

Table of Contents

File 1981-0006

Project Name: L. Brown - Rezone from RSF-8 to Planned Business

Date 5/15/02

P S A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some
r c instances, not all entries designated to be scanned by the department are present in the file. There are also documents
e a specific to certain files, not found on the standard list. For this reason, a checklist has been provided.
s n Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick
e n guide for the contents of each file.
n e Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in
t d full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.

X	X	*Summary Sheet – Table of Contents
X	X	Review Sheet Summary
X		Application form
X		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map
X		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
X	X	*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	Development Application-2/11/82	
X	X	Review Sheet Summary	X	X	Resolution -** in City Council Minutes – 4/2/80
X		Review Sheets	X		Impact Statement
X	X	Sign Permit - **	X		Radiation Survey – no indication of uranium mill tailings – 1/21/82
X	X	Letter from Larry Brown to Bob Goldin re: development schedule-8/4/82	X		Statement of Water Charges
X	X	Memo from Bob Goldin to File re: all requirements fulfilled-8/23/82	X		Tax Receipt - 1980
X	X	Site Plan	X		Improvement Location Certificate
X	X	Ordinance No. 2043- **	X		Objection Letter from Leona Kochevar – 3/15/82
X		Public Notice Posting – 2/10/82	X	X	Letter from Larry Brown to Bob Goldin re: conditions being met-6/11/82
X		Policy Statements for 12 th Street Corridor-Approved 9/19/79	X	X	Letter from Larry Brown to Bob Goldin re: standard procedure request-5/19/82
	X	Letter from William Kane to Gerald Ashby re: Conditions to be met-3/5/82	X		Letter for Cynthia Lawrence to Bob Goldin re: error made in rezone application in wording – 2/2/82
X	X	Revised parking Layout – 2/19/82			
X	X	Planning Commission Minutes - ** - 2/2/82			

Jack & Betty Bray
2628½ N. 12th Street
Grand Junction, CO 81501
2945-122-00B-011 #6-82

David & Claudia McKinley
1308 Wellington
Grand Junction, CO 81501 #6-82
2945-122-00B-024

Hershel B. Pilcher/Julius Poole
P. O. Box 1006 #6-82
Grand Junction, CO 81502
2945-111-00-138

John Hoel
2711 F Road
Grand Junction, CO 81501
2945-122-00B-019 #6-82

Bookcliff Baptist Church
12th & Patterson #6-82
Grand Junction, CO 81501
2945-013-00-951

Jack & Betty Bray
2707 Patterson #6-82
Grand Junction, CO 81510
2945-122-00B-018 2945-122-00B-142
2945-122-00B-016 2945-122-00B-017

Glen Green #6-82
2708 F Road
Grand Junction, CO 81501
2945-013-00-012

Nora Peterson #6-82
2540 N. 12th Street
Grand Junction, CO 81501
2945-122-00B-020

Centennial Plaza
c/o Dan Kubby #6-82
1515 Arapahoe Street
Denver, CO 80202
2945-024-00-036

Ed Clements
2548 N. 12th Street
Grand Junction, CO 81501
2945-122-00B-022 #6-82
2945-122-00B-023

Florence Shirk #6-82
1314 Wellington
Grand Junction, CO 81501
2945-122-00B-025

Bernard & Catherine Coulson
2510 N. 12th Street #6-82
Grand Junction, CO 81501
2945-122-00B-034

Fairmount Hall #6-82
2511 N. 12th
Grand Junction, CO 81501
2945-111-00-975

Roger Head
686 Crestridge Drive
Grand Junction, CO 81501
2945-122-00B-021 #6-82
2945-122-00B-141

The Village Fair #6-82
P. O. Box 518
Grand Junction, CO 81502
2945-111-00-119 2945-111-00-002
2945-111-00-003 2945-111-00-004
2945-111-00-005 2945-111-00-007

Adolph Kochevar *
1238 Wellington
Grand Junction, CO 81501
2945-122-00B-032 #6-82

Larry Brown #6-82
122 S. 8th St.
Grand Jct. CO 81501

David & Claudi Kinley
1308 Wellington
Grand Jct. CO 81501
#6-82

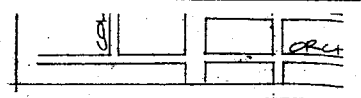
Bill Kane
P.O. Box 3931
Grand Jct. CO 81501
#6-82

High weed trees
out.

