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File # 1983-0051

Project Name Columbine Corners-28 1/4 Rd-Rezone RMF46 to PB

P	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> <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>			
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X	X	Review Sheet Summary			
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		Review Sheets			
		Receipts for fees paid for anything			
		*Submittal checklist			
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		*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		Request for Treasurer's Certificate of Taxes Due-9/29/83			
X		Subdivision Summary Form			
X	X	Planning Commission Minutes - ** - 11/1/83			
X	X	Petition of opposition – 10/31/83			
X		Opposition Letters			
X		Notice of Public Hearing – to be held 11/19/83			
X		Public Notice Posting – 10/13/83			
X	X	Letter from Frank Childs, C & F Food Stores to Planning re: continuation of public hearing			
X	X	Site Plan			
X	X	Sign Detail – Schematic Cross Section			
X	X	Area of Influence Map			
X		Letter from Planning to Frank Childs re: will not reopen hearing on this item- 11/23/83			
X	X	Letter from Frank Childs to Planning Commission re: withdrew request- 11/29/83			

July 21, 1982

Grand Junction Planning Department
Attn: Mr. Bob Golden
Grand Junction, Colorado

TO WHOM IT MAY CONCERN:

RE: Property located at 2822 Orchard, Grand Junction, Colorado.
Lot size approximately 102 x 200 feet.

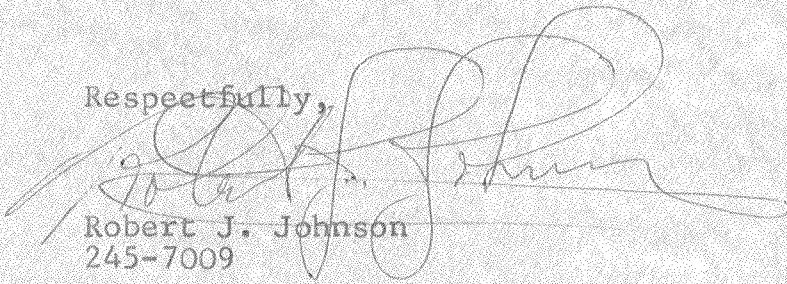
We are requesting approval for rezoning of the abovementioned lot.

The purpose of which is to rezone from R-4 to Commercial and to construct a 2400 square foot, Convenience Store, with adequate parking for at least forty (40) automobiles, on this lot.

We have contacted 50 residents in this area and have had approval from 48 of them; Petitions are not available at this time but can be furnished if required. Also, if plans are requested we can provide.

If there is any more additional information needed please do not hesitate to contact me at 245-7009. May we hear from you as soon as possible. Your consideration is greatly appreciated.

Respectfully,


Robert J. Johnson
245-7009

RJJ:jt

RECEIVED MESA COUNTY
DEVELOPMENT DEPARTMENT

AUG 03 1982

Paul & Deborah Hage
2821 Hall Ave.
Grand Jct., Colorado 81501

October 31, 1983

City of Grand Junction:
Planning Department
Planning Commission
Council Members
559 White Ave.
Grand Junction, Colorado 81501

Subject: Item #51-83: Rezone RMF-16 to Planned Business Final
Plan and Plat - Columbine Corners at 28½ and Orchard

We are writing to object to the proposal to rezone this property to Planned Business and to the construction of a C & F Food Store at this location. Our reasons are as follows:

1. Precedent. Orchard Avenue in this area is presently bordered by residential neighborhoods. It has a fine school - Orchard Avenue Elementary, and two beautiful parks - Columbine and Melrose (the "Rocket" park). We do not want Orchard Avenue to become a commercialized strip. Approval of this rezone request would be the first step in the door and make denial of future requests more difficult. Denial of this rezone request will protect the residential character of the neighborhoods bordering Orchard Avenue.

2. Need. The developer states the proposed use is generally consistent with the City's B-2 (Neighborhood Convenience Business) zone. However, they are requesting a Planned Business zoning to better coordinate and reach agreement on site design features. In responding to whether there is a need for the proposed rezone, they do cite the City's B-2 zone guidelines which state that it is appropriate to approve if located 8/10ths of a mile from similar uses.

Please note what the developer fails to mention - that there are similar uses within 8/10th of a mile! A full line grocery store (City Market) and a card and gift shop (Walker's) as well as other stores are located in Eastgate Shopping Center just 5/10ths of a mile away. The grocery store is open from 7:00 a.m. to 9:00 p.m. On North Avenue, a self-service gas station with convenience store (Site Station) is just 6/10ths of a mile away (hours are from 6:00 a.m. to 12 midnight). At 28½ and North Avenue, within 3/4 mile, is a 24 hour 7-11 Store. The proposed rezone should be denied because it fails to meet the guideline of distance from similar uses.

3. Safety. Construction of a convenience type store at this location, with its stock of gum, candy, pop, comics and magazines etc., will be an attraction for neighborhood youngsters. Of particular concern are the youngsters living across 28½ Road in the

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Grand Manor development. The most direct route to the store will be for them to jaywalk across 28½ Road rather than to go all the way down to the corner and use the crosswalk. 28½ Road is a four lane arterial street designed to be a major traffic link between F Road and I-70 Business, and traffic will continue to increase along it. The risk of a child being injured or killed in a quick dash across the street (a four lane arterial) for a goody is not worth the "convenience" of a store at this location. In the interest of public safety, the rezoning should be denied.

4. Traffic. The City of Grand Junction has spent well over a million dollars establishing a four lane arterial street to link F Road with I-70 Business Loop. However, at 28½ and Orchard Avenue, traffic is restricted to only one lane in each direction in order to accommodate the corner here. It is at just this point of traffic restriction that the proposed convenience store would create a great deal of turning movements for vehicles entering and exiting the site.

We have been told the location of the proposed driveways meet the requirements of good traffic design theory. We have also been told the 28 Road and Orchard intersection meets traffic design theory. But, we know a large number of drivers who know very well that in practice, 28 and Orchard doesn't work and is a hazard. Likewise, there is a question whether the traffic movement that would result from the proposed store at 28½ and Orchard will accommodate a safe traffic movement in actual practice. The proposed rezoning should be denied to preserve good traffic movement.

5. Existing Zoning. There presently exists at what would be the N.W. corner of 28½ and F Roads existing PB (Planned Business) zoning that would allow a neighborhood convenience store as a proposed use, subject to approval of a final development plan. An outline development plan for the property has received approval under the name Middlegate Subdivision. The rezoning proposed at 28½ and Orchard should be denied because it duplicates zoning already existing in close proximity.

6. Impact on Columbine Park. It is our guess that if approvals were given that would permit construction of a convenience store at this location, it would only be a short time later that a request would be made for whatever type of liquor license would be necessary to sell package 3.2 beer. An attractive market would certainly exist just diagonally across the street at the park with all the softball leagues and tournaments. While it cannot be denied that drinking does occur presently in the park, the availability of beer this close to the park can only increase the amount of drinking. With that will come increased litter and increased incidents of over indulgence. Every effort must be made to protect the park as a place where parents can feel secure having their children play and families can feel comfortable having a picnic etc. The proposed rezoning

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should be denied to protect the tremendously valuable investment the City has in this park resource.

In view of the above, we urge your denial of the proposed rezone, final development plan and plat approval for the Columbine Corners - C & F Food Store at 28½ and Orchard Avenue.

Very truly yours,


Paul A. Hage


Deborah E. Hage

P.S. On Sunday, October 30th, I took the time to visit many of my neighbors regarding my concerns. An overwhelming number of them share these concerns. I have enclosed with this letter petitions signed by over 50 of my neighbors along 28½ Road and in Virginia Village Subdivision South of Orchard between 28 and 28½ Road who oppose this rezone and proposed development. In their behalf, I also urge you deny this request.



P E T I T I O N

We, the undersigned, wish to express our objections to the rezone RMF 16 to Planned Business at 2822 Orchard Ave. We object to the location of a C & F Food Store on this lot.

<u>DATE</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
10-30-83	Rebecca W. Oaks	2817 Mesa Ave	Rebecca W. Oaks
10-30-83	MICHAEL A Hobbs	2821 MESA Ave	Michael A Hobbs
10-30-83	SANDRA Hobbs	2821 Mesa Ave.	Sandra S. Hobbs
10-30/83	James L. Sjerven	2806 Hall Ave.	James L. Sjerven
10-30/83	D WIGHT ^W CLARK	2804 1/2 Hall	Dwight W Clark
10-30-83	HELEN ^C Clark	2804 1/2 Helene	Helen C Clark
10/30/83	RALPH QUINONES	2804 HALL	Ralph Quinones
10/30/83	Elsie Quinones	2804 HALL	Elsie G. Quinones
10/30/83	JACK RUTT	2817 HALL	Jack Rutt
10/30/83	Barbara	2817 Hall	Barbara Rutt
10/30/83	James Campbell	2819 Hall	James L. Campbell
10/30/83	Virginia Campbell	2819 Hall	Virginia Campbell
10/30/83	FRIEDA Timlin	2823 HALL	Frieda E. Timlin
10/30/83	Robert V. Timlin	2823 Hall	Robert V. Timlin
10/30/83	Deborah Hage	2821 Hall	Deborah E Hage
10/30/83	Lois R. Anderson	2822 Hall	Lois R. Anderson
11-1-83	Judy Meyer	2816 Hall	Judy Meyer

P E T I T I O N

We, the undersigned, wish to express our objections to the rezone RMF 16 to Planned Business at 2822 Orchard Ave. We object to the location of a C & F Food Store on this lot.

