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File 1982-0044
Date 7/8/02

Project Name: Joyce Addition – Rezone RMF-64 to PB

P r e s e n t	S c a n n e d	<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		*Summary Sheet – Table of Contents			
X		Review Sheet Summary			
		Application form			
		Review Sheets			
X		Receipts for fees paid for anything			
		*Submittal checklist			
		*General project report			
		Reduced copy of final plans or drawings			
		Reduction of assessor's map			
		Evidence of title, deeds			
X	X	*Mailing list to adjacent property owners			
		Public notice cards			
		Record of certified mail			
X	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	Improvements Agreement – 6/28/82 (Not signed)	
X	X	Review Sheet Summary	X	Improvements guarantee – 6/11/82	
X		Review Sheets	X	X	Subdivision Summary Form - 4/16/82
X	X	Planning Clearance - **	X	X	Narrative and Impact Statement
X	X	Letter from Bob Goldin to Jeff Ollinger re: comments – 2/2/83	X	X	Location & Vicinity Map
X	X	Letter from Frederick Staastny to Frederick Kugeler re: intentions of owner for rezone – 1/13/83	X	X	Narrative and Impact Statement
X	X	Planning Commission Minutes - ** - 6/29/82	X	X	Development Schedule
X	X	Letter from Jeff Ollinger to Bob Goldin re: Drainage Plan - 7/19/82	X	X	Mill Tailings Report re: – no indication – 4/2/71
X		Fire Flow Survey	X		Deed of Trust
X		Development Application – 4/22/82	X		Treasurer's Certificate of Taxes Due – 5/12/82
X	X	Ordinance No. 2072 - **	X		Memo from Visual Sound Sensations re: traffic volume-6/18/82
X		Public Notice Posting – 9/15/82	X		Letter from Donald Anderson to Bob Goldin re: intent of veterinary clinic – 8/8/82
X		Fire Hydrant Agreement			
X	X	Memo from Bob Goldin to Jeff Ollinger re: response comments – 7/12/83			



Columbine Animal Hospital

Joyce Add. PB
file 44-82

Application for permit to locate a Boarding Kennel
in the building at 2140 N. 12th Avenue.

SIZE OF BUILDING: 1250 Sq. Ft.

NUMBER OF EMPLOYEES: 3 (2 part time, 1 full time)

HOURS: M-S 8:30 - 6:30, Closed on Sunday

SPECIAL PROVISIONS:

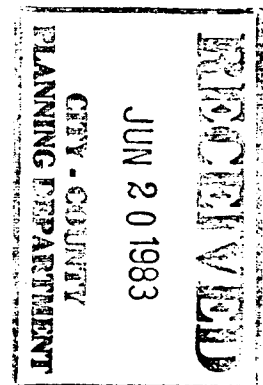
Sound - The kennel will be indoor with no
Out side runs. the building is constructed
of brick, which adequate muffels barking
dogs. The garage door on the east side of
the building will be insulated to insure
adequate privacy for the apartments to the
east.

Smell - The best odor contol is cleanliness.
The floors will be sealed with epoxy. Fans
and ducting will be installed in the Kennel
to conduct the passage of air. All trash
will be sealed in containers and the ourside
trash will be stored in a dumpster and removed
twice weekly.

All dog runs will bbe indoor and all will have
individual drains.

PARKING: 1 employee, 3 Clients

The traffic flow initially will be about 10 clients
daily progressing to 20 clients as the business
grows. The design will fit in with the Joyce divisions
plans for paved parking, landscaping, fences and
external improvements to be completed within one year.



Donald W. Anderson, D.V.M.

2140 North 12th • Grand Junction, Colorado 81501 • (303) 241-6777

NARRATIVE OF JOYCE ADDITION
AND
IMPACT STATEMENT (#823828)

I. Location & Vicinity Map

II. Background

- A. Existing character of property
- B. Existing character of surrounding property

III. Narrative of Project

- A. How property will be used
- B. Permitted Land Uses
- C. Compatibility with surrounding uses
- D. Floodplain

IV. Services

- A. Access
- B. Water
- C. Sewerage
- D. Fire protection
- E. Gas & Electric
- F. Drainage
- G. Irrigation

V. Impact & Summary

NARRATIVE AND IMPACT STATEMENT FOR
JOYCE ADDITION
2140 N. 12th St.
Grand Junction, Colorado
(#823828)

II. Background

A. Existing character of property

The subject property is a nearly rectangular shaped .67 acre property with 125 ft. of frontage on 12th Street. The property has two individual parcels and the property directly abuts the recently approved Planned Business called Hodges Addition.

The property is approximately 240 feet deep and is well within the 300 ft. maximum allowable depth of Planned Business zoning mentioned in the amended 12th Street Corridor policy.

At present, a sewing machine sales, service and repair shop exists that also offers sewing classes in the evening. The property also has an older home and garage. The sewing machine center is considered a non-conforming use, and has been for quite some time.

The parking areas are gravelled and there are two curb cuts on 12th Street. Two curb cuts provide convenient access for the business and residential use of the property.

B. Character of surrounding property

A vacant lot exists along the north side of this property. A multifamily residential project exists along the northern portion of the eastern property line and is zoned RMF-64. Hodges Addition (Planned Business) exists along the south property line and along the southern portion of the east property line. This property has recently been rezoned to PB and it has a residential unit near the intersection of 12th and Walnut.

Twelfth Street is a 4 lane street with a painted median that limits the impact of this project from residential uses on the west. The west side of 12th Street adjoining this property has mixed business and residential uses.

III. Narrative of Project

A. How property will be used

This property will be designed and used in a way that will be compatible with and complementary to the neighborhood.