6. Structure size - 1380 sq. ft. 2600 N 12th
242-6370

months following approval of the Grain
Junction City Council.

ABUTTING ZONE:
PB



A mix of
flowers +
spreading
Junipers
kept under
30" high

ADJACENT USE:
PLANNED BUSINESS
ADJACENT ZONING:
PB

80" HIGH ROUGH
WOOD FENCE
1/4 SIGN IN IT.

12th STREET

Half Barrel
with MARIGOLDS
Violets
in ground
over

A mix of fruitless plum,
golden + regular juniper + lilac
left to grow high

CLIENT PARKING

SIGN

Bosuns
1 Trimmer Back

OUT BACK
DOOR

No Ramp
Needed - we
lowered threshold

$$1442 \div 300 = 4.8$$

FRAME
STRUCTURE

3'-6" ACCESS

22'4"

HANDICAPPED REST
ROOM ADDED

DONE
REMOVE CARPORT

SHED

Small trees + bushes in

CHAIN LINK FENCE
PROP. LINE

30" Wood
Rough fence

PLANTED SO AS
GOOD SCREEN



PUMP CISTERN WELL, EXISTING

DECIDUOUS

5 DECIDUOUS

2 DECIDUOUS

9 DECIDUOUS

CHAIN LINK FENCE - ?

REVISED PARKING LAYOUT

one eliminated
for line of sight

2/19/82

RES.

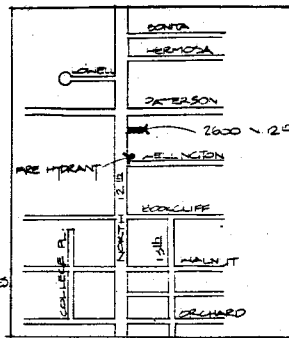
one inch = 10 ft



NOTES:

- Existing zone - RSF-8.
- Existing use - residential.
- Proposed use - professional offices.
- Modification will be made to the existing structure in accordance with UBC requirements for a professional office use. The carport may be removed as part of these modifications. No other modifications will be made which would alter the residential character of the structure. No expansion of the existing structure for the professional office use is anticipated at this time.
- Parcel size - 2.7 acres.
- Structure size - 1380 sq. ft.

- 4.6 parking spaces are required for professional office use. Five parking spaces will be provided.
- No known public improvements or guarantees are necessary.
- No new utility services are required for the proposed use. Therefore, no utilities composite or new easements for service placement are needed.
- Trash will be as presently collected.
- The existing and new landscaping will be maintained to insure healthy condition.
- Development Schedule: Site modifications, as presented herein, will be completed prior to professional office occupancy, and within eighteen months following approval of the Grand Junction City Council.

