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File 1981-0009
Date 5/20/02

Project Name: 838 Grand Avenue- O. Evans-Rezone RMF-64 to PB

| | | | |
|--|---|---|---|
| P r e s e n t e d | S | <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 | |
| X | X | Review Sheet Summary | |
| X | | Application form | |
| X | | Review Sheets | |
| X | X | 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 | |
| | | 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) | |
| <u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u> | | | |
| X | X | Action Sheet | X X Site Plan |
| X | X | Review Sheet Summary | X Letter from Lance Williams to Gregory Dillon re: Certificate of Occupancy available -11/4/83 |
| X | | Review Sheets | X X Letter from Lance Williams to Gregory Dillon re: landscaping must be done within 10 days of date of letter – 10/20/83 |
| X | X | Letter from Michael Sutherland to Mary Stadtfeld, director of Day House re: approval of minor request – 9/8/87 | X Public Notice Posting – 2/23/82, 4/16/82 |
| X | X | Memo from Mary Stadtfeld to Michael Sutherland re: request for minor change-8/12/87 | X X Ordinance No. 2042, 2059 - ** |
| X | X | Planning Commission Minutes - ** - 4/27/82 | X Commitment for Title Insurance |
| X | X | Impact Statement | X X Letter from Ivy Williams to Ciavonne and Assoc. re: follow-up to the Notice of Violation – 5/9/94 |
| X | | Development Application | |
| X | | Request for Treasurer's Certificate of Taxes Due | |
| | | | |
| | | | |
| | | | |

February 1, 1982

IMPACT STATEMENT
838 GRAND AVE.

USE:

This petition is a request to change the zoning of the above property to allow the existing residential dwelling to be converted into professional office space. The property is bounded by RMF-64 zoning to the east and west, RMF-32 zoning to the north and B-1 zoning to the south.

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

ACCESS AND PARKING:

Nine parking spaces will be provided for the approximately 2500 SF of building area existing. The parking area will be screened from the surrounding residential uses by a 6' wood fence and will have security lighting but will be at a low level so it will not disturb the adjacent property. Access will be from the existing curb cut on Grand Ave. and egress into the alley. The impact of this use will not change significantly the access/egress and parking demands already present with the multiresidential use.

UTILITIES:

Sewer and water service lines are located adjacent to this site and have available capacity to service the intended use. This proposed use will have less impact on the existing utilities than the existing use.

CITY REGULATIONS AND POLICIES:

This proposal conforms to and/or supports the D.D.A. Strategy Plan.

The building will be remodeled and maintained according to the City Zoning, Development and Construction Codes.

March 31, 1982

IMPACT STATEMENT
838 & 844 GRAND AVE.

USE:

This petition is a request to change the zoning of the above property to allow the existing residential dwellings to be converted into professional office space. The property is bounded by RMF-64 zoning to the east and west, RMF-32 zoning to the north and B-1 zoning to the south.

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

ACCESS AND PARKING:

Sixteen parking spaces will be provided for the approximately 4200 SF of building area. The parking area will be screened from the surrounding residential uses by a 6' wood fence and will have security lighting but will be at a low level so it will not disturb the adjacent properties. Access and egress will be from the existing curb cut on Grand Ave. There will not be any access or egress into the alley. The impact of this use will not change significantly the access/egress and parking demands already present with the multiresidential use.

UTILITIES:

Sewer and water service lines are located adjacent to this site and have available capacity to service the intended use. This proposed use will have less impact on the existing utilities than the existing use.

CITY REGULATIONS AND POLICIES:

This proposal conforms to and/or supports the D.D.A. Strategy Plan.

The building will be remodeled and maintained according to the City Zoning, Development and Construction Codes.

The City Council has approved the rezone for the 838 property but denied approval of the plan until review of this combined submittal.

