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File # 983-0049

Project Name NW Corner of 16th St. & Glenwood - Rezone RMF-32 to P

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	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
		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
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		Development Application – 8/31/83
X		Project Narrative – 10/1/83
X		Public Notice Posting – 10/12/83
X		Letter from W.C. Cheskaty to Planning Commission re: wants assurance that alley that runs north and south between 15 th & 16 th , from Glenwood to Elm will not be opened for use off the parking lot– 10/19/83
X	X	Planning Commission Public Hearing – 11/1/83
X	X	Letter from Bob Goldin , Senior Planner to Ray Quan re: plans unfavorable- 2/20/86
X	X	Letter From Bob Goldin to Ray Quan re: parking could not be accommodated on Glenwood – 2/24/86
X	X	Proposed Employee Parking & Drive Plan
X	X	Site Plan
X	X	Location & Vicinity Map

Far East Restaurant
Ray Quan, Owner
Rezone RMF-32 to Parking
Submitted October 1, 1983

PROJECT NARRATIVE

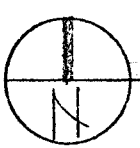
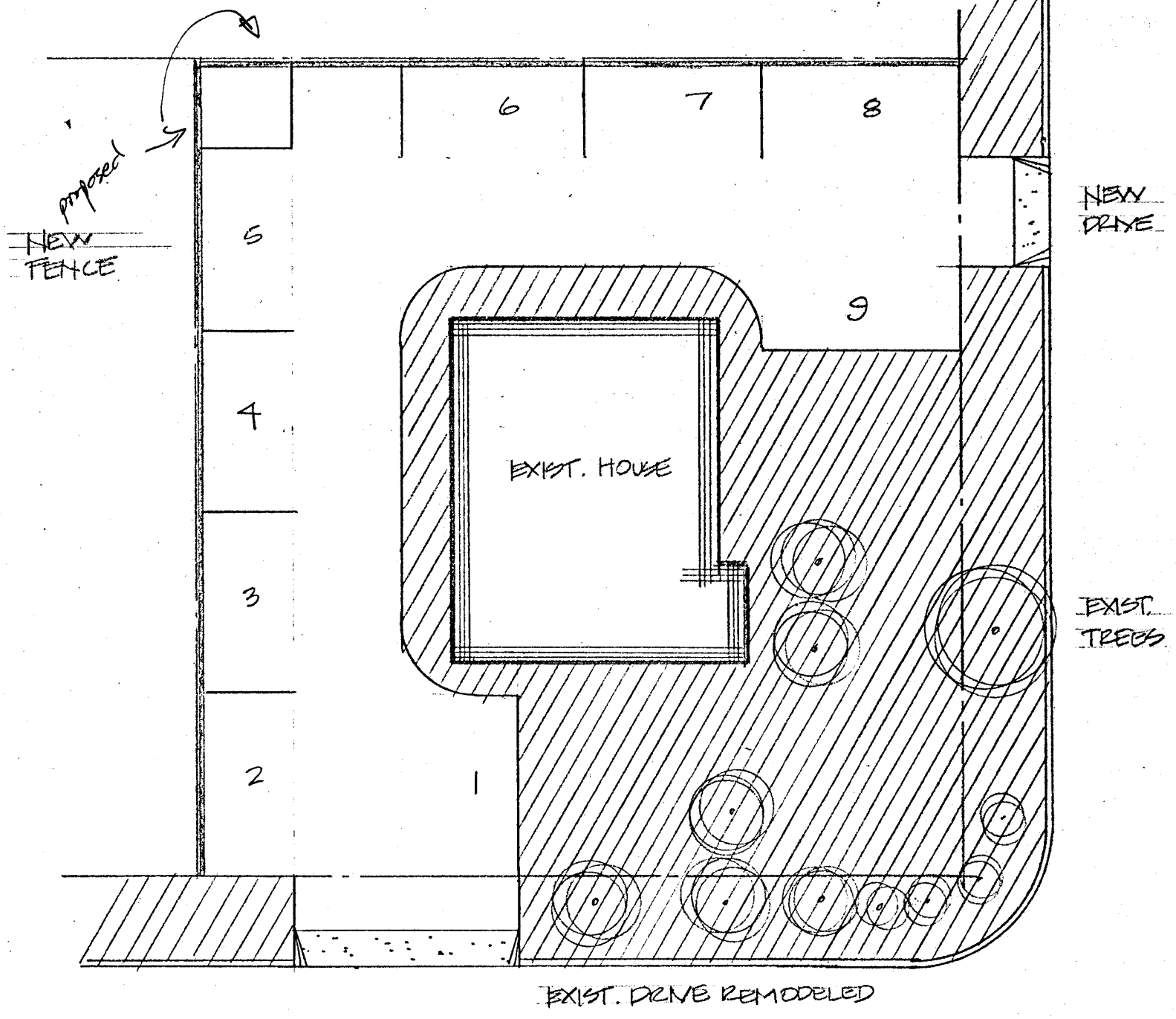
The Petitioner, Ray Quan, owner of the Far East Restaurant, is requesting approval of a rezone for the N.W. corner of the intersection of 16th St. and Glenwood Ave. The area is currently zoned "RMF-32". The petitioner owns two pieces of property at that corner and requests a zone change to "Parking".