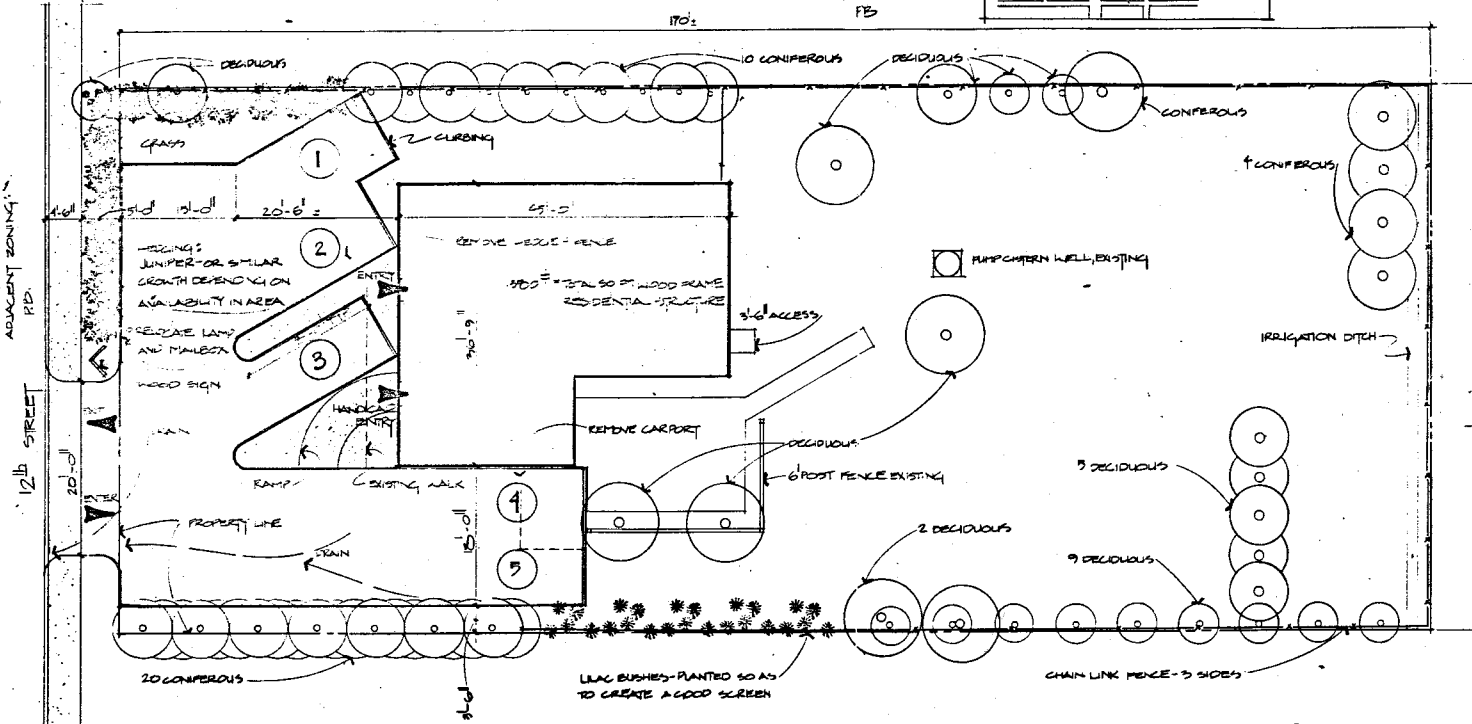


ABUTTING USE:
SINGLE FAMILY RES.
ABUTTING ZONE:
RSF-8

VICINITY MAP
SCALE: 1"=1000'

CHAMBLISS ASSOCIATES / ARCHITECTS
3900 W. WASHINGTON STREET, P.O. BOX 1700
GRAND JUNCTION, COLORADO 81501 (970) 244-1144

**PLANNED BUSINESS
FINAL DEVELOPMENT PLAN
FOR A PROFESSIONAL OFFICE USE**

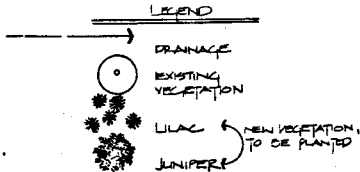


ABUTTING USE:
VACANT
ABUTTING ZONE:
RSF-8

UTILITIES:
WATER LINE IN 12TH STREET
FIRE HYDRANT IS LOCATED IN THE N.E. CORNER OF 2ND AND WELLINGTON, 25' FROM SW CORNER OF THIS SITE.