<u>DATE</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
<u>10-30-83</u>	<u>ROY C. GARDNER</u>	<u>2807 HALL AVE</u>	<u>Roy C. Gardner</u>
<u>10-30-83</u>	<u>DIANE S. BURKE</u>	<u>2809 Hall Ave</u>	<u>Diane S. Burke</u>
<u>10-30-83</u>	<u>THOMAS R. CURPIERE</u>	<u>2814 Mo Ave.</u>	<u>Tom Curriere</u>
<u>10-30-83</u>	<u>Kathleen Herring</u>	<u>2812 Mesa Ave</u>	<u>Kathleen Herring</u>
<u>10-30-83</u>	<u>Cheryl J. Jaros</u>	<u>2808 Mesa Ave.</u>	<u>Cheryl J. Jaros</u>
<u>10-30-83</u>	<u>MURIEL NELSON</u>	<u>2806 MESA AVE.</u>	<u>Muriel Nelson</u>
<u>10-30-83</u>	<u>GUY KROHN</u>	<u>2801 MESA</u>	<u>Guy Krohn</u>
<u>10-30-83</u>	<u>CORA D. KROHN</u>	<u>2801 Mesa Ave</u>	<u>Cora D. Krohn</u>
<u>10-30-83</u>	<u>Suzanne Fredrickson</u>	<u>2803 Mesa Ave</u>	<u>Suzanne Fredrickson</u>
<u>10-30-83</u>	<u>Brent Fredrickson</u>	<u>2803 Mesa Ave</u>	<u>Brent Fredrickson</u>
<u>10-30-83</u>	<u>N. Virginia Gray</u>	<u>2807 Mesa Ave</u>	<u>N. Virginia Gray</u>
<u>10-30-83</u>	<u>ELSIE WHEELER</u>	<u>2809 Mesa Ave.</u>	<u>Elsie Wheeler</u>
<u>10-30-83</u>	<u>JOHN CREAGAR</u>	<u>2811 MESA AVE</u>	<u>John Creaga</u>
<u>10-30-83</u>	<u>EDWARD L. JAROS</u>	<u>2808 MESA AVE.</u>	<u>Edward L. Jaros</u>
<u>10-30-83</u>	<u>SANDRA L. MAPES</u>	<u>2802 MESA AVE</u>	<u>Sandra L. Mapes</u>
<u>10-30-83</u>	<u>GLEN A. MAPES</u>	<u>2802 MESA AVE</u>	<u>Glen A. Mapes</u>
<u>10-30-83</u>	<u>Mark Chavez</u>	<u>2815 Mesa Av.</u>	<u>Mark B. Chavez</u>

P E T I T I O N

We, the undersigned, wish to express our objections to the rezone RMF 16 to Planned Business at 2822 Orchard Ave. We object to the location of a C & F Food Store on this lot.

<u>DATE</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
10/30/83	PAUL A. HAGE	2821 HALL AVE	<u>Paul Hage</u>
10/30/83	Orville T. Rowton, Jr	545 28 1/4 Rd	<u>O. T. Rowton Jr.</u>
10/30/83	Myrtle Rowton	545 Road 28 1/4	<u>Myrtle Rowton</u>
10/30/83	J. R. FITZPATRICK	543 28 1/4	<u>J. R. Fitzpatrick</u>
10/30/83	Daniel H. Cramlett	541 - 28 1/4 Rd.	<u>Daniel H. Cramlett</u>
10-30-83	Roberta G. Cramlett	541 28 1/4 Rd	<u>Roberta G. Cramlett</u>
10-30-83	Alfredo Yslas	537 28 1/4 Rd	<u>Alfredo Yslas</u>
10/30-83	MITCHELL KRACOSKI	537 28 1/4 RD	<u>Mitchell</u>
10/30/83	REX E. STUCKER	2820 HALL AVE	<u>Rex E. Stucker</u>
10/30/83	LINDA KARRIKER	2818 HALL AVE	<u>Linda Kariker</u>
10/30/83	John W. Meyer	2816 Hall Ave	<u>John W. Meyer</u>
10/30/83	Joyce Butterbaugh	2810 1/2 Hall	<u>Joyce Butterbaugh</u>
10/30/83	Jackie Thalman	2810 HALL AV.	<u>Jackie Thalman</u>
10/30/83	LARRY BUTTENBAUGH	2810 1/2 HALL	<u>Larry Butterbaugh</u>
10/30/83	Vic THALMAN	2810 HALL AVE	<u>Vic Thalman</u>
10/30/83	Anne Sjerven	2806 Hall Ave	<u>Anne Sjerven</u>
10/30/83	BETTY GARDNER	2807 HALL AV	<u>Betty Gardner</u>

THE SITE

LOCATION

- Northwest corner of Orchard Avenue and 28 $\frac{1}{2}$ Road

NEIGHBORHOOD

- Mixed uses
 - single family
 - multi-family
 - public park
- Undeveloped area to the north and northeast

ACCESS/SERVICES

- 8 blocks north of North Avenue/U.S. 6 and 8 blocks south of Patterson Road, major east/west arterials
- 20 blocks (1 $\frac{1}{2}$ mile) west of 12th Street and 12 blocks east of 29 Road, major north/south arterials
- Frontage is situated on the inter-neighborhood minor arterials feeding these major arterials
- Easy and direct access by neighborhood pedestrians and vehicles
- 275' \pm feet of frontage with sidewalk
- Pedestrian access from signalized crosswalks to facility
- Domestic, irrigation and fire protection water is provided by the City of Grand Junction
- Sewer service is provided by the City of Grand Junction
- Trash collection and telephone service will be provided by private companies
- Electric and gas services by the Public Service Company

BILLINGS SILTY CLAY LOAM, 0 to 2 percent slopes, Class IIs Land (Bc)

This soil, locally called adobe, is one of the most important and extensive in the Grand Valley. It is derived from deep alluvial deposits that came mainly from Mancos shale but in a few places from fine-grained sandstone materials. The deposits ordinarily range from 4 to 40 feet deep but in places exceed 40 feet. The deposits have been built up from thin sediments brought in by the streams that have formed the coalescing alluvial fans or have been dropped by the broad washes that have no drainage channel. The thickest deposit, near Grand Junction, was built up by Indian Wash.

Although moderately fine textured, this Billings soil permits successful growth of deep-rooted crops such as alfalfa and tree fruits. Its permeability is normally not so favorable as that of the Mesa, Fruita, and Ravola soils. Its tilth and workability are fair, but it puddles so quickly when wet and bakes so hard when dry that good tilth can be maintained only by proper irrigation and special cultural practices. Runoff is slow and internal drainage is very slow.

Like all other soils in the area, this one has a low organic-matter content. Under natural conditions it contains a moderate concentration of salts derived from the parent rock (Mancos shale). In places, however, it contains so much salt that good yields cannot be used for crops. Generally, this soil is without visible lime, but it is calcareous. In many places small white flecks or indistinct light-colored streaks or seams indicate that lime, gypsum, or salts are present.

Soil limitations are classified as severe for local roads and streets (poor traffic-supporting capacity, moderate to high water tables common), shallow excavations (high water table common), and septic tank filter fields (slow permeability, poor internal drainage, seasonal high water table).

REQUEST

This proposal sets forth in written and graphic form the existing zoning, Residential Multi-family (RMF)-16, on the described property to a Planned Business (PB) Development Zone.

Under the review and approval process of the Planned Business Development Zone, the Developer's proposed plans and designs can be reviewed by the City and area residents. Suggestions can be made and modifications considered. This process can yield a development of quality design which is compatible within the area, approved uses that are appropriate, and therefore a project beneficial to the future of the area and the Owner.

The proposed plan is for the construction of a neighborhood convenience business providing convenient shopping for foods, miscellaneous items and gasoline.

The site is owned by C & F Food Stores, Inc. and consists of two adjoining separate properties located at the northwest corner of 28½ Road and Orchard Avenue. A rental house exists on the west property. The frontage of the site has been newly constructed with the development of the 28 - Orchard - 28½ Corridor from North Avenue to Patterson Road.

Upon final approval of this application construction documents for a 2800 sq. ft. structure will be completed, the existing house will be removed and construction will commence immediately.

Included within this application is a proposed one-lot subdivision entitled Columbine Corners. Approval and recording of this plat will convert the properties to a single parcel with a simplified legal description.

SUBMITTAL

All required materials and documents are included with the application package submitted to the City Planning Department, except for an appraisal for determining the open space fee. This appraisal will be submitted prior to the Planning Commission Hearing date.