Mr. Quan is increasing the number of seats for his restaurant. Once completed, the remaining lot on which the restaurant is located will be used to meet the minimal parking requirements. Employees presently share the lot with customers for parking spaces. The owner recognizes a potential problem of his employees using all of the available "on-street" parking. To accommodate more customer parking and sufficient employee parking, the owner offers a solution in two phases, based upon rezone approval.

Phase One would be to demolish the 1215 N. 16th St. residences. Once the lot is cleared it would be paved, screened and landscaped and made available to employee parking.

Phase Two would be to demolish the garage of the 1225 N. 16th St. residence, thus providing access to a paved, fenced backyard. The second phase would be implemented when overflow employee/customer parking is deemed necessary.

20 zone to P
file
Far East Rest.



PROPOSED EMPLOYEE PARKING & DRIVE

1/16" = 1'-0"

EXISTING FENCE TO REMAIN

DEAD END ALLEY

PHASE TWO PARKING LOT
10 SPACES

PROPOSED LINE

NEW ASPHALT LOT
(2 1/2" OVER 4" ROAD
BASE OVER 12" 9" T
RUN)

PHASE ONE PARKING LOT
10 SPACES

INDICATES CONNECTION
OF TWO LOTS AT PHASE
TWO DEVELOPMENT

EXISTING HOUSE TO REMAIN
THRU BOTH PHASES (CARPORT
TO REMAIN AT PHASE TWO DEVELOPMENT)

6TH STREET

NEW CONC
DRIVE CURB AS
PER CITY STANDARDS
(TYP)
ELIMINATE EXIST CURB

WHEEL OF SPRINKLER LOT
LITE (HIGH PRESSURE 500 PSI)
100 WATT (1/2" HIGH)
EXISTING LANDSCAPE
TO REMAIN (TYP)
WITH NEW SPRINKLER
SYSTEM

SH-UB-C CORNER
TO REMAIN 30" HIGH

EXIST. LANDSCAPE
TO BE REMOVED (TYP)