The short term use of the property' includes continued use of the residential unit for residential purposes. Business uses are being considered in the distant future and an amended final plan will be submitted then. The sewing center building will be used by the sewing center for the near future and future use could include one of the uses mentioned on the proposed permitted uses list.

The rear portion of the sewing center building will be used for sound equipment installation and repair. A small portion of the building area will be used for equipment storage and a small portion for installation. Approximately 4 to 6 vehicles a day will be brought to this portion of the property for sound equipment installation and then will be returned to the main store located off-site. No overnight vehicle storage will occur here.

On-site signage will include a sign on the building facades and a sign in the Northwest corner of the property within the landscaped area. The building facade signs will either be flush mounted or projected. The free standing sign will be placed in the landscaped area in the Northwest corner and will be attractive, will not obstruct proper sight distance and will not disturb or impede traffic. All signs will comply with the sign code and necessary permits will be applied for.

Access will come from the use of the southern curb cut on 12th Street. Two cuts exist at the present time and one will be eliminated.

B. Permitted land uses

The following lists the permitted uses for Joyce Addition Planned Business development.

Retail Sales

pharmacy & health food stores
book stores (non-pornographic), gift & speciality store
clothing, shoe & boot store
lawn, garden & florist stores (daily outdoor display, no outdoor storage)
sporting goods, & bicycle stores
photo, arts & crafts, music stores
home appliance & housewares stores
fabric & sewing stores

Personal Services

beauty & barber shops
health & athletic clubs
dry cleaning, shoe & clothing repair & alteration
human care (doctor's office, optical shop etc.)
dance & music teaching studio
amusement arcade
locksmithing
small appliance

Professional and Government Offices

lawyer, accountant & medical offices
financial institutions
real estate office

Restaurants (limited) (Hours of Operation 6 am to 11 pm)
cafe, cafeteria, restaurants, delicatessens, sandwich
shops, bakery, ice cream, candy and specialty food stores,
no high volume traffic "fast food" establishments.

C. Compatibility with surrounding uses.

Dust free parking areas will be provided for all uses in accordance with the adopted parking regulations. The parking area has been designed to be safe and efficient. It also will be screened on the north and east by a 6' wood fence for visual and sound buffering. Screening is not needed on the south because Hodges Addition, a planned business development, will be a similar type of land use. Attractive landscaping exists around the home located in the southern portion of the property. Additional landscaping will be placed along 12th Street in front of the business building.

Joyce Addition will coordinate its development with Hodges Addition where possible. Landscaping, parking, circulation and access, all are areas where coordinated efforts will be made.

In any case, no use will be allowed which creates excessive noise, odor, fumes, glare, light or vibrations.

D. Floodplain

This property is not located in an identified flood hazard area. The development of this property will not create a flood hazard problem.

IV. Services

A. Access

Access to the site will come from one curb cut on 12th Street. It is the developer's intention to coordinate access and parking with Hodges Addition, Planned Business.

B. Water

Water will be provided by the City of Grand Junction. A 6" AC domestic water line is located 21 ft. west of the centerline of 12th Street. A 6" water line is located in Walnut Avenue and a looped system can be established for fire protection when Hodges Addition develops. Water usage (800 gpd) should not exceed historic use because the use of the property will be similar to past use.

C. Sewerage

Sewage collection and treatment will be by the City of Grand Junction. An 8" sewer line is located 20' east of the centerline of 12th Street at an approximate depth of 5' to 7'. Wastewater generated from this development (750 gpd) should approximate the past use because the property's use will be similar to past use.

D. Fire protection

Fire protection will be provided by the Grand Junction Fire Department. A fire hydrant is located on the southwest corner of 12th and Walnut Ave. This hydrant is approximately 290 feet from Joyce Addition.

E. Gas & electric

Gas and electric power services will be provided by Public Service. Adequate size service lines exist in the area. A 2" gas line is located 15' east of the centerline of 12th Street and overhead electric lines are conveniently located also.

F. Drainage

Historic drainage pattern for on and off site drainage will be maintained. The off-site drainage moves from NE to SW. A depression along the north property line naturally intercepts and retains much off site drainage from the north. Developed on-site drainage will be collected on the site and will be retained and absorbed in an existing vegetated (grass, shrubs and trees) retention area along the south property line. See the final plan for location and capacity calculations.

G. Irrigation

A 6" AC irrigation water line is located 13' west of the centerline of 12th Street. Some irrigation water may be used for watering the lawn and landscaping around the residential unit. The business building will have desert landscaping and will use domestic water for the small amount of plant irrigation needed.

V. Impact

This property's future use will be very similar to its past use. Since one residential unit exists and no additional residential use is proposed, no additional schooling facilities will be needed.

The continued use of this property by similar uses will not cause sewerage and water supply facilities to exceed capacity. Water usage is projected to be 800 gpd and generated wastewater will be approximately 750 gpd.

As proposed, no increase in traffic volume is expected from the use of this property. A single family residential unit, the appliance service center and the sound equipment installation is not expected to generate more than 30-35 vehicle trips per day.

Fiscal impact will be minimal and tax revenues will be very similar to the past use of the property.

The Joyce Addition proposal is in conformance with many adopted goals and policies. It will be compatible with surrounding uses and it will add vitality to an older business building.

If you have any questions or concerns, contact Armstrong & Associates, Inc., Jeff Ollinger, at 245-3861.

