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File 1981-0064

Project Name: 637 Belford Avenue - Rezone R1c to Parking

Date 2/19/02

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		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		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.
s		
n		
e		
n		
t		
d		
X		<b>*Summary Sheet - Table of Contents</b>
X	X	Review Sheet Summary
X		Application form
X		Review Sheets
		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		<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		<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 - <b>DENIED</b>		
X	X	Review Sheet Summary		
X		Review Sheets		
X		Public Notice Posting		
X	X	Planning Commission Minutes - ** - 6/30/81		
X		Receipt and Option Contract from GJ Board of Realtors		
X	X	Signed petition for a change in zoning		
X	X	Memo from Charlie Kane to Planning Dept. re: request from rezone for parking-5/19/81		
X		Development Application		
X		Site Plan		

W.R. Bray & Jean L. Bray  
1015 North 7th  
Grand Junction, Co. 81501  
#64-81

A.W. and E.M. Douglas  
631 Belford  
Grand Junction, Co. 81501  
#64-81

Lois Ballinger  
630 Teller  
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Dorothy Brown  
Betty Bray  
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Box 3091 #64-81  
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# Emrich & Co.

COMMERCIAL - INVESTMENT REALTOR

Pufferbelly Station -- Suite L • P.O. Box 3867 • Grand Junction, Colorado 81502 • Phone: (303) 243-8660

May 19, 1981

To: Planning Department

From: Charlie Kane

Re: Impact Statement for the Rezoning of 637 Belford,  
City or the east 1/2 of lot 9 and all of lot 10  
in block 17 from RIC to parking

We own and plan to develop a parcel of ground which is located East of the subject property and separated by an alley. If we are to build effectively and efficiently on this business zoned property, we would need additional parking in order to satisfy the parking requirement. Therefore, we would follow the example in the neighborhood set by W. R. Bray. That is to have the subject property rezoned to Parking.

GSPC X  
6/30/81

TO THE PLANNING COMMISSION AND CITY COUNCIL  
OF THE CITY OF GRAND JUNCTION:

Dallas and Jack Payne have petitioned the City of Grand Junction for a change in zoning from single family uses at approximately seven units per acre to parking use on .11 acres, located South of Belford Avenue and approximately 160 feet West of Seventh Street in Grand Junction, Colorado, being the East One-Half of Lot 9 and all of Lot 10 in Block 17, in the City of Grand Junction, Mesa County, Colorado.

The remainder of the 600 Block of Belford and Teller Avenues to the South and to the West of the property to be rezoned is zoned R-2, and is fully developed.

WE, THE UNDERSIGNED PROPERTY OWNERS, hereby respectfully petition the Council to deny such petition for a change in zoning upon the following grounds:

1. To grant this petition would adversely affect the real value of real property in the 600 Block of Belford and Teller Avenues.

2. There is currently an alley to the East of the property to be rezoned. This alley is a natural boundary for commercial expansion into the remainder of the 600 Block of Belford and Teller Avenues, and property to the West of that alley, including the property to be rezoned, should remain residential.

3. The area of the 600 Block of Belford and Teller Avenues West of the alley is residential in nature, and to permit the proposed part of such area to be used for parking purposes would violate the spirit of the zoning ordinances, would constitute spot-zoning and would do substantial injustice not only to the owners of properties immediately adjacent to the proposed site, but to owners in the entire neighborhood.

WHEREFORE, we respectfully ask that the petition for a change in zoning be denied.

<u>Name</u>	<u>Property Owned</u>
1. <u>Glen A. White</u>	<u>616 Belford Ave.</u>
2. <u>Lucille Oliver</u>	<u>625 Belford Ave.</u>
3. <u>John Sloan</u>	<u>614 Belford</u>
4. <u>Raymond D. Oliver</u>	<u>625 Belford Ave</u>
5. <u>Mrs. Edna M. Douglas</u>	<u>631 Belford</u>
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____

**REVIEW SHEET SUMMARY**

FILE NO. 64-81 DUE DATE 6/15/81  
 ACTIVITY Rezone RIC to P  
 PHASE \_\_\_\_\_ ACRES \_\_\_\_\_  
 LOCATION 637 Belford  
 PETITIONER Charles J. Kane  
 PETITIONER ADDRESS Box 3091, Grand Junction, CO 81501  
 ENGINEER \_\_\_\_\_

**OVERALL CONSIDERATIONS**

- OVERALL COMPATABILITY**  
The plan's intent is unclear as to when the bldg. & parking lot will be developed.
- CONSISTENCY**  
The parking lot is not totally consistent with surrounding area.
- ADJACENT PROPERTY**  
Enfringing into residential.
- CHANGE IN THE AREA**  
Enfringing into residential.
- TRAFFIC IMPACT**  
Alleyway & Belford will be impacted.