TRAFFIC CIRCULATION:
USERS OF SPACES 1, 2, & 3 WILL PULL IN TO PARK AND BACK TOWARD SPACES 4 & 5 WHEN LEAVING. USERS OF SPACES 4 & 5 WILL PULL INTO PARK AND BACK TOWARD SPACES 1, 2, & 3 WHEN LEAVING. ALL EXISTING TRAFFIC WILL PULL FORWARD ONTO 12TH STREET.

ABUTTING USE:
SINGLE FAMILY RES.
ABUTTING ZONE:
RSF-8



OFFICE COPY
#10-82
SITE PLAN
SCALE: 1"=10'-0"

DATE: 1/20/82
DRAWN BY: [Signature]

REVIEW SHEET SUMMARY

FILE NO. 6-82 DUE DATE 2/15/82
 ACTIVITY Rezone RSF-8 to Planned Business
 PHASE Final development plan for professional office use ACRES .27
 LOCATION Southeast corner of 12th St. & Patterson, more specifically 210' south of Patterson on 12th Street
 PETITIONER Larry Brown
 PETITIONER ADDRESS 122 South 8th St, Grand Junction, CO
 ENGINEER Bill Kane

OVERALL CONSIDERATIONS

- OVERALL COMPATABILITY
- CONSISTENCY
- ADJACENT PROPERTY
- CHANGE IN THE AREA
- TRAFFIC IMPACT

HAS BEEN ADDRESSED
 HAS NOT BEEN ADDRESSED

1. This is presently in conflict with the 12th Street Corridor Policy.
2. Has there been any neighborhood opposition or objections?
3. For the use anticipated, will there be adequate parking for now and for any future expansion (i.e. overflow)?
4. Will the chain link fence be adequate screening? What will the rear (east side) lot area be utilized for?
5. How will new landscape be maintained?
6. Parking spaces 4 & 5, 1 & 2 need to be striped-and paved (may want to provide curb blocks for 4 & 5).
7. No trash pickup site shown, will need to coordinate with Sanitation Engineer if present site is in question.
8. Lighting detail?
9. Signage detail needed (sight distance needs to be checked on sign location).
10. Project must obtain building permit within 1 year of final approval or be scheduled for a rehearing.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
2/16/82	Comp. Planning	No comment
2/16/82	Public Service	Gas & Electric: No objections to rezone.
2/16/82	Fire	This office has no objections to this rezone. We have visited the site with a representative of this development. Fire protection is adequate at this time.
2/16/82	City Utilities	None
2/16/82	Transportation Eng.	The parking maneuvers will be tricky at best, and will involve intricate backing. It would appear that there is not enough room to accomodate 5 parking stalls.
2/16/82		<i>Mailed Summary</i>
2/19/82		<i>Late - Mtn. Bell</i>
2/23/82		<i>Late Parks & Rec</i>
3/5/82	GJPC Minutes of 2/23/82	MOTION: (COMMISSIONER BILL O'DWYER) "MADAM CHAIRMAN, I MOVE WE APPROVE ITEM #6-82 REZONE RSF-8 TO PLANNED BUSINESS CONTINGENT UPON THE RESOLUTION OF COVENANT (FAIRMONT SUBDIVISION)." CHAIRWOMAN QUIMBY ADDED, "NOT TO GO TO CITY COUNCIL UNTIL THE COVENANT ISSUE IS RESOLVED." COMMISSIONER DICK LITTLE SECONDED THE MOTION, WHICH WAS UNANIMOUSLY APPROVED BY A VOTE OF 6-0. MOTION: (COMMISSIONER O'DWYER) "I MOVE WE ACCEPT THE FINAL PLAN ON ITEM #6-82 WITH THE CHANGES IN THE PARKING LOT DESIGNED BY CITY ENGINEER AND THAT IT WILL BE PAVED WITHIN ONE YEAR OF FINAL APPROVAL." COMMISSIONER RINKER SECONDED THE MOTION. CHAIRWOMAN QUIMBY CALLED FOR A VOTE WHICH PASSED 6-0.

