A. Lange
2026 Aspen
Grand Junction, CO 81503

2945-261-15-007 #24-81
Wallace M. Corn
Box 1240
Grand Junction, CO 81502

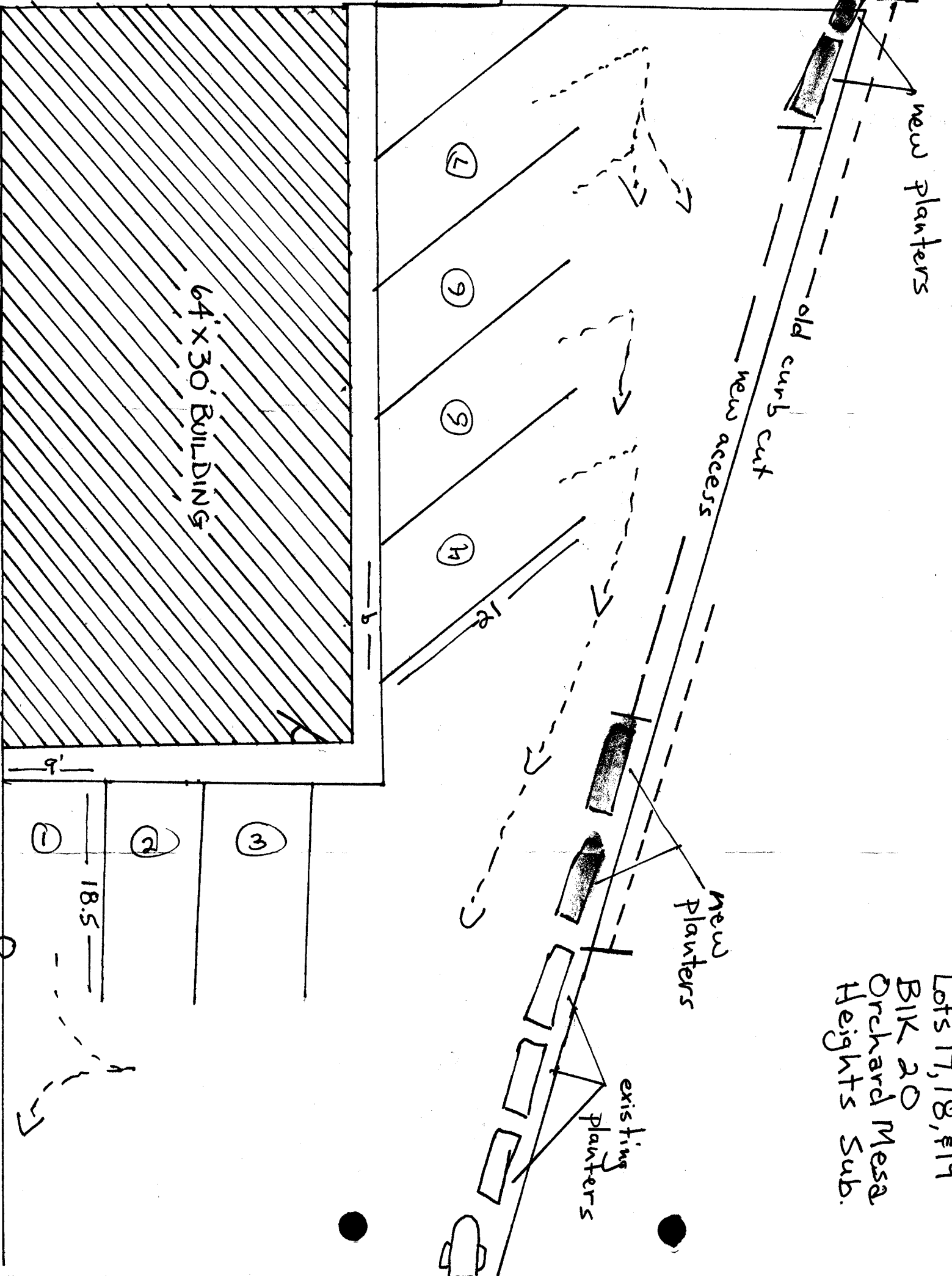
2945-261-14-005 #24-81
Harry P. & D.M. Hall
2012 Aspen
Grand Junction, CO 81503

2945-261-16-014 #24-81
Paul D. McNew & Mavis D. McNew
122 E. Alcove Dr.
Grand Junction, CO 81503

2945-261-14-001 #
Gladys L. Collins #24-81
P. O. Box 36
Grand Junction, CO 81502

John H. Rabb #24-81
2910 Kanal Court
Grand Junction, CO 81503

Lots 17, 18, & 19
Blk 20
Orchard Mesa
Heights Sub.



