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File 1982-0078
Date 8/22/02

Project Name: Vicki Holt Property – Final Plan – Rezone 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			
X		Application form			
X		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			
		*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	Letter from L.F. Hansen to Planning Commission re: items to be considered- 12/1/82
X	X	Review Sheet Summary			
X		Review Sheets			
X	X	Ordinance No. 2102 AND 2188 - **			
X		Public Notice Posting – 12/21/82			
X	X	Planning Commission Minutes - ** - 1/4/83			
X		Development Application – 11/30/82			
X	X	Subdivision Summary Form			
X		Buyer's Contract			
X		Request for Treasurer's Certificate of Taxes Due			
X	X	Location & Zoning Map & Circulation			
X	X	Certified Letter from Planning Commission to All Owners/Petitioners re: 2/13/84			
X	X	Memo from City Planning to All Petitioners re: reversion because no written response was received - 3/26/84			

2945-252-00-099
Dixon Inc.
287 27 Road
Grand Junction, CO 81503

#78-82

2945-252-00-002
Lawrence Mahler
2705 C Road
Grand Junction, CO 81503

#78-82

2945-243-00-089
Jerry Swisher
311 Pinon Avenue
Grand Junction, CO 81503

#78-82

2945-234-00-019
C.L. Tilton
2959 D 1/2 Road
Grand Junction, CO 81501

#78-82

2945-234-00-017
Eula Craig
119 29 3/4 Road
Grand Junction, CO 81503

#78-82

Vickie Holt
1550 Hwy 60 Sp 27
Grand Jct. CO 81501

#78-82

Paragon Engineers
2784 Crossroads Blvd.
Grand Jct. CO 81501

#78-82

2945-252-00-085
Charles R. Sweet
2701 1/2 UnawEEP
Grand Junction, CO 81503

#78-82

2945-252-00-003
Curtis Hackler
295 Pinon Street
Grand Junction, CO 81503

#78-82

2945-243-00-085
William J. Geary, Jr.
2704 UnawEEP
Grand Junction, CO 81503

#78-82

2945-234-00-020
C.L. Tilton
2959 D 1/2 Road
Grand Junction, CO 81501

#78-82

2945-261-00-015
C & W Investments
295 27 Road
Grand Junction, CO 81503

#78-82

2945-252-00-001
Lee Williams
2703 UnawEEP
Grand Junction, CO 81503

#78-82

2945-243-00-084
R.W. Ingle
2702 UnawEEP
Grand Junction, CO 81503

#78-82

2945-243-00-087
Robert Bannock
2706 UnawEEP
Grand Junction, CO 81503

#78-82

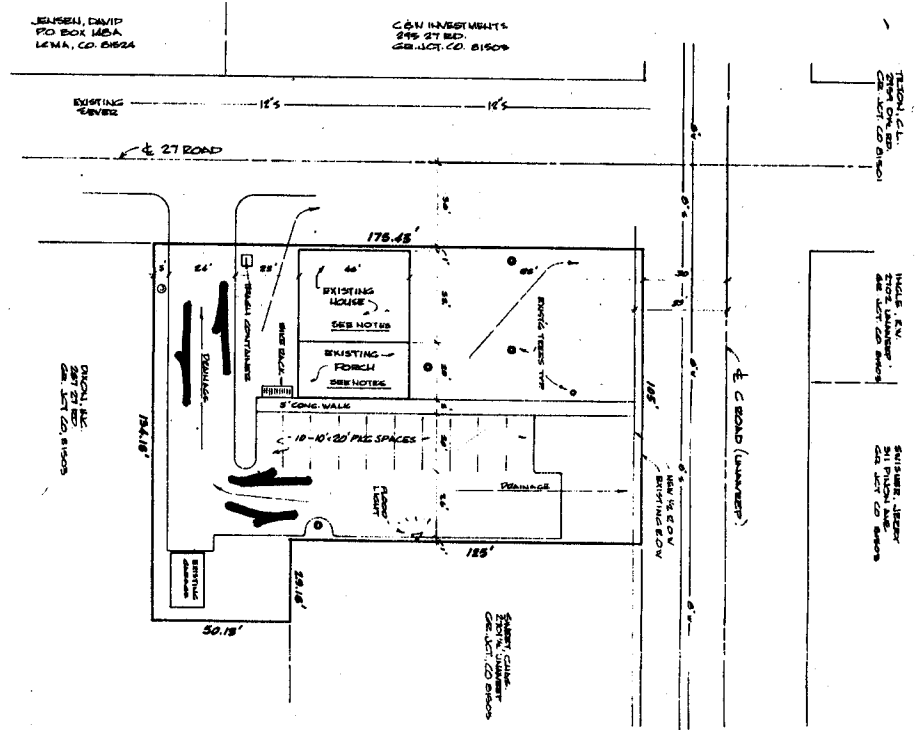
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C.L. Tilton
2959 D 1/2 Road
Grand Junction, CO 81501