INDICATES EXISTING
HOUSE AND CARPORT
TO BE REMOVED

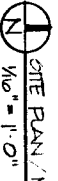
NEW 6'-0" HIGH
FENCE

NOTE: EXISTING UTILITIES
TO BE UNCONNECTED OR
REMOVED / ABANDONED
FOR PARKING DEVELOPMENT

EXISTING DRIVE CUTS
DRIVE TO BE REMOVED

GLENWOOD AVENUE

OFFICE COPY
#449-83



1/8" = 1'-0" SITE PLAN, NW CORNER OF GLENWOOD & 16TH

QUAN PROPERTY REZONE RMF-32 to PARKING



443 N. 6TH ST. • P.O. BOX 2246 • GRAND JUNCTION, COLORADO • 81505

NO.	REVISIONS	DATE	BY

DATE 9-1-83

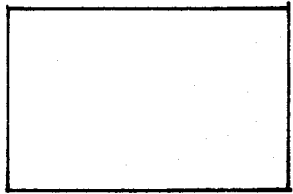
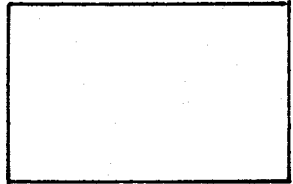
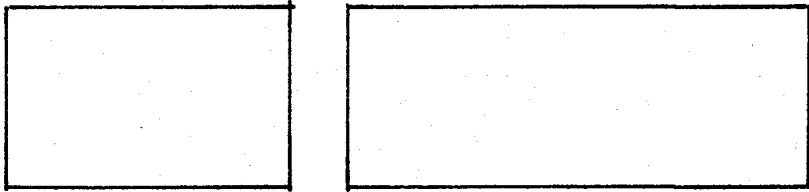
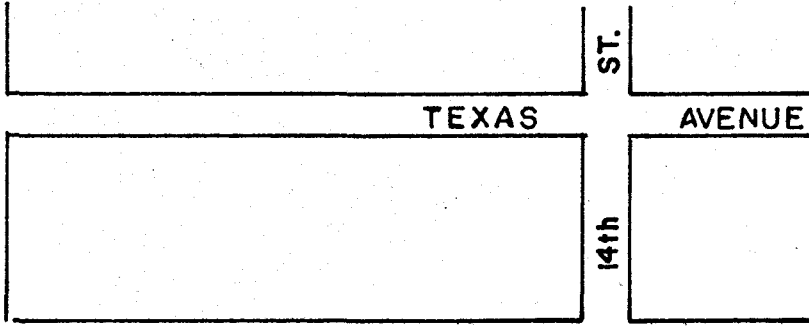
DRAWN BSLN

JOB NO. 644

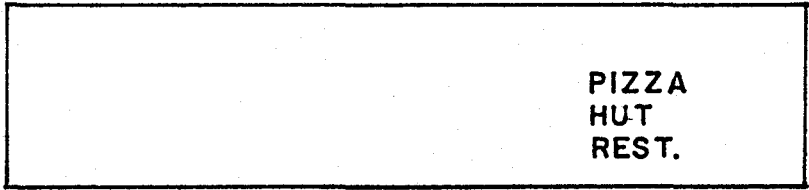
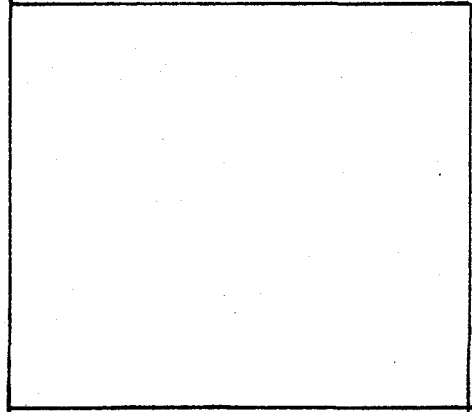
SHEET NO.