The site plan has been prepared without benefit of the review and comment of all of the reviewing agencies. Upon receipt of Reviewer's comments the Applicant will consider recommendations, for modification of the site plan, that are determined to be positive for the City, neighborhood and/or business function.

COMPLIANCE

The pre-application conference with the City Planning Staff indicated that this request was not in conflict with adopted plans, policies, nor regulations of the City of Grand Junction.

ADOPTED GOALS, OBJECTIVES AND POLICIES (supporting this request)

Social and Economic Factors

- Maintain and foster a strong and balanced economy while simultaneously insuring that the social needs of all residents in the planning area are met to the maximum extent feasible.
- Encourage sound economic and social conditions through supporting the business, tourism, agriculture and industrial economies throughout Mesa County.

Environmental Resources

- Examine the extent of existing and anticipated air quality problems and examine measures that could lessen the impact on local environment.
- As the Central Grand Valley continues to grow, the sources of air pollution will increase and thus decrease the air quality, especially during long inversion periods. An active program of air pollution control and development strategy must accompany growth of the valley to ensure a safe and healthy environment for current and future residents.
- New developments will meet reasonable air and water quality standards of the City, County, State and Federal Governments.
- In order to insure public safety and minimize public costs, proposed land uses will respond to the soil, erosion, and surface geologic characteristics of the development site by proper design, engineering and construction.
- Proposed developments must provide whatever facilities, structures and/or detention areas necessary to insure that storm runoff will not be disruptive to existing streams, drainage systems, or other land uses. The integrity of existing drainage networks must be maintained.
- New and existing developments are encouraged to provide for beautification and enhancement of the climatic environment to establish a pride of community, maintain acceptable air quality and assist in energy conservation. This will be considered of special importance along major transportation corridors.

General Land Use

- Achieve safety, convenience and cost effectiveness through the wise distribution and location of all land use activities. A balance between rural, residential, business, commercial, industrial, and public land uses is needed to insure that the integrity of Grand Junction and the Central Grand Valley is maintained.

- Accommodate all land use activities in such a manner that the adverse effects of one activity are minimized upon neighboring land uses.
- New development should be cost-effective; areas contiguous to Grand Junction are encouraged to be developed first, in order to avoid development which results in the uneconomical and inefficient provision of public facilities and services.
- Discourage unsightly and unmaintained land uses within the City.
- New development should pay for its own way and not represent a burden to the entire community of Grand Junction.
- Land in close proximity to jobs, services and public facilities will be encouraged to develop more intensively and at greater densities. Less intensive land use patterns are deemed more appropriate as the distance from jobs, services and public facilities increases.

Residential Land Use

- Encourage the location of residential areas so that schools, commercial centers, and other public facilities are conveniently available.

Commercial Land Use

- Encourage and support commercial activities through renovation, improvement of pedestrian walkways, improvement of vehicular access, provision of adequate parking and encourage aesthetic land use and development patterns.
- Minimize any adverse traffic congestion effects of commercial development on adjacent land uses and the road and street systems.
- Insure that commercial areas allow free and safe circulation for pedestrians.
- Insure that adequate off-street parking and loading facilities are present in any commercial area.
- Neighborhood shopping areas should serve an identifiable neighborhood where services cannot be conveniently supplied by a core area and should relate to the total potential populations of that neighborhood. The size of a neighborhood shopping area should be contingent on the potential population of the neighborhood that is to be served.
- Criteria for a neighborhood shopping area includes location at the intersection of an arterial with another arterial or collector, location on no more than one quadrant of an intersection, and relationship to an identifiable neighborhood.
- Commercial developments should be aesthetically pleasing and special attention should be given to parking, traffic circulation and safety for both motorists and pedestrians.

Transportation

- Require adequate parking facilities, particularly off-street parking, for existing and proposed developments.
- Encourage a compact development pattern which will promote better use of the existing routes, optimise the future demand for public transit and minimize pollution by reducing the need for auto travel.

Public Facilities and Services

- The provision of utilities should guide the location of new development and should be supportive of planned land use patterns. The use of existing facilities and services should be maximized to insure the use of present public investments before undertaking new ones.
- Urbanized land development must be served by adequate domestic and fire protection water sources.

ZONE OPTIONS

This proposed use is generally consistent with the City's B-2 (Neighborhood Convenience Business) conventional zone for light business uses in residential areas. The type of businesses operated in this zone will be strictly neighborhood service-oriented to provide merchandise or services which are frequently needed in the home. Development in this zone will be compatible in scale and appearance with the neighboring residential areas.

A Planned Business zone is being requested to allow the City, its' reviewing agencies, and the owner to coordinate and reach agreement on site design features; and to articulate a commitment from the owner that the site will be maintained and function as approved.

CRITERIA FOR REZONE

The following evaluations are required in reviewing rezone applications:

A. Was the existing zone an error at the time of adaption?

No. At the time the existing zoning was adopted on this property all property north of North Avenue was zoned and developed as residential. This area was on the very fringe of the urbanizing area and originally had a County zone of single family, 3.5 units to the acre. Later the property was annexed and zoning for multi-family development, 16 units to the acre was approved. Business and commercial development primarily took place between 1st and 12th Streets, and North and South Avenues, and along highway entrances to the City.

- B. Has there been a change in character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc?

Yes. Growth and development has expanded as far north as the airport and necessitated the expansion of public facilities including expanded roadway development. Zone changes to provide for area/neighborhood business and commercial facilities have been made. Use and development transitions from the original residential development to uses and/or structures more compatible to the changing area, or to provide for changing needs, have taken place.

Residential zones have been changed to provide for increased unit densities per acre, multi-family, mobile and public uses; recognizing that this area has, and is, becoming very urbanized with the passage of time.

The City adopted and construction 28 Road from North Avenue to Orchard, Orchard to 28 $\frac{1}{4}$ Road, 28 $\frac{1}{4}$ Road to Patterson Road as a minor arterial roadway. In recognition that this type of roadway usually affects the desirability of the original single family residential uses fronting on the roadway, the City has approved many rezones along this corridor to uses more compatible and beneficial to the use of the newly developed roadway.

- C. Is there an area or community need for the proposed rezone:

Yes. The City's B-2 zone (Neighborhood Convenience Business) states that it is appropriate to approve if located 8/10th of a mile from similar uses. This distance provides convenient goods and services within modest walking distance. In addition, existing and potential densities in the neighborhood have been significantly increased by City approval from the original zoning. This increases the need for a neighborhood convenience business.

- D. Is the proposed rezone compatible with the surrounding area or will there be adverse impacts?

Yes. The proposed plan has been designed to be compatible with the existing residential and park development in the area. The structure is of brick and wood shingles. The structure has a height comparable to single family houses and less than the multi-family structures to the east and northeast. Two large cottonwood trees will be pruned and maintained. A large sod area with flower gardens will cover 20%± of the site. This area visually screens much of the parking and gas service area, and beautifies the site and provides vegetation which will shade and contribute environmental benefits to the intersection area.

Vehicular access is designed as directed by the City Engineering Department. Pedestrian access has been coordinated with the newly installed walk lights and crosswalks.

A 6-foot wood fence, with both sides finished, and tree vegetation with green foliage occurring above the fence will screen and buffer adjacent development on the west and north of the site.

Residential development to the south is separated from this site by a major east/west wash (or drainage ditch), a fence, a sidewalk, property fences, and existing rear yard vegetation. These single family homes are oriented with the rear yards on the north side of the home.

The requested use and re-development of this site can be compatible and supportive with the existing residential and public uses and investments. No adverse impacts are anticipated.

- E. Will there be benefits derived by the community or area, by granting the proposed rezone?

It will provide convenience shopping within walking distance and convenient gas service for the passing vehicle for this neighborhood.

- F. Is the proposal in conformance with the policies, intents and requirements of this Code and other adopted plans and policies?

Yes, as previously stated.

- G. Are adequate facilities available to serve development for the type and scope suggested by the proposed zone? If utilities are not available could they be reasonably extended?

All facilities and utilities to support the requested zone and use are available to the site.

NEIGHBORHOOD

The owners of C & F Food Stores, Inc. did a survey of the residents in the neighborhood. Those individuals that were at home offered their signatures on one of three petitions:

	# signing
support for the rezone and location of C & F Food Stores on this site	69
object to the rezone and location of C & F Food Stores on this site	6
neither object to nor support the rezone and location of C & F Food Stores on this site	3
	<u>78</u>

See petitions on the following pages.

P E T I T I O N

We, the undersigned, wish to express our support for the rezone RMF 16 to Planned Business at 2822 Orchard Avenue. We support the location of a C & F Food Stores on this lot.