#78-82

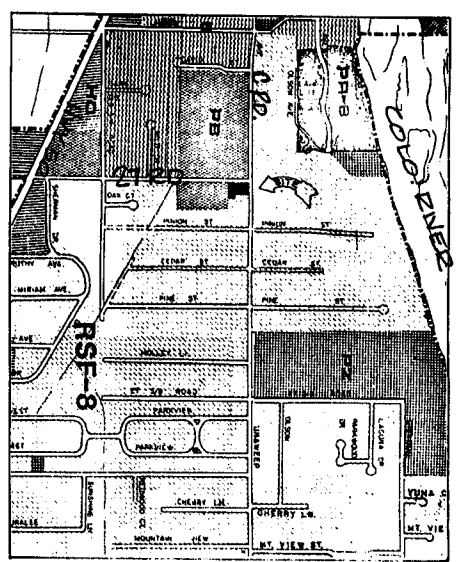
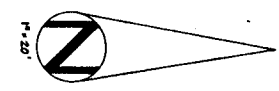
2945-261-03-002
David Jensen
P.O. Box 148 A
Loma, CO 81524

#78-82

Vicki Holt
27 & C Road

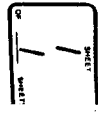


- GENERAL NOTES.**
1. THIS DEVELOPMENT IS PART OF THE NW 1/4, NW 1/4, OF SECT 24, T15, R1W, U1A.
 2. AREA: PROPERTY: 4.96 AC. DRIVE & PARKING: 7200 SQ. FT.
 3. PARKING SPACES: 10
 4. THIS DEVELOPMENT IS BEING SERVED BY CITY GRAVITY COLLECTION AND WATER.
 5. ALL EXISTING TREES SHALL REMAIN.
 6. APPROX. 1200 SQ. FT. OF THE FIRST FLOOR OF THE EXISTING HOUSE TO BE MAINTAINED AS SUCH. THE UPPER FLOOR SHALL BE MAINTAINED AS SUCH. THE REMAINING SHALL BE DEMOLISHED.
 7. APPROX. 800 SQ. FT. OF THE EXISTING PORCH TO BE DEMOLISHED TO A VIEWED AREA.