MESA
COLLEGE

12th STREET

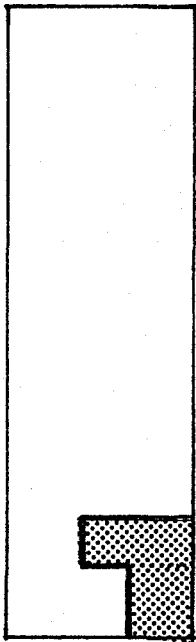


13th STREET

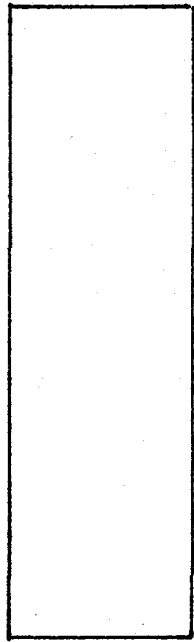


NORTH AVENUE

15th STREET

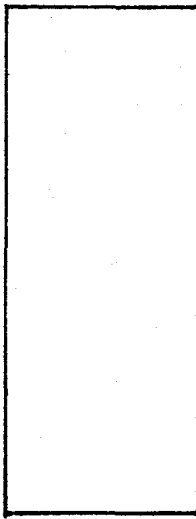
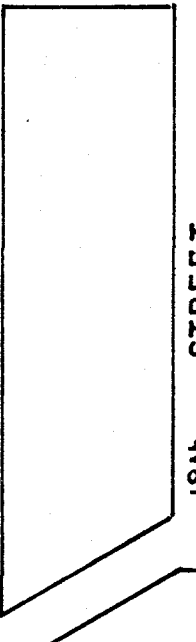


16th STREET



17th STREET

18th STREET



LINE OF OFFICE COPY

#49-83



LOCATION & VICINITY MAP

1" = 300'

