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File 1982-0073
Date 8/21/02

Project Name: Century 21 Real Estate Office – 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	X	*Summary Sheet – Table of Contents			
X	X	Review Sheet Summary			
		Application form			
		Review Sheets			
		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		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		Review Sheets			
X	X	Ordinance No. 2094 - **			
X	X	Planning Commission Minutes - ** - 11/30/82			
X		Public Notice Posting – 11/19/82			
X		Development Application – 11/1/82			
X		America Title Insurance Co. – Insurance info.			
X	X	Letter from Beverley Anhorn to Lance Williams re: items to be completed before CO is issued – 4/13/83			
X		Certificate of taxes due – 11/1/82			
X	X	Certified letter from Michael Sutherland to Beverly Anhorn re: completion date not met – 10/6/83			
X	X	Letter from Beverly Anhorn to Michael Sutherland re: have made arrangements to have parking lot paved – 10/26/83			
X		Handwritten Note to file re: improvements needed – 8/8/83			

2945-123-18-002
Blossom Burke
1322 N. 12th St.
Grand Junction, Co 81501
#73-82

2945-123-18-005
M/M Dale Jensen
815 Jamaica
Grand Junction, CO. 81501
#73-82

2945-123-18-009
Ms. Dorothy F. Bennett
2915 F $\frac{1}{2}$ Road
Grand Junction, Co 81501
#73-82

2945-123-18-012
Charles Emmons & Darryl Hayden
2644 Hickory Dr.
Grand Junction, Co 81501
#73-82

2945-123-18-115
M/M Donald Dunne
1254 Bunting
Grand Junction, Co 81501
#73-82

2945-114-00-927
Mesa College
Att: Jo Dorris
P. O. Box 2647
Grand Junction, Co 81502

Gary DeRush
110 Mantey Hts Dr.
Grand Jct. CO 81501
#73-82

Bev Anhorn
Century 21 Hallmark Prop.
918 N. 7th St.
Grand Jct. CO 81501
#73-82

Connie McDonough
Chambliss Assoc.
PO. Box 2104
Grand Jct. CO 81502
#73-82

2945-123-18-003
M/M Robert Stephens
350 Gordon
San Jose, Ca 9512-
#73-82

2945-123-18-006
Mary Francis McCandless
717 Centauri Dr.
Grand Junction, Co 81501
#73-82

2945-123-18-010
R. A. Schiesswohl
570 Hall
Grand Junction, Co 81501
#73-82

2945-123-18-013
CEW Develop., Inc.
P. O. Box 2960
Grand Junction, Co 81502
#73-82

2945-123-18-016
M/M Walter Roles
1260 Bunting
Grand Junction, Co 81501
#73-82

2945-114-00-927
Mesa County
Att: Curt Wiedeman
P. O. Box 897
Grand Junction, Co 81502

2945-123-18-004
M/M Alan Templeton
152 Celta Dr.,
Watsonville, Ca 95076
#73-82

2945-123-18-007
M/M Neil J. Bratton
415 W. Mayfield
Grand Junction, CO 81501
#73-82

2945-123-18-011
M/M Stanly Scott
135 Vista Grande
Grand Junction, Co 81503
#73-82

2945-123-18-014
M/M Kenneth Carothers
1248 Bunting
Grand Junction, Co 81501
#73-82

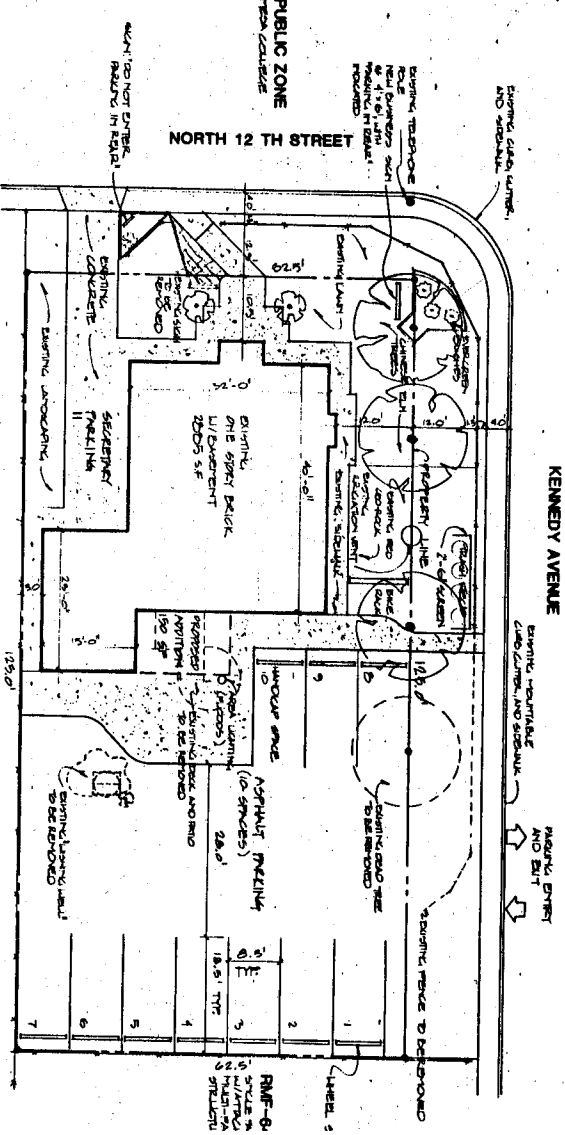
2945-123-15-011
Intermountain Bible College, Inc.
2101 Patterson Road
Grand Junction, Co 81501
#73-82

