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File 1981-0028  
Date 10/29/01

Project Name: Rezone R3 TO B1 – Located North East corner of 1<sup>st</sup> and Main Street-M.&M. Dickey

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	a	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	
e	e	
d	d	
X	X	<b>*Summary Sheet – Table of Contents</b>
		Application form
		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
		<b>*General project report</b>
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
X	X	<b>*Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		<b>*Consolidated review comments list</b>
X	X	<b>*Petitioner's response to comments</b>
		<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>

## DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet			
X	X	Review Sheet Summary			
X		Review Sheets			
X	X	Impact Statement			
X	X	Resolution – included in City Council Minutes-5/4/81			
X		Letter from Kenneth Hunt to Bob Bright re: after denial of 3/31/81 he is asking to continue process request for a rezone – 4/6/81			
X		Development Application			
X		Public Notice Posting			
X		Deed			
X	X	Planning Commission Minutes - ** - 3/31/81			
X	X	Site Plan (to be scanned)			
X	X	Photos			

## IMPACT STATEMENT

March 2, 1981

Property: 1104 Main Street  
Petition: Rezone from R-3 to B-1

### USE:

This petition is a request to change the zoning of the above referenced property to allow the existing residential dwelling to be converted into professional office space. The property is surrounded by R-3 zoning on the north and east, B-3 zoning on the south and B-1 zoning on the west.

The plans for remodeling are to maintain the existing character of the structure and neighborhood as much as possible. With this approach in mind, we feel the change in use will have a positive impact.

### PARKING:

Sufficient parking will be provided for the square footage provided and will be screened from the surrounding residential properties. Security lighting will be provided, but at a low level so it will not disturb the adjacent property. Access is proposed to be from 11th Street, so the impact on Main Street traffic will be minimal. With the use being office space and the parking provided, the impact on street parking will be minimal, but with the proposed access point any street parking will probably occur on 11th Street and not Main Street.

### UTILITIES:

The proposed use will have minimum impact on the existing utilities.

Ms. Irene Brady  
438 Chipeta, Apt. 18  
Grand Jct., CO 81501  
#28-81

Mr. Ben A. Barnes, Jr.  
1110 Main St.  
Grand Junction, CO 81501  
#28-81

Ben R. & B.J. Miller  
1062 Main St.  
Grand Junction, CO 81501  
#28-81

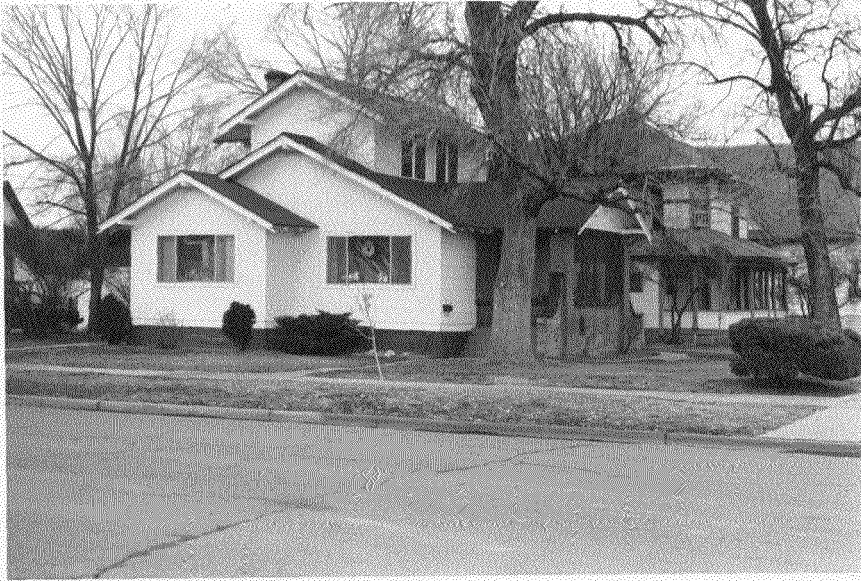
Ms. Marie Meador  
748 - 27 Road  
Grand Junction, CO 81501  
#28-81

Marvin + Margaret  
Dickey  
1104 Main Street  
Grand Junction, CO. 81501  
#28-81

BDH Properties  
918 N. 7<sup>th</sup> Street  
Grand Junction, CO. 81501  
#28-81