REVIEW SHEET SUMMARY

FILE# 24-81
 ITEM Development in H.O. DATE SENT TO REVIEW DEPT. _____
Final DATE DUE 3/16/81
 PETITIONER John H. Raff, 2910 Kanak Ct., G.J. (Non-applicable)
 LOCATION Orchard Mesa Heights, Block 20, Lots 17, 18, 19

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
3/12/81	Public Service Gas & Electric	Public Service Co. may have objections to this application. Due to the volume of applications being received for review from both Mesa County and the City of Grand Junction, we will not be able to complete our review of this project by the deadline shown. Our detailed comments will be forwarded as soon as possible.
3/13/81	City Parks / Recreation	No comment.
3/16/81	City Utilities	Utilities and Street Improvements are not shown. Reference is made to a 4" Orchard Mesa Heights sewer line. Is this a private sewer system or someone's sewer tap?
3/17/81	City Fire	We have no problem with this conditional use but before we can approve the construction of this area we must have a fire flow for this construction. To do this we need: 1) Type of construction. 2) Amount of square footage. 3) distance to exposures. Also we need to know existing fire hydrants and size of supply line. With this information we can tell if you need additional fire protection.
3/17/81	Public Serv. Gas & Elect.	Electric: No objections. DM 3/11/81 Gas: No objections. CB 3/16/81.
3/19/81	Transportation Engineer	Since the "Traffic Circulation Plan" only consists of four arrows, few dimensions, and no details of proposed entrances, it is difficult to make comments on the proposal.
3/20/81	City Engineer	Power of Attorney for full improvements to Dominquez Avenue and the alley should be obtained. Driveways are limited to 35 Ft. maximum width each. The driveway onto Highway 50 must be approved by Colorado Division of Highways. What 4 inch sewer are they referring to? Where is the nearest sanitary sewer? Public sewers should be 8 inch minimum. This submittal is incomplete since no utilities are shown.
3/23/81	Staff Comments:	Need to provide some landscaping along Hwy. 50.
3/23/81	Summary of Comments	<ol style="list-style-type: none"> 1) City Utilities needs more detail of utilities & street improvement. 2) City Fire needs fire flow before construction. 3) Transportation Engineer needs more detail "Traffic Circulation Plan". 4) City Engineer needs Power of Attorney for full improvements on Dominquez Ave. and alley. Curb cut along Hwy. 50 need to be approved by Colo. Division of Highways. Also a more detail sanitary sewer plan.

3/31/81

RIDER/PICKENS PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #24-81, DEVELOPMENT IN H. O., CERAMIC SHOP, SUBJECT TO STAFF COMMENTS, REVIEW COMMENTS BEING SATISFIED BEFORE THE CITY COUNCIL MEETING ON THIS ITEM, AND WITH THE STIPULATION IF THE HIGHWAY DEPARTMENT WILL APPROVE OF LANDSCAPING ALONG THE DRAINAGE DITCH, IT SHOULD EXTEND THE LENGTH OF THE PARCEL ALONG THE FRONT.

Acres .1435

File No. #24-81

Units _____
Density _____

~~conditional use~~

Zone _____
Tax Parcel Number _____

Activity DEV. IN H.O.
Phase FINAL
Common Location Lots 17 & 18 & 19 BIK 20 Orchard Mesa Hts. Sub.