KRM
 07/11/11
 #7882

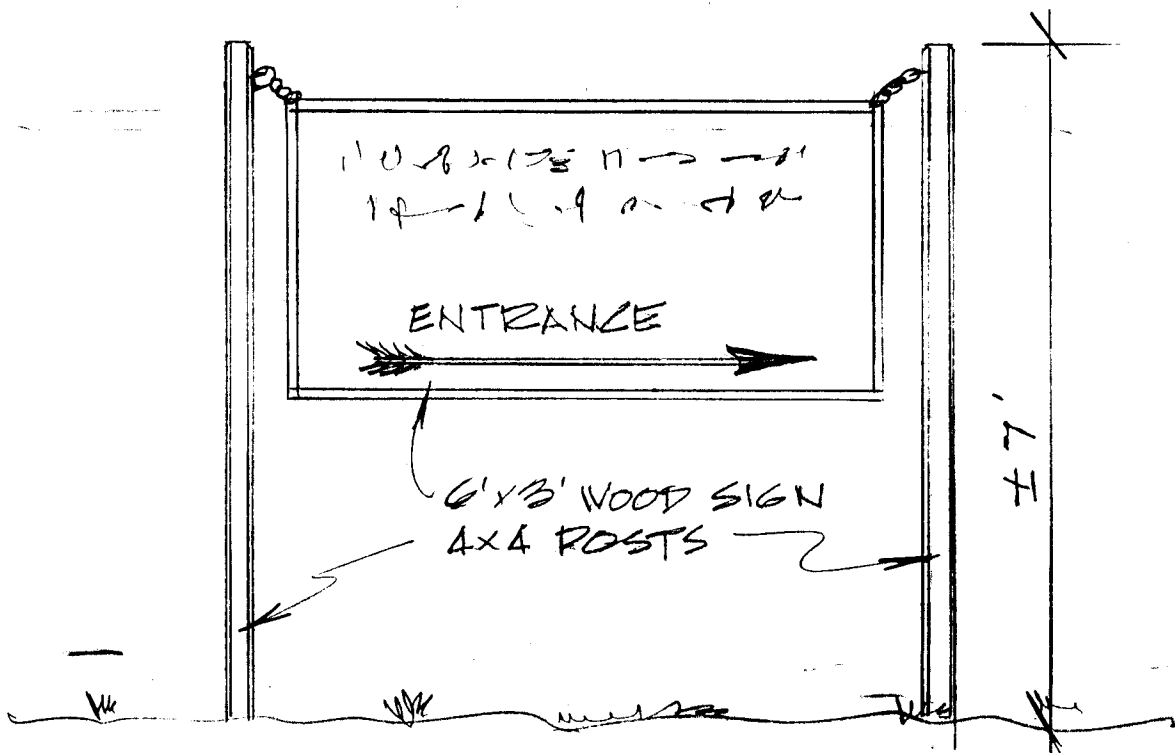
TRAFFIC CIRC.



DEVELOPMENT PLAN
 for V. HOLT at 27RD & CRD.
 GR. JCT. COLO



DATE	11/11/11
BY	KRM
SCALE	AS NOTED
REVISIONS	



SIGN CONCEPT
HOLT PROPERTY

REVIEW SHEET SUMMARY

FILE NO. 78-82 TITLE HEADING Rezone RSF-8 to PB & Final Plan DUE DATE 12/13/82

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Vickie Holt. Location: Southeast corner of 27 Road and Unawep Avenue. A request to change from residential single family uses at 8 units per acre to planned business uses and a final plan on approximately .456 acre. Consideration of rezone. Consideration of final plan.

