

Table of Contents

File 1983-0030

Project Name: Carpenter's Sub. Lots 1 & 2 - Rezone RSF-8 to C1

GENIE TAYLOR

P A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some
r instances, not all entries designated to be scanned by the department are present in the file. There are also documents
e specific to certain files, not found on the standard list. For this reason, a checklist has been provided.
s Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick
e guide for the contents of each file.
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d

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	Table of Contents
X	X	Review Sheet Summary
X		Application form
X		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
		*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)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet			
X	X	Ordinance No. 2142 - **			
X	X	Site Plan			
X	X	Planning Commission Minutes - ** - 6/28/83			
X		Deed			
X		Development Application - 5/5/83			
X		Public Notice Posting - 6/14/83			
X		Planning Commission Public Hearing Agenda - ** - 6/28/83			
X		Landscape Plan			
X	X	Petition for opposed and one letter - 6/28/83			

GENE TAYLORS

461 Grand Avenue
Grand Jct., Colo. 81501
303-242-8165

Box 5115
Snowmass, Colo. 81615
303-923-4336

201 W. Tomichi
Gunnison, Colo. 81230
303-641-1845

Gene Taylor's proposal for rezoning the property of lots 1 & 2 of Carpenters Subdivision No.2 is the construction of a new warehouse to facilitate wholesale business and storage of merchandise. A new warehouse at this location will provide for expansion of the present building into a new retail outlet.

We need to accomplish the above expansion for the following reasons:

1. Our present building at 5th & Grand is now too small to display all of the various types of recreational equipment that we sell.

2. Our parking facility is not sufficient for all of our customers.

What effect does the parking agreement with the National Bank have on this?

After rezoning Lots 1 & 2, building the new warehouse and changing the present building into 23,000 square feet of beautiful retail selling area, we will:

1. Provide parking for nearly 100 cars.

2. Create a lake with proper water and drainage on the North side (front) of the present building.

- a. For testing a canoe or boat for stability.
- b. Trying out fishing rods.
- c. Teaching sailboarding (beginners, etc.).
- d. Possible ice skating in the winter.

→ 3. Landscaping around the lake and building with trees, grass and picnic tables.

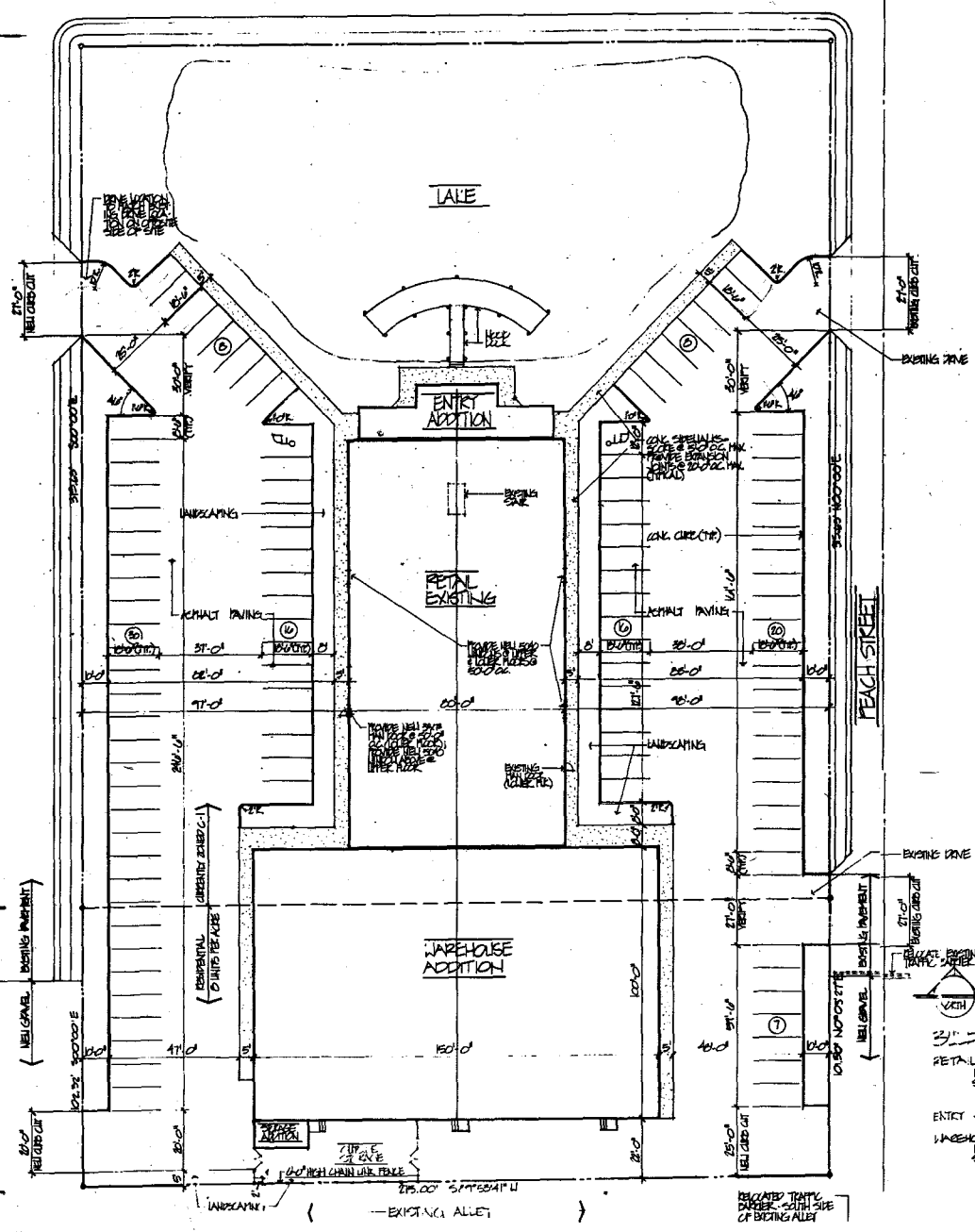
4. Create a **COMPLETE** sporting goods complex with the esthetic beauty that Customers will use and appreciate.