2945-111-00-083 W.G.M. Investments 1005 N 12th St. Grand Junction, CO 81501 #44-82	2945-122-00-084 Burns, James M. & Lucille M. 2032 N. 22nd Grand Jct., CO 81501 #44-82	2945-122-02-001 Taylor, JB & I 1301 Cedar Avenue Grand Jct., CO 81501 #44-82
2945-111-00-089 Hoover G. William & Robert F. Burgeson 600 Center Avenue Grand Junction, CO 81501 #44-82	2945-122-00-115 Beldon, Warren K & Carolyn D. 2140 N. 12th St. Grand Jct., CO 81501 #44-82	2945-122-00-130 D. R. & M. J. Wood 2775 Webster Road Grand Jct., CO 81501 #44-82
2945-111-00-090 Richardson, George A. 2101 N 12th St. Grand Junction, CO 81501 #44-82	2945-122-00-120 Austin, Charles E. & Donna J. 2205 N. 13th St. Grand Jct., CO 81501 #44-82	2945-122-00-117 G.R. Const., Inc. 680 30 Road Grand Jct., CO 81501 #44-82
2945-111-00-082 McCallister, Francis K. & Flora Lee 707 Putter Drive Grand Junction, CO 81501 #44-82	2945-122-00-131 Spomer, Edward & ME 2623 G Road Grand Jct., CO 81501 #44-82	2945-122-00-125 R. W. Rees 2253 Kingston Road Grand Jct., CO 81503
2945-111-00-137 ERA West Properties 1005 N. 12th St. Grand Jct., CO 81501 #44-82	2945-122-00-091 Rambolt, Richard G. & Caryl 1275 Walnut Avenue Grand Jct., CO 81501 #44-82	2945-122-00-126 P. L. Born 2215 North 13th Grand Jct., CO 81501 #44-82
2945-111-00-971 Lincoln Park Osteopathic Hospital Assn. P.O. Box 220 Grd. Jct., CO 81502 #44-82	2945-122-00-092 Brooks, Edward H. 1261 Walnut Avenue Grand Jct., CO 81501 #44-82	2945-122-00-076 Eacel Hodges 4823 Hillcrest Boise, ID 83705 #44-82
2945-122-00-064 Crozier, John D. & M.S. 13 Vista Drive Brookfield, Conn. 06804 #44-82	2945-122-00-093 Harrison, Alma L. 1251 Walnut Avenue Grand Jct., CO 81501 #44-82	2945-111-00-016 B. J. White 1160 Bookcliff Ave. Grand Jct., CO 81501 #44-82
2945-122-00-074 Beldon, Warren K. & Carolyn D. 2140 N. 12th St. Grand Jct., CO 81501 #44-82	2945-122-00-158 Brown, Baird B. 677 Larkspur Lane Grand Jct., CO 81501 #44-82	2945-111-00-015 W. G. Hoover 1212 Bookcliff Ave. Grand Jct., CO 81501 #44-82
2945-122-00-075 Jacob, Harland E. & R.A. 2125 N. 12th St. Grand Jct., CO 81501 #44-82	2945-122-00-159 Shafer, Michael N. 605 N. 7th St. Grand Jct., CO 81501 #44-82	2945-111-00-078 A. Onan 548 28 3/4 Road Grand Jct., CO 81501 #44-82
2945-122-00-082 Rodgers, Harry G. Sr. & CG 1290 Walnut Ave. Grand Jct., CO 81501 #44-82	2945-122-01-010 Wilson, David Lee 1302 Cedar Avenue Grand Jct., CO 81501 #44-82	2945-111-00-079 E. A. Young 2303 North 1st St. Grand Jct., CO 81501 #44-82

2945-111-00-016
H. P. Moss
964 Lakeside Court
Grand Junction, CO 81501

#4482

2945-111-00-080
Federal Land Bank
PO Box 1087
Grand Jct., CO 81502

#4482

2945-111-00-081
F. McCallister
707 Putter Drive
Grand Jct., CO 81503

#4482

2945-111-24-001
H. P. Moss
964 Lakeside Court
Grand Jct., CO 81501

#4482

2945-111-24-002
H. P. Moss
964 Lakeside Court
Grand Jct., CO 81501

#4482

2945-111-24-003
H. P. Moss
964 Lakeside Court
Grand Jct., CO 81501

#4482

2945-111-24-004
H. P. Moss
964 Lakeside Court
Grand Jct., CO 81501

#4482

2945-111-24-005
H. P. Moss
964 Lakeside Court
Grand Jct., CO 81501

#4482

2945-111-24-006
H. P. Moss
964 Lakeside Court
Grand Junction, CO 81501

#4482

2945-111-26-014
T. C. Moritz
3150 College Pl., #26
Grand Jct., CO 81501

#4482

2945-111-26-015
T. C. Moritz
3150 College Pl., #26
Grand Jct., CO 81501

#4482

2945-111-26-016
T. C. Moritz
3150 College Pl., #26
Grand Jct., CO 81501

#4482

2945-111-26-017
T. C. Moritz
3150 College Pl., #26
Grand Jct., CO 81501

#4482

2945-111-26-018
T. C. Moritz
3150 College Pl., #26
Grand Jct., CO 81501

#4482

2945-111-26-019
T. C. Moritz
3150 College Pl., #26
Grand Jct., CO 81501

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2945-111-26-020
T. C. Moritz
3150 College Pl., #26
Grand Jct., CO 81501

#4482

2945-111-26-021
T. C. Moritz
3150 College Pl., #26
Grand Jct., CO 81501

#4482

2945-111-26-022
T. C. Moritz
3150 College Pl., #26
Grand Jct., CO 81501

#4482

2945-111-26-023
T. C. Moritz
3150 College Pl., #26
Grand Jct., CO 81501

#4482

Armstrong & Assoc. Inc.
ATTN: Jeff Ollinger
861 Rood Ave.
Grand Junction, Co 81501

#4482

JOYCE ADDITION (823828)

Schedule of Development

It is the developer's intention to construct the improvements shown on the Final Plan within one year of Final Plan approval.

