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File 1983-0024
Date 10/1/02

Project Name: Grand Junction Tobacco – Expansion of Non-Conforming Use

P r e s e n t	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>
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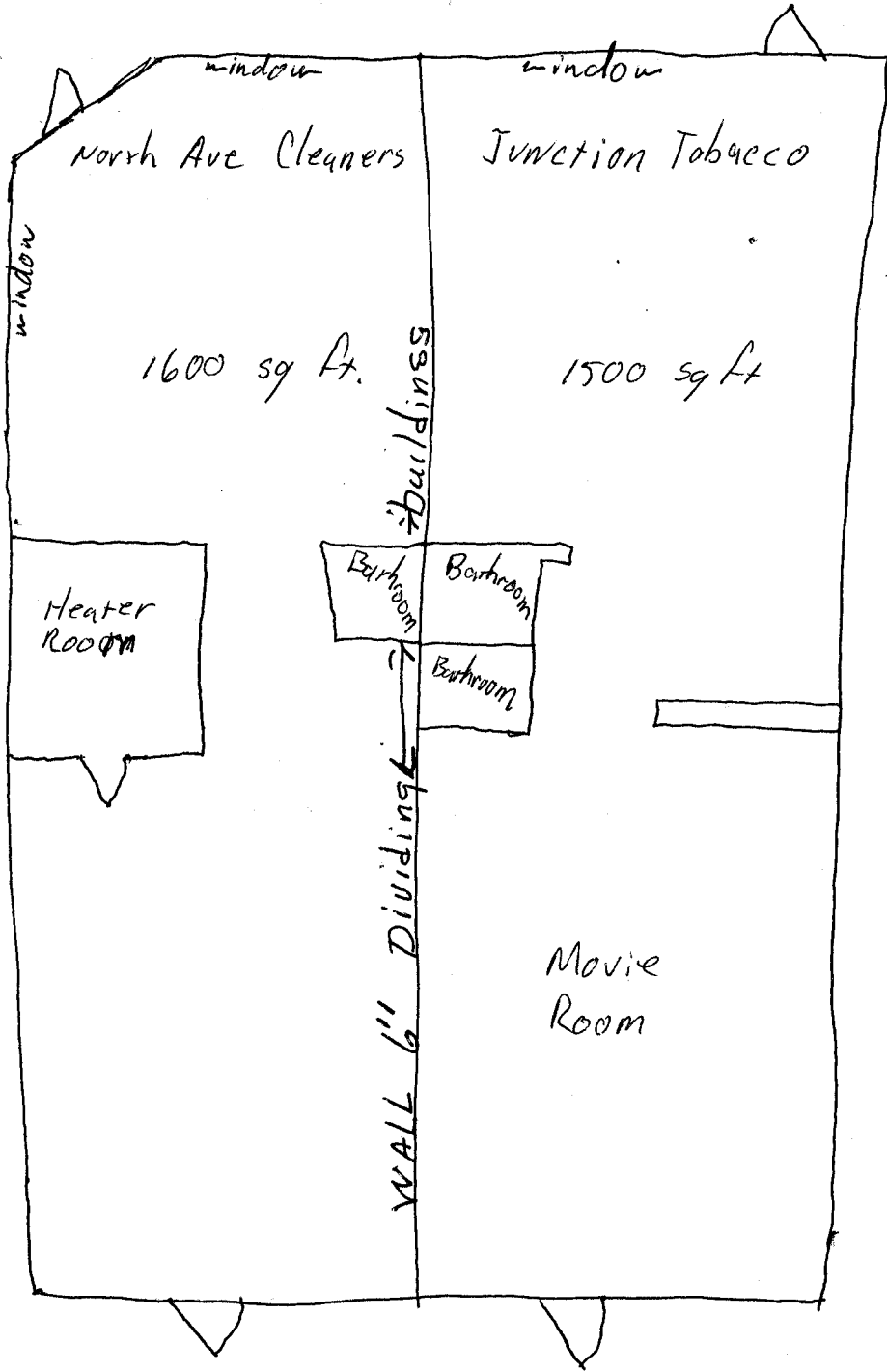
Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.