2
Helen V. Galligan
839 Grand Ave.
Grand Junction, CO. 81501
#9-82

James H. Cowden
James E. Niehues
845 Grand Ave.
Grand Junction, CO. 81501
#9-82

Robert G. and Joan Lucas
2000 N. 8th. St.
Grand Junction, CO. 81501
#9-82

Glen E. and Anita Hibberd
946 Main
Grand Junction, CO. 81501
#9-82

Wm. and Anna Belle Laramor
835 Ouray Ave.
Grand Junction, CO. 81501
#9-82

Charles R. Cole
841 Ouray Ave.
Grand Junction, CO. 81501
#9-82

Dillon-Hunt
804 Grand Ave.
Grand Jct. CO 81501
#9-82

Helen V. Galligan #9-82
839 Grand Avenue
Grand Junction, CO 81501

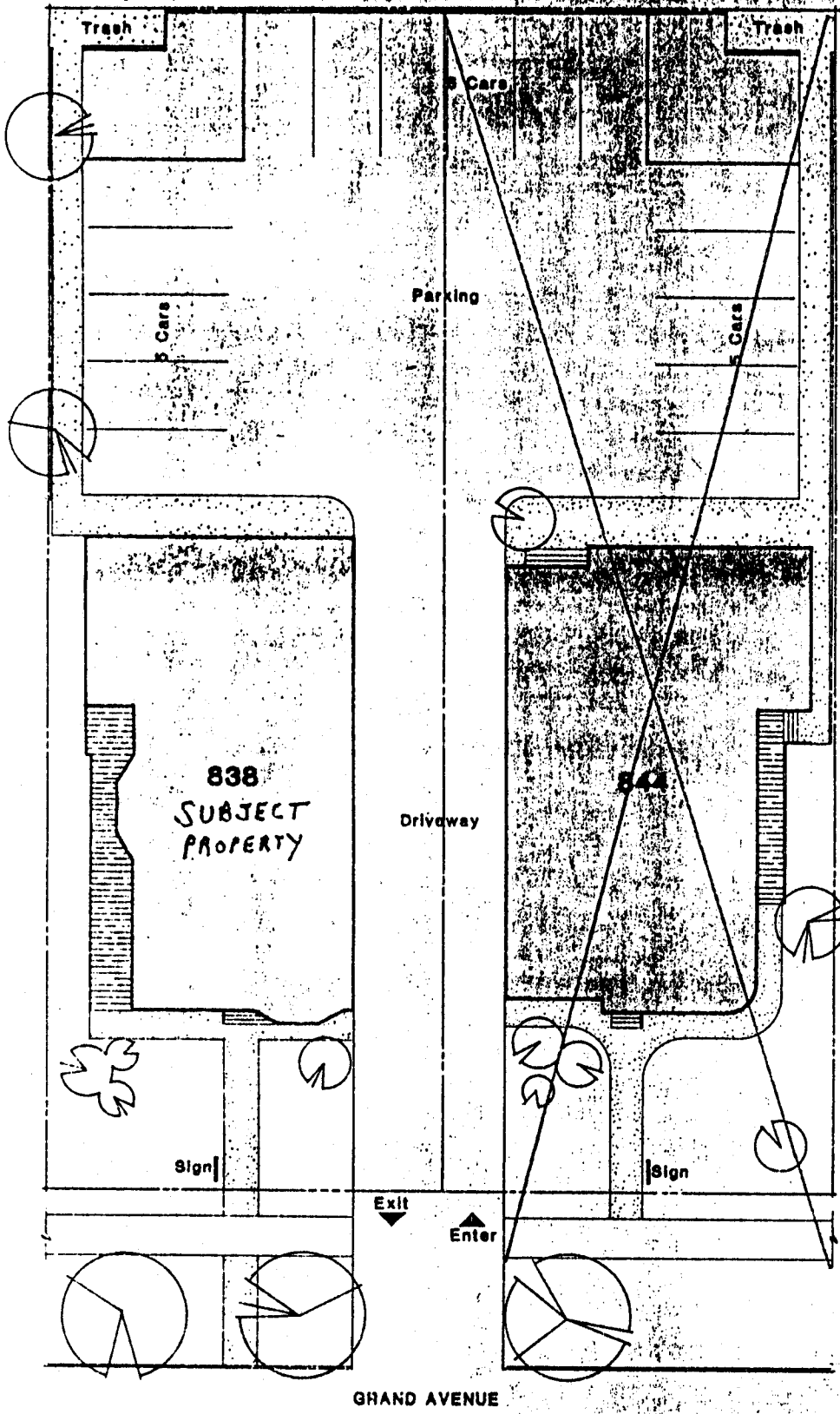
Robert G. & Joan Lucas #9-82
2000 N. 8th Street
Grand Junction, CO 81501

Glen E. & Anita C. Hibberd
946 Main Street #9-82
Grand Junction, CO 81501

Wm. I. & Annabelle Laramore
835 Ouray Avenue #9-82
Grand Junction, CO 81501

Estate of Ollie Lee Evans
P.O. Box 608
Grand Jct. CO 81502 #9-82

Dillon-Hunt
809 Grand Ave
Grand Jct. CO 81501 #9-82



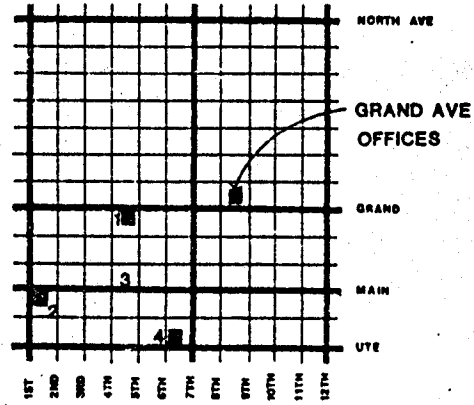
GRAND AVENUE OFFICES

838 & 844 GRAND AVE

LEASE INFORMATION

- NEWLY REMODELED BUILDINGS
- HOT WATER HEATING
- EVAPORATIVE COOLING
- PAVED PARKING
- CARPET
- WINDOW COVERINGS
- GAS, WATER, SEWER, TRASH AND ELECTRICITY INCLUDED
- SITE MAINTAINANCE
- HANDICAP ACCESS
- SUITES AVAILABLE FROM 350-1200 SF IN SIZE