Bob Goldin

CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

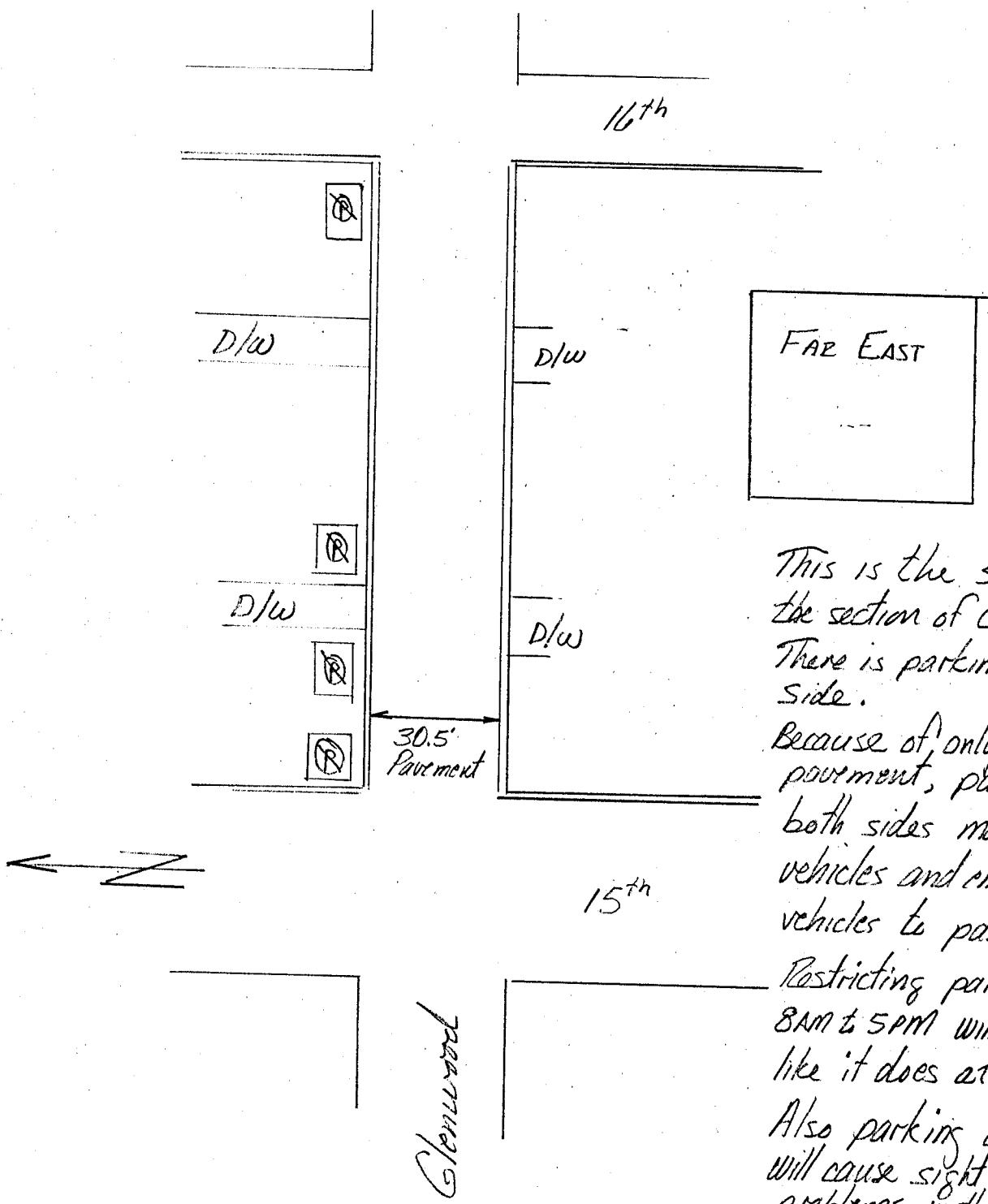
Far East file
Rezone to Parking

Reply Requested
Yes No

Date
2/21/86

To: (From:) Don Newton From: (To:) Jim Taylor

Re: No Parking Signs on Glenwood between 15th & 16th.



This is the signing along the section of Glenwood. There is parking on the south side.

Because of only 30.5' of pavement, parking on both sides may not allow vehicles and emergency vehicles to pass one another.

Restricting parking only between 8AM to 5PM will not work here like it does at the college.

Also parking on both sides will cause sight distance problems with people getting in & out of these driveways.

Ralph Sparks
1530 Glenwood Ave.
Grand Junction, CO. 81501

#49-83

Kenneth Tucker
1612 Glenwood Ave.
Grand Junction, CO. 81501

#49-83

Virgil R. Keplinger
1161 16th Street
Grand Junction, CO. 81501

#49-83

Dan Schmidt
1236 16th Street
Grand Junction. CO. 81501

#49-83

Paul Field
1237 16th Street
Grand Junction, CO. 81501

#49-83

Linda Clyncke
1240 16th Street
Grand Junction, CO. 81501

#49-83

Homer Brown
1243 16th Street
Grand Junction, CO. 81501

#49-83

Micheal Hardesty
1212 15th Street
Grand Junction, CO. 81501

#49-83

Wesley Cheskaty
1240 15th Street
Grand Junction, CO. 81501

#49-83

Geward Martinez
1218 15th Street
Grand Junction, CO. 81501

#49-83

Thomas Brown
1224 16th Street
Grand Junction, CO. 81501

#49-83

★

Far East Restaurant
1530 North Avenue
Grand Junction, CO. 81501

#49-83

* Van Deusen Architects
P.O. Box 2245
Grand Junction, CO. 81502

#49-83

City/County Planning Dept.
559 White Ave #60
Grand Jct. CO 81501
#49-83

OCT. 11 1989
Vjm

REVIEW SHEET SUMMARY

FILE NO. #49-83 TITLE HEADING REZONE RMF-32 TO P DUE DATE 10/14/83

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Ray Quan. Location : Northwest Corner of 16th Street and Glenwood Avenue. A request to change from residential multi-family uses at 32 units per acre to parking uses on approximately .3 acre. Consideration of rezone.

PETITIONER ADDRESS P. O. Box 2245, G.J.

