

# Table of Contents

File 1983-0030 (2 of 2)

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

GENE TAYLOR'S

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X	X	Review Sheet Summary
X		Application form
X		Review Sheets
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		<b>*Submittal checklist</b>
		<b>*General project report</b>
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
X	X	<b>*Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
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		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or nonbound reports
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		<b>*Consolidated review comments list</b>
		<b>*Petitioner's response to comments</b>
		<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>

### DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet	X	X	Impact Statement - 7/22/83
X	X	Memo from Janet Stephens to Ken Reedy re: drainage	X	X	Memo from Janet Stephens to Ken Reedy re: drainage-7/25/83
X		Development Enforcement Checklist - 12/12/84	X		Memo from Janet Stephens to Mtn Bell re: Planning Commission request for rezone - 7/21/83
X		Letter from Dee Guttman re: advance of \$75,000 for the completion of your warehouse - 2/13/84	X		Development Application - 6/30/83
X		Landscape Plan	X	X	Letter from Gene Taylor to Planning re: lake on north side of complex-4/6/83
X	X	Planning Clearance - **	X		Deed
X		Public Notice Posting - 7/12/83			
X		Letter from Carl Barnkow Public Service Co.			
X	X	Memo from Ken Reedy to Janet Stevens re: drainage - 7/22/83			
X	X	Ordinance No. 2142 - **			
X	X	Power of Attorney - ** - 7/20/83			
X	X	Planning Commission Minutes - ** - 7/26/83			

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63 Acres

N.

GRAND  
JCT  
WESTERN  
WEAR

Highway  
6-50

W. GUNNISON AVE

ROLLER  
SKATING  
RINK

EXISTING  
WARE HOUSE

AT  
445 W.  
GUNNISON  
(6 LOTS)

6<sup>2</sup>/<sub>50</sub> W.  
SUBDIVISION

VINE ST.

PEACH ST.

E.

See letter  
dated Feb 13  
Valley Federal

W.H.T.  
Eminent

001

2

CARPENTERS  
SUB NO. 2

ALLEY

CURRY AVE

S.

OFFICE COPY

# 30-83

#30-83

Charlie Cordova  
410 West Ouray Ave.  
Grand Jct., Colo. 81501

#30-83

Marvin R. Dersham, Jr.  
1936 N. 9th  
Grand Jct., Colo. 81501

Robert A. Yribia  
320 West Ouray Ave.  
Grand Jct., Colo. 81501

#30-83

James Golden &  
Keith G. Mumby  
200 N. 6th St.  
Grand Jct., Colo. 81501

#30-83

4 Mr. Gene O. Taylor  
461 Grand  
Grand Junction, CO 81501  
#30-83

#30-83

Lillian & Manuel J. Brezell  
6189 Pontiac  
Commerce City, Colo. 80022

Oliver Roberson  
404 West Ouray Ave.  
Grand Jct., Colo. 81501

Felicitas Salas  
5970 So. Main  
Salt Lake City, Utah 84107

#30-83

John Etal Rodrigues  
526 N. 26th St.  
Grand Jct., Colo. 81501

#30-83

#30-83

#30-83

John J. & Virginia S.  
Trujillo  
402 West Ouray Ave.  
Grand Jct., Colo. 81501

David S. & Janelle T.  
Meyer  
727 Birdie Dr.  
Grand Jct., Colo. 81501

Cora Uliberri  
1825 J 2/10 Rd.  
Fruita, Colo. 81521

#30-83

A. F. & Roberta Seedig  
436 West Hall Ave.  
Grand Jct., Colo. 81501

#30-83

MESA COUNTY PLANNING DEPT.  
559 White Ave., Room 60  
Grand Junction, Colo. 81501  
244-1628

#30-83

6/8  
6/2  
VM

# 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

April 6th 1983

Ladies & Gentlmen:

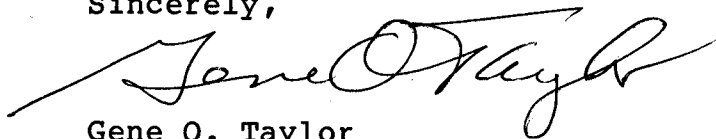
I am rezoning the following described property:

Lots 1 through 6, both inclusive in Block 2 of Six & Fifty West Subdivision from C-1 to PC. This is at the request of the Planning Commission. The above described property will then have the same zoning as Lots 1 & 2 of Carpenters Subdevision.

I want to explain briefly about our proposed lake on the North side of our complex. We will build the walls for the lake on top of the ground, making the bottom of the lake approximately the same level as the ground is now. This ground has a high alkali content which we will correct. Also we do not want to lose water through seepage. The lake will be completely sealed to prevent seepage or contamination by sub-surface water.

The drainage of the lake will be in coordination with the City Engineer & the City of Grand Junction.