Acres .27

File No. #16-82

Units N/A

rezone & final plan

Zone RSF-8

Density N/A

Tax Parcel Number
2945-122-008-015

Activity Rezone RSF-8 to Planned Business

Phase Final development plan for professional office use

Common Location The southeast corner of 12th Street and Patterson, more specifically 210 feet south of Patterson on 12th street.

Date Submitted: 2/11/82 Date Mailed Out: 2/12/82 Date Posted: 2/11/82 *called 2/10*
10 Day Review Period Return by: 2/15/82 MCC Information Sent

Date Adjacent Property Owners Notified of MCPC/GJPC _____ Date Adjacent Property Owners Notified of MCC/CIC _____

review agencies

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	P	Q	R	T	U	V	X	Y	Z	AA	BB	CC	DD	FF	GG
Development Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
County Road	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
County Health	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
County Surveyor. (if replaced)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
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	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Irrigation <i>(w/ Hyd Dept)</i>	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
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	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Mack, Loma, Mesa, Colbran, Fruita, Palisade, Grand Jct.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
OTHER:	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
PLANNING COMMISSION: <u>7</u>	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
CIC/MCC <u>10</u>	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
totals																													

BOARDS

DATE 2-23-82 Sec approval ^{approval} subject to covenant restrictions for the property
final plan - rec. approval & paving w/in 1 yr. of final app.

UC 3/17/82 Approved - sub to review comments & GJPC recommendations & that petitioner pave & strip the parking area, within 1 yr.

o will pay balance at time of submittal

STAFF Legal OK

Open Space Dedication (acreage) _____ \$10. S. Fee Required \$ _____ Paid Receipt # _____
Recording Fee Required \$ _____ Paid (Date) _____ Date Recorded _____
Date Resolution Mailed _____
Pre-application Fee Receipt No. _____

City County Development Department

1427 Chipeta Avenue
Grand Junction, Colo. 81501
February 11, 1982

My wife and I own the house at 2600 N. 12th Street. At 7:30 p.m., February 23, the Grand Junction Planning Commission will hear a request from us to change the zoning on the house from Residential to Planned Development Business for Professional Offices.

While we originally purchased the property for use as an office for my commercial writing business, and that is still our intention today, the zoning request is for professional offices generally, so that if approved, the use would allow occupancy by a lawyer or an accountant, as examples. The limiting factors are the plan that is approved by the Planning Commission and ultimately the City Council with regard to the outside appearance, and the professional office use.

We are proposing as few changes as possible in the outside appearance. As we have proposed it, the front yard would be used for parking, which will enable us to eliminate the present hazard of cars backing out on 12th Street. The parking area will be screened on all sides by new shrubbery. We may or may not eliminate the shed and carport on the side of the house. Otherwise, except for some additional shrubbery all of the trees and bushes on both sides and in back of the house would remain as they are except better groomed than at present. The only other addition that we have proposed is a simple, carved, wooden sign.

While some people in the neighborhood seem to look to commercial development with favor, and others seem to prefer to see the neighborhood remain as it is, we view our little development as not really going one way or another. As described, from all outward appearances the property will simply look better, but not that much different. We believe that the stability of office use will be an improvement from the constant turnover of renters as far as the immediate neighbors are concerned, and that the general sprucing up will be an improvement for the entire neighborhood.

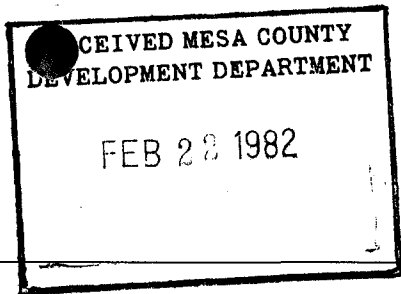
I hope to be able to visit with most of the people in the neighborhood either in person or by telephone within the next few weeks. Otherwise, if you have any suggestions, comments, or questions about this at all please contact me evenings at my home, 245-2096 or Monday through Friday during the day at my office, 242-6370.