ENGINEER Van Deusen/Associates/Architects

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
10/7/83	City Fire Dept.	This office has no objections to the rezone.
10/11/83	Public Service	Gas: No objections to rezone. Electric: May require some relocation of facilities and utility easements for new facilities.
10/13/83	City Planning	<p>Need for the rezone: IMPACT STATEMENT: As stated, the restaurant is increasing the seating capacity thus increasing the need for additional parking. It would be helpful if the owner could provide exactly the seating capacity and number of employees per shift (max.). This Department is under the impression that adequate parking had been provided for at the time of the building permit application. We recognize the desire to minimize on-street congestion in relation to parking for the use, and appreciate the concern. However, the need to encroach into a currently existing and established single family in character neighborhood may not be appropriate at this time. While no neighborhood plan currently exists for this area, the precedent setting is a major concern. To remove existing residential structures, unless absolutely necessary, is discouraged here and everywhere in the City. We offer the following alternatives:</p> <ol style="list-style-type: none">1. Explore the possibility of obtaining additional parking in the existing block of the Far East.2. Consider joint parking facilities, sharing with existing uses within this area.3. Consider the option of not proceeding with this request until such time a more established need for additional parking is required. If this is an option, this Dept. would put this request on hold and when a real need is required reactivate this, no additional fees being necessary. <p>While the site is technically feasible, it appears premature at this date. The impact this rezone (not necessarily the use) may have isn't necessarily compatible with the surrounding area on the north side of Glenwood. We agree this area is in transition but to cross Glenwood to the north seems not necessary and premature at this point. We hope you will consider the alternatives.</p> <p>TECHNICAL REVIEW:</p> <ol style="list-style-type: none">1. Have the neighbors been approached to see if this would be a acceptable to them?2. Good to see screening along the west, anything to the north proposed with Phase I?3. Please refer to Sec 4-2-17 (Parking Zone) of the Grand Junction Zoning and Development Code; #4 & 5, the screening and fencing requirements, these will have to be fulfilled.4. Any lighting will need to be low level directional, not to interfere with surrounding properties.5. Can Phase II share a curb cut with Phase I off 16th Str.?6. Resolve all other review agency concerns.7. City curb cut permit will be required for all curb work.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
10/14/83	City Engineer	No objections to project from Engineering standpoint. Please evaluate grading and drainage of lot to minimize standing water or neighbor conflicts if zoning is approved.
10/17/83	Transportation Engineer	I have no problem with the parking lots.

Staff Review Summary Mailed 10/17/83



*Rezone to P file
Far East*
**VAN DEUSEN
ASSOCIATES
ARCHITECTS**

443 N. 6TH ST., P.O. BOX 2245, GRAND JUNCTION, COLORADO 81502 / 303-245-4120

October 27, 1983

Grand Junction Planning Department
559 White Ave., Rm. 60
Grand Junction, CO 81501

Attention: Mr. Bob Golden

Dear Bob,

In response to your Review Summary Sheet (File #49-83, dated 10/14/83) we have the following responses:

The maximum seating was stated on the site plan which was submitted prior to being issued a building permit. It will vary between 295 and 308 depending upon seating in the Lounge/Bar. The maximum number of employees per shift is between 20 to 27, depending upon the evening reservations. Out of the 20 employees present per shift, 10% to 20% live within walking distance or do not own cars.

Mr. Quan has attempted all that is possible to secure the northeast section of the existing block which the Far East shares. As for sharing parking with existing uses, there are none available. Mr. Quan has personally approached 75% of the affected neighborhood and discussed his intentions and listened to their concerns. As for screening to the north during Phase 1, there is an existing row of trees and shrubbery which acts as screening. As for any screening to be added, the owner would comply with the codes to the letter. Phase II parking access would be accomplished with the Phase 1 curb cuts.

It appears that we would like to take advantage of your third alternative of tabling the rezone request until a future date when more parking seems necessary.

We thank the Planning Department and the various review agencies for their time and concerns.