<u>DATE</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
9-26-83	Randy J. McE/E	2828 Orca #71	Randy J. McE/E
9-26-83	Debra Lewis	2828 Orchard #10	Debra Lewis
9-26-83	Fair L. Hill, Kevin M. Bell	" " 70	Fair L. Hill
9-26-83	Albano Marcella	" " 65	Albano Marcella
9-26-83	Emily J. McLaughlin	2828 Orchard Ave #56	Emily J. McLaughlin
9-27-83	Leslie Reese	2828 ORCHARD #40	Leslie Reese
9-27-83	Judy Osborne	2828 Orchard #44	Judy Osborne
9-27-83	Brenda O'Carroll	2828 Orchard #35	Brenda O'Carroll
9-27-83	Cheryl D. Passer	2828 Orchard #36	Cheryl D. Passer
9-27-83	Nannette Hawry	2828 ORCHARD #47	Nannette Hawry
9-27-83	Helen & Komatas	2828 Orchard #51	Helen & Komatas
9-27	Della Marting	2828 Orchard #48	Della Marting
9-27	America Martelloni	2828 Orchard #16	America Martelloni
9-27	Donny Clark	2828 Orchard #31	Donny Clark
9-27	Al Taylor	2828 ORCHARD #27	Al Taylor
9-27	Lisa Hauge	2828 Orchard #32	Lisa Hauge
9-27	Mike McAvoin	1120 Bond Ave	Mike McAvoin
9-27	Lissa Ortega	2828 Orchard #30	Lissa Ortega
9-27	Julie Ottman	2828 Orchard #23	Julie Ottman
9-27	Catherine Basket	2828 Orchard #12	Catherine Basket
9-27	Linda Fair	2828 Orchard #16	Linda Fair
9-27	Marjellen Silva	2828 Orchard #9	Marjellen Silva
9-27	Jerry Vaughn	2828 Orchard #11	Jerry Vaughn
9-27	Michael Steele	2828 Orchard #10	Michael Steele

P E T I T I O N

We, the undersigned, wish to express our support for the rezone RMF 16 to Planned Business at 2822 Orchard Avenue. We support the location of a C & F Food Stores on this lot.

<u>DATE</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
9/26/83	MIKE MEDINA	2828 ORCHARD #01	<i>Mike Medina</i>
9/26/83	Deborah Medina	2828 Orchard #01	<i>Deborah Medina</i>
9/26/83	Serena Bosshardt	2828 Orchard #01	<i>Serena Bosshardt</i>
9/26/83	Cheryl Stanciu	2828 Orchard #01	<i>Cheryl Stanciu</i>
9/26/83	Donnie Bairley	2828 Orchard #105	<i>Donnie Bairley</i>
9/26/83	Angie Landolina	2828 Orchard #12	<i>Angie Landolina</i>
9/26/83	Stella Richardson	2828 Orchard	<i>Stella Richardson</i>
	Lisa Nickla	2828 Orchard	<i>Lisa Nickla</i>
9-26-83	Russell P. Bell	2828 Orchard Ave #1	<i>Russell P. Bell</i>
9-26-83	Michelle Bender	2828 Orchard #10	<i>Michelle Bender</i>
9-26-	Nala Jester	2828 Orchard #08	<i>Nala Jester</i>
9-26	Karl Van-Cort	2828 Orchard #97	<i>Karl Van-Cort</i>
9-26	Vivian Schmidt	2828 Orchard #99	<i>Vivian Schmidt</i>
	E 14 Berthia	2828 " #89	<i>E 14 Berthia</i>
9-27	Kathy Ruggina	" #11	<i>Kathy Ruggina</i>
9/26	Elizabeth Simpson	" " #88	<i>Elizabeth Simpson</i>
9-26	Ramona Smeltz	2828 Orchard #54	<i>Ramona Smeltz</i>
9-26	James E. Patefish	" #55	<i>James E. Patefish</i>
9-26	Bonnie Cousins	2828 Orchard #77	<i>Bonnie Cousins</i>
9-26	Joseph Gordon	2828 Orchard #84	<i>Joseph Gordon</i>
9-26	Lauri M. Conig	2905 1/2 Hwy 50	<i>Lauri M. Conig</i>
9/26	Atata K. Stokman	2828 Orchard Ave #80	<i>Atata K. Stokman</i>
9/26	Cheronne K. Brown	2905 1/2 Hwy 50	<i>Cheronne K. Brown</i>
	Cliff Overly	2828 Orchard Ave #61	<i>Cliff Overly</i>
9/26	Barbara Moore	2828 Orchard Ave #11	<i>Barbara Moore</i>

P E T I T I O N

We, the undersigned, neither support nor object to the rezone RMF 16 to Planned Business at 2822 Orchard Avenue. We neither support nor object to the location of a C & F Food Store on this lot.

DATE NAME ADDRESS SIGNATURE

9/26/83

Shirley J. [Signature]

564 Princess

9/26/83

David [Signature]

563 Princess

9/26/83

Lois Anderson

2822 1/2 Hall

P E T I T I O N

We protest the establishment of a C & F Food Store at the corner of 28 1/4 and Orchard because it will cause tremendous congestion on Orchard Avenue, it will funnel vehicles into the extremely confusing and dangerous intersection of 28th and Orchard, and it will create hazards for children and residents of the area.

Moreover, we do not need another convenience store in this area as our needs are already well satisfied with the present stores.

<u>NAME</u>	<u>ADDRESS</u>
Lorraine Baschi - originator of petition	552 28 Road
June Miller	2876 Orchard Ave.
Robert Dank	555 Cindy Ann
Dale Dank	555 Cindy Ann
Marie D. Davis	557 Cindy Ann
Rosothy White	557 Cindy Ann
Michael E. Grunwald	565 CINDY ANN
Frances Troelue	560 - 28 rd
Eunice J. Miller	562 - 28 rd
Yvonne Faldutsky	561 - 28 Rd
Debbie Schneider	563 28 Road
Eric Schmidt	563 28 Road
Cathy Horvath	566 28 RD
Louise Wall	2615 Brookcliff
Shirley Brewer	2601 Brookcliff
Edith Schoultz	2120 N 26 th
May Brown	2110 N 26 th
Mrs Wayne Pace	2111 N. 26 th St
Norman W. Pace	2111 N. 26 th
Mabel Bennett	2103 N. 26 th St.
Bobbie F. Bennett	2103 N 26 St
Barbara Sundermeier	2060 N. 26 th St
Robbie Corallaro	2059 N 26 th St
Myrtle Stolte	2045 N 26 th St
Lila McClung	2050 N. 26

Willis L Ball	2511 Mesa Ave Grand Jct.
Nazel Ball	2511 Mesa
Lillian Faygan	2501- Mesa ave Grand Jct.
Jackie Faygan	2501 MESA ave Grand Jct.
Marion Mayne	2445 Mesa ave Grand Jct.
Maybelle Mayne	2445 Mesa ave Grand Jct.
Rae Ann McLennan	2435 Mesa Ave
Mrs. Bonnie Blank	1532 N. 25th St.
James K Witt	2415 Mesa Ave
Julia L Witt	2415 Mesa Ave
Shirley R Wren	2408 Mesa
Mabel Hartman	2372 Mesa ave.
Lu Fay Hartman	2322 Mesa Ave.
Stacy Holt	2325 Mesa Ave.
L H Hicks	1630 N. 23rd St.
Archie Hicks	1630 N. 23rd St.
Joe Bluman	2244 MESA AV.
Isabel Baker	2233 Hall ave
Ruth + Bill McBrude	2305 Hall ave.
Maion w. & Monte Court.	2315 Hall Ave.
Reg Brown	2405 HALL
Josephine Faines	2460 Hall
James D. Peckens	2514 Hall
Terry Peckens	2514 Hall

P E T I T I O N

We protest the establishment of a C & F Food Store at the corner of 28 1/4 and Orchard because it will cause tremendous congestion on Orchard Avenue, it will funnel vehicles into the extremely confusing and dangerous intersection of 28th and Orchard, and it will create hazards for children and residents of the area.

Moreover, we do not need another convenience store in this area as our needs are already well satisfied with the present stores.

NAME

ADDRESS

Steve and Randy West	563 Court Rd. G.J. 81501
Joyce & Jerry Stemm	555 Court Rd. G.J.
Sharon & Fielding Bruffitt	3765 Beechwood, G.J. 81501
Harvey S. Aiello	2808 Walnut, G.J. - 81501
William R. Wells	2808 Walnut G.J. 81501
Douglas C. Samtelle	2806 Walnut Rd. G.J. 81501
Mr Albert M. Hall	575 Court Rd. - Aerial pt 81501
Dennis J. Tobin	2812 1/2 Rooker LEE AVE
Norma Scaler	570 Princess
John Scaler	570 Princess St.
Kathy Davis	556 Princess
Linda Jones	554 Junction St.
Donald D. Dand	556 Princess St.
Irene Maxween	555 Princess St.
Daleon C. C. C.	571 Princess
Helen Williams	565 Princess
Albert S. Michaud	570 Court Rd. G.J. Co.
James Smith	566 Court Rd. G.J.
Lela Kay	570 Court Rd.
Linda Foster	560 Court Rd. G.J. pt 10
Robert W. Green	560 Court Rd. G.J.