Improvements Agreement & Guarantee

Improvements shown on the final plan are not "public improvements". The improvements will be on private property and are for the upgrading of private business interests.

Consequently, no improvements agreement and guarantee is being submitted with the final plan.

REVIEW SHEET SUMMARY

FILE NO. 44-82 TITLE HEADING Joyce Addition DUE DATE 6/11/82

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Warren K. Beldon. Location:

2140 North 12th Street. A request to change from residential multi-family uses at 64

units per acre to planned business uses and a final plan on approximately .67 acres.

Consideration of rezone. Consideration of final plan.

PETITIONER ADDRESS 1208 Orchard Avenue (Fred Kugeler)

ENGINEER Armstrong & Assoc. - Jeff Ollinger

DATE REC.	AGENCY	COMMENTS
6/9/82	Mountain Bell	No objections.
6/4/82	G.J. Drainage	OK.
6/8/82	City Utilities	None.
6/9/82	Planning Staff Comments	<ol style="list-style-type: none">1. This area size is in compliance with the new 12th Street policy. It is less than 300' in depth of 12th Street. The uses are questionable.2. The mixture of uses proposed, especially equip. storage and repair may not be the best use for a residential oriented neighborhood. The statement of no overnight storage of cars cannot be enforced. The list of proposed uses do not follow the 12th St. policy which asks for low traffic generating uses, Your list includes many high turnover business uses it thus is not acceptable as per the 12th St. policy. This list should be reconsidered prior to public hearing.3. Why have a retention pond when you could drain into 12th Street? Need to satisfy City Engineer.4. Has the neighborhood had any input into these proposals.5. The impact statements first talks of 2 curb cuts for access but later states 1 to be closed. Need to see both existing curb cuts and proposed - will also need city permit for closing and redoing of curb work.6. No buffering proposed to south? (in gravelled area).7. Need to make sure no sight distance problems at entryway (30" max. height for bushes) to avoid pedestrian and vehicular problems.8. How will landscaping be maintained? Sprinkler?9. Need heights of buildings.10. Need curb blocks to prevent overhang.11. Floodlite on power pole may create traffic hazard -- can it be moved?12. Trash p/u location coordinated with Sanitation Engineer (Reeves) prior to first public hearing.13. Overhead floodlights not acceptable Need low level directional lighting not to interfere with residential.14. Fire and service access may require 80' diam. cul-de-sac.15. Signage detail needed.16. Will this be replatted?17. This proposal has many issues that need to be resolved prior to first public hearing. If these are not it shall result in delay, tabling or request for it to be a preliminary and not final. <p>NOTE: A final plan has resolved all issues prior to public hearing. A preliminary may be in order for the Joyce Add.</p>

6/9/82 Public Service

Gas & Electric: No objections to rezone and final plan. Developer should contact P.S.Co. as to service locations and possible easements.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
6/11/82	City Parks & Recreation	No comment.
6/11/82	City Fire	This office has no objections to this rezone. The Fire Department cannot accept final plans as submitted. Fire protection is not adequate. Our records show that we don't have fire hydrants between Bookcliff and Walnut Ave. on 12th St. and all existing fire hydrants on 12th Street are on the West side. We will require a fire hydrant be installed on the East side of 12th between Bookcliff and Walnut Ave., at the access to this development. The storage building protrudes into the access drive and near the existing residential. Building be relocated to not restrict access. Plans showing building size, construction type, and fire protection be submitted to allow for fire flow computation.
6/11/82	Trans. Engr.	There is only one access point, with no traffic circulation.
6/14/82	City Engineer	That on-site "Drainage Retention Area" is a puddle due to not draining the site into the street. Is it not possible to drain the hard-surface areas into the street gutter as one would expect a property of this size to be drained? The puddle is not a good design. Internal vehicle circulation is severely hampered because of the location of that central "storage" building. I doubt if trash trucks can negotiate the layout shown.

Summary Mailed 6/14/82

6/14/82 - Police Dept - late

7/9/82 GJPC MINUTES OF 6/29/82

MOTION: (COMMISSIONER TRANSMEIER) "I MOVE ON ITEM #44-92, REZONE RMF-64 TO PB, THAT WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL."

COMMISSIONER O'DWYER SECONDED THE MOTION. CHAIRWOMAN QUIMBY REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED BY A VOTE OF 5-1 (COMMISSIONER DUNIVENT OPPOSED).

MOTION: (COMMISSIONER TRANSMEIER) "I MOVE ON ITEM #44-82, FINAL PLAN, THAT WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL FOR SPECIFIC USES OF THE DANCE STUDIO, SOUND EQUIPMENT INSTALLATION AND REPAIR AND OFFICE SPACE USES ONLY -- ANY CHANGE OF USES WOULD GO THROUGH THE NORMAL PLANNED BUSINESS PROCEDURE."

A SECOND TO THE MOTION WAS NOT HEARD.

CHAIRWOMAN QUIMBY ASKED FOR A SECOND, WHICH WAS NOT RECEIVED. CHAIRWOMAN QUIMBY THEN NOTED THAT THE MOTION DIES FOR LACK OF SECOND, AND ASKED FOR ANOTHER MOTION.

MOTION: (COMMISSIONER RINKER) "I MOVE ON FILE #44-82, FINAL PLAN, THAT WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF DENIAL BASED ON DRAINAGE, PARKING, TRAFFIC FLOW ONTO 12TH STREET PROBLEMS, AND THAT THIS APPEARS TO BE A HIGH TRAFFIC GENERATING USE."