Sincerely,


Steven L. Mulkey

SLM/bl

cc: Ray Quan

CEP-68 11/27/83

FFOOOOOOOOOOOO OOOOO ACT ON SHEET



Acres 3
 Units 1
 Density 1

File No. #49-83
 Zone RMF 32
 Tax Parcel Number

REZONE

Activity Rezone RMF-32 to P

Phase _____

Common Location NW Corner of 16th Street & Glomwood Ave

Date Submitted 10/3/83 Date Mailed Out 10/4/83 Date Posted OCT 14 1983, called OCT 12

10 day Review Period Return by 10/14/83

Open Space Dedication (acreage) _____ Open Space Fee Required \$ _____ Paid Receipt # _____

Recording Fee Required \$ _____ Paid (Date) _____ Date Recorded _____

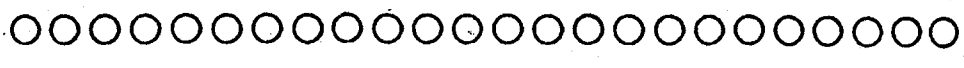
review agencies

	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.	•	•																																			
City Public Works	•	•																																			
City Engineer	•	•																																			
Transportation Engineer	•	•																																			
City Parks/Recreation	•	•																																			
City Fire Dept.	•	•																																			
City Police Dept.	•	•																																			
County Planning	•	•																																			
County Engineer	•	•																																			
County Health	•	•																																			
County Parks/Recreation	•	•																																			
Comprehensive Planning	•	•																																			
Floodplain Administration	•	•																																			
G.J. Dept. of Energy	•	•																																			
Walker Field	•	•																																			
School District	•	•																																			
Irrigation	•	•																																			
Drainage	•	•																																			
Water (Ute, Clifton)	•	•																																			
Sewer Dist. (FV, CGV, OM)	•	•																																			
Mountain Bell	•	•																																			
Public Service (2 sets)	•	•																																			
State Highway Dept.	•	•																																			
State Geological	•	•																																			
State Health Dept.	•	•																																			
GJPC (7 packets)	•	•																																			
CIC (9 packets)	•	•																																			
OTHER	•	•																																			
totals																																					

BOARDS	DATE	
		<u>Pub'd prior to hearing</u>

APPLICATION FEE REQUIREMENTS

Rezone - \$375.00 at submittal





Grand Junction Planning Department
559 White Ave. Room 60
Grand Junction, Colorado 81501-2643
(303) 244-1628

February 20, 1986

Mr. Ray Quan
Far East Restaurant
1530 North Avenue
Grand Junction, CO 81501

Dear Ray:

As you requested, the Grand Junction Planning Commission (GJPC) reviewed your proposal for the parking facility on the northwest corner of 16th and Glenwood on Tuesday, February 18, 1986, at their workshop.

The indications the GJPC gave were not favorable. As discussed before with you, they are still concerned about non-residential encroachment north of Glenwood, regardless of the layout, design or use. I must note, however, these discussions are not a final decision. You have a formal application and could pursue it through the process for a decision.

I have also talked with the City Engineer, Don Newton, about the possibility of allowing on-street parking in the 1500 block of Glenwood. As soon as I hear from Don, I will contact you.

I'm sorry the response is not what you wanted. If you have questions, please feel free to contact me or Mike Sutherland. Good luck.

Sincerely,

Bob Goldin
Senior City Planner

BG/tt

xc: Don Newton
File #49-83 ✓



Grand Junction Planning Department
559 White Ave. Room 60
Grand Junction, Colorado 81501-2643
(303) 244-1628

February 24, 1986

Mr. Ray Quan
Far East Restaurant
1530 North Avenue
Grand Junction, CO 81501

RE: On-street Parking

Dear Ray:

I have received a memo from the City Engineer regarding the on-street parking considerations for the 1500 block of Glenwood. His recommendations are not to allow any on-street parking on Glenwood between 15th and 16th Streets.

It is unfortunate this parking could not be accommodated on Glenwood, but if you wish to pursue other alternatives, please feel free to contact either Don Newton or myself.

Sincerely,

Bob Goldin
Senior City Planner

BG/tt

xc: Don Newton
File #49-83