Pat Bass	1930 N. 26 th
Linda Malig	1900 N. 26 th
Welda Lee	1918 - 2726 th
PATRICIA RUBEL	2636 ORCHARD AVE
Helen M. Ringer	2802 Hall Ave
John B. Foreman	2802 1/2 Hall Ave.
Audrey D. Foreman	2802 1/2 Hall Ave.
Mrs. Fred Archuleta	2803 Hall Ave
Dick & Edith Chapman	551 Cindy Ann Rd
Frances E. Belden	2814 Orchard Ave. h.l.c.
Eric A. Rottler	2459 Orchard Ave.
Daniel M. Intyre	2340 Orchard AVE
PAT LARSEN	2340 Orchard. Ave.
Karey Torio	2236 Orchard ave.
Ben Miera	2236 orchard ave
Frances H. Fogg	2217 Orchard ave
John Fogg (By F.G.F.)	2217 Orchard ave
Harold Ryan	2638 Orchard Ave
Patricia Flatter	1838 N. 26 th St.
W. Earl R. Bush	2559 Hall
Gareth L. Kukhart	2551 Hall ave.
Robert C. Kukhart	2551 Hall ave
Mrs. New Collard	2543 Hall ave.
Wesley Jenkins	2535 Hall Ave.
Robert A. Davis	1828 N 26 th St
Gordon M. Adams	" " " "
Kenneth Banks	1818 N. 26 th
Reva Banks	1818 N. 26 th St.
Deborah A. Kane	1746 N. 26 th St
Beverly Steadart	1737 N. 26 th
W. Steadart	1737 N 26 th
Mary Ann	1726 7th St
Ed. Lambert	1716 " "
John	2530 Mesa Ave
Alice Miller	2541 Mesa Ave.

P E T I T I O N

We, the undersigned, formally request a change in design and traffic flow in the 28 Road and Orchard Avenue intersection.

The physical construction and marking at present is not only confusing but in our opinion dangerous to vehicle and pedestrian traffic.

NAME	ADDRESS
Patricia Skatten	1835 No. 26 th
Donna Dunn	1708 Road
Lida Pausin	2030 Poplar Dr.
Bob Sundermier	2668 N. 26 th St.
Mary Bronkright	425 North 17 th St.
Judy [unclear]	631 F. [unclear]
Wanda Audino	269 AL-LUCE Ave.
Wayne Treedy	580 Rambling Rd.
Margaret Mayo	2490 Sage Run Ct.
Jeggy Meininger	475 N. 24 th St.
Ed Delglus	257 McFarland Ct.
Linda Hunt	562 1/2 31 3/4 Rd.
Jana V. Breckenridge	252 3/4 27 1/2 ROAD
Darlene Lauer	2878 Pinyon
Dee Robbins	2750 C Road
Joan Lundy	1821 N. 19 th
Viola Crawford	472 Appaloosa Ln.
Terri Scovell	3087 E 1/2 Rd.
Rabeta Wilson	3311 F 5/8 Rd.
Fula Campbell	604 Holland St.
Lisa Moyer	585 25 1/2 Rd.
Joan Corbett	416 Elm Ct.
Linda Rasmussen	3251 E Rd.
Wintona [unclear]	664 [unclear]
Dudley Soloman	252 Windsor Rock Ct.
Jane Hancock	1045 [unclear]
Thomas Kelmian	438 32 1/2 Rd.
H. L. Crist	145 Willowbrook
Vance Melkus	683 Lincoln Drive

NAME	ADDRESS
Earl Baker	661 Highway 50
Joseph R. Gonzales	214 Grant Rd.
Verlyn H. Mathews	1410 N 38
Tom Wood	3405 C ¹ / ₂ Rd
Ed Bright	space 44 1550 Highway 50
Paul M. Norm.	R1 Whitewater, Ok.
R. J. Michaud	570 Court Rd R. J. Co.
Wilda Corey	2907 Bunting
Donald E. Egan	694 Westliff Dr. G. J.
David B. Tillman	119 William Dr. G. J.
John Holland	3299 Hillside Ct.
Ed Rayburn	519 29 ¹ / ₂ road G. J.
Lon Jett	381 W. Valley Cir. G. J.
Jesse Williams	310 S 7th St
Ronald D. Cline	518 Grand Valley Dr
Phil Henderson	607 Tropicana Dr.
Lada Morrison	295A Dartmouth Dr
Wesley Janson	1845 - David St #3
Wade Howard	1184 23 Rd.
Vern A. Carlson	1647 N 167K
Harold J. Fegely	2812 Hill Dr.
Bob Fickelberg	210 Sherman Dr.
Orville E. Stapelman	1549 W. Sherwood Dr
Wes Chubbuck	1840 4 th 15 th St
Valentine R. Rupp	559 Cicero Dr. Calinda
Beatrice J. Taylor	410 1/2 Morning Dove Ct G. J.
Frankie Austin	521 Garland Ave Clifton
Karen Banks	3101 East 4 th St
Sherril Jo Keim	523 1/2 Garland Ave Clifton
Sherrill G. Dodd	3443 G 1/4 Rd Rt 2 Palisade
Alphaleen Wallace	2962 Kernosa St G. J.
Marian M. Keenan	3040 F ¹ / ₂ Road
Sally Shouter	1825 Broadway G. J.
Rebecca Wilson	3212 Bunting, Clifton



COLORADO DEPARTMENT OF HEALTH

Richard D. Lamm
Governor

Frank A. Traylor, M.D.
Executive Director

October 3, 1983

City of Grand Junction
ATTN: Building Department
634 Main Street
Grand Junction, CO 81501

RE: Proposed new food store at 2822 Orchard Avenue

Dear Sirs:

A radiation survey request was received by our office on Friday, September 30, 1983, for a new proposed food store at 2822 Orchard Avenue.

The procedure we wish to follow for this site would be to complete the survey after the existing residence has been demolished, but before extensive excavation begins, rather than complete two surveys, before then after demolition.

This procedure has the concurrence of the requestor, C & F Food Stores, and would be the most efficient and cost-effective method to proceed with this project. If your office disagrees with this plan, please contact me.

Thank you,

Dennis J. Allen
Health Physicist

DJA:dg

THE PROJECT

USES

- Neighborhood convenience business providing foods, miscellaneous items and gasoline
- Paved parking and circulation area
- Handicap Parking
- Concrete pedestrian walkway
- Bike rack
- Landscaping and screen fencing
- Site lighting
- Business and direction signage

STRUCTURE

- 2800 sq. ft. single story brick and masonry building with wood shingle roof
- earth-tone colors on all exterior surfaces
- Handicap access

FUNCTION

- Landscaping will be maintained
- Site will be kept free of debris and maintained
- Convenience business hours
- East curb cut will be entrance only
- South curb cut will be ingress and egress
- Required customer plus one employee parking spaces are provided
- Adequate utility services for peak usages exist

DEVELOPMENT SCHEDULE

- Construction documents will be finalized subsequent to the City's approval of the application
- Construction will commence within 60 days (weather permitting) of the City's approval
- Construction and site improvements will be completed in Spring of 1984

IMPROVEMENT AGREEMENT/GUARANTEE

for

REZONE APPLICATION/FINAL PLAT - C & F Food Stores, Inc.
28 $\frac{1}{4}$ Road and Orchard Avenue
October 1, 1983

THERE ARE NO PUBLIC IMPROVEMENTS REQUIRED FOR THIS SUBDIVISION UNLESS
REVIEWING AGENCIES AND CONDITIONS OF APPROVAL REQUIRE SOME. AGREEMENT
AND GUARANTEE WILL BE SUBMITTED PRIOR TO RECORDING THE PLAT, IF IT
IS NEEDED.