Sincerely,



Gene O. Taylor



## CITY - COUNTY PLANNING

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

(303) 244-1628

### MEMORANDUM

TO: Ken Reedy, City Engineer

FROM: Janet C.-Stephens, Planner <sup>xc-s</sup>

DATE: July 25, 1983

SUBJECT: File #30-83 Rezone C-1 to PC and Gene Taylor's - Final Plan

Per our telephone conversation this morning, July 25, in reference to your memo dated July 22:

- Due to actual observation of the run-off, drainage of the lake will be permitted in addition to evaporation.
- All other comments pertaining to site drainage addressed in the memo remain valid.

JC.-S/sw

xc: Gene Taylor  
Chris Grey  
File

# REVIEW SHEET SUMMARY

(2 of 2)  
FILE NO. #30-83 TITLE HEADING Gene Taylors DUE DATE 7/15/83  
ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Rezone - C1 to PC - Gene O. Taylor -  
Lots 1-6, Bk. 2 of 6 & 50 West Subdivision - Final

PETITIONER ADDRESS 461 Grand Ave., G.J.

ENGINEER

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
7/14/83	City Planning	<p>Impact Statement: The Grand Junction Planning Commission requested the rezone from C1 to PC of this property. The property adjoins Lots 1 &amp; 2 of Carpenter's Subd. to the south. Both properties are involved in the development of a sporting goods complex by Gene O. Taylor. Therefore, since both properties are affected by the same development a need for concurrent zoning was perceived.</p> <p>The establishment of a sporting goods complex is compatible with uses to the north of the neighborhood. A warehouse currently exists on this site.</p> <p>Site Plans - Drainage/seepage of the lake needs to be coordinated with the City Engineer.</p> <ul style="list-style-type: none"><li>- Vine St. narrows down from pavement to dirt. This will need to be widened and made a dust-free surface. The City Transportation Engineer can be contacted for specifications. The City requires a Power-of-Attorney for Vine and Peach Street to insure future street improvements.</li><li>- There are transformer pads on Vine and Peach St. Will these remain or be relocated?</li><li>- The barrier on Peach is currently to the north of the alley. This will need to be relocated to the south side of the alley.</li><li>- Landscaping as shown on the plan exceeds the required. However, what is to be designated as buffering/screening of the adjacent residential neighborhood to the south?</li><li>- Due to ingress/egress considerations, the first two spaces on either side of the lake closest to the curb cuts need to be deleted. This area could possibly be landscaped. Parking requirements would still be met.</li><li>- The east/west alleyway between Vine and Peach streets must be improved to meet City Standards if used for access.</li><li>- Trash pickup should be coordinated with the City Sanitation Engineer, if City.</li><li>- Building must meet all fire and building codes.</li><li>- Signage must be in compliance with City Sign Regulations.</li><li>- Construction must begin within one year of approval of the rezone.</li><li>- All other agency concerns must be resolved.</li></ul>
7/15/83	City Engineer	<p>Need to get Power-of-Attorney on streets not improved with asphalt, curb, gutter and sidewalk. Need to install Type III barricade on closed street. Please submit detailed plan of how the lake would be drained and where the drainage is to end up (i.e. frequency of draining, location of drain, direction of flow, location of inlets).</p>

DATE REC.                      AGENCY                      COMMENTS

GJPC MINUTES, 7/26/83

MOTION: (COMMISSIONER QUIMBY) "ON ITEM #30-83, REZONE C1 TO PC, I MOVE WE SEND TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL."

COMMISSIONER RINKER SECONDED THE MOTION.

CHAIRMAN TRANSMEIER REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED 5-0.

CHAIRMAN TRANSMEIER ASKED THE COMMISSIONERS FOR A VOTE ON THE FINAL PLAN REQUEST.

MOTION: (COMMISSIONER O'DWYER) "ON ITEM #30-83, I MOVE WE FORWARD TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL OF THE FINAL PLAN."

COMMISSIONER QUIMBY SECONDED THE MOTION.

CHAIRMAN TRANSMEIER REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED 5-0.



# 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

JULY 22, 1983

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

Ladies & Gentlemen:

This letter is in response to the Review Sheet Summary dated 7/15/83 , File No. 30-83 , Lots 1-6 , Bk 2 of 6 & 50 West Subdivision - Final , Gene O. Taylor's.

## Impact Statement:

A. Site Plans - Drainage / seepage of the lake on the north side of the property are currently being designed & developed. All plans will be co-ordinated with the City Engineer.

B: This power of attorney has been executed.

C: The transformer pads on Vine & Peach St. will remain the same.

D: The barrier on Peach will be placed further south on the north side of an existing irrigation ditch (used by Mr. John Trujillo) which is approximately 2-3 feet north of the south line of the 15' dedicated alley. This will be a type III barricade.

E: The complete line of our property will be fenced & landscaped with vines & possibly trees or shrubs.

F: This has been done . The first two spaces have been deleted and more landscaping added.

G: On 7/22/83 it was decided not to use the alleyway for access , therefore we will leave the dedicated alley until a later date.

H: Trash will be coordinated with the City Sanitation Engineer.

I: Fire & building codes will be met.

J: Signage will be in compliance with City Sign Regulations.

