



IMPACT STATEMENT  
REZONE R-1-C TO C-2  
N.E. CORNER 28½ & GUNNISON AVE.

1) Present Site Characteristics

The site is presently used as a church. The existing building is brick with the main entry on the north side, it is in excellent condition but inappropriate for a dwelling unit. Existing parking area is gravel. There is grass on the west and south sides of the existing building with planter areas of the containing mature ever-green bushes on the west and north sides of the building. Drainage presently flows toward 28½ road and access is presently from 28½ road as shown on the site plan. 28½ road is an improved asphalt roadway with drainage swales while Gunnison Avenue is a semigravel roadway to the gate of the Corn Construction Company pipe storage yard. The alleys surrounding the site are unimproved dirt. An existing 6' basket weave fence buffers the property on the north. Present adjacent uses are as follows: North - single family residential, South - commercial, East - industrial storage, West - single family residential.

2) Proposed Site Characteristics

The proposed use of the site would be as a kitchen cabinet sales business with an associated prehung door shop or countertop assembly shop. The existing building would be used as cabinet showroom and office. An addition would contain cabinet storage and the door or countertop assembly shop. Normal operating hours are expected to be 8a.m. to 5 p.m. Monday through Friday.

The proposed parking area will be paved except for the employee parking area which will be maintained as a weed free gravel parking area. The existing landscaped area will be maintained and cleaned up. Additional landscape features such as specimen bushes and trees which are proposed will be in accordance with the approved Parks and Recreation Dept. Planting List. Future landscape areas as indicated on the site plan will be developed to be compatible with the existing landscaping and character of the site.

3) Public Services

- a) Adequate water, sewer, gas, and electric services are presently available in 28½ road.
- b) Access is presently available via two curb cuts from 28½ road. This access will be maintained. 28½ road ties in with North Avenue and the I-70 Business Loop, both major arterial Road-ways. The majority of the traffic to this business is expected from the I-70 Business Loop.

4) Compatability

The proposed zoning and use would be compatable with existing zones and uses in the area. To the south are heavy commercial zoning and uses including the D & W commercial subdivision. To the east is industrial storage. The proposed use and zone would help provide a buffer between the industrial uses and the single family uses to the north and east since it is a low intensity use with minimal external activity. Access to the property is adequate for the expected 20 vehicle trips per day. Activity would be limited to normal week day working hours instead of the present heavey weekend traffic. This property would participated in improvements to 28½ Road and Gunnison Avenue if and when such improvements are done.

The existing structure would be compatable with the existing uses around the site. The proposed structure would compliment the existing structure.

5) Compliance with existing policies and regulations.

The proposed request is in compliance with all adopted policies and regulations of the city of Grand Junction.

6) Change in area

The area between North Avenue and the I-70 Business Loop use has been increasingly developing as a commercial area. Zoning changes were made in the last few years on the Corn property to the west (R-1-C to I-1) and to the property on the N.E. corner of 28½ road (R-1-C to Planned Business). Also a revocable permit v

IMPACT STATEMENT - PAGE 3

given to Corn Construction for using the Gunnison Avenue right of way for industrial storage. The immediate area contains a very diverse mixture of zoning including R-1-C, PDB, C-1, and I-1.

C.W. & M.E. Brumbaugh  
1725 N. 21st St.  
Grand Jct, CO 81501  
#60-81

F.M. & W.H. Williams  
2851 Hill Ave.  
Grand Jct, CO 81501  
#60-81

Wallace & Muriel Corn  
3001 N. 12th #60-81  
Grand Jct, CO 81501

Vera May McCoy  
Box 19  
Tollgate  
Sisters, Oregon 97759  
#60-81

Robert S. Ekmark  
477½ 28½ Rd.  
Grand Jct, CO 81501  
#60-81

Goodwill Industries  
475 28½ Road  
Grand Jct, CO 81501  
#60-81

Loriene Jarrell  
203 Little Park Rd.  
Grand Jct, CO 81503  
#60-81

Jehovah's Witnesses of  
Grand Junction  
Bookcliff Heights Congreg.  
476 - 28½ Road #60-81  
Grand Junction, CO 81501

Patricia & Ernest Trujillo  
477 28½ Rd.  
Grand Jct, CO 81501  
#60-81

W.G. Jacquelyn DeVincentis  
475½ 28½ Rd.  
Grand Jct, CO 81501  
#60-81

Ted Moores  
638 Oxbow Rd.  
Grand Jct, CO 81501  
#60-81

**REVIEW SHEET SUMMARY**

FILE NO. 60-81 DUE DATE 6/15/81  
 ACTIVITY Rezone R-1-C to C-2  
 PHASE \_\_\_\_\_ ACRES \_\_\_\_\_  
 LOCATION N.E. Corner 28½ and Gunnison Ave.  
 PETITIONER Karl H. Metzner  
 PETITIONER ADDRESS 308 Country Club Park  
 ENGINEER N/A

**OVERALL CONSIDERATIONS**

- OVERALL COMPATABILITY**  
Would enhance existing useage & surrounding area.
- CONSISTENCY**  
Not an issue.
- ADJACENT PROPERTY**  
Surrounded by business and some residential and industrial.
- CHANGE IN THE AREA**  
Not an issue its the end of business development on 28½ that would enfringe into residential.
- TRAFFIC IMPACT**  
Not an issue.