~~XXXXXXXXXX~~
~~XXXXXXXXXX~~
~~XXXXXXXXXX~~



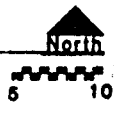
1. MESA COUNTY COURT HOUSE, CITY OFFICES
2. TWO RIVERS PLAZA
3. DOWNTOWN SHOPPING PARK
4. NEW STATE SERVICES BUILDING

VICINITY MAP



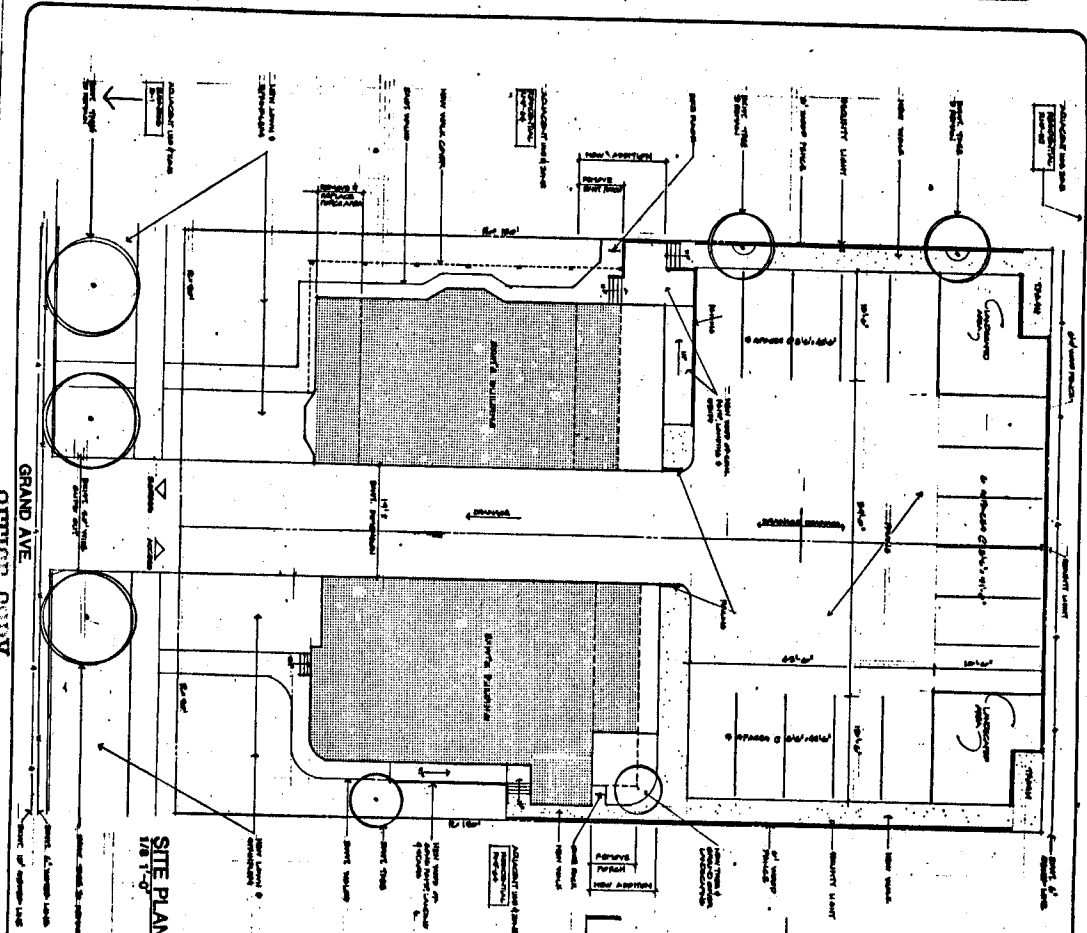
SITE PLAN

838 & 844 GRAND



*838 Grand
 Minor Change Dept of Social Services*

#20-87



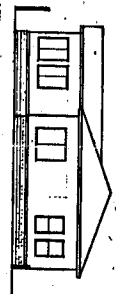
OFFICE COPY

#0-82
(April)

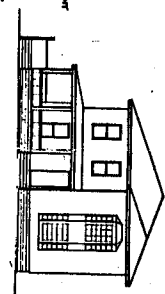
SITE PLAN
1/8" = 1'-0"