PETITIONER ADDRESS 1550 Hwy. 50, Sp. 27

ENGINEER Paragon

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
12/6/82	City Fire	The Grand Junction Fire Department has no objections to this rezone to PB and final plan. Remodeling of existing house must meet 1979 Uniform Fire Code and Uniform Building Code requirements.
12/13/82	Public Service	Gas and Electric: No objections.
12/13/82	City Engineer	A 20 ft. radius should be dedicated for the corner of C Road and 27 Road. A 33 ft. half right of way should be dedicated as shown on their submittal for C Road. 33 ft. half right of way is also appropriate for 27 Road but the house would encroach on the right of way so I do not know what to do on 27 Road. Power of attorney or other commitment for full street improvements to C Road and 27 Road should be granted. Site layout looks OK to me.
12/13/82	City Utilities	None.
12/14/82	Mountain Bell	No comment.
12/14/82	Planning Staff Comments	Need screening to east, 6' solid fence. Impact Statement: This request submitted a letter of intent previously to the GJPC for a workshop review. At that time, the GJPC indicated the following concerns: 1) As per sec. 4-4-3-B (Rezone Criteria) is there a need for additional video game rooms in the area? This has not been adequately addressed. 2) The effects both now and in the future re: pedestrian access, safety and acceptability need to be addressed. 3) Timing re: more business along Unawep prior to public improvements (i.e. curb, gutter, sidewalks) should be addressed. 4) The impact this proposal will have on the area in reference to increased traffic (ped. and vehicle), precedent setting and compatibility will also need to be addressed. Because this is a request for a final and rezone, it is essential this be addressed prior to the public hearing. (See letter of 11/10/82). Site Plan: 1) Any buffering proposed along the east side? Should provide some to help screen adjacent residential. 2) Good to see bike racks provided. 3) Will all ground cover be sod? 4) Parking area to be paved and striped. Any handicapped spaces? There is adequate parking for uses proposed. 5) Trash location should be coordinated with San. Dept. 6) Lighting to be directional, low level not to interfere with adjacent property. 7) Building will have to meet all fire and building codes for uses proposed. 8) Signage detail needed. 9) What about public improvement to ROW? Will need escrow. 10) Appraisal is ordered, will need prior to final approval.
12/15/82	Transp. Eng.	Will the existing access onto Unawep be closed?

RESPONSE TO REVIEW SHEET COMMENTS

Holt Rezone and Final Plan
File #78-82

Agency

Comments

City Fire Department

No objections. Existing house shall be brought up to UFC and UBC at remodeling phase.

Public Service Co.

Gas & Electric: No objections.

City Engineer

A 20' radius shall be dedicated at the corner of C Road and 27 Road. A 33' half R.O.W. shall be dedicated for C Road. No solution apparent at this time regarding encroachment of house into 33' half R.O.W. for 27 Road. Petitioner shall provide power of attorney for 1/2 street improvements to C Road and 27 Road.

City Utilities

No comment.

Mountain Bell

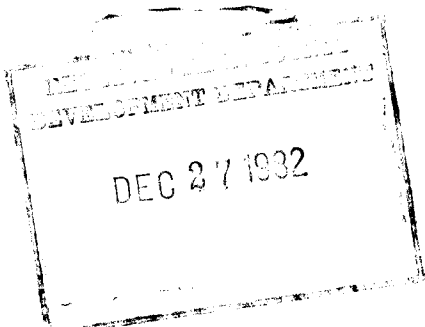
No comment.

Planning Staff

A 6' high solid fence shall be provided at the east. Petitioner feels potential customers are already in the neighborhood. There are no immediate plans by the petitioner or any agency for any improvements to either C Road or 27 Road. The petitioner feels that this development will not have any appreciable increase in either pedestrian or vehicular traffic since the potential customers are already within the neighborhood.

Site Plan:

1. A 6' high fence shall be provided at the east side.
2. Bike racks shall be provided.
3. All ground other than drive and parking shall be existing grass.
4. Handicap parking shall be provided. The petitioner wishes to enter into an agreement whereby paving of the drive and parking lot shall be provided within 3 years of approval of development.



Staff (continued)

5. Trash location shall be coordinated with Sanitation Department.
6. Lighting shall be directional and low level, so as not to interfere with adjacent properties.
7. The building, as remodeled, shall meet all fire and building codes for the uses proposed.
8. Signage detail; see attached sketch.
9. The petitioner has indicated that she shall provide a power-of-attorney rather than escrow, since there are no current plans for improvements to the R.O.W.
10. An appraisal shall be provided for the purpose of establishing an Open Space Fee.

Transportation Engineer

The existing vehicular access into UnawEEP (C Road) shall be closed.