Thank you very much.

Sincerely,

LARRY BROWN

WILLIAM M. KANE



Attorney at Law

February 22, 1982

U.S. Bank Building • P. O. Box 3931
Grand Junction, Colorado 81502

303/243-2180

Mr. Bob Goldin, City Planner
City/County Development Department
Mesa County Courthouse
Grand Junction, CO 81501

Re: Application #6-82
Larry and Sharon Brown

Dear Mr. Goldin:

I am authorized to respond on behalf of Larry and Sharon Brown to the comments on the Review Sheet Summary as follows:

1. Applicants believe that the rezoning and development plan are in compliance with the present Twelfth Street Corridor Policy. There is no dispute that the rezoning and development plan are in compliance with the proposed revisions to the Twelfth Street Corridor Policy to be considered immediately before the hearing on this application.
2. The attached letter has been sent to all persons on the mailing list included within the application. No responses have been received. The neighborhood is being canvassed by Applicants, who will report on the results at the hearing.
3. Parking as shown on the plan is adequate for the use contemplated by Applicants, which requires only two parked vehicles 90% of the time. There are no present plans for expansion. It is presumed that any expansion would have to meet all regulations, including parking space.
4. The chain link fence is already supplemented by the existing and planned greenery shown on the Site Plan. The use of the back yard will not change, but will remain simply a pleasant open area.
5. New and old landscaping will be maintained for the foreseeable future by portable sprinklers.
6. Parking area will be gravelled. Wooden curb blocks will be provided. Due to the nominal amount of traffic, it is felt that paving and striping is not necessary.

Mr. Bob Goldin
February 22, 1982
Page 2

7. Trash containers at rear of property are brought forward for weekly pickup. The proposed use is not expected to require more frequent pickup.

8. There are no existing or planned exterior lights.

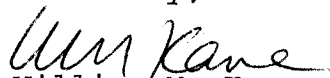
9. Applicants will comply with the Sign Code and will erect the sign in a manner that does not obstruct line of sight to Twelfth Street.

10. Applicants accept this requirement.

11. Applicants accept the revised parking layout submitted by the City Engineer. The Final Development Plan will be revised to show the requested change prior to the hearing before the City Council.

It is my understanding that this resolves all technical matters except the Twelfth Street Corridor Policy and paving of the parking area. If you believe otherwise, please call me immediately.

Sincerely,


William M. Kane

WMK:cs

Enclosure

cc: Mr. Larry Brown

Alex

WILLIAM M. KANE

Attorney at Law

March 5, 1982

U.S. Bank Building • P.O. Box 3931
Grand Junction, Colorado 81502

303/243-2180

Mr. Gerald J. Ashby
City Attorney
250 No. 5th Street
Grand Junction, CO 81501

Re: Rezoning Application of
Larry & Sharon Brown
File No. 6-82

Dear Gerry:

On February 23, 1982, the Grand Junction City Planning Commission approved a rezoning and final plan for Larry subject to:

1. That the parking area shown by the plan be paved within one year from final approval by the City Council of the plan; and
2. Resolution of the allegation by a nearby land owner that the property was restricted by a covenant preventing business use of the property.

The first condition has been satisfied by Larry's agreement to pave the parking area as required.

With respect to the second condition, I have thoroughly reviewed an Abstract of Title to Larry's property prepared by Transamerica Title Insurance Company. That abstract discloses no restrictions on the use of the property except for the customary zoning and planning regulations. Moreover, I have attached to this letter a copy of the title insurance policy Larry received when he purchased the property. You will note that the title insurance does not contain any exception or reference to restrictions on the use of the property.