PLANNED BUSINESS ZONE METRO-DOMINANT BUILT-GALEIA

KENNEDY AVENUE

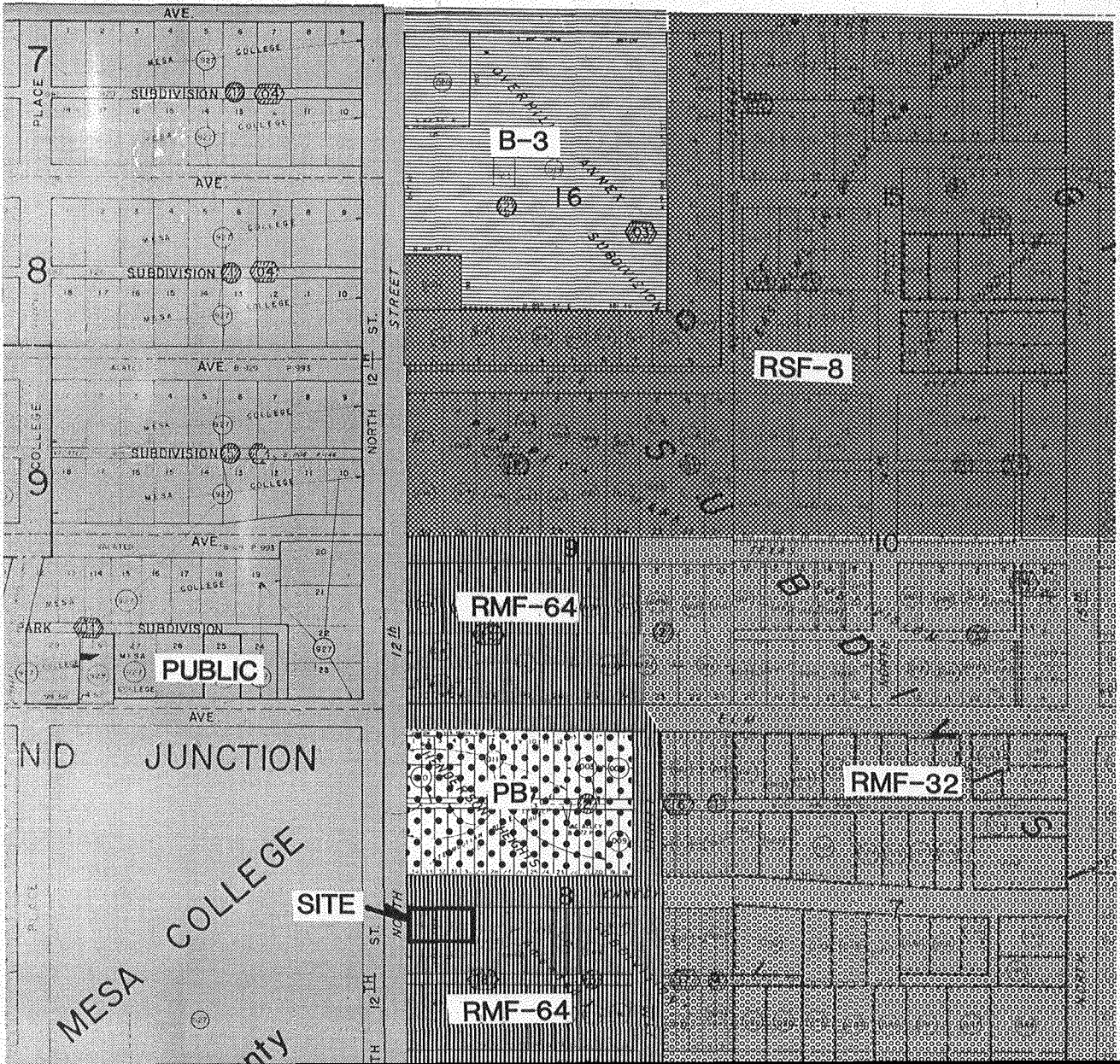
PUBLIC ZONE
TOP COURSE

NORTH 12 TH STREET



SITE PLAN

RMF-84 ZONE
MULTI UNIT STRUCTURE



REVIEW SHEET SUMMARY

FILE NO. 73-82 TITLE HEADING Rezone RMF-64 to PB DUE DATE 11/15/82

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Gary DeRush Location:
1330 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 .18 acre.
Consideration of rezone. Consideration of final plan.

PETITIONER ADDRESS 918 North 7th Street, c/o Bev Anhorn Century 21 Hallmark Properties

ENGINEER Chambliss Associates

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
11/4/82	City Utilities	Unless the parking space which has access off 12th St. is needed to meet minimum parking space requirements it would be better to close the curb cut and have the employee park in back.
11/10/82	City Fire	This office has no objections to the rezone. A fire flow must be computed prior to any remodeling/building on the site. All work must be in compliance with the Uniform fire/building codes.
11/10/82	Mountain Bell	No objections.
11/16/82	Trans. Eng.	The existing curb cut on 12th St. (serving the "secretary" parking space) will be closed, since there is adequate access and parking off of Kennedy Ave. Although there is an existing mountable curb on Kennedy, a std. city driveway section should be constructed.
11/16/82	Public Service	Gas: No objections to Rezone. Electric: No objections to Rezone.
11/15/82	Planning Staff Comments	Impact Statement: All issues are well addressed, re: the rezone request. The use is in compliance with the 12th Street Corridor Policy. There was preliminary discussion re: the existing apts. in the basement to remain, but no discussion in the impact statement. Is this still an alternative? If so, should be included. Site Plat: NOTE: Nice to see bike racks without asking. 