NORTH ELEVATION



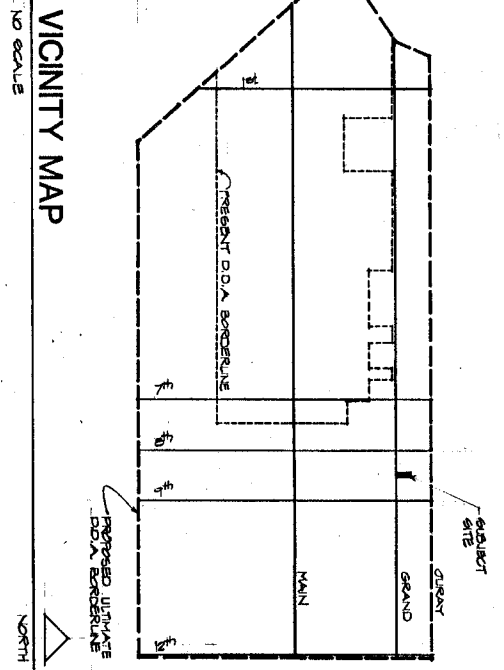
SOUTH ELEVATION



New materials to match existing

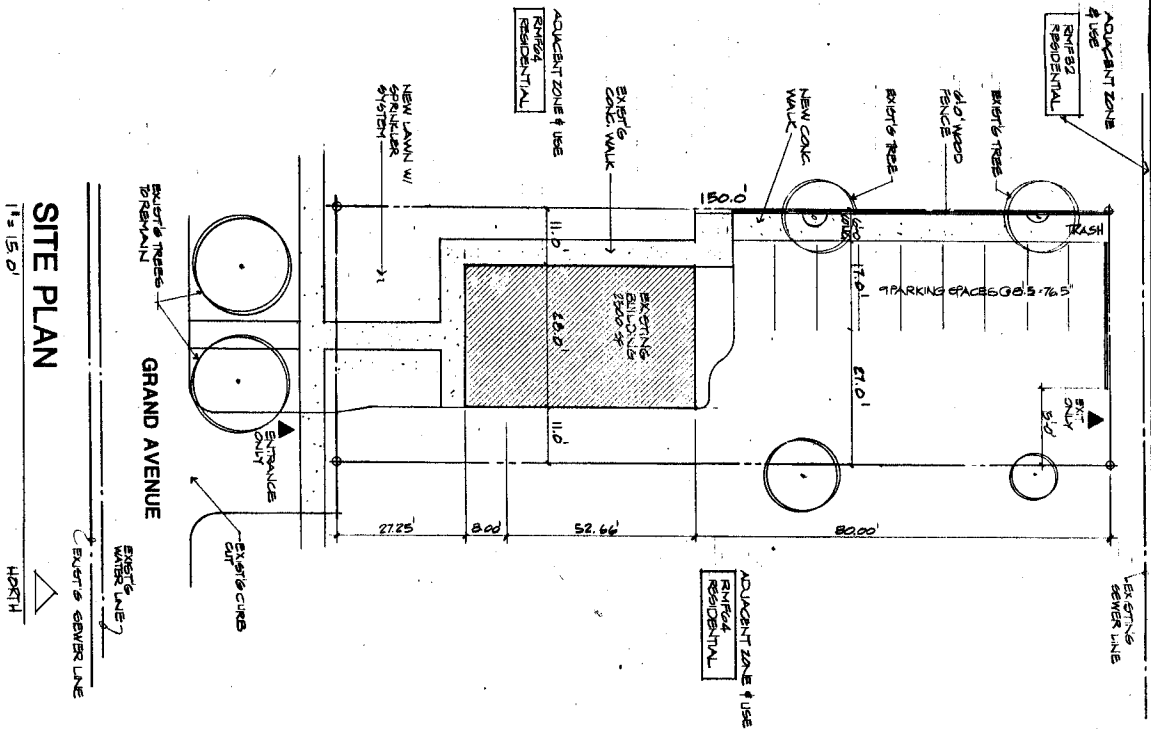
- NOTES
1. THIS PROJECT WILL BE CONSTRUCTION PERMIT NO. 183.
 2. ALL EXISTING MATERIALS TO BE REPAIRED OR REPLACED TO MATCH EXISTING.
 3. ALL NEW MATERIALS TO BE MATCHED TO EXISTING MATERIALS.
 4. ALL NEW MATERIALS TO BE MATCHED TO EXISTING MATERIALS.
 5. ALL NEW MATERIALS TO BE MATCHED TO EXISTING MATERIALS.
 6. ALL NEW MATERIALS TO BE MATCHED TO EXISTING MATERIALS.
 7. ALL NEW MATERIALS TO BE MATCHED TO EXISTING MATERIALS.
 8. ALL NEW MATERIALS TO BE MATCHED TO EXISTING MATERIALS.
 9. ALL NEW MATERIALS TO BE MATCHED TO EXISTING MATERIALS.
 10. ALL NEW MATERIALS TO BE MATCHED TO EXISTING MATERIALS.

J
DILLON-HUNT P.C./ARCHITECTURE AND PROJECT MANAGEMENT
804 GRAND AVENUE - GRAND JUNCTION, COLO. 81501 - (937) 848-7369



NOTES:

- 1. DEVELOPMENT SCHEDULE: BEGAN CONSTRUCTION
- 2. NO COVENANTS, EASEMENTS, RESTRICTIONS OR ARTICLES OF INCORPORATION ARE PLANNED TO BE RECORDED BUT WILL GRANT & RECORD EASEMENTS FOR SERVICES AS REQD.