COLUMBINE CORNERS

A PLANNED BUSINESS DEVELOPMENT

← INDICATES DIRECTION OF DRAINAGE FLOW
 ↻ INDICATES TRAFFIC CIRCULATION

AREA COMPUTATIONS

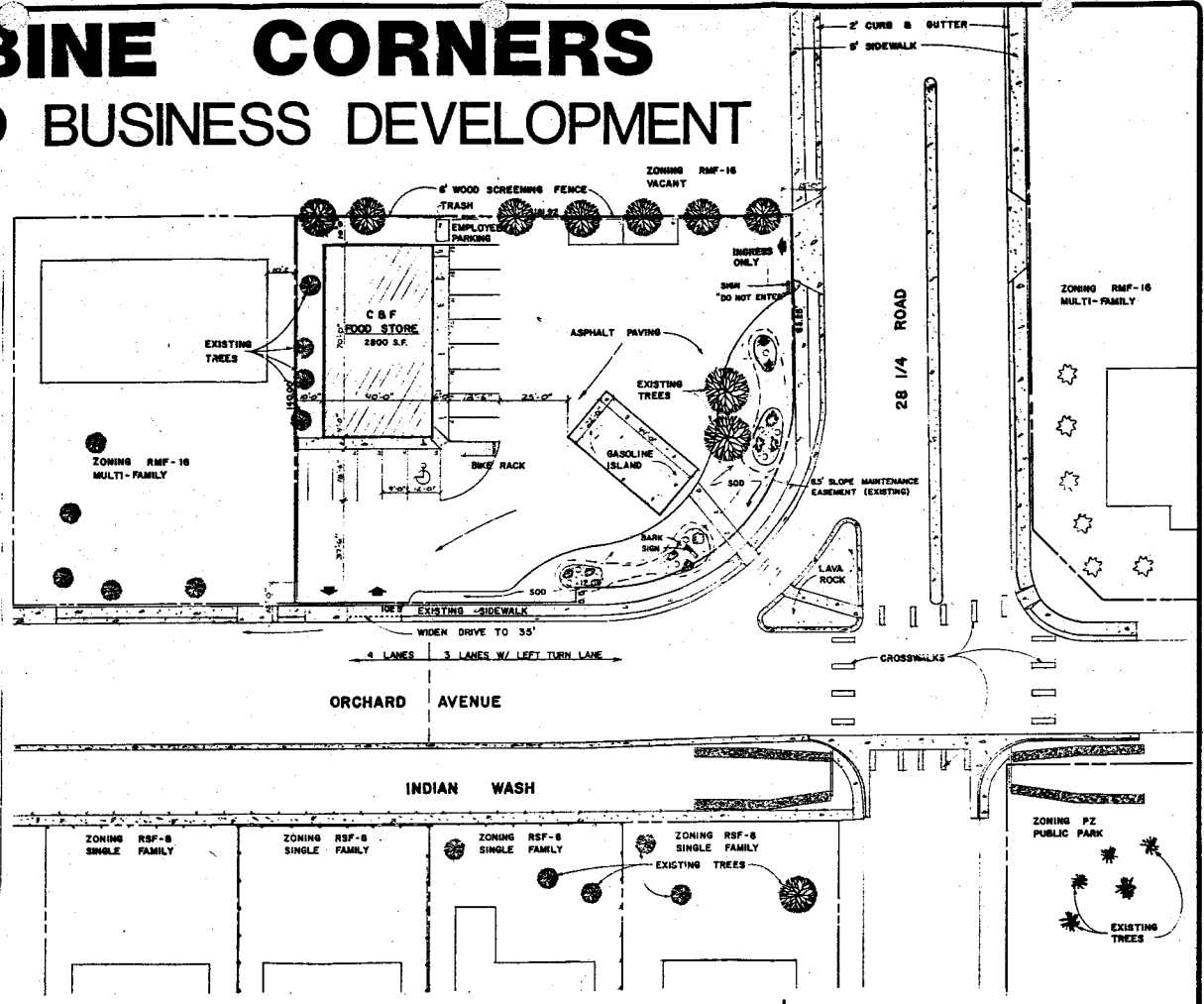
SITE	BUILDING	PAVING	LANDSCAPING
24,048 S.F.	2,800 S.F.	11%	16,348 S.F. 69%
			4,721 S.F. 20%

LANDSCAPE LEGEND

SYMBOL	COMMON NAME	SIZE	QUAN.
☼	SHADEMASTER HONEYLOCUST	1 1/2' GAL.	8
○	DWARF RED BARBERRY	5 GAL.	10
●	BUFFALO JUMPERS	5 GAL.	10

- Landscape Notes:**
- All landscaped areas to have an underground sprinkler system.
 - Dashed lines indicate the edges of the berms.
 - All existing trees to be retained on the site shall be pruned.

- General Notes:**
- Trash pickup shall be by private carrier.
 - The site slopes to the southwest. The drainage has been designed accordingly. The point of delivery of the drainage is to a storm sewer drain located 40 feet north of the north curb line of Orchard Avenue on Princess Avenue.
 - Wood fence begins 15'-0" back from curb line.
 - Utility Providers:**
 Power: Public Service Company
 Sewer: Franklin Sewer
 Water: Use Meter
 Irrigation: Grand Valley Irrigation
 Gas: Public Service Company
 Telephone: Mountain Bell
 All service lines are in place and available.
 - Parking: 16 spaces



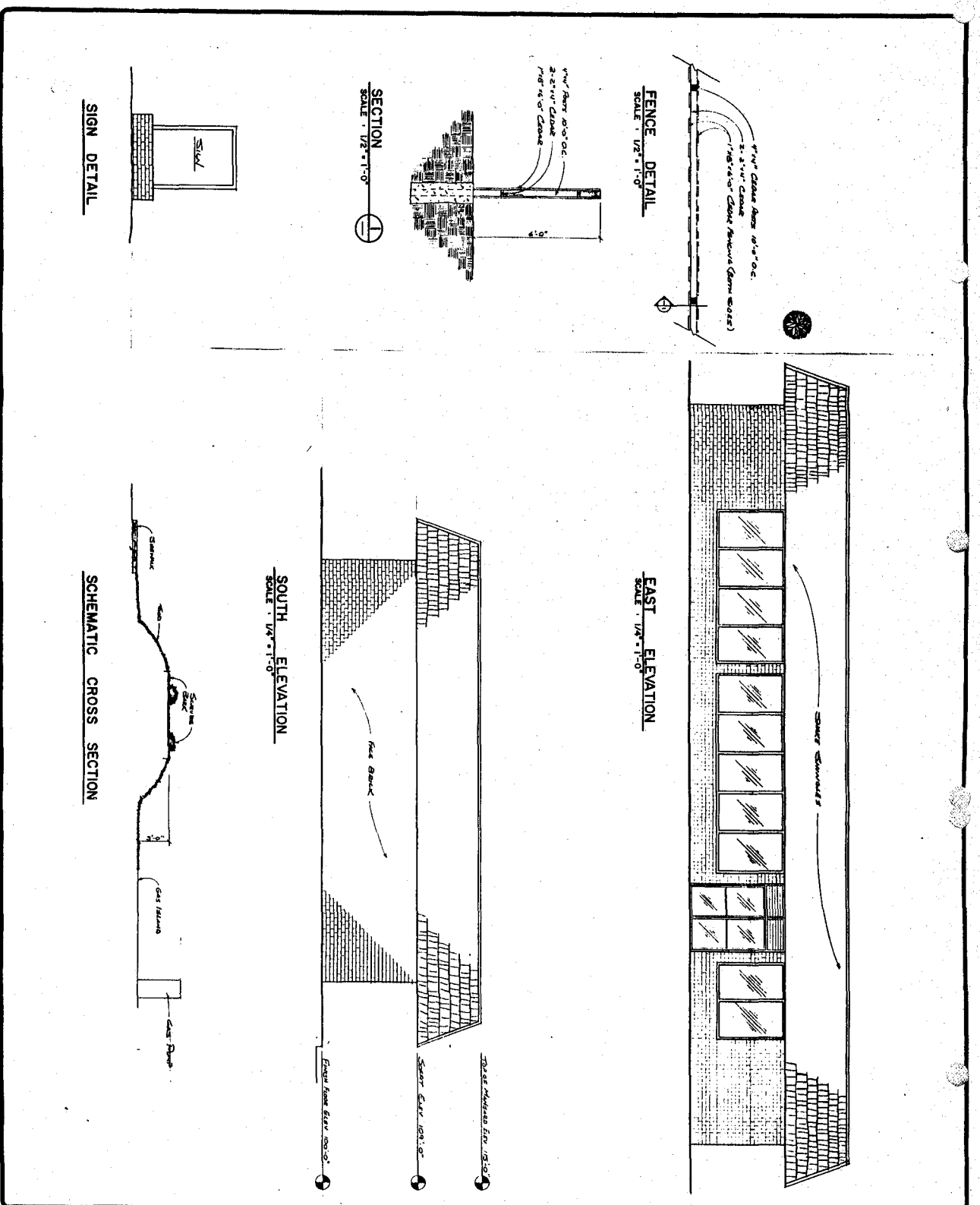
SITE PLAN
 SCALE: 1" = 20'-0"

REVISIONS	BY

COLUMBINE CORNERS
 A PLANNED BUSINESS DEVELOPMENT

DRAWN: J.D.W.
 CHECKED: []
 DATE: OCTOBER 3, 1983
 SCALE: 1" = 20'-0"
 JOB NO.: []
 SHEET: 1
 OF 2 SHEETS

OFFICE COPY
 #51-83



DATE	10/28/83
BY	AS SHOWN
NO.	2
SHEET	2

COLUMBINE CORNERS
A PLANNED BUSINESS DEVELOPMENT

NO.	2
SHEET	2

2943-072-00-018 #SI-83
David E. & Genie M. Schroeder
2nd Cenrl Hospital, Box 31
APO New York, New York 09180

2943-073-11-010 #SI-83
Gary F. & Linda K. Karriker
2818 Hall Avenue
Grand Junction, Co 81501

2943-072-00-009 #SI-83
Warren F. Reams
301 North 7th Street
Grand Junction Co 81501

2943-073-11-011 #SI-83
Deborah E. & Paul A. Hoge
c/o Leroy A. & C.A. Winters
2818½ Hall Avenue
Grand Junction, Co 81501

2943-072-11-001
Myrna A. & Clarence A. Chamblee
2816 Orchard Avenue
Grand Junction Co 81501
#SI-83