FF ACTION SHEET

Acres .456

File No. #78-82

Units —

rezone & final plan plat

Zone RSE-8

Density —

Tax Parcel Number —

Activity Rezone RSE-8 to PB & Vick Holt - Final Plan Rezone 235

Phase Fin Plan 180

Common Location SE Corner of 27 & C Pds 1 lot 3

Date Submitted 12/1/82 Date Mailed Out 12/2/82 Date Posted 12/24/82

10 Day Review Period Return by 12/13/82 if necessary MCC Information Sent needed

Date Adjacent Property Owners Notified of MCPC/GJPC 12/1 Date Adjacent Property Owners Notified of MCC/CTC needed

review agencies	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	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																																		
City Utilities <u>245</u>																																		
City Parks/Recreation																																		
City Police Dept.																																		
County Sheriff																																		
Floodplain Administration																																		
Comprehensive Planning																																		
G.J. Dept. of Energy																																		
Fire <u>City</u>																																		
Irrigation <u>OH</u>																																		
Drainage																																		
Water <u>Utah, Clifton</u>																																		
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																																		
Hack, Loma, Mesa, Colbran, Fruita, Palisade, Grand Jct.																																		
OTHER:																																		
PLANNING COMMISSION <u>(7)</u>																																		
CIC/MP <u>(9)</u>																																		
totals	29	23	16	16	16	2	10	6	2	7	6	3	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	

BOARDS	DATE	APPROVAL
GPC	1/4/83	Approved ^{rezone to} PB - subject to staff & review comments
GPC	1/19/83	Approved C.A. parking lot to be dust free
GPC	3/20/84	Rec. reversion of plan & zone.
CIC	4/18/84	Appr.
STAFF		
		will submit 235 + 180 + 1 lot sub.

Open Space Dedication (acres) _____ 50 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



PARAGON ENGINEERING, INC.

2784 Crossroads Blvd., Suite 104
Grand Junction, Colorado 81501 (303) 243-8966

December 1, 1982

Grand Junction Planning Commission
Grand Junction City Hall
Grand Junction, Colorado

Dear Commission Members:

The petitioner requests the Commission to consider a request for rezoning from RSF-8 to PB (Planned Business), and Final Development Plan, on approximately one-half acre located on the southeast corner of 27 Road and Unaweeep Avenue in the city of Grand Junction.

Ms. Vickie Holt, the petitioner, asks that this change be granted in order to permit the remodeling of the existing single family residence to accomodate a consignment clothing store, a video game room and one single family residence above the clothing store.

Ms. Holt asks that the Commission consider the following items while making their decision as to which action may be taken:

1. All public utilities - sewer, water, gas, electric, etc. - are existing and available.
2. Necessary fire protection is available utilizing existing mains and hydrants; a fire station located on 27 Road is less than one mile away.
3. The proposed change is located at the intersection of two major roadways.
4. Surrounding land uses include service stations, a bowling alley, Dixon's manufacturing facility and other retail activities located just over one-half mile south of this site along Highway 50.
5. This request could be considered as an expansion of an existing zone, since Planned Business zone joins this property on two sides.

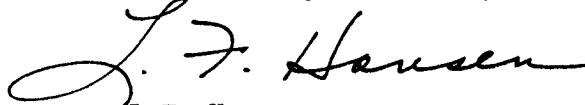
It is the intention of the petitioner to operate the video game room within the area that is presently a roofed-over porch. In addition to the video games, the game room would offer snacks and soft drinks. The petitioner would supervise the video game room during the hours of operation, 11:00 A.M. to 8:00 P.M. The petitioner intends to offer this game room to the residents of the immediate neighborhood for special occasions, parties, etc. Hours of operation of the consignment shop would be the same as for the game room.

Grand Junction Planning Commission
December 1, 1982
Page - 2

It is our understanding that approval of this Planned Business zone would permit only those uses outlined above, and any change of use would require an amendment to our plan. The petitioner intends to begin the remodeling as soon as possible upon approval of zone change by the Grand Junction City Council; and hopes to be open for business by early spring of 1983.

Ms. Holt, and representatives of the petitioner will be in attendance at the Planning Commission hearing to document the request in further detail and answer any questions which may arise.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "L.F. Hansen". The signature is written in dark ink and is positioned above the typed name and company name.

L.F. Hansen
Paragon Engineering, Inc.