SITE PLAN

1" = 15.0'

ADJACENT ZONE # USE
MIXED RESIDENTIAL

#982
OFFICE COPY



SHEET NO. 01
OF 01
DWGS

DILLON-HUNT PC/ARCHITECTURE AND PROJECT MANAGEMENT
 804 GRAND AVENUE • GRAND JUNCTION, COLO 81601 • (303) 245-7383

PROJECT NO.
 DRAWN BY
 DATE ISSUED
 REVISIONS

REVIEW SHEET SUMMARY

FILE NO. 9-82 DUE DATE 2-15-82
 ACTIVITY Rezone RMF-64 to PB and Final Plan
 PHASE _____ ACRES _____
 LOCATION 838 Grand Avenue
 PETITIONER _____
 PETITIONER ADDRESS _____
 ENGINEER Dillon & Hunt, 804 Grand Avenue

OVERALL CONSIDERATIONS

- | | |
|--|--|
| <input type="checkbox"/> <input type="checkbox"/> OVERALL COMPATABILITY <input type="checkbox"/> <input type="checkbox"/> CONSISTENCY <input type="checkbox"/> <input type="checkbox"/> ADJACENT PROPERTY <input type="checkbox"/> <input type="checkbox"/> CHANGE IN THE AREA <input type="checkbox"/> <input type="checkbox"/> TRAFFIC IMPACT | <ol style="list-style-type: none"> 1. If approved, any change in site or exterior structures will need to go through revised final plan process. 2. By making this entry one way, traffic will dump into alleyway. This is something the GJPC and CC should determine as acceptable or not. 3. No parking, (fire lane) something should be signed to prevent parking in front of building on east side. 4. Trash p/u should be coordinated with sant. eng. 5. Parking spaces too small 18'.6" min. stall length. See sec. 5-5-1-K, please refer to these regs for all parking min. requirements. 6. Is this a common access for adj. use on east side? 7. Will need fire department approval for use of existing structure for anticipated use. 8. Impact statement said low level directional lighting, none shown on plan. 9. Need signage detail. 10. Any buffering/screening proposed. |
|--|--|

THIS CHECK BOX HAS NOT BEEN ADDRESSED

| <u>DATE REC.</u> | <u>AGENCY</u> | <u>COMMENTS</u> |
|------------------|---------------------|---|
| 2/16/82 | City Fire | This office has no objection to this rezone. The estimated fire flow for this building is 1250 gpm. Record indicated 1700 gpm available at 10th & Grand. Building remodeling must meet the building and fire codes. |
| 2/16/82 | Comp. Planning | Will approval of this rezone set a precedent to encourage further business and commercial development along Grand Avenue thus compromising adopted Objective 3-8-2B of the Grand Junction Zoning and Development Code? Also, this proposal is not in conformance with Objective 3-9-2F of the Grand Junction Zoning and Development Code. |
| 2/16/82 | Public Service | Gas & Electric: No objections to rezone & final plan. |
| 2/16/82 | City Utilities | None |
| 2/16/82 | City Police | Traffic accident study attached. |
| 2/16/82 | Transportation Eng. | This appears to be another case where a service alley in a residential area will be used by business traffic. |

2/16/82 Mailed Summary
 2/19/82 Late - Mtn. Bell
 2/23/82 City Parks - Late

| <u>DATE REC.</u> | <u>AGENCY</u> | <u>COMMENTS</u> |
|------------------|----------------------------|---|
| 3/5/82 | GJPC Minutes of 2/23/82 | <p>MOTION: <u>COMMISSIONER DUNIVENT</u> - "ON ITEM #9-82, REZONE RMF 64 TO PB, I RECOMMEND APPROVAL." THE MOTION WAS SECONDED BY <u>COMMISSIONER DICK LITLE</u>. <u>ALEX CANDELARIA</u> INDICATED STAFF WOULD LIKE A COMMITMENT LETTER FROM THE PETITIONERS ON THE KIND OF BUSINESS CONTEMPLATED. <u>CHAIRWOMAN QUIMBY</u> REPEATED THE MOTION, ADDING STAFF'S COMMENT, AND CALLED FOR A VOTE. THE MOTION CARRIED 6-0. AFTER FURTHER DISCUSSION, MOTION: (<u>COMMISSIONER DUNIVENT</u>) "I MAKE A MOTION ON #9-82, FINAL PLAN, THAT WE RECOMMEND APPROVAL WITH THE RECOMMENDATIONS OF STAFF COMMENTS AND THAT SERIOUS EFFORT BE ATTEMPTED BY THE PETITIONER TO WIDEN INGRESS/EGRESS CURB CUTS OFF OF GRAND AVENUE BEFORE GOING BEFORE CITY COUNCIL." <u>COMMISSIONERS O'DWYER/RINKER</u> SECONDED THE MOTION. <u>CHAIRWOMAN QUIMBY</u> REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION PASSED 6-0.</p> |

REVIEW SHEET SUMMARY

FILE NO. 9-82 TITLE HEADING Rezone RMF-32 to PB & Final Plan DUE DATE 4/12/82

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: D.H. Partnership/Ken Hunt.