After accomplishing all of the above, we feel that we will have a more efficient sales operation and be better able to serve our customers in the sporting goods business in the years to come.

How about the neighborhood?

Carpenter's Subdivision - both inclusive in Blk 2 of Six & Fifty West Subdivision

WEST GINNISON AVENUE



SITE PLAN

BUILDING AREA & PARKING REQUIREMENTS

RETAIL - EXISTING	12,450 SF
FIRST FLOOR	11,000 SF
SECOND FLOOR	1,450 SF @ 1 STALL PER 220 SF = 7
ENTRY - ADDITION	600 SF @ 1 STALL PER 150 SF = 3
WAREHOUSE - ADDITION	15,000 SF
FIRST FLOOR	15,000 SF
SECOND FLOOR	20,000 SF @ 1 STALL PER EMPLOYEE = 10

RELOCATED TRAFFIC DRIVE - SOUTH SIDE OF EXISTING ALLEY
 10' PARKING SPACES REQUIRED
 1/8" = 1'-0"

OFFICE COPY
#30-83
2/2

REVISED: 7, 1/83

An ALCO BUILDING Project for

GENE TAYLORS

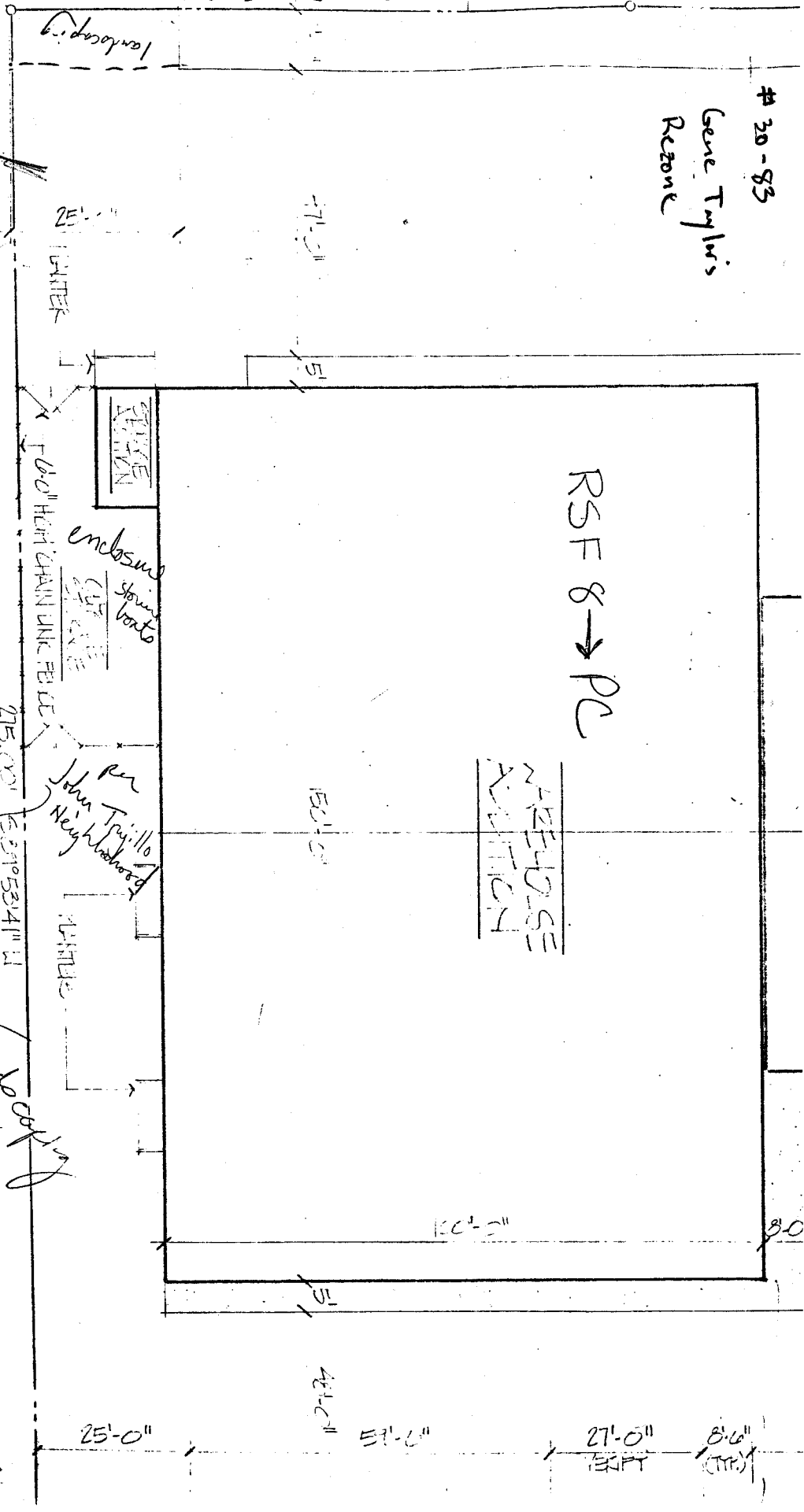
gray • brener architects • planners

date: 4/1/83
 drawn: J. WESTLUND
 title: SITE PLAN
 sheet: ONE
 of 4

20-83

Gene Taylor's
Reszone

Parent
works to be
done



RSF 8 -> PC

SEEDHOUSE
WATER

SEEDHOUSE

enclosure

Storage
vault

160' HIGH CHAIN LINK FENCE

275.00'

531053141111

Per
John Taylor's
Neighborhood

WATER

Wardo Cayling

didn't
want
full
fence

compact
grave

landscaping

25'-0"

57'-6"

57'-6"

27'-0"
LEFT

8'-6"
(TOP)

6/28/83

We the undersigned are opposed to rezoning of Gene Taylor's property, from residential to Commercial reasons below:

1. talked about no spot rezoning at the last meeting! so we want to keep it residential!
2. his plans do not show retaining wall if elevation is greater than present also it does not show drainage & buffer zone
3. We don't want rezoned before having permit to build

because it could change to other type of ^{Commercial} ~~Commercial~~ ~~opposed~~ to rezoning.