1. Parking in front-accessing off 12th should be deleted per 12th St. corridor policy; curb cuts should be minimized. This really doesn't serve the intent. Also if removed, could the proposed addition be relocated in present secretary driveway to open up more parking in rear? 2. Trash p/u location should be coordinated with Sanitation Department. 3. Flood lighting as proposed should not interfere with residential properties. Directional, low-level may be a better choice. 4. Without the drive on 12th there won't be any signage sight distance problem. 5. Parking in ROW as proposed may require a revocable permit through Eng. Dept. 6. Fence proposed will meet all requirements of Grand Junction Zoning and Development Code unless otherwise stated. 7. Development schedule is Feb.-June, 1983. 8. Resolve any other review agency comments.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
11/16/82	City Engineer	I assume they are not required to show utilities serving the site on the plan since none were shown on the submittal.
11/16/82	Comp Planning	Concur with City Planning comments.
11/18/82	<i>Summary Mailed</i>	
12/15/82	GJPC 11/30/82	MOTION: (COMMISSIONER QUIMBY) "REGARDING ITEM #73-82, REZONE FROM RMF-64 TO PB (CENTURY 21 REAL ESTATE OFFICE, 1330 NORTH 12TH STREET), I RECOMMEND WE SEND THIS ITEM TO CITY COUNCIL WITH THE RECOMMENDATION OF <u>APPROVAL</u> OF THE REZONE."

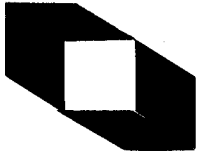
COMMISSIONER O'DWYER SECONDED THE MOTION.

CHAIRMAN TRANSMEIER REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED, 5-0. (COMMISSIONER RINKER ABSTAINING FROM CONSIDERING THIS ITEM)

MOTION: (COMMISSIONER QUIMBY) "REGARDING ITEM 73-82, REZONE FROM RMF-64 TO PB (1330 NORTH 12th STREET), I MOVE WE FORWARD THIS ITEM TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL OF THE FINAL PLAN WITH THE CONDITION THAT THERE WILL BE NO ACCESS OFF OF 12TH STREET (THAT IT WILL BE SUITABLY LANDSCAPED OR CLOSED TO INDICATE THERE IS NO ACCESS THERE, PER TRAFFIC ENGINEERS APPROVAL), AND THAT THE CURB CUT OFF OF KENNEDY WILL BE CLEARLY DESIGNATED AS A DRIVEWAY, THAT THE BASEMENT CAN BE USED FOR APARTMENTS AT THIS TIME AND CONVERTED LATER TO OFFICE USE, SUBJECT TO STAFF AND REVIEW AGENCY COMMENTS."