Date Submitted 3-2-81 Date Mailed Out 3-6-81 Date Posted 3-20-81
10 Day Review Period Return by 3-16-81 MOC Information Sent _____

Date Adjacent Property Owners Notified of MOC/GJPC _____ Date Adjacent Property Owners Notified of MOC/CIC _____

review agencies

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG				
Development Dept.	●	●	●																																		
County Road	●	●																																			
County Health	●	●																																			
County Surveyor	●	●																																			
County Parks/Recreation	●	●																																			
County Engineer	●	●																																			
Transportation Engineer	●	●																																			
City Engineer	●	●																																			
City Utilities	●	●																																			
City Parks/Recreation	●	●																																			
City Police Dept.	●	●																																			
County Sheriff	●	●																																			
Floodplain Administration	●	●																																			
Comprehensive Planning	●	●																																			
G.J. Dept. of Energy	●	●																																			
Fire City	●	●																																			
Irrigation	●	●																																			
Drainage	●	●																																			
Water (Ute, 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	●	●																																			
Hack, Mesa, Collbran, Palisade, Fruita, DeBeque, G.J., Mesa Cnty.	●	●																																			
OTHER:	●	●																																			
totals																																					

BOARDS
GJPC DATE 3/31/81 Appl sub. to staff & review comments & that the Soil & Army Dept approve the landscaping along Hwy 50.
CIC 4/15/81 Appl on CA agenda sub. to P.C., staff & review comments.

STAFF
Legal OK
Approval 4/15/81 Consent Ag.

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



CITY - COUNTY PLANNING

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

(303) 244-1628

February 24, 1983

Mr. John H. Raff
2910 Kanal Court
Grand Junction, CO 81503

Dear Mr. Raff:

In recent weeks, the City/County Development Department has been reviewing site improvements for past developments. In review of your ceramic shop on Highway 50, there are several changes between the site and the approved plan. Some areas of concern are parking, landscaping, and the use of the beauty shop.

A Certificate of Occupancy has not been issued for the building and, therefore, this matter should be remedied as soon as possible. Please contact me at your earliest convenience so we can arrange a meeting and discuss the problems.

Thank you for your cooperation.

Sincerely,

Mark J. Curran
Assistant Zoning Administrator

MJC/mm

xc: Bob Goldin, Senior City Planner
File #24-81



CITY - COUNTY PLANNING

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

(303) 244-1628

March 15, 1983

Mr. John H. Raff
2910 Kanal Court
Grand Junction, CO 81503

Dear Mr. Raff:

In my letter of February 24, I informed you that there are some deficiencies between the site and the approved plan for Ka-rene's Ceramic & Gift Shop on Highway 50. Specifically, these are:

- 1) Parking (10 spaces designated).
- 2) Landscaping (10 Hughes junipers, 2 yards of lava rock, 6 weathered moss rocks).
- 3) The use of the beauty shop (our file makes no reference to the beauty shop at the time of application).

Please inform us of your plans to proceed with the improvements within 10 days of the receipt of this letter. If a satisfactory arrangement cannot be worked out at the time of your response, or if we fail to hear from you, we will schedule a hearing for you before the Grand Junction Planning Commission. Appropriate legal action will result for failure to contact us regarding this matter.

We look forward to hearing from you soon.

Sincerely,

Mark J. Curran
Assistant Zoning Administrator

MC/vw

xc: Bob Goldin, Senior City Planner
file #24-81



CITY - COUNTY PLANNING

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

(303) 244-1628

April 1, 1983

CERTIFIED RETURN RECEIPT
#P201469865

Mr. John H. Raff
2910 Kanal Court
Grand Junction, CO 81503

→ 245-5825 → LORANE

Dear Mr. Raff:

Bob Goldin and I made a visit recently to your shop on Highway 50 and the enclosed sketch is what we've come up with. Seven (7) parking stalls should be adequate for the building's use. The stalls on the east side of the shop should be 9' X 18.5' and perpendicular to the walkway. The four (4) slanted parking stalls should be 9' X 21'. As much access as possible should be allowed between stalls 3 and 4 as shown on the sketch.

We'd also like to see some additional planters put in to help reduce the existing curb cut. Two (2) planters on each side should suffice. We hope that you will plant and maintain some flowers or plants in the new and existing planters by this spring.

I hope these landscaping and parking suggestions meet your approval. Should you have any problems with this plan, please respond to our office within 10 days of the receipt of this letter. If we do not hear from you within 10 days, I trust we have your assurance that the plan is acceptable and the improvements will be completed within 30 days. ~~At such time, we will check the site for striping and planters and, if~~ all improvements are then not met, legal action will be taken through the District Attorney's Office.

Thank you for your cooperation. If I can answer any questions, please give me a call.

Sincerely,

Mark J. Curran

Mark J. Curran
Assistant Zoning Administrator

MJC/mm

Enc.

xc: File #24-81

*June 30
Landscaping
completion.*