2943-073-11-012
Diane E. & Rex E. Stucker
2820 Hall Avenue
Grand Junction, Co 81501
#SI-83

2943-072-11-002
Linda L. & Dennis R. Jones
554 Princess Street
Grand Junction, Co 81501
#SI-83

2943-073-11-013
Penny L. & Ron Zotto
2822 Hall Avenue
Grand Junction, Co 81501
#SI-83

2943-072-11-003
Kathleen L. & Donald C. Davis
556 Princess Street
Grand Junction, Co 81501
#SI-83

2943-073-11-014
Lois R. Anderson et at
2822½ Hall Avenue
Grand Junction, Co 81501
#SI-83

2943-072-11-004
Annette E. & John D. Lewis
558 Princess Street
Grand Junction, Co 81501
#SI-83

2943-073-11-015
Amie C. & Gilbert L. Kelly
2824 Hall Avenue
Grand Junction, Co 81501
#SI-83

2943-072-11-005
Lois M. Baggett
560 Princess Street
Grand Junction, Co 81501
#SI-83

2943-073-00-941
City of Grand Junction

MESA COUNTY PLANNING DEPT.
559 White Ave., Room 60
Grand Junction, Colo. 81501
244-1628
#SI-83

2943-072-00-048
Grand Manor Investments Co.
25 Cadillac Street
Sacramento, Ca 95825
#SI-83

* C & F Food Stores, Inc.
1649 Main Street
Grand Junction, CO 81501
#SI-83

* Conni McDonough #SI-83
Cornerstone
930 Main St.
Grand Junction, CO 81501

Paul Hage
2821 Hall Avenue
Grand Junction, CO 81501
#SI-83

John Ballagh
c/o Bray & Company Realtors
1015 N. 7th
Grand Junction, CO 81501
#SI-83

vjm
OCT. 11 1983

C & F FOOD STORES

1649 Main
Grand Junction, Colorado 81501
303/245-0392

November 10, 1983

Grand Junction Planning Commission
Karl Metzner, Director of City Planning
City Planning Department
6th and White Avenue
Grand Junction, Co 81501

RE: C & F Food Stores, Inc. Rezone Application

Dear Commission Members and Mr. Metzner,

C & F Food Stores, Inc. respectfully requests a continuation of the public hearing concerning our rezone application.

From our perspective, this area of the city is a growing and changing area. Past decisions by City officials relative to r.o.w. reservations and improvements, roadway designations, annexations, increasing the densities of properties that have historically been zoned low/medium densities, policy development, etc. have impacted this area.

Future decisions need to be made carefully, with a full sense of reality, and with the interests of all the area residents and business providers, as well as the general public of the community in mind.

There were many multi-neighborhood concerns presented on November 1. It is difficult for an applicant to thoughtfully respond to those concerns "on-the-spot"; whereas the residents had several days to prepare a response to the contents of our application. These issues warrant complete consideration by us, the applicant, and you, the Planning Officials.

It is our understanding that the Commission has been working many hours on the comprehensive plan and did not have the usual amount of time to contemplate the items on the previous hearing agenda. In addition, the Northeast neighborhood meeting, for gaining input into that plan, has taken place in this past week.

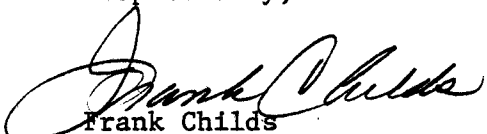
The Grand Junction Development Code requires each rezone application to be evaluated according to seven criteria (Code, Rezone criteria, 4-4-4). We request that the commission address each criteria and measure this application according to your observations.

It is of utmost importance that the City Council is fully appraised and advised by their Commission and that the official records (minutes, ordinances, etc.) of the city completely present the issues and conclusions relative to this application.

Given the above needs and situations, we hope that you will accept our request to continue your hearing for this application. A check for \$10.00 is enclosed to cover the costs on public notice for the continued hearing.

Thank you sincerely for your consideration of this request. We look forward to working with you on November 29, 1983, in the interests of this city area.

Respectfully,


Frank Childs
President

FC/kb



CITY - COUNTY PLANNING

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

(303) 244-1628

November 23, 1983

Frank Childs
C & F Food Stores
1649 Main Street
Grand Junction, CO 81501

RE: Request For Rehearing of Item #51-83, C & F Food Store
Rezone Request

Dear Mr. Childs:

The Grand Junction Planning Commission met on November 22 to review items scheduled for public hearing on November 29. They have reviewed your request and have determined that they will not reopen the hearing on this item. Reasons for this decision were stated as follows:

1. The Commission feels that it had adequate time to review the request prior to hearing.
2. The Commission believes that all rezone criteria were evaluated by the members of the Commission either during the discussion or in the motion itself.
3. The minutes of the hearing should adequately provide the Council with a clear understanding of the Commissions' concerns and reasons for recommending denial.

We will be re-notifying interested parties of the cancellation of this hearing. If you wish to continue to City Council, we will be needing a letter to that effect as soon as possible.

Please contact me if you have any questions regarding this action.

Letter to Frank Childs
November 23, 1983
Page 2

Sincerely,



Karl Metzner for the
Grand Junction Planning Commission

KM/sw

xc: Connie McDonough
Grand Junction Planning Commission

C & F FOOD STORES

1649 Main
Grand Junction, Colorado 81501
303/245-0392

November 29, 1983

RECEIVED
DEC 01 1983

CITY - COUNTY
PLANNING DEPARTMENT


Grand Junction Planning Commission
Karl Metzner, Director of City Planning
City Planning Department
6th and White Avenue
Grand Junction, Co 81501

Dear Commission Members and Mr. Metzner,

C & F Food Stores, Inc. hereby withdraws their request for a continuation of the public hearing concerning our rezone application.

We appreciate your time and effort involved in this matter.

Respectfully,


Frank Childs
President

FC/kb

REVIEW SHEET SUMMARY

FILE NO. #51-83 TITLE HEADING Columbine Corners DUE DATE 10/14/83

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES REZONE RMF-16 TO PB AND COLUMBINE CORNERS - FINAL PLAT AND PLAN. Petitioner: C & F Food Stores, Inc. Location: Northwest corner of Orchard Avenue and 28.85 Road (2822 Orchard Avenue). A request to change from residential multi-family uses at 16 units per acre to planned business uses and a final plat and plan on .55 acre.

PETITIONER ADDRESS _____

ENGINEER CONSULTANT: Conerstone

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
10/3/83	County Planning	There are approximately 2.5 acres of planned commercial zoning 1/4 mile north of 28 1/4 and F Roads. Proposed uses are neighborhood services. This location would have better access and circulation characteristics.
10/7/83	City Fire Dept.	This office has no objections to this rezone. Plans must be submitted for computing required fire flow. Plans for gasoline storage tanks and dispensing must be submitted for approval. 28 1/4 Road and Orchard Ave. both major streets with heavy traffic. All fire hydrants in the area are on the east side of 28 1/4 Rd. and on the south side of Orchard. To prevent a major traffic and control problem for laying 5 inch fire line across these streets, we will require one fire hydrant be installed at the entrance driveway off of Orchard Ave.
10/7/83	City Parks/ Recreation	Landscape looks okay - they might use a couple of tree varieties instead of one - this might help in the event a disease were to kill one or the other of the varieties.
10/12/83	Ute Water	No objections. The area is currently being served by the City of Grand Junction.
10/12/83	City Planning	<p>IMPACT STATEMENT:</p> <p>The request is for a rezone to Planned Business from RMF-16, medium density multi-family development. The proposal is the development of a C & F Food Store as a neighborhood convenience business. Adjacent zoning is RMF-16, RSF-8, and PZ. Columbine Park is located diagonally across 28 1/4 Road from the proposed development.</p> <p>In prior discussion of a similar proposal in August 1982, several concerns were stated and remain valid.</p> <ol style="list-style-type: none"> 1. There are currently no Corridor Policies for Orchard Avenue or 28 1/4 Road. Would this development set a precedent for rezone requests of that vacant residentially zoned property extending north up 28 1/4 Road? 2. The rezone/final plan and plat request involves the demolition of an existing residence. Encroachment into the neighborhood is of concern. The area is zoned and has historically been built residential. 3. Another concern is safety - vehicular and pedestrian. <ol style="list-style-type: none"> a. 28 1/4 Road and Orchard Avenue are designated minor arterials at this site. Vehicular turning movements are in close proximity to the intersection. b. Columbine Park (located at the southeast corner of the area involved) attracts persons of all ages. Even with the walklights and crosswalks a hazard exists should people take the shortest distance between two points and cut diagonally through the intersection to the store. Traffic/pedestrian circulation problems may be a factor within the intersection should package liquor sales be available. 4. The outline development plan for a neighborhood shopping node at 28 1/4 Road and F Road was approved by the County

DATE REC.