Finally, I have located the source of the allegation that restrictive covenants exist. Frank and Mary Brodak apparently owned the entire block at one time. I have attached to this letter a copy of the deed from the Brodaks to Mrs. Kochevar and her husband, which restricts only the property conveyed by that deed. I have also attached a copy of

RECEIVED MESA COUNTY
DEVELOPMENT DEPARTMENT

MAR 09 1982

Mr. Gerald J. Asby
March 5, 1982
Page 2

the deed from the Brodaks to Larry's predecessor in title, which does not contain any such restrictions.

Accordingly, I am of the opinion that the Browns own their property unrestricted by private covenants. The abstract is available for your review at any time if you would like to confirm my review.

In view of the fact that the Planning Commission has unanimously recommended approval of the rezoning and final plan, subject to the above matters which have now been resolved, I would appreciate your consideration in putting this matter on the consent agenda. Attached also is a copy of the plan for the parking area, revised as required by the City Engineer.

Thank you for your cooperation.

Sincerely,


William M. Kane

WMK:cs

cc: Larry Brown
Mr. and Mrs. Adolph Kochevar
Alex Candelaria

Larry Brown * Writing and Communication Service * 122 S. Eighth * Grand Junction, Colorado 81501 * 303/242-6370

Mr. Bob Goldin
City-County Development Department
Mesa County Courthouse
Grand Junction, Colo. 81501

May 19, 1982

RECEIVED MESA COUNTY
DEVELOPMENT DEPARTMENT

MAY 19 1982

Dear Bob:

As you know, my property at 2600 N. 12th was recently rezoned to planned development--business with approval given to the final plat. Yesterday it was vacated by tenants and I am now attempting to move on the conversion.

I have visited with the building department and have a clear understanding of their requirements. Also, they explained to me a standard procedure made available in circumstances such as this: issuance of a temporary certificate of occupancy for a time certain so that compliance will be achieved without creating any hardship.

I would like to know if the same is possible through your department. Requirements under the planning process are essentially some additional landscaping immediately and paving of the parking area within one year.

My question is, can the planning department agree to the same kind of accommodation? Instead of shrubs and minor features prior to occupancy and paving within one year, can you accept nothing done prior to occupancy and everything done within 90 days?

My reasons for this request are as follows:

1. Landscaping does much better when it doesn't have concrete or asphalt slopped over it. Though paving is required last, it might preferably be done first, though it is the biggest task and also requires removal of the carport and shed to afford sufficient maneuvering room.

2. Much of the work done on the property will be done by me and some of the balance would be supervised by me. In addition, necessity dictates a continued effort at making a living. It would be much easier and more productive to concentrate on making the changes as well as a living rather than chasing back and forth between the two.

3. Both the security and appearance of the premises in the short term will be better if the place is occupied. The last time it was vacant for a few weeks, \$300 in sliding glass doors were broken. By being on premises, I can maintain the place as neatly as possible in the interim.

4. The sooner I can occupy the property, the sooner a portion of my fixed overhead will be cut in half.

I am not interested in making a big deal out of this. If you are opposed to it or feel the planning commission needs to be apprised of it, let's drop it right now, and I'll strip in the shrubs and do the little things, then move in.

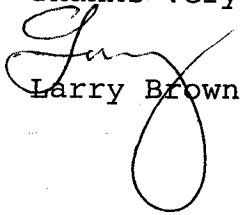
If you can approve of this within the department and are

Mr. Bob Goldin, Page 2, May 19, 1982

inclined to do so, that would be great.

In either case, please let me know as quickly as possible.

Thanks very much for your consideration of this matter.


Larry Brown

Approved in
house
by Staff
Don / Bob
from today
5/21/82
for 90 days max

Bob,

June 11, 1982

Attached is the plan with adjustments that we discussed on the telephone. The handicapped rest room was added after discussions with the building department as the most logical method of accommodation.