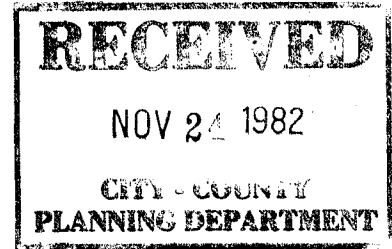
COMMISSIONER LITTLE SECONDED THE MOTION.

CHAIRMAN TRANSMEIER REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED 5-0. (COMMISSIONER RINKER ABSTAINING FROM CONSIDERING THIS AGENDA ITEM.)



November 24, 1982

Grand Junction City Planning Commission
c/o City Planning Department
559 White Avenue, Room 6
Grand Junction, CO 81501



File No.: 73-82
Action: Rezone RMF 64 to PB
Project: Century 21 - 12th Street Office
Location: 1330 North 12th Street
Subject: Response to Review Comments

CITY UTILITIES The secretary parking space which accesses off of 12th Street is not required in order to meet the minimum parking requirements.

CITY FIRE The remodel and addition plans will be reviewed and approved by the Fire and Building Departments prior to permit issuance.

TRANSPORTATION ENGINEER See City Utilities comment response concerning the 12th Street curb cut. If changing a mountable curb to a driveway pan is beneficial to the property and/or the public street, the modification can occur at the time of the parking lot construction.

PLANNING STAFF The existing apartments located in the basement of the structure will remain until growth of the business requires additional space. Multi-family uses are allowed in a Planned Business Zone unless specifically denied. The parking area as designed meets the minimum parking requirements for both uses. However, we respectfully request office use approval for the entire structure to provide for growth of the business.

2 apts. in basement now.

November 24, 1982
Grand Junction City Planning Commission
c/o City Planning Department
Page Two

See City Utilities comment response concerning 12th Street parking space. The Architectural Design for the addition is not completed at this time so that a determination could be made as to whether the addition could be located on the west side of the structure in lieu of the east side as shown.

Trash pickup location will be coordinated with the Sanitation Department.


Parking lot lighting will be directional and low-level, and will not intrude on adjoining residential uses.

CITY ENGINEER

The existing utilities serving the property are adequate to serve the proposed use and no modifications are necessary.

We respectfully request approval of this Rezone Application and the Final Development Plan in accordance with the responses presented herein.

Thank you.
Bev Anhorn


BY: Conni McDonough
Chambliss Associates

cc: Bev Anhorn
Gary DeRush
file

FF ACTION SHEET

Acres 18

File No. #73-82

Units 1

rezone & final plan

Zone RMF-64

Density 1

Tax Parcel Number

2945-123-B-001

Activity Rezone RMF-64 to PB & Century 21 Real Estate Office

Phase final Plan

Common Location 1330 N. 12th Street

Date Submitted 11/3/82 Date Mailed Out 11/3/82 Date Posted 11/19/82 *called 11/16*

10 day Review Period Return by 11/15/82 MDC Information Sent if needed

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

review agencies	A	B	C	X	X	F	G	X	X	X	X	X	M	N	X	P	Q	R	V	T	U	X	3	X	Y	Z	AA	BB	CC	DD	FF	GG
Development Dept.
County Road
County Health
County Surveyor
County Parks/Recreation
County Engineer
Transportation Engineer
City Engineer
City Utilities <u>2 sets</u>
City Parks/Recreation
City Police Dept.
County Sheriff
Floodplain Administration
Comprehensive Planning
G.J. Dept. of Energy
Fire <u>City</u>
Irrigation
Drainage
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, Palisade, Grand Jct.
OTHER:
PLANNING COMMISSION <u>(7)</u>
CIC/SEA <u>(9)</u>

Not need

boards

GJPC DATE 11/30/82 Appr. landscape & better designate entry way off Kennedy & close 12th St curb cut at T.E. directory use basement apts. now - office at their discretion & staff review comments

CIC 12/15/82 APP CA SUBS TO GJPC comments

STAFF

11/19/82 - called Ben Anderson's office sign pick-up reminder



HALLMARK PROPERTIES

1330 North 12th Street
Grand Junction, Colorado 81501
Business (303) 241-2100
Toll Free 1-800-525-3453



BEVERLEY A. ANHORN
Broker



Each Office Is Independently Owned And Operated

April 13, 1983

Mr. Lance Williams
Mesa County Planning Department
559 White Avenue Room 60
Grand Junction, CO 81501

Dear Mr. Williams:

Please be advised that pursuant to receipt of our certificate of occupancy on 1330 North 12th Street, the following items will be completed on or before July 31, 1983:

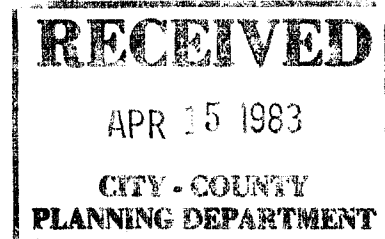
- 1.) Rock installed on north side of the building.
- 2.) Bicycle rack installed.
- 3.) All landscaping completed
- 4.) Parking lot asphalted and striped with concrete bumper blocks.