X	X	*Summary Sheet – Table of Contents
X	X	Review Sheet Summary
X		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
		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)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet		
X		Board of Adjustment Minutes – 3/3/83		
X		Letter from Gerald J. Ashby to Harriet Dorrance re: confirming board of appeal meeting – 1/31/83		
X		Plans		
X		Board of Adjustment Minutes - ** - 3/3/83		
X	X	Letter from Karl Metzner to Harriet Dorrance re: Objections from adjacent property owners did not exceed 35% requirement but expansion still must comply with other requirements- no date		
X		Folder of Opposition letters		
X		Expansion was approved however the property owner decided not to move forward with expansion - 5/5/83		
X	X	Opposition Petition – 3/24/83		

N. Ave



William H. McClurg
751 Glenwood Ave.
Grand Junction, CO 81501

Loretta & John Harrison
810 North Avenue
Grand Junction, CO 81501

Helene Shculin
936 North Ave.
Grand Junction, CO 81501

Gary D. DeRush
759 Glenwood Ave.
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Douglas R. Ames
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Freddi L. Bibhold
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Grand Junction, CO 81501

Judy D. Canning
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Grand Junction, CO 81501

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709 North Avenue
Grand Junction, CO 81501

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900 North Ave.
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Russell Parry
835 Glenwood Ave.
Grand Junction, CO 81501

Marsha Maxwell
865 Glenwood Ave.
Grand Junction, CO 81501

Al Caster
727 Glenwood Ave.
Grand Junction, CO 81501

James P. Rankin
1043 North Avenue
Grand Junction, CO 81501

H.R. Hunter
912 North Ave.
Grand Junction, CO 81501

Lois Kerr
730 Glenwood Ave.
Grand Junction, CO 81501

D. Cave
759 Glenwood Ave.
Grand Junction, CO 81501

Keith Platt
947 North Ave.
Grand Junction, CO 81501

Gayle Miller
740 Glenwood Ave.
Grand Junction, CO 81501

Mary E. Taylor
763 Glenwood Ave.
Grand Junction, CO 81501

Jim Baker
957 North Ave.
Grand Junction, CO 81501

Mark A. Verti
757 Glenwood Ave.
Grand Junction, CO 81501

Charles W. Braumbaay
874 North Avenue
Grand Junction, CO 81501

Mr. Miller
953 North Avenue
Grand Junction, CO 81501

Bryan T. Ryan
804 Glenwood Ave.
Grand Junction, CO 81501

William Ruppert
856 Glenwood Avenue
Grand Junction, CO 81501

Kim Bowden
955 North Ave.
Grand Junction, CO 81501

Mary E. Berry
836 Glenwood Ave.
Grand Junction, CO 81501

Loretta Harrison
810 North Avenue

Helene Shculin
936 North Ave.

Pat Ruppert
856 Glenwood Ave.
Grand Junction, CO 81501

Betty Tyler
875 Glenwood Ave.
Grand Junction, CO 81501

Lawrence Indegard
752 North Avenue
Grand Junction, CO 81501

Agnes R. Kiefer
1111 Lowell Ct., #6
Grand Junction, CO 81501

Connie Jouflas
Crossroads Petroleum Bldg.
2754 Compass Drive, Suite 388
Grand Junction, CO 81501

Clare Peeso
412 Bookcliff Dr.
Grand Junction, CO 81501

Mary Jean Fields
972 Walnut Avenue
Grand Junction, CO 81501

Mr. & Mrs. Jerome A. Kiefer
2261 Fawn Ridge Ct.
Grand Junction, CO 81501

Maria Brumbaugh
1725 North 21 Street
Grand Junction, CO 81501

Lois E. Coane
Sacred Heart Circle
I.H.M. Church
Grand Junction, CO 81501

Mary Galligan
417 Lilac Lane
Grand Junction, CO 81501

Mrs. Ella Mansfield
850 Bookcliff
Grand Junction, CO 81501

Mildred W. Miller
1800 Juniper
Grand Junction, CO 81501

Mar. 24, 1983

WE THE UNDERSIGNED OPPOSE THE PROPOSED EXPANSION OF THE SO-CALLED TOBACCO SHOP INTO THE FORMER CLEANERS AT 756 North Avenue.