Kent Hunt  
804 Grand Ave.  
Grand Junction, CO. 81501  
#28-81

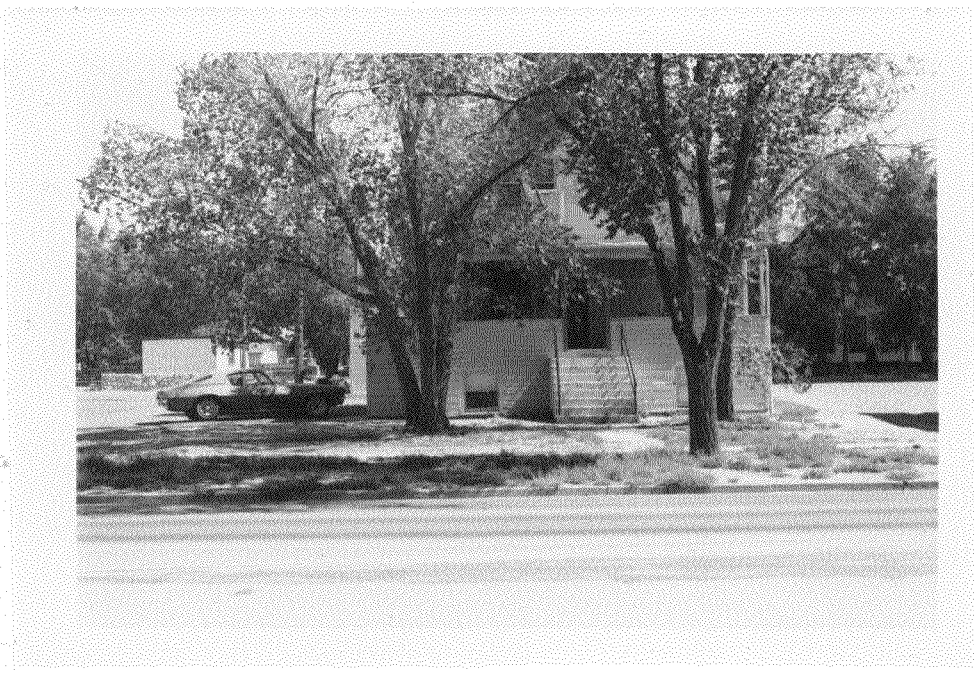




804 GRAND AVENUE  
March, 1980



804 GRAND AVENUE  
August, 1980



7TH STREET PROPERTY  
SEPTEMBER, 1980



918 N. 7th Street  
February, 1981

REVIEW SHEET SUMMARY

FILE# 28-81

ITEM Rezone R3 to B1

DATE SENT TO REVIEW DEPT. \_\_\_\_\_

Final

DATE DUE 3/16/81

PETITIONER BDH Properties-Ken Hunt, 804 Grand Ave., G.J. (Dillon-Hunt, P.C)

LOCATION 1104 Main St.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
3/10/81	Mt. Bell	None.
3/12/81	Public Serv.	Public Service Co. may have objections to this application. Due to the volume of applications being received for review from both Mesa County and 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.
3/16/81	City Utilities	None.
3/19/81	Public Service	Gas & Electric: No objections to rezone
3/19/81	Trans. Engineer	No comment
3/19/81	City Engineer	No comment on the rezone. The plan shows a new "curbcut" and removing the existing cut. All this work must be done in accordance with City Standard Drawing ST-1 and and not as shown. Location and length shown for the cut is OK.
3/20/81	Staff Comments:	This is the last remaining R3 block along Main St.. If R3 can't make it profitably along a busy street, what residential zone can. R1C jus to the east. Is this the end of Multiple family along Main Street? If we're going to "can" the R3, this is one of the more sensitive new uses I can think of. If we're sure it's what the public needs, this is a good as any alternative use. Not just fencing needed, but trees all along north and east. landscaping in front had better be pretty great to keep it for a professional office use. Bldg. should retain character - as stated in impact statement.
3/31/81		SIMONETTI/PICKENS PASSED 5-0 A MOTION TO RECOMME DENIAL TO THE CITY COUNCIL OF #28-81, REZONE R3 TO B1, BECAUSE IT WOULD BE SPOT ZONING AND IT WOULD DESTROY THE INTEGRITY OF THE BLOCK; THAT THERE ARE NO GUARANTEES IN A B1 ZONE, MAKING B1 TOO BROAD A ZONE FOR THAT PARTICULAR AREA.







March 31, 1981

Mr. Bob Bright  
Senior City Planner  
City/County Development Department  
559 White Avenue  
Grand Junction, CO 81501

RE: Rezone Application - File 28-81

Dear Bob:

The purpose of this letter is to respond to the review comments on the above referenced application.

The City Engineer has requested that the new curb cut be completed in accordance with City Standard Drawing ST-1. This request will be complied with.

The only other agency having any comments was the planning dept. staff. Some of the comments appeared to me to be more statement oriented, and somewhat incomprehensible, and do not require a response from us.

There were a couple remaining comments that we would like to discuss.

First - "Not just fencing needed, but trees all along north and east" - there are some existing shrubs along the north property line which we would like to keep; however, the parking lot requirements will not allow this unless we use shorter length spaces. Also planting trees along the north would only interfere with utility lines along that property line. We have shifted the parking layout to the east to save the shrubs along the west property line to screen the parking area from the street. It is much more effective to screen the parking area using a fence

Mr. Bob Bright  
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March 31, 1981

along the east even though this does not allow room for planting trees on the east because we can save the existing plantings along the west.

Second - "landscaping in front had better be pretty great to keep it for a professional office use" - I'm not sure what this means or is intended to mean, but as we indicated on the plan submitted, we intend to keep as much of the existing landscaping as possible.

Finally - "building should retain character - as stated in impact statement". Our intent is to maintain the character of the neighborhood. We have completed similar projects in this manner at 804 Grand Avenue and 918 N. 7th Street.

Sincerely,

A handwritten signature in black ink that reads "Ken".

Kenneth Hunt

KH:lg