COMMISSIONER O'DWYER SECONDED THE MOTION. CHAIRWOMAN QUIMBY REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED BY A VOTE OF 5-1 (COMMISSIONER TRANSMEIER VOTING AGAINST).

ARMSTRONG & ASSOCIATES, INC.

861 Rood Avenue — Grand Junction, Colorado 81501 — (303) 245-3861

June 22, 1982

City of Grand Junction Planning Dept.
559 White Ave., Room 60
Grand Junction, CO 81501

Re: Response to review for Joyce Addition (44-82) (#823828)

Dear Planners:

The following is response to review for Joyce Addition:

City Planner Comments #1 and 2

It is the property owner's intention to have low traffic generating uses locate on this property. After further consideration of the list of proposed land uses, the following uses are removed from the list.

All retail uses listed except sewing machine sales and repair, music and sound equipment repair, installation and sales. Please see the attached letter from Visual Sound Sensations describing the typically low number of patrons per day and the typical purchasing patterns of the patrons for the character of the sound equipment operation.

The entire section on limited restaurants is removed from the list in addition to all personal services except dance and music teaching studio, human care and locksmithing.

City Planner Comment #3

The grading and drainage plan has been changed to provide a more substantial, positive subsurface drainage retention device. We have consulted with the City Engineer and he understands that the center portion of the property is low and increasing the ground elevation will create drainage problems for the existing buildings with their current floor elevations. Also, no storm drainage conveyance is available in 12th Street for us to drain to. A typical profile of the retention area is attached for your review.

City Planner Comment #4

Yes, the neighborhood has had input into proposals of this type. A public hearing was conducted on the 12th Street Corridor Policy and on Hodges Addition, the adjoining property, less than 3 months ago.

ENGINEERS-ARCHITECTS

City Planner Comment #5

As clearly stated on the plan, and in the narrative, the existing southern curb cut will be used and the existing northern curb cut will be closed. Necessary permits will be applied for prior to curb cut construction activity.

City Planner Comment #6

A great amount of trees and shrubs exist along the southern border of the residential parcel, as shown on the plan. Our revised plan expands the existing landscaping by providing desert landscaping in the drainage retention area and a split rail fence will be provided along the south edge of the parking area. This portion of the property faces Hodges Addition, Planned Business, a development of similar character to Joyce Addition. Screening is not necessary between similar land uses.

City Planner Comment #7

No sight distance problem will occur at the 12th Street access point. The plan shows proposed placement of compact pfitzer juniper shrubs (*pfitzeriana kelleyii*). The Plants for the Grand Valley Area publication by the Grand Junction Parks and Recreation Department, on page 6 lists this plant species and gives a mature height of 2 feet. A two foot height is within the 2½ foot maximum height allowance.

City Planner Comment #8

Landscaping will be maintained by domestic water from an outdoor faucet, hose and water dissemination device.

City Planner Comment #9

The maximum height of the buildings will not exceed 3 stories in height. The buildings shown on the plan are existing but some "cosmetic" changes to the roof line may be done to improve the appearance in the future.

City Planner Comment #10

Curb blocks will be provided to prevent overhang within each parking space.

City Planner Comment #11

The floodlite on the power pole and the garage will be removed. The previous constricted 20' access way is now a minimum of 26' wide.

City Planner Comment #12

Curb-side trash pick-up will be the revised trash pick-up method. Typical garbage cans will be used since very little trash will be generated.

City Planner Comment #13

The overhead floodlite on the east end of the business building has a shade and lense to preclude excessive light from being cast on adjoining properties. The floodlite on the power has been removed from the plan and an existing 10' high residential type light fixture with shade and lense will be used and will not generate obnoxious light on adjoining properties. Both existing lights are necessary for security purposes.

City Planner Comment #14

Fire trucks have very little potential for mistakenly turning into this property. If fire trucks mistakenly turn into the property, then hurried egress can occur across the south property line, through a vacant lot and onto the 12th Street. The revised plan provides improved access and turn-around potential.

City Planner Comment #15

As stated in the narrative, necessary sign permits will be applied for and all signs will comply with the sign code.

City Planner Comment #16

This property has not been platted for a first time, so why replat? Platting is not needed since the two principal land uses are located on two individual parcels.

City Planner Comment #17

This proposal has provided many pieces of information within the original submittal that clearly explained many of the planning comments.

City of Grand Junction Planning Dept.
June 22, 1982
Page 4

City Fire Department

We met with Norm Noble, Fire Department Inspector, on June 17th, and discussed fire protection. Norm Noble mentioned he felt that the original review had not realized all the structures shown on the plan were existing and since they were existing the present access would not be ideal but would suffice for the use of existing structures. Consequently, we decided to remove the garage in the central part of the plan to provide as ideal an access as possible. A 26' minimum access which is now shown and an improved turn-around area is provided. Also, we agreed to locating a new fire hydrant on the south side of the access from 12th Street on the east side of the sidewalk. An improvements agreement and guarantee and fire hydrant placement agreement has been completed and is attached.

City Engineer

We have met with the City Engineer and he understands the drainage situation. Drainage retention has been revised. Please see response to City Planner Comment #3 and the attached typical drawing of the revised retention area.

Transportation Engineer

Yes, there is only one access point and it is impossible and undesirable to create another access point because this would require another curb cut on 12th Street. Since the depth of the property is only 240 feet the possibility of a fire truck mistakenly turning into the property is very remote. The low volume of traffic generated can easily gain ingress, park, turn around, and gain egress from the property. Access requirements are minimal and the design of access and parking can handle the low volume traffic safely and adequately.

If you have any questions or concerns, please contact Armstrong & Associates, Inc., at 245-3861.