Location: 838 and 844 Grand Avenue. A request to change from residential multi-family uses at 32 units per acre to planned business uses at 844 Grand Avenue and a final plan for 838 and 844 Grand Avenue on .34 acre.

a. Consideration of rezone. b. Consideration of final plan.

PETITIONER ADDRESS 804 Grand Avenue, Grand Junction, CO 81501

ENGINEER Dillon-Hunt, P.C.

| DATE REC. | AGENCY | COMMENTS |
|-----------|----------------------------|--|
| 4/5/82 | Public Service | Gas and Electric: No objection to rezone and final plan. |
| 4/9/82 | City Utilities | None. |
| 4/9/82 | Mountain Bell | No requests. |
| 4/12/82 | City Engineer | In my opinion this is an excellent concept for how to rehabilitate older houses into offices. Any modifications to curb, gutter or sidewalk on Grand Avenue will require a permit from the City Engineer's office. |
| 4/12/82 | Trans. Eng. | No comment. |
| 4/13/82 | Fire Dept. | This office has no objections to this rezone. Fire protection hydrants and water appear to be adequate. |
| 4/13/82 | Planning Staff Comments | <ol style="list-style-type: none"> 1. Would like to see more landscaping on the front of the building to property line. 2. Egress and ingress has improved from the previous submitted plan. 3. Will the 6' wood fence be a solid wood fence? (Need to check sight distance near alley.) Need detail drawing. 4. The character of the residential use should be maintained and still meet building code for office use. 5. This is a final; all issues need to be resolved prior to the Public Hearing. |

4/16/82 late - City Parks

5/5/82 GJPC Minutes
of 4/27/82

CHAIRMAN LITLE ASKED IF THERE WAS ANYONE IN THE AUDIENCE WHO WISHED TO HAVE THIS ITEM PULLED FROM THE CONSENT AGENDA. THERE WAS AN OBJECTION FROM ONE PERSON IN THE AUDIENCE.

CHAIRMAN LITLE: "THE FIRST SIX ITEMS ON THE AGENDA WITH THE EXCEPTION OF #9-82 (#5) REMAIN ON CONSENT AGENDA."

MOTION: (COMMISSIONER BILL O'DWYER) "IN THE MATTER OF FILE #9-82, REZONE RMF-64 TO PB AND FINAL PLAN, I MAKE A MOTION WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL OF THE REZONE, SUBJECT TO REVIEW AGENCY AND STAFF COMMENTS."

THE MOTION WAS SECONDED BY COMMISSIONER TRANSMEIER.

CHAIRMAN LITLE READ THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED 5-0.

MOTION: (COMMISSIONER BILL O'DWYER) "IN THE MATTER OF FILE #9-82, REZONE RMF-64 TO PB AND FINAL PLAN, I MAKE A MOTION WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL OF THE FINAL PLAN, SUBJECT TO REVIEW AGENCY AND STAFF COMMENTS."

THE MOTION WAS SECONDED BY COMMISSIONER RINKER.

CHAIRMAN LITLE READ THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED 5-0.



February 19, 1982

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

Re: Rezone Application - File # 9-82

Dear Bob:

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

STAFF COMMENTS:

1. We will comply with this request.
2. It is not possible to install a drive permitting two-way traffic due to the fact that only 11 feet of property exists each side of the building in question. If at a later date the property to the east is redeveloped and mutual access/egress can be accommodated for both properties, we would close off the alley egress.
3. We will comply with this request.
4. We will comply with this request.
5. We will comply with this request by reducing the 6'-0" sidewalk to 4'-6"; thus making the parking stalls 18'-6" deep.
6. Yes, this is an existing common access for adjacent use on the east side.
7. The building will be remodeled according to the requirements of the U.B.C. for the use intended.
8. Low level security lighting will be provided and will be directed at the building and parking area and not towards the roads or adjacent buildings.
9. Signage is anticipated to be on the building. No free standing signage is anticipated and all signage will comply with the Grand Junction Sign Code.
10. A 6'-0" wood fence at the parking area on the west and north property line is proposed to minimize the impact on the adjacent property owner's privacy.

AGENCY COMMENTS:

No comments required except to the following agencies:

Comprehensive Planning: In response to your concern that this commercial renovation will compromise Objective 3-8-2B of the Grand Junction Zoning and Development code particularly that "commercial areas are compact in land arrangement as opposed to long strip patterns contiguous to roads and streets", we must also point out that the "Goal" (3-8-1) encourages and supports commercial activities through "renovation". It would not be possible to encourage "renovation" in this context as it would require a complete demolition and redesign of building locations (in quantity) and/or a street redesign. Not only is this extremely unrealistic under the circumstances, but we feel that through aesthetically pleasing design and renovation of the buildings and landscape, one can more effectively and efficiently meet the desired goals as stated in 3-8-1 of the above mentioned publication.