Some other points about it:

--I don't know where my designer got the numbers but they gave you both 1,380 and 1,442 as the square footage of the structure. By actual measurement of the outside of the structure, I came up with 1,401. Addition of the rest room will keep it under 1,450. If you treat the shed as part of building square footage for purposes of computing parking, I will of course build one to remain under the total 1,500 square feet. If not, I would expect to build one about 10 by 12 on the existing concrete patio and under the trees.

-- The drawing represents the initial plan presented to you with the approved revised parking layout plastered over it.

-- The "small trees and bushes in" section below the patio actually does provide substantial screening and would make the growth of suggested new plantings along the fence difficult if not impossible. I think I will let those slide until your field check so you can see what I mean.

-- Note that there are fewer, larger trees in the north tree line and more, smaller trees in the south tree line. Somebody several years ago went along and cut out every other tree in the north line, and as a result, they've grown more and are healthier. I'd like to do that with the southline also, but that decision can wait for your field inspection.

RECEIVED MESA COUNTY
DEVELOPMENT DEPARTMENT
JUN 14 1982

Larry Brown * Writing and Communication Service * 122 S. Eighth * Grand Junction, Colorado 81501 * 303/242-6370

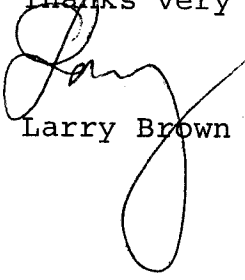
Larry Brown * Writing and Communication Service * 122 S. Eighth * Grand Junction, Colorado 81501 * 303/242-6370

22222222222222

I will, in the next few weeks, be trying to move as quickly as possible on the paving, new front shrubs and front fence-sign. If you have any problems with any of that, please call me as quickly as possible.

With regard to all of the other, if you have any problems or suggestions please call at your convenience.

Thanks very much for your consideration,



Larry Brown

Mr. Bob Goldin
City-County Development Dept.
Mesa County Courthouse
Sixth and Rood
Grand Junction, Colo. 81501

PB
Larry Brown
File #6-82

August 4, 1982

Dear Bob:

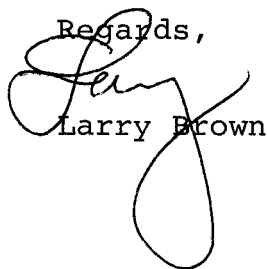
The deadline for complete compliance on our planned development -- business at 2600 N. 12th is up September 1. At present, I believe we are in compliance except for plugging one open spot between properties with a bush or two. That will be done in the next two weeks.

The parking lot is in per the revised and approved drawings. All shrubs are in according to the plan. The sign is in under permit. The sign may be a few inches higher or lower than the 30 depending on which level you measure from but it does not interfere with line of sight and the height can be changed if you wish.

I will be out of town for the rest of this week and much of next week. By the 16th those few other shrubs will be in and I will call you to see about an inspection. I hope you can take the time to do it personally because I am very proud of some parts of the way it turned out.

Because I am installing a level rest room and no ramp will be needed, I am assuming that compliance on that will be met with the building department and that the absence of that will not be a problem on your final inspection.

Regards,


Larry Brown

RECEIVED MESA COUNTY
DEVELOPMENT DEPARTMENT
AUG 05 1982

Larry Brown * Writing & Research Service * 2600 N. 12th * Grand Junction, Colorado 81501-8205 * 303/242-6370



CITY - COUNTY PLANNING

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

(303) 244-1628

MEMORANDUM

TO: File #6-82

FROM: Bob Goldin, Senior City Planner *BG*

DATE: August 23, 1982

RE: Site Check

On August 20, 1982, I did a site check on 2600 North 12th Street, Larry Brown's PB. As per the site plan approved March 17, 1982 and the following revisions, (revised parking lot and landscape plan) all requirements have been fulfilled. I thus take no exception to the site as approved.

When Mr. Brown applies for the C.O., I have no problems with granting the C.O. for the site.

BG/vw

xc: Larry Brown