Sincerely,

ARMSTRONG & ASSOCIATES, INC.



Jeff Ollinger
Project Planner

JO/sm



CITY - COUNTY PLANNING

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

(303) 244-1628

MEMORANDUM

TO: Jeff Ollinger, Armstrong Engineering
FROM: Bob Goldin, Senior City Planner
DATE: July 12, 1982
RE: Joyce Addition Revisions Follow-Up Memo (File 42-82)

Jeff, at your request this department provides this follow-up:

- 1 & 2 The uses as stated in your response comments are more appropriate to the intent of the 12th Street Corridor Policy. They represent lower end traffic impact. The higher impact uses have been delineated.
- 3 The on-site retention issue will need to be coordinated with the City Engineer. If he can find the situation acceptable, this department will take no exception to the drainage proposal.
- 4 The intent of this comment was more informative in nature. Neighborhood input can result in delays or denials if not properly addressed.
- 5 This is a final, and a curb cut permit will be required by the City. The permit (when applied for) will have to show the exact dimensions and locations of the proposed alterations to the existing curb. Having it shown on the final plan, the Engineering Department then refers to it to see if the permit as applied for is shown as approved on the final plan.
- 6 This was to verify if any buffering was proposed since this is a final and the use to the south is still residential. The business use has not been approved (only the zone) as of yet and is currently in an ODP phase. Thus they are not similar uses.
- 7 No comment. I'm not a landscape architect or horticulturalist.
- 8 As per the dot matrix sheet, an irrigation commitment letter or alternative was required. As presented, a water dissemination device is acceptable.
- 9 No comment.
- 10 No comment.

Memo to Jeff Ollinger
July 12, 1982
Page 2

- 11 The revised plan has resolved the concerns of a traffic hazard resulting from the power pole and provides better internal circulation.
- 12 No comment.
- 13 See #11.
- 14 See #11
- 15 No comment.
- 16 The potential for selling part of the parcel (if not as presently described) would require platting. Many times a final plan is followed by a final plat. This comment was informational in nature.
- 17 See #11. The revised plan did clarify many of the technical concerns this department had.

Other review agency comments, if not resolved, will need to be resolved with the appropriate agency prior to City Council.

I hope this follow-up review will clarify some of the confusion of the original proposal to that of the revision.

BG/vw

xc: File

ACTION SHEET

Acres .67

File No. #44-82

Units _____

rezone & final plan

Zone _____

Density _____

Tax Parcel Number _____

Activity Rezone RMF-64 to PB & Joyce Addition - Final Plan

Phase _____

Common Location 2140 N. 12th Street

Date Submitted 6/1/82 Date Mailed Out 6/2/82 Date Posted 6/18/82 *called 6/15*

10 Day Review Period Return by _____ MCC Information Sent _____

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

review agencies

	A	B	C	E	F	G	H	K	N	P	Q	R	T	U	V	X	Z	AA	BB	CC	DD	EE	FF	GG
Development Dept.																								
County Road																								
County Health																								
County Surveyor																								
County Parks/Recreation																								
County Engineer																								
Transportation Engineer																								
City Engineer <u>(2 sets)</u>																								
City Utilities																								
City Parks/Recreation																								
City Police Dept.																								
County Sheriff																								
Floodplain Administration																								
Comprehensive Planning																								
G.J. Dept. of Energy																								
Fire <u>City</u>																								
Irrigation <u>G.V.</u>																								
Drainage <u>G.J.</u>																								
Water (Ute, Clifton)																								
Sewer																								
G.V. Rural Power																								
Mountain Bell																								
Public Service <u>(2 sets)</u>																								
Soil Conservation																								
State Highway Dept.																								
State Geological																								
State Health Dept.																								
Transamerica																								
Water & Power Resources																								
Mack, Loma, Mesa, Colbran, Fruita, Palsade, Grand Jct.																								
OTHER:																								
PLANNING COMMISSION <u>7</u>																								
CIC/MS <u>4</u>																								
<u>Katelev + Fild+EXTPR</u>																								
totals																								

2
 7
 9
 30
 15
 737

BOARDS	DATE	REMARKS
GJRC	6/29/82	① Plan denied: traffic problems/parking/drainage
		② 107016 approved
CC	7/21/82	Appr. Plan & Rezone

STAFF
 Full fee will be paid at submittal
 See file # 28-82

Open Space Dedication (acreage) _____ 5% O. S. Fee Required \$ _____ Paid Receipt # _____
 Recording Fee Required \$ _____ Paid (Date) _____ Date Recorded _____
 Date Resolution Mailed _____

City
 County
 Development
 Department

Pre-application Fee Receipt No. _____
 JOYCE ADDITION

CITY OF GRAND JUNCTION IMPROVEMENTS AGREEMENT

In re: Joyce Addition 2140 N. 12th St.
 Name of subdivision or other improvement location

Intending to be legally bound, the undersigned subdivider hereby agrees to provide throughout this subdivision and as shown on the subdivision plat of Joyce Addition date June 17 1982, the name of subdivision following improvements to City of Grand Junction standards and to furnish an Improvements Guarantee in the form acceptable to the City for these improvements.