In regards to insuring that "the new development is compatible with the residential areas that are located in or adjacent to the CBD"(3-9-2F, Grand Junction Zoning and Development Code), we feel that due to the very fact that it is a renovation of an existing residential building it will be more compatible and less obtrusive than any other solution. This plan for renovation also complies with the guidelines established in the Downtown Development Strategy plan. This lot is in the PB lot 8A designated area. According to definition it is earmarked as a "mixed light intensity professional area, providing a limited area for conversion of homes to small offices.

CITY ENGINEER: Please see above mentioned response to STAFF COMMENTS, number 2.

Sincerely,



Kenneth Hunt

FF ACTION SHEET

Acres 17
 Units _____
 Density _____

rezone & final plan

File No. #982
 Zone RME-6A
 Tax Parcel Number _____

Activity Rezone RME-6A to PB & Final Plan
 Phase _____
 Common Location 838 & 844 Grand Ave

Date Submitted 4/1/82 Date Mailed Out 4/2/82 Date Posted 4/16/82
 10 Day Review Period Return by 4/12/82 Information Sent _____
 Date Adjacent Property Owners Notified of MCPC/GJPC _____ Date Adjacent Property Owners Notified of MCC/CIC _____

*called 4/12/82
 may not have*

review agencies

| | A | B | C | X | X | X | X | X | X | X | H | N | X | P | Q | R | X | X | U | X | (M) | X | Y | Z | X | X | X | DD | FF | GG |
|--|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|-----|---|---|---|---|---|---|----|----|----|
| Development Dept. | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | |
| County Road | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | |
| County Health | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | |
| County Surveyor | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | |
| County Parks/Recreation | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | |
| County Engineer | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | |
| Transportation Engineer | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | |
| City Engineer - 2 sets | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | |
| 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) | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | |
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| State Health Dept. | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | |
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| 7 PLANNING COMMISSION (7) | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | |
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app. rez on 844 Grand only

STAFF
Resubmittal - fee already paid file # 9-82
per CC - no fee for rezone or final

Open Space Dedication (acreage) _____ 5% O. S. Fee Required \$ _____ Paid Receipt # _____
 Recording Fee Required \$ _____ Paid (Date) _____ Date Recorded _____
 Date Resolution Mailed _____
 Pre-application Fee Receipt No. _____

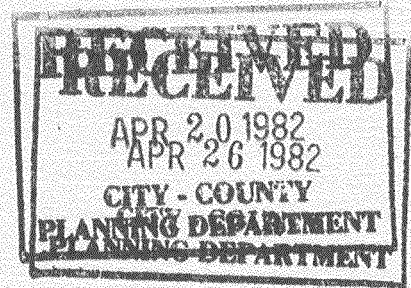
City
 County
 Development
 Department





April 26, 1982

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



Re: Rezone Application - File # 9-82

Dear Bob:

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

AGENCY COMMENTS:

No comments required except to the following agencies:

City Engineer:

We will comply with this requirement by obtaining a permit from the City Engineer's office for any modifications that may occur to the curb, gutter or sidewalk on Grand Avenue.

Planning Staff Comments:

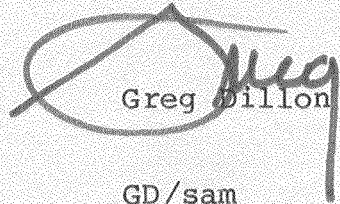
We will comply with your request for additional landscaping between the front of the buildings and the south property line. This has been indicated on the plan being submitted to you with this letter.

Now shown on the accompanying plan is a fence detail which shows that the proposed fence design is not completely solid; it has a 1/2" space between every 1x4 slat. This design gives a substantial amount of privacy to the proposed renovation and neighbors, yet allows some visual advantage for pedestrians to view oncoming traffic in the alley-way. On the drawings we have also noted a section of the fence at the north property line which could be lowered to 4'-0" for further visual advantage. We feel that this alternative is a bit of a sacrifice in design and privacy. In our opinion the presently designed fence with it's visual capacity coupled with the fence jog at the

north property line is the best solution. We would appreciate your prompt response and decision on this matter.

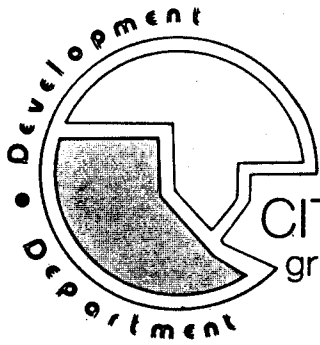
We will comply with your request and maintain a residential character to the building while still meeting building codes for office use.