HAS THIS BEEN ADDRESSSED  
 HAS THIS BEEN ADDRESSSED  
 HAS THIS BEEN ADDRESSSED

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
6/12/81	City Utilities	None.
6/12/81	City Fire Dept.	We have no objection to this rezone.
6/15/81	Transportation Engineer	The purpose and width of alley's is not compatible with the providing of access to commercial/office parking spaces.
6/16/81	City Engineer	The details shown on their plan for the entrance to Belford are not according to City Standard ST-1 which should govern all work on curb, gutter, sidewalk and the drive apron in the public right-of-way. All this construction in the right-of-way will require a permit from City Engineer's office and we will inspect the work. The Standard Drawing ST-1 is available at our office. Please give the enclosed print of ST-1 to the petitioner for their use. Is the alley paved? The increased parking will create more alley traffic and dust if it is not paved.
6/17/81	Staff Comments	Will bldg. go in at same time as parking lot? Will the landscaping surrounding bldg. be sprinkled. Utilize any existing vegetation. Lighting to be shown. Resolve alleyways use issue, also will the alley be paved? Low profile (at entrances) bushes so no blocked view. How do they intend to buffer residential houses on Belford? Utilize existing vegetation and put more vegetation in. More trees in median needed. 6' solid wood fence to screen residential on west side of parking lot. 1 year construction clause 2 existing curb cuts - will they keep open?  NOTE alleyway intersection is a slight problem, creates congestion shown on plan - existing trees.

Response to comments on review sheet summary.

File No. 64-81

Rezone RIC to P

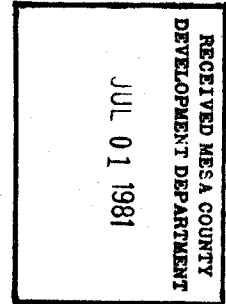
637 Belford

Petitioner - R. D. Emrich

Charles J. Kane

P.O. Box 3091

Grand Junction, Co. 81502



Overall Comptability:

It is our intent that construction of the building to begin summer 1981, completion within six months. The parking lot to be completed toward the end of construction of the building.

Consistency:

The parking lot concept is consistent with previous actions taken by the City Council. Bray & Company was granted a zoning change from RIC to P on a 50' x 125' parcel directly across Belford to the north. The property rezoned was not even contiguous to Bray's office.

Adjacent Property:

The proprietors on Seventh Street are in transition from residential to business use. Recently, an apartment house on the east side of Seventh was converted to Law Offices, plus the recent rezone of RIC to P by Bray & Company.

Changes in the area:

The change in zoning is consistent with previous rezoning decision by the City Council.

Traffic Impact:

Any new building or business created at Seventh and Belford will create traffic circulation. It is our opinion that an office building will have less impact than many other activities that are allowed in that zone. By providing additional off street parking at 637 Belford, congestion covered by on-street parking on Belford could be reduced.

Transportation Engineer:

By using the alleys on both Seventh and Belford for ingress and egress to the property, additional curb cuts can be avoided; thus by keeping the in and out traffic as far as possible from the Seventh and Belford intersection, more safety could be achieved.

The placement of the office building is completely removed from the alleys,, thus affording good visability for motorists using them.

The use of alleys as access to commercial/office parking has been done and accepted in Grand Junction for many years.

Below listed are the names of just some of the businesses that use alleys for access to parking:

1. Denning Lumber Co. from Fourth and Fifth Streets.
2. Bray & Co.
3. Doctors offices at Seventh and Belford
4. Parkwood Plaza, Ninth and Belford
5. North Avenue Appliance, Tenth and Belford
6. Office Building, Tenth and Belford
7. Healthway Foods, Ninth and North
8. Dental Office, Ninth and North
9. Sherwin-Williams, Ninth and North
10. Arctic Circle, Seventh and North
11. Dairy Queen, Seventh and North
12. Mile High Garden Supply, 637 North
13. Re/Max Realtor, 915 North Seventh

City Engineer

Petitioners will comply with City Standard ST-1.

The north-south alley is not presently paved.

Petitioners plan to pave this to tie in with 637 Belford paving. The east-west alley is partially paved.

Petitioners will pay their share in additional paving.

Staff

Building will probably be near completion before paving on 637 Belford is done.

All landscaping around the building and parking lot will be sprinkled. All existing trees and shrubs will be maintained where possible. Landscaping to be done so as not to create traffic hazard.

We would prefer to buffer parking lot from adjacent residential with trees and shrubs, no wooden fence.

The only one existing curb cut, which is on Belford, will not be used.