Improvements	Quantity and Unit Costs	Estimated Cost	Estimated Completion Date
Street grading			
Street base			
Street paving			
Curbs and Gutters			
Sidewalks			
Storm Sewer facilities			
Sanitary sewers			
Mains			
Laterals or house connections			
On-site sewage treatment			
Water mains	50' of 6" line @ 10/ft	\$500.00	within 30 working days of final approval
Fire hydrants	1 @ \$1200.00	\$1200.00	
On-site water supply			
Survey monuments			
Street lights			
Street name signs			
SUB TOTAL			

RECEIVED MESA COUNTY
 DEVELOPMENT DEPARTMENT
 JUN 21 1982

Supervision of all installations (should normally not exceed 4% of subtotal)
\$200.00

TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION \$ 1900.00

The above improvements will be constructed in accordance with the specifications and requirements of the City or appropriate utility agency and in accordance with detailed construction plans based on the City Council approved plan and submitted to the City Engineer for review and approval prior to start of construction. The improvements will be constructed in reasonable conformance with the time schedule shown above. An Improvements Guarantee will be furnished to the City prior to recording of the subdivision plat.

Fredrick J. Kuzel
 Signature of subdivider


IMPROVEMENTS GUARANTEE

June 18, 1982

City of Grand Junction
559 White Ave. - Room 60
Grand Junction, Co 81501

Guarantee of Improvements as per Improvements Agreement as required for Joyce Addition.

The undersigned hereby guarantee to construct the improvements specified on the improvements agreement within Joyce Addition within 30 working days of final plan approval.



Fred Kugeler, Property Owner



VISUAL SOUND SENSATIONS
HOME & AUTO STEREO

June 18, 1982

To Whom it may concern:

The following information is provided to give an indication of the low volume retail sales activity of our business. This information has been compiled from researching our receipts and from store observations.

The average daily customer traffic (just looking and buyers) is 12 to 17 customers per day. Our volume is this low because we sell products that have a relatively high average price. We sell home entertainment equipment with sales prices starting at \$500 per unit. We also sell car stereo units with sales prices starting at \$200. We do not typically sell products for small amounts of money and consequently have a low volume operation.

ARMSTRONG & ASSOCIATES, INC.

861 Rood Avenue — Grand Junction, Colorado 81501 — (303) 245-3861

July 19, 1982

Grand Junction City Council
c/o Bob Goldin, Senior City Planner
City Planning Department
Grand Junction, CO 81501

Re: Joyce Addition (#823828)

Dear Council Members:

The Grand Junction Planning Commission approved the Planned Business zoning and land uses for Joyce Addition and denied the Final Plan because of:

1. Drainage
2. Traffic flow
3. Parking for the dance/exercise use

We have worked with Bob Goldin, Don Warner and Ron Rish to provide traffic circulation improvements to the original plan, to provide a more detailed drainage plan, and to provide the proper number of parking spaces for the proposed uses.

Since the Planning Commission hearing, the following has been accomplished:

1. Drainage - resolved - See attached memo from Ron Rish
2. Traffic flow - resolved - See attached memo from Ron Rish
3. Parking - Plan provides more parking than regulations require, but the regulations are deficient by not being specific for the dance/exercise use.

To resolve the parking question for the dance/exercise use we offer the following:

1. The net floor area to be used by the dance/exercise use is 1302 sq. ft.

ENGINEERS-ARCHITECTS

2. Each exercising person requires approximately 50 sq. ft. of floor area.
3. On a space per floor area basis, we feel one space per 100 sq. ft. of net floor area is adequate. This allows one parking space per two exercising persons. In consideration of car pooling, typical class sizes of 8-10 persons and the plan providing adequate parking for the maximum potential of all uses, we feel one parking space per 100 sq. ft. floor area is more than adequate.
4. Potential maximum use parking summary:

<u>Use</u>	<u>Number of Spaces</u>
Dance/exercises (1302 sq. ft./100)	13
Employee	1
House used as office (1800 sq. ft./300)	6
Sound Equipment (576/300)	2
Employees	2
Handicapped space	<u>1</u>
<u>Potential maximum parking required</u>	<u>25 spaces</u>
<u>parking provided</u>	<u>25 spaces</u>

Sincerely,

ARMSTRONG & ASSOCIATES, INC.



Jeff Ollinger
Project Planner

JO/sm

cc: Fred Kugeler

RECEIVED

TO: Bob Bush, City Engr
City Engineering Dept.

JUL 16 1982

FROM:

MSTRONG & ASSOCIATES, INC.

861 Rood Avenue
Grand Junction, Colorado 81501
303/245-3861

SUBJECT: Drainage retention for Joyce Addition

Date 7/1/82

MESSAGE Bob, attached is the revised plan for Joyce Addition and a typical profile of the sub-surface retention pit is stapled to the plan. You'll notice the existing gauge is removed and circulation has improved dramatically. If there is any point of concern you have please call me so we can provide for your concern. Your acceptance of the method of disposing drainage is

Signed: Jeff Ollinger

REPLY the main purpose of our effort.

To Bob Golden: This revised method of handling the on-site drainage is an acceptable method and is reasonable considering the topography. I also think the revised parking lot layout is a big improvement over the original plan and is acceptable.

cc: Bragdon, Ollinger, Patterson

Signed:

Ronald P. Rich

Date 7/14/82

SEND PARTS 1 AND 2 INTACT - PART 2 WILL BE RETURNED WITH REPLY

PART 3 (PINK COPY) FILE FOR FOLLOW-UP

.67 ac C Historic = 0.5 (B)

- 0.43) = 0.18 cfs
- 0.43) = 0.28 cfs
- 0.67) = 0.47 cfs
- 0.67) = 0.73 cfs
- 0.67) = 0.76 cfs
- 0.67) = 1.16 cfs

Rec 7-1-82

cfs) - Historic B_{100} (0.73 cfs) = 0.43 cfs (Net Increase) $_{100}$

fs) + Developed B_{100} (1.16 cfs) = 1.44 cfs (Retained) $_{100}$

retained and absorbed along the south property
dential unit. 328 cubic feet required for
etention will have a capacity greater than
deep X 12' wide X 40' long = 336 cubic feet).