NAME	ADDRESS	PHONE
McCone	759 Glenwood	241-4308
Mary E Taylor	763 Glenwood	242-5144
Charles W. Brunson	874 North Ave	242-6515
William Ruppert	856 Glenwood Avenue	242-6129
Loyetta Harrison	810 North Ave	243-6223
John Ferguson	810 North Ave	243-6223
Angela Ames	748 North Ave	242-0877
Julia Ames	748 North Ave	242-0877
Melanie Bellig	748 N Ave	242-0877
George Olson	709 N Ave	242-2466
Roy Gallen	808 North Ave	245-1161
Craig Nelson	809 No. Ave	243-3360
Martha Maxwell	865 Glenwood, Ave	NO
Carrie E. Soler	888 Glenwood Ave	242-9121
Joseph H. Jrida	921 Glenwood	243-7485
H. B. Hunter	917 North Ave	242-2025
John D. Platt	947 North Ave	243-3564
John Baker	957 NORTH AVE	242-5201
Paul J. Miller	453 " "	241-1581
Kim Bowden	955 North Ave	245-2227
Helene Skulim	936 N. Ave	242-0944
Lynne Angel	904 North Avenue	241-8349
Fredrick Birkhold	2344 B. 2344 B. Glenwood Ave 809 NORTH AVE	245-1888
Clara J. Adams	900 North Ave	242-2433
William Adams	900 North Ave	242-2433
Mary	822 North Ave	245-1050
Al Carter	727 Glenwood Ave	241-2207
Lars Kerr	780 Glenwood Ave	242-5772
Gayle Miller	740 Glenwood	242-3759
Mabel A. Venti	752 Glenwood Ave	242-7357
Teresa T. Ryan	804 Glenwood Ave	243-2297
Bryan T. Ryan	804 Glenwood Ave	" "
Mary Ann Ryan	804 Glenwood Ave	243-2297
Mary E. Berry	836 Glenwood	242-2118
Orlinda Jackson	846 Glenwood	243-2104
Pat Ruppert	856 Glenwood	242-6129

CARRIER Ernest A. Eastman

Mar. 24, 1983

WE THE UNDERSIGNED OPPOSE THE PROPOSED EXPANSION OF THE SO-CALLED TOBACCO SHOP INTO THE FORMER CLEANERS AT 756 North Avenue.

NAME

ADDRESS

PHONE

Betty Taylor	875 Glenwood Ave.	243-0945
R.D. Taylor	755 North Av.	281-9888
Laura Anderson	752 North Ave	242-0747

RECEIVED
 MAR 24 1983
 2:15 P.M.
 PLANNING DEPARTMENT

CARRIER Ernest A. Eastman



CITY - COUNTY PLANNING

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

(303) 244-1628

Mrs. Harriet Dorrance
132 Gunnison Avenue
Grand Junction, CO 81501

RE: Expansion of Nonconforming Use - Grand Junction Tobacco

Dear Mrs. Dorrance:

As per your request for the expansion of Grand Junction Tobacco at 765 North Avenue, this department initiated procedures required by Section 4-9 of the Grand Junction Zoning and Development Code. The twenty day posting requirement, mandated by Paragraph D ended on March 24, 1983 and we have tabulated all public comments received. Objections by adjacent property owners within 200 feet did not meet or exceed the 35% requirement. We must therefore consider the expansion permissible and public hearing and approval by the City Council is not required. The expansion still must comply with other requirements of the zoning code such as building permits for any remodeling and parking and access requirements. To calculate the required parking I will need to know the square footage of the sales floor in the new portion and the capacity of any additional movie space.

You should be aware that the City Attorney, Mr. Ashby, has indicated that he has, or will, file a suit with the District Court challenging the interpretation of section 4-9-2B1 by the Board of Adjustment. If this occurs, the expansion may have to be halted pending a decision by the court.

Please let me know if you intend to proceed with the expansion so we can work out the final details and so I can confirm the status of Mr. Ashby's challenge.

Sincerely,



Karl G. Metzner
Director City Planning

KM/vw



CITY - COUNTY PLANNING

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

(303) 244-1628

MEMO

TO: Those Who Submitted Comments on the Proposed "Junction Tobacco Shop" Expansion

FROM: Grand Junction Planning Department

DATE: May 5, 1983

RE: Status Report

The request for expansion of a nonconforming use was processed under Section 4-9 of the Grand Junction Zoning and Development Code. The property was legally posted and all objections were tabulated. The zoning code mandates approval of the request unless 35% or more of the property owners within 200 feet filed written objections. While over 145 objections were received, only 30% of the property owners within 200 feet objected. This department would, therefore, have to consider the expansion permissible. The property owner, however, has informed us verbally that the expansion is no longer being considered. We have, therefore, closed the file on this expansion request.

We will keep you informed if there are any subsequent developments.

KM/mm