HAS BEEN ADDRESSED  
 HAS NOT BEEN ADDRESSED

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
6/12/81	City Fire Dept.	We have no objections to this rezone. Before any development, we will need a complete set of plans showing existing hydrants, proposed hydrants, road sizes. Adequate fire protection needs to be provided.
6/17/81	Staff Comments	Maintain existing landscaping. Need to show any outside lighting. 6' <u>solid</u> wood fence to buffer resident homes. POA for 28½ and Gunnison. Indicate at least 1 HC parking space. Phasing needed. Trash pick-up to be indicated. Loading area to designated (by sign/strips?). Will parking area be paved and striped or at least dust free? Will you utilize existing sign-or signage needs to be shown.
6/30/81		PRICE/LITTLE PASSED 5-0 A MOTION TO SUBMIT #60-81, REZONE R1C to C2, KARL AND ELIZABETH METZNER, LOCATED AT THE NORTHEAST CORNER OF 28.5 ROAD AND GUNNISON AVENUE, TO THE CITY COUNCIL FOR CONSIDERATION; THAT WE HEREBY RECOMMEND APPROVAL TO THE CITY COUNCIL BECAUSE THE PROPOSED REZONING DOES COMPLY WITH THE ADOPTED POLICIES AND OTHER FINDINGS OF THE PLANNING COMMISSION, SUBJECT TO STAFF COMMENTS BEING RESOLVED.

JUN 25 1981

File No.: 60-81

Response to review comments:

#1 City Fire Department

- a) An existing fire hydrant is located on the S.W. corner of the property. New construction must meet city fire protection requirements as per adopted bldg. and fire codes.

#2 Staff Comments

- a) Existing landscaping will be maintained (see impact statement)
- b) Outside lighting will be provided for security purposes along the east and south portions of the lot. Existing street lights along 28½ road are adequate for the west and north portions of the lot.
- c) 6' solid fence exists as buffer to residential units on the north.
- d) P.O.A. for 28½ and Gunnison will be given.
- e) One H.C. parking space will be provided at the front entrance.
- f) Construction of improvements is expected to begin within 30 days of approval and is expected to be completed 120 days after beginning of construction.
- g) Trash pick-up will be from the N-S alley east of the property.

File No.: 60-81 - (con't)

#2 Staff Comments - (con't)

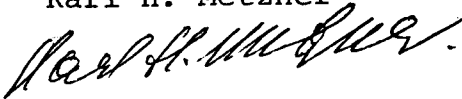
- h) Loading area will be designated by signage.
- i) Customer parking area will be paved and striped. Employee parking area will be gravel and kept dust free. After construction of Gunnison Avenue to the east, the employee parking area will be paved as well.
- j) Present plans call for use of the existing sign structure if it can be appropriately modified. If the existing structure cannot be modified, a sign, similar in size and scope, will replace the existing sign.

#3 General Comments

The property use is a clean, quiet business, which will be an asset to the neighborhood. The only noise generating equipment would be a electric saws and other prehanging equipment used for the doorshop and countertop shop. All equipment will be contained in the new building, which will be well insulated.

The cabinet sales portion of the business is a sales outlet only and not an assembly shop. It is felt that this use will, of itself, provide a buffer to the residential uses to the west and south.

Karl H. Metzner



Elisabeth I. Metzner







COLORADO WEST  
SURVEYING COMPANY

comprehensive land planning  
complete surveying service

835 COLORADO AVENUE • 303 245-2767 • GRAND JUNCTION, COLORADO 81501

June 26, 1981

City Planning  
Grand Junction, Colorado 81501

Re: Farrel H. Roper Investments  
Review sheet summary

OVERALL COMPATABILITY AND CONSISTENCY

New multi-family to the East, to the North and to the North-west at 20 per acre.

CHANGE IN AREA

This is a redevelopment situation uniquely appropriate to this block of houses. The balance of the area, is much newer houses and not appropriate for redevelopment. The plan provides its own buffering by maintaining some single family housing and has substantial set back and landscape buffering. The written approval of the neighbor's is sufficient evidence of this accomadation.

TRAFFIC IMPACT

The numbers (PD20) suggest a substantial impact on the area streets. This is very misleading since in fact the project is only adding 14 units to the area. This traffic will be distributed along Bookcliff Avenue, 13th Street and 15th Street, substantially reducing its impact on any single street. Ultimately if 15th Street is extended North, this would further reduce the impact of traffic fom this project. However, this extention of 15th Street would add considerably to the traffic in the area.

\* TRANSPORTATION ENG.

This can be done, but would remove an existing mature tree.

Farrel H. Roper Investments review - sheet 2

\* CITY ENGINEER

There is no change proposed along 15th Street. It has new curb, gutter, sidewalk, etc., as per a recent improvements district. These improvements should be adequate and are still being paid for.

Some modifications of the curb cuts on Cedar Street may be necessary, which will be done in accordance with City regulations.

Detailed construction plans for the "8" inch sewer will be submitted. The utility easement will be extended as necessary for the sewer line.

See comments to transportation engineer.

\* STAFF COMMENTS

- \* 1 a. As long as 15th Street is not a "major arterial street", this should be an acceptable arrangement. It has worked well for many years.
- b. Minimum parking space 8.5' x 20'.
- c. The stacked parking on 15th Street has worked many years.
- d. Curb cuts will be shown.
- \* 2. Four pfitzers at entrance will replace proposed taller trees.
- \* 3 Primary ground cover will be grass.
- \* 4 Residentail to be buffeted with a 6' solid wood fence.
- \* 5 Open space will be lighted.
- \* 6. There are no problems.
- 7 Submitted elevations. (see revised maps)

Farrel H. Roper Investments review - sheet 3

FIRE DEPARTMENT

To be resolved prior to building permits.

\* see revised maps



City  
County  
Development  
Department

## MEMORANDUM

Reply Requested

Date: 8/26/83

 YES  NOTo: FILE #60-81From: LANCE WILLIAMS

On 8/24/83 I spoke with the Metzgers, who own KEM Housing Products. They plan to pave the parking lot as soon as they can afford it. A good neighborhood drainage system is needed prior to paving, as drainage from the parking lot has nowhere to go.