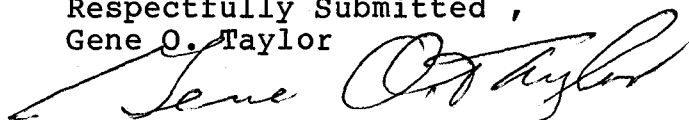
K: Construction will be completed within one year.

L: I believe all other agency concerns have been resolved.

7/15/83

City engineer - the answers to these questions are being handled by Janet Stevens & Ken Reedy.

Respectfully Submitted ,  
Gene O. Taylor



Gene Taylor's Sporting Goods  
461 Grand Ave.  
Grand Junction , Colo. 81501  
7/22/83



Nationally advertised brands you know and trust. Gunsmithing, Photo Shop, Ski Shop

CITY OF GRAND JUNCTION, COLORADO

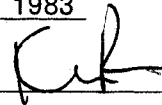
MEMORANDUM

Reply Requested  
Yes  No

Date  
July 22, 1983

To: ~~(From:)~~ Janet Stevens  
City Planning

From: ~~(To:)~~ Ken Reedy  
City Engineer



Subject: Gene Taylor's Carpenter Subdivision

Based on our field review of Gene Taylor's site this morning, I feel as much of the parking lot and roof drainage as possible should be drained toward Gunnison Ave. However since the curb and gutter on Gunnison seems to drain south at MulDonado and terminate in the unfinished street right of way, I must recommend that the lake water be used for irrigation purposes and not be discharged into the street or sanitary sewer system. As I explained to Mr. Chris Grey, Mr. Taylor's architect, I would expect around 54" of annual evaporation. Between April 15 and Nov. 15 approximately 80 to 90% of the evaporation will occur. Since we experience an average of 9" of rain per year, a net loss of 45" average would be expected or 6"/month between May and November.

All drainage should be directed away from the alley on the south side of the buildings and drained toward the street right of ways. All of the parking lot and landscaped area adjacent to the existing street improvements should be graded to drain to the sections of streets that will drain toward W. Gunnison Ave.

All of the existing building roof drainage and as much of the new building roof drainage as possible should be directed toward the curb and gutter improvements that will drain into W. Gunnison Avenue.

cc - Chris Grey  
Gene Taylor



Gene Taylor 242-8165  
2-12-9011



# Valley Federal

SAVINGS AND LOAN ASSOCIATION

Valley Federal Plaza • Fifth & Rood • P.O. Box 400 • Grand Junction, Colorado 81502

(303) 242-1900

Edward R. Frost  
PRESIDENT

DIRECTORS  
L.A. Schmidt, Chairman  
L.K. Smith, Vice Chairman  
J.P. Fossenier  
E.R. Frost  
W.C. Mason  
W.A. Stephens  
G.D. Williams

February 13, 1984

Mr. Gene Taylor  
P. O. Box 5115  
461 Grand Avenue  
Grand Junction, CO 81502

Dear Gene:

I have received your recent request that Valley Federal consider a second additional advance of \$75,000 for the completion of your warehouse.

Upon review of your loan file I find that the financial exhibits provided by you would require updating to the extent that more recent information be submitted. We should have your most recent financial statement along with 1983 tax returns or in the event the 1983 returns have not yet been prepared we can accept 1983 P & L statements covering the entire year.

In addition to the above we would also require, as you have already mentioned, a breakdown of the work to be done in exchange for these additional funds.

→ One other matter has been brought to my attention recently. You will recall my request for an Improvement Location Certificate which you suggested I contact Chris Gray to obtain the document. Chris has Kenneth Glen of Western Slope Land Surveying perform the service. The certificate was forwarded to Western Colorado Title for their opinion which I received today. According to Donna at Western Colorado Title there is a Public Service utility easement across the southern 5 feet of Lot 6 which is not shown on the Improvement Location Certificate and there is no record that the easement was vacated. Therefore, please contact Mr. Gray once again as the warehouse is built over an existing utility easement. Perhaps he can inform you as to the steps necessary to vacate the easement. This

2-17-84  
per telecon  
w/ C. Dickson  
at Public  
Service

2-17-84  
called G. Taylor  
gave him  
info

standard - platform  
submit for quit-claim  
refer to Richard Miller (Electric Engineering Supervisor)  
242-1122

BRANCH OFFICE: 2450 Highway 6 & 50, P.O. Box 400, Grand Junction, Colorado 81502  
BRANCH OFFICE: 1429 Grand Ave., P.O. Box 947, Glenwood Springs, Colorado 81601  
BRANCH OFFICE: 2000 North Ave., P.O. Box 400, Grand Junction, Colorado 81502



Gene Taylor

-2-

February 13, 1984


does not appear to be a serious matter but one which will have to be dealt with as soon as is possible.

Upon receipt of the additional financial exhibits, the work breakdown and notice that the easement has been vacated I will continue the processing for your additional \$75,000.

Should you have any further questions please contact me.

Sincerely,

VALLEY FEDERAL SAVINGS AND LOAN

  
Dee Guttmann  
Construction Loan Officer

/dg