Name	Address	Date
Virginia S. Puyillo	#323 W. Ouray	June 28, 1983
Nellie Blankenship	505 W. Ouray	June 28, 1983
Oliver Referson	404 W. OURAY	June 28, 1983
Herbert Referson	412 1/2 W. Ouray	June 28, 1983
Clara Rich Anderson	412 1/2 W. Ouray	June 28, 1983
Felix Maldonado	350 West gran ave	
Johnny Beas	416 West Grand	6/28/83
Elm Beas	416 West Grand	6-28-83
over		

name	address	date
Mac Bera	414 West Grand	4-28-83
Bernice Bera	414 West Grand	4-28-83
Benm Guillen	310 West Oway	6/28/83
Rachel Guillen	310 West Oway	6/28/83
Charl Cordova	1710 W Oway	6/28-83
Lucy Cordova	410 W. Oway	6/28-83
Roberto L. Mayana	501 Maldonado St	6/28/83
Julien Maldonado	402 W. Grand	6/28/83
Frank Maldonado	402 W. Grand	6/28/83

REVIEW SHEET SUMMARY

FILE NO. 30-83 TITLE HEADING Carpenter's Subdivision DUE DATE 6/12/83

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Rezone RSF-8 to C1 - Final - Lots 1 & 2 of Carpenter's Subdivision No. 2 - Gene O. Taylor

PETITIONER ADDRESS 461 Grand Avenue

ENGINEER N/A

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
6/9/83	City Planning	<p>Impact Statement: The establishment of a sporting goods complex is compatible with uses to the north of the neighborhood. The southern portion of the neighborhood is zoned RSF-8.</p> <ul style="list-style-type: none"> - Has a meeting with the residential portion of the neighborhood been held? Have their concerns been addressed? - What streets will be involved in providing customer access to the complex? - There is a dedicated East/West alleyway between Vine and Peach streets. Is this to be used for access? If so, improvements must be made to conform to City Standards. - Mention was made of locating a cul-de-sac on Peach St. The City Transportation Engineer needs to be contacted for details. - What is to be used to buffer/screen the residential neighborhood from the complex? - Landscaping must be in conformance with C-1 zone requirements. - The bulk requirements (height, elevation, dimension) will need to be built in scale with the surrounding neighborhood and with the C-1 zone requirements. - Parking requirements will be reviewed at the building permit stage, however, this building will have to provide adequate parking based on the use and dimensions. - Trash pick-up should be coordinated with the City Sanitation engineer. - There is a question of drainage concerning the lake. The City Engineering Dept. should be contacted and these concerns addressed prior to application for the planning clearance for the building permit. - Buildings must meet all fire and building codes. - Construction must begin within one year of approval of the rezone. - Signage must be in compliance with City Sign Regulations. - All other review agency concerns must be resolved. - In accordance with the Grand Junction Zoning & Development Code, Rezone Criteria, Chapter 4-4, these criteria are met. The Planning Department takes no exception to the rezone providing that all technical issues are resolved.
6/10/83	Transp. Eng.	<p>I do not have any problem with the rezone. A decision on whether Peach St. should be dead-ended permanently or not needs to be made. If it is to be closed, a paved cul-de-sac with curb, gutter and sidewalk should be constructed.</p>
6/7/83	G.J. Fire	<p>This office has no objections to this rezone. Any new structures will be required to meet the requirements of the Uniform Fire Code and Uniform Building Code. Adequate hydrants and water must be provided. Water system may be adequate at this time.</p>
6/10/83	G.J. Eng.	<p>Additional right-of-way should be dedicated and a cul-de-sac should be constructed at the end of Peach St. if this street is to remain closed to through traffic. The cul-de-sac should be located on the frontage of lots 1 & 2 and should be designed and constructed in accordance with City Standards.</p>

Mailed Out 6/14/83

I have no objection to the rezone.

The fee is in development report

Application sheet

Acres 2 1/2 .63

File No. 30-83

Units _____

rezone

Zone RSF-8

Density _____

Tax Parcel Number 2945-151

Activity Rezone RSF-8 to ~~GL~~ ^{PC} - Lots 1 & 2 Carpenter's Sub. No. 2

Phase _____

Common Location Lots 1 & 2 of Carpenter's Sub. No. 2 (S. of Gunnison, SW of Hwy 6150)