Please note that flood lights have been strategically placed on our building in lieu of the area light shown on our original plans. We felt this would be far less hazardous considering our traffic flow.

Respectfully submitted,

Beverley A. Anhorn
Broker

BAA:dp



Each Office Is Independently Owned And Operated



CITY - COUNTY PLANNING

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

(303) 244-1628

October 6, 1983

CERTIFIED RETURN RECEIPT

P 201 469 908

Beverley Anhorn
Century 21
1330 North 12th Street
Grand Junction, CO 81501

Dear Ms. Anhorn:

On August 8, 1983, I visited your office and spoke to you about the site improvements remaining to be completed at your business location. You indicated to me that financially it would be very difficult to find the funds to do the paving, but that you were intending to complete the improvements in the not too distant future. My feeling then was that more time could be extended for those improvements, providing a reasonable date was set for completion. At that time I was not aware of the letter you had sent to Lance Williams setting the intended date of completion for July 31, 1983. After I was notified about the letter, I tried to contact you on several occasions, and I understand that you attempted to make contact with me. At this point it seems that a letter may be the best means of communication.

The completion date that you set has passed by more than 2 months, and there is a risk that problems could arise for you in two ways: 1) since the Certificate of Occupancy has not been released, a Cease and Desist Operations order could be issued preventing you from conducting further business, and 2) the rezone to Planned Business could be reverted back to its' original zone of RMF-64 (which would not allow your business). In order to prevent either of these from happening, our office needs to receive from you a new letter of intent (including a valid timeframe for completion) within 15 days of receipt of this letter. The completion date that we will agree to is somewhat flexible - to the extent that the paving is done before the cold weather arrives (the asphalt batch plants generally shut down with the arrival of winter weather).

In regards to the validity of needing a bicycle rack at a real estate office, the relevant fact here is that the public records show that the bike rack was included on the accepted plan, therefore, it must be placed at your business location. If you felt that it was not needed, then the time to delete it from the overall plan was previous to the approval by the Planning Commission.

I understand the economic position that this puts you in, but I hope that you understand the position our office is required to take on this matter.

If I can answer questions, or be of any assistance to you, please feel free to contact me.

Sincerely,

Michael E. Sutherland
Assistant Zoning Administrator

MES/sw

PS Form 3811, Dec. 1980

● SENDER: Complete items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).
 Show to whom and date delivered —¢
 Show to whom, date, and address of delivery.. —¢

2. **RESTRICTED DELIVERY** —¢
(The restricted delivery fee is charged in addition to the return receipt fee.)

TOTAL \$1.55

3. **ARTICLE ADDRESSED TO:**
Beverly Anhorn/Century 21
1330 North 12th St.
Berand, Ct., CO 81301

4. **TYPE OF SERVICE:** **ARTICLE NUMBER**
 REGISTERED INSURED
 CERTIFIED COD
 EXPRESS MAIL
P201469908

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE Addressee Authorized agent
Donald C. Davis

5. **DATE OF DELIVERY**
10/8/83

6. **ADDRESSEE'S ADDRESS** (Only if requested)

7. **UNABLE TO DELIVER BECAUSE:** 7a. **EMPLOYEE'S INITIALS**
[Signature]

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

POSTMARK
OCT 8 1983
CENT JUNCTION CO



HALLMARK PROPERTIES

1330 North 12th Street
Grand Junction, Colorado 81501
(303) 241-2100
1-800-525-3453

October 26, 1983

Mr. Michael E. Sutherland
Assistant Zoning Administrator
City-County Planning
559 White Avenue Room 60
Grand Junction, Colorado 81501

RECEIVED
OCT 28 1983
CITY - COUNTY
PLANNING DEPARTMENT

Re: Paving of Parking Lot at
1330 North 12th Street

Dear Mr. Sutherland:

Please be advised we have made arrangements to have our parking lot paved in compliance with your requirements. It will be completed by the end of November.

Sincerely,

Beverley A. Anhorn
Broker/Owner

BAA:dp