LFH:po



CITY - COUNTY PLANNING

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

(303) 244-1628

February 13, 1984

TO: All Owners/Petitioners

FROM: Grand Junction Planning Commission
Grand Junction Planning Department

RE: Enforcement of Development Schedules

Enforcement of development schedules of previously approved projects is an on-going concern for the City of Grand Junction. The City Planning Commission will be having their annual Extension/Reversion public hearing on Tuesday, March 20, 1984 at 7:00 p.m. in the City/County Auditorium, 520 Rood Avenue, Grand Junction, Colorado. You or your representative must be present.

By using the timeframes expected for development, the City is able to anticipate the needs for public services and improvements to provide service for these projects and surrounding areas. The City can also schedule those capital improvements required to be completed in conjunction with the project development itself.

The hearing will not be a re-review of the project for technical issues. It will be a discussion of anticipated timeframes for project buildout, and the likelihood of the project itself. Any project discussed without the Owner/Petitioner or representative present at the special hearing will be automatically recommended for reversion.

If an extension is requested by the Owner/Petitioner, the Grand Junction Planning Commission may grant an extension for one year. If the Owner/Petitioner requests a reversion, the Grand Junction Planning Commission will recommend reversion of that project and/or zone.

Enclosed is your project violation of the Grand Junction Zoning and Development Code. Also enclosed is the required submittal information for the Grand Junction Planning Commission to review.

We appreciate your continued cooperation in this process.

If you have any questions, please contact the City Planning Department at 244-1628.

Thank you.

BG/tt 

Enclosures

This is to inform you that your project File # 78-82

Project Name Rezoned Final Plan - Vicki Holt Project

approved on 11/9/82 by the Grand Junction City Council,

is now in violation of the Grand Junction Zoning and Development Code.

It violates the development schedule process as indicated below:

Sec. 7-5-7
(Prel. & Final
Plan)

Enforcement of the Development Schedule and Procedures for Reversion. If the owner or owners of property in the PD have failed to meet a mutually-approved development schedule, failed to submit a preliminary or final plan within the agreed-upon period of time, or failed to obtain an extension, the Planning Commission may initiate action to withdraw approval of the Planned Development. This action shall consist of a formal recommendation for reversion to the prior zone, to be deliberated at a public meeting for which the property was signed and abutting property owners notified. This public meeting shall not be an advertised public hearing. The Commission's recommendation shall then be forwarded to the Governing Body. After holding an advertised public hearing, the Governing Body may extend the limits of the development schedule or withdraw the Planned Zone designation; in which case the land will revert to its previous zoning.

The Grand Junction Planning Commission is requiring the following information to be provided to this department a minimum of ten (10) days prior to the Special Public Hearing on March 20, 1984.*

Eight (8) copies of:

- a) Location, current property owner, and representative if applicable.
- b) Brief discussion of current status of the approved project. This should include the feasibility, likelihood of buildout, or anticipated changes to the approved plan.
- c) Development schedule anticipated for completion of next phase or buildout.
- d) Any work completed to date on the project to fulfill the next development process requirements. (i.e. if final approval, when is plat to be recorded, or if preliminary approval, when is final plan to be submitted?)
- e) Extension requested (one year maximum).

* Any packets not received or received after this date may result in automatic reversion.



CITY - COUNTY PLANNING

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

(303) 244-1628

TO: All Petitioners
FROM: City Planning Department
DATE: March 26, 1984
RE: Reversion Hearings

A public hearing was held on March 20, 1984 before the Grand Junction Planning Commission to discuss reversions of projects exceeding their development schedules.

Your project # 78-82, Vicki Holt - Rezone & Plan was recommended for reversion because no written response was received by this department prior to that hearing. Enclosed please find a copy of the minutes of those hearings.

A public hearing before the Grand Junction City Council will be held on April 18, 1984 to confirm these recommendations of the Grand Junction Planning Commission.

If you have questions regarding these actions, please contact the City Planning Department at 244-1628 prior to April 18, 1984.

Thank you for your cooperation.

BG/tt

Enclosure

✓file