Date Submitted 5/1/83 Date Mailed Out 6/2/83 Date Posted 6/12, called 6/14

10 day Review Period Return by 6/12/83 MCC Information Sent _____

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

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	AB	AC	AD	AE	AF	AG
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	•	•																															
B.J. Dept. of Energy	•	•																															
Fire <u>City</u>	•	•																															
Irrigation	•	•																															
Drainage	•	•																															
Water (Use, Clifton)	•	•																															
Sewer	•	•																															
G.V. Rural Power	•	•																															
Mountain Bell	•	•																															
Public Service (2 sets)	•	•																															
Soil Conservation	•	•																															
State Highway Dept.	•	•																															
State Geological	•	•																															
State Health Dept.	•	•																															
Transamerica	•	•																															
Water & Power Resources	•	•																															
Mack, Mesa, Colbran, Palisade, Fruta, DeBeque, G.J., Mesa Cnty.	•	•																															
OTHER:	•	•																															
<u>GRC</u>	•	•																															
<u>CIC</u>	•	•																															

totals

BOARDS

GRC DATE 6/28/83 Apr. Rezone to PC → sub. to POT for Peach/Vine
barrier moved to south side of alley, drainage ditch
remaining open (or piped) along s. alley. Staff
comments
 ② Final plan: make initiate rezone request for remaining
area. Fee waived for P.C. ASAP
CIC 7-20-83 Resolution scheduled Aug 3, 1983.

STAFF

Legal OK'd by Don
Adj. prop owner notif: 6/16/83 mailed at
refer to file 72-81 Bob Goldin 244-1628
Rezone \$375.00 at submitted

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**



GENE TAYLORS

461 Grand Avenue
Grand Jct., Colo. 81501
303-242-8165

Box 5115
Snowmass, Colo. 81615
303-923-4336

201 W. Tomichi
Gunnison, Colo. 81230
303-641-1845

6/20/83

Planning Department
City of Grand Junction
Grand Junction, Co. 81501

Ladies & Gentlemen:

This letter is in response to the Review Sheet Summary dated 6/12/83, File No. 30-83, Carpenter's Subdivsion, Gene O. Taylor's.

Impact Statement:

A. I have discussed my plans of Rezoning with the neighbors. Those whom I did not personally contact have been contacted by Mr. John Trujillo and John Bera. Their concerns have been considered and all are happy with the new facility.

B. We plan on using the existing streets for access to the facility and leaving the other streets for the residential properties.

C. The East/West Alleyway between Vine and Peach Streets will be used for access and will be brought to proper City Standards.

D. Concerning the cul-de-sac on Peach Street:-The present barrier will be moved and put back in place on the South side of the East/West Alleyway. I have discussed the cul-de-sac with Don Newton (4:00 pm, 6/15/83) and we both agree that the cul-de-sac was the proper approach. I agree to deed the proper amount of my land to the City for the use of the cul-de-sac and when the barrier is removed and the street becomes a thru street, the City would then return the above land to me.

E. Concerning Buffer/Screen-I have discussed a fence on the South side of the alley and also landscaping the back of the building facing the residential neighborhood. Everyone felt that the landscaping of trees, shrubs and flowers on the South side of the facility would be better than fencing. I had planned to do this anyway as our overall plan explains.

F. Landscaping will conform.

G. Bulk requirements will be handled by Alco Building of Grand Junction and conform to the existing structure.

H. Parking requirements have been provided.

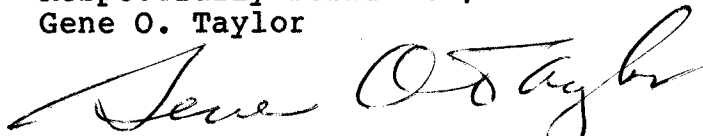
I. Trash pick-up will be coordinated with the City Sanitation Engineer.

J. Drainage of the Lake-I have discussed this with Don Newton and we felt that it would not be a problem. The lake, probably, will not be drained over two or three times a year, leaving minimum water during the winter to be used for ice skating. The depth will only be 1 1/2 to 2 feet and the area at the largest 100 ft. by 200 ft.

242 -
7024
393
W. Dwyer
245 151
18 19 20 21 22
002
003
004

- K. Fire Code requirements will be met.
- L. Construction will definitely be completed within one year.
- M. Signage will be in Compliance with City Sign Regulations.

Respectfully submitted;
Gene O. Taylor



Gene Taylor's Sporting Goods
461 Grand Ave
Grand Junction, Co. 81501
06/20/83