Sincerely,

A handwritten signature in dark ink, appearing to read "Greg Dillon". The signature is written over the printed name "Greg Dillon".

Greg Dillon

GD/sam



CITY - COUNTY PLANNING

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

(303) 244-1628

October 20, 1983

CERTIFIED RETURN RECEIPT
P 201 469 914

Attn: Gregory A. Dillon
Dillon-Hunt Architects, P.C.
804 Grand Avenue
Grand Junction, CO 81501

RE: Certificate of Occupancy for 838 Grand Avenue (B.P. #15020 and File #9-82)

Dear Mr. Dillon:

To my knowledge, the landscaping at the rear of both buildings has not yet been done. I would like to remind you that you committed yourself to completing the landscaping, which we feel is very minimal in scope, by the end of May of this year. I enclose a copy of your March 11 letter to me.

The Certificate of Occupancy has been held by us since February, and we cannot allow you to occupy the building any longer without the C.O. Therefore, let this letter serve as notice that the landscaping must be done within 10 days of the date of this letter, or one of two course of action will be taken by this Department: 1) issuance of a cease and desist order, or 2) recommendation to the Planning Commission of reversion of your Final Plan.

Your prompt cooperation will be appreciated.

Sincerely,

Lance R. Williams
Development Enforcement Officer

LRW/sw

Enclosure

xc: Tom Brunson, Building Dept.
Bob Goldin, City Planner ✓

Rec'd

TO: Michael Sutherland, City Development Planner

FROM: Mary Stadtfeld, Director, DAY House
Mesa County Department of Social Services

RE: Request for minor changes in zoning for property
at 838 Grand Av., Grand Junction, CO.

DATE: August 12, 1987

Mesa County Department of Social Services is considering the purchase of the property at 838 Grand Av. for use as an Adolescent Day Treatment Center. The major use will involve the provision of individual, group, and family counseling services for teens ages 11-17 and their families. A total of five staff personnel will provide these services. Additionally, School District 51 will place a teacher at the facility to provide academic classes for approximately 5-8 students, several hours a day.

In general, the hours of service will be 8 A.M. to 5:30 P.M. Monday through Friday. There will also be occasional early evening use of the facility.

There will be no exterior changes made to the building or property. The remodeling of a bathroom and an adjacent office into a small kitchen is planned.

Your assistance in facilitating the process to gain approval for the planned use of the facility is greatly appreciated. This approval is necessary before Mesa County Department of Social Services can continue with plans for purchase of the property.

If there are any questions, please contact Mary Stadtfeld at 243-5199 or Treva Houck at 241-8480. Thank you.

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
AUG 01 1987

#20-87



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

September 8, 1987

Ms. Mary Stadtfeld, Director
DAY House
1162 Grand Avenue
Grand Junction, CO 81501

Dear Mary:

After reviewing your request for a minor change to the development plan at 838 Grand Avenue, I see no problems with your proposal.

The original plan was approved for professional offices with specific requirements for parking and landscaping as well as screening along the alleyway by means of a solid wood fence. Access into the parking area is limited to the existing driveway with no ingress or egress allowed onto the alley due to existing residential properties on the north.

Any properties owned by Mesa County should be zoned PZ-Public Zone, so this office will implement a rezone action as soon as title to the property is changed. We are planning to do a mass rezoning of Mesa County properties all at one time in the near future, so it is important that City Planning be notified of the change of ownership as soon as possible.

This letter will serve as official notification of approval of the minor change request.

Thank you for your cooperation. Best of luck with your project!

Sincerely,

Michael E. Sutherland
City Development Planner

MES/tt

xc: Files #9-82
#20-87



9-82

Ciavonne and Associates
844 Grand Ave
Grand Junction, CO 81501
Attn: Ted Ciavonne

Grand Junction Community Development
Code Enforcement Division
250 North 5th Street
Grand Junction, Colorado 81501-2668
(303) 244-1583 FAX (303) 241-1599

Re: PB Zoning requirements; case #94-1204

May 9, 1994

Dear Ted,

This letter is a follow-up to the Notice of Violation received by your office on March 2, 1994. My understanding of this case as of today is that you had a meeting or conversation with Kathy Portner in March about submitting a revised plan for your property at 844 Grand.

I'm sure you'll agree that two months is a generous time allowance to generate a proposed plan. A revised plan needs to be submitted to go through the hearing process or the six foot fence, required by the current plan #9-82, needs to be replaced in the alley.

There is an early deadline date for Planning Commission submittals on May 23, 1994. The final deadline for a submittal to be heard at the July Planning Commission hearing is June 1. No late submittals are accepted.

Please meet the June 1 submittal deadline or have the fence replaced by this date. If there is a problem meeting this deadline or if you have questions, please call either Kathy Portner, 244-1446, or me at 244-1593.

Your cooperation is appreciated.

Sincerely,

A handwritten signature in cursive script that reads "Ivy Williams".

Ivy Williams
Code Enforcement Officer

cc Kathy Portner
file