Project No: 02-000
Date: 5-14-82
Revisions: 6-22-82

Drawn E.O.G.
Checked: J.O.
Approved:

ARMSTRONG & ASSOCIATES, INC.

861 Rood Avenue - Grand Junction, Colorado 81501 - (303) 245-3861

January 13, 1983

Grand Junction Planning Commission
c/o Bob Goldin, Senior Planner
559 White Ave., Room 60
Grand Junction, CO 81501

Re: Joyce Addition - Planned Business (#824063)

Dear Commission Members:

JAN 13 1983

Joyce Addition rezone (PB) and final plan was approved by the Grand Junction City Council in August, 1982. At that time a house located on the property was being used as a residence. During the Planning application and review process, the intent to use this building for future office and low volume retail uses was mentioned in the written narrative, in discussions with the Planning staff, and at the public hearings.

It is the intention of the owner to have the residential building formally approved for the uses specified in the previous application. The building has been rented for residential use since August, 1982, and 12th Street traffic and business activities on the site provide a less than ideal residential setting.

During the previous application and review process there was concern about one of the proposed uses, a dance-exercise studio, and it is no longer the intention of the property owner to locate this type of use on this property. A veterinary clinic has been established in the building considered for the dance-exercise use and the clinic is a complementary and compatible use on the site.

Since approval of the final plan, the use of the property has followed the intent and features of the final plan. The current use of the property and the future use of the residential building for office and low volume business uses will be in keeping with the 12th Street Corridor Policy and the approved rezoning and final plan for Joyce Addition.

The useable, enclosed square footage of the building is 1537 square feet. The building is an attractive wood frame structure and a brief architectural inspection was performed and a copy of the report is attached.

ENGINEERS-ARCHITECTS

ARMSTRONG & ASSOCIATES, INC.

861 Rood Avenue — Grand Junction, Colorado 81501 — (303) 245-3861

January 12, 1983

Frederick J. Kugeler
1208 Orchard Avenue
Grand Junction, CO 81501

Re: Project #834063

Dear Fred:

A brief inspection made by me 11 January, 1983 shows no major problems relating to structure, mechanical, or occupancy in converting the residence at 2140 North 12th Street, Grand Junction, Colorado to a retail store or office space.

It should be noted the electrical system appears to be inadequate for the above usage.

Sincerely,

ARMSTRONG & ASSOCIATES, INC.

Frederick J. Stastny
Frederick J. Stastny
Architect

FJS:js

ENGINEERS-ARCHITECTS

Grand Junction Planning Commission
January 12, 1983
Page 2

More than adequate parking for the proposed and existing uses is available. The land uses and required parking schedule is as follows:

Veterinary Clinic -	$\frac{1750 \text{ sq. ft.}}{300}$	= 6 spaces (includes employee pkg.)
Installation area -	$\frac{576 \text{ sq. ft.}}{300}$	= 2 spaces (includes employee pkg.)
Existing house - (low vol. retail)	$\frac{1537 \text{ sq. ft.}}{250}$	= 7 spaces (includes employee pkg.)
Handicapped parking		= <u>1 space</u>
TOTAL PARKING REQUIRED		= 16 spaces
TOTAL PARKING PROVIDED (as per final plan)		= 25 spaces

It is the intention of the owner to offer this building for rent for office and low volume retail use as soon as possible. Please review this request and give us a decision in writing at your earliest convenience.

If you would like us to attend a workshop meeting to discuss the Joyce Addition Planned Business development please feel free to ask for our attendance.

Thank you for your consideration.

Sincerely,

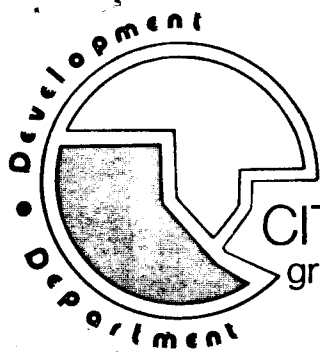
ARMSTRONG & ASSOCIATES, INC.



Jeff Ollinger
Project Planner

cc: Fred Kugeler

Encl.



CITY - COUNTY PLANNING

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

(303) 244-1628

February 2, 1983

Mr. Jeff Ollinger
Armstrong Engineering
861 Rood Avenue
Grand Junction, CO 81501

Dear Jeff:

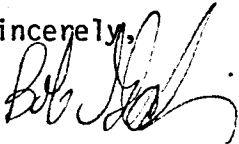
As a result of the Grand Junction Planning Commission workshop of February 1, 1983, the Grand Junction Planning Commission offered the following regarding your request for the proposed uses of the residential unit at 2140 North 12th Street. The Grand Junction Planning Commission felt your letter was clear and, thus, your presence was not required. They do thank you for fulfilling the obligations of the approval.

1. No objections to professional office uses.
2. a. Negative feelings toward low-volume retail without knowing what specific uses are anticipated or requested.
b. This is due in part to additional impacts on 12th Street of in and out traffic and increased traffic on 12th Street.
c. If a tenant is found which is not professional office in character, the petitioner may re-submit a request to the Grand Junction Planning Commission for review and possible approval.
3. The character of the existing residential unit should retain its residential character.
4. Utilizing the existing residential structure for any other use than residential be delayed until the approved site improvements (drainage, parking, landscaping etc.) are completed. If unable to complete those improvements due to weather, a timeframe be established and approved to fulfill the site plan as approved.

Letter to Jeff Ollinger
February 2, 1983
Page 2

If you have further questions regarding your proposal, please feel free to contact this department.

Sincerely,

A handwritten signature in cursive script, appearing to read "Bob Goldin".

Bob Goldin
Senior City Planner

BG/mm

xc: File #44-82