AGENCY

COMMENTS

in August 1982. A convenience store is one of the proposed business uses. This location is approximately 1/2 mile to the north of this petition. The actual need for a convenience store at this proposed site is questionable. Also, in accordance with the Grand Junction Zoning & Development Code, Chapter 4, Section 4-2-11 B-2 (Neighborhood Convenience Business), there must be a distance of at least 8/10 of a mile from another business in which retail sales are an allowed use.

SITE PLAN:

1. Vehicles are to ingress only at 28 $\frac{1}{2}$ Road. Signage is to be posted stating "DO NOT ENTER" for those vehicles attempting to egress. Perhaps an alternative solution is to modify the curb cut so that ingress only is possible or to design a "Right Turn In" - "Right Turn Out" situation. The City Transportation Engineer should be contacted for specific details.
2. Where are the underground fuel tanks located?
3. The footprint of the Gasoline Island is shown. Please submit a more detailed plan showing location and number of pumps, aisle width, circulation and gas islands in relation to the property line.
4. The store would become a destination point for park visitors. Has sidewalk at the park (store vicinity) been considered? The City Engineer should be contacted for specific information.
5. Landscaping and buffering/screening are adequate. Proposed maintenance (underground sprinkler/piping is acceptable)
6. Signage must comply with City Sign Regulations.
7. What will be the hours of operation? According to the Grand Junction Zoning and Development Code, Chapter 4, Section 4-2-11 the B-2 zone (Neighborhood Convenience Business) requires that all business uses cease operation and turn off illuminated signs by 11:00 p.m.
8. Lighting must be directional in nature in order not to intrude into the neighborhood.
9. The number of parking spaces is more than adequate. (1 space per 200 sq. feet sales area); however, spaces 1-5 and 6-7 may have circulation problems. Spaces 1-5 back directly into the ingress/egress movement pattern. The aisle width of spaces 6-7 is adequate. The spacing is tight, however, and backs into a heavy on-site traffic movement area.
10. The development schedule is acceptable.
11. Should trash pickup revert to the City from the private carrier, then the trash pickup will need to be coordinated with the City Sanitation Engineer.
12. All other agency concerns must be resolved.

10/12/83 Public Service

Gas: Request 6 ft. front lot easement along Orchard Ave. and 28 $\frac{1}{2}$ Road across entire property.
Electric: Request 10 foot easement along west property line of Lot 1.

10/14/83 City Engineer

No objections. See Transportation Engineers comments on east driveway.

10/14/83 Comp. Planning

This proposal appears to meet existing City policies. All issues, if any, would be at the site planning level. Is the lighting design low enough in intensity to be compatible with the exiting residential neighborhood in the present and future?

10/17/83 Transportation Engineer

I do not have any problem with the general concept of this project. However, I do have a few suggestions for the access point on 28 $\frac{1}{2}$ Road. Since we have a raised median, a right in - right out traffic pattern would be okay (as opposed to just a right in). The appropriate sign for this would be a "NO LEFT TURN".

Staff Review Summary Mailed 10/17/83

GJPC MINUTES OF 11/1/83

MOTION: (COMMISSIONER TRANSMEIER) "ON ITEM #51-83, REZONE RMF-16 TO PLANNED BUSINESS AT COLUMBINE CORNERS, I RECOMMEND WE SEND THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF DENIAL, BASED ON THE FOLLOWING REASONS:

1. SETTING A PRECEDENT ON ORCHARD AVENUE.
2. THE NEED OF THE NEIGHBORHOOD IS IN QUESTION BECAUSE OF EXISTING STORES ON NORTH AVENUE AND PATTERSON AVENUE;
3. EXISTING ZONING IS THERE FOR A PURPOSE AND I THINK A BETTER USE FOR THE PROPERTY WOULD BE A HIGH DENSITY RESIDENTIAL AREA;
4. ADVERSE IMPACT ON COLUMBINE PARK RELATING TO A FUTURE LIQUOR LICENSE REQUEST BEING GRANTED;
5. 24-HOUR USE OF THE STORE BEING AN IMPROPER IMPACT ON THE NEIGHBORHOOD, SINCE ORCHARD AVENUE IS NOT A MAJOR ARTERIAL (MAJOR TRAFFIC PATTERN).

COMMISSIONER O'DWYER SECONDED THE MOTION.

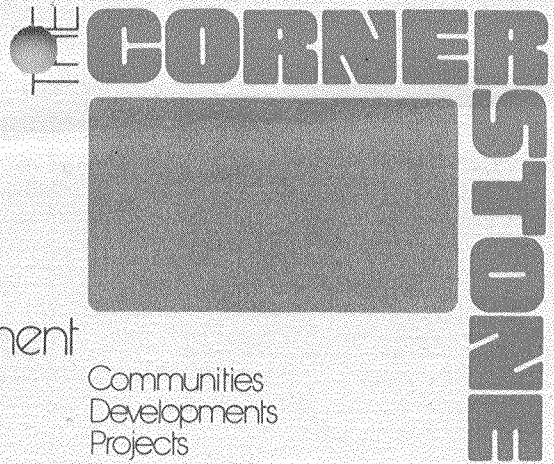
DISCUSSION/COMMENTS ON THE MOTION:

COMMISSIONER LITTLE: "THE CITY HAS BEEN FACED WITH A PROBLEM WITH TRAFFIC ON ORCHARD; HOWEVER THE CITY IS VERY MUCH INVOLVED WITH UPGRADING AND FOUR-LANING F ROAD, WHICH WE FEEL IN TIME WILL PULL SOME OF THAT TRAFFIC OFF OF ORCHARD, SO WE HAVEN'T FORGOTTEN THE TRAFFIC PROBLEM THERE -- THE CITY/COUNTY IS VERY MUCH INVOLVED IN ORCHARD'S TRAFFIC PROBLEMS.

COMMISSIONER DUNIVENT: "I WANTED TO MAKE A SIMILAR COMMENT REGARDING THE TRAFFIC. I DON'T THINK C & F FOOD STORES IS GOING TO CHANGE THE TRAFFIC PATTERN ON ONE CAR, ONE WAY OR THE OTHER EITHER ON 28 1/4 ROAD OR ORCHARD. AND, AS FAR AS THE 3.2 BEER LICENSE, I DON'T THINK C & F IS GOING TO CHANGE THE AMOUNT OF BEER USED IN COLUMBINE PARK; YOU CAN GO OUT THERE ANYTIME AND FIND ALL THE BEER YOU WANT. SO, I DON'T THINK THOSE WERE LEGITIMATE ARGUMENTS."

CHAIRPERSON RINKER REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED 5-1.
(COMMISSIONER DUNIVENT VOTING AGAINST)

October 31, 1983



Planning ■ Coordination ■ Management

Grand Junction Planning Commission
Grand Junction City Council
City Hall, 5th Street & White Avenue
Grand Junction, Colorado 81501

Communities
Developments
Projects

RE: Rezone Application (Rmf 16 to Planned Business & Final Development Plan)
Northwest Corner of 28 $\frac{1}{2}$ Road and Orchard Avenue
File #51-83

Dear Officials:

The following are responses to the Planning Staff's and Review Agencies' comments regarding the C & F Food Stores, Inc. rezone application.

County Planning:

The zoning referenced by the County Planning Staff is Planned Business with an approval of an Outline Development Plan. The County Commissioner's resolution of approval states:

"That the application of Kenneth Matchett for changes in zonings onbe approved; provided, however, that all roads within the subdivision or on its perimeter required to be constructed in accordance with the plan of the subdivision shall be completed within twelve (12) months from the date of the rezoning of the tracts, or the tracts, after hearing before the Board of County Commissioners, may be rezoned to R2 and PR-16, respectively. Passed and Adopted this 13th day of July, 1982.

RECEIVED
OCT 31 1983
CITY-COUNTY
PLANNING DEPARTMENT

According to the County Planning Staff this item is scheduled for reconsideration by the County in November. Neither the preliminary nor final Development Plan has been submitted for consideration, consequently no construction has commenced or is committed at this time.

Other convenience store companies as well as C & F Food Stores, Inc. toured this County site more than a year ago and determined it to be an unsatisfactory location for a neighborhood convenience outlet.

1001 Patterson, Suite 6
Grand Junction, Colorado 81501
303-243-1980

The site being considered with this application has many positive features which do not exist at the 28 $\frac{1}{4}$ Road and F Road. These are:

- four-way intersection (28 $\frac{1}{4}$ Road is non-existent north of F Road)
- intersection has been newly reconstructed with full signalization, raised medians and striping to provide the highest level of safety conditions
- four-way pedestrian cross lights and cross walks
- intervals in traffic flows for safer ingress/egress on Orchard Avenue due to signalization at intersection
- substantial residential development of high/medium densities are existing within the area to be serviced from this location

City Fire Department: Plans for construction will be reviewed by the Fire Department prior to issuance of a building permit. A fire hydrant will be installed at the entrance on Orchard Avenue.

City Parks/Recreation: The landscaping plan will be modified for planting several varieties.

City Planning:

NARRATIVE

1 & 2. The decision by the City Engineering Dept. and the Planning Department to designate the 28 Road - Orchard Avenue - 28 $\frac{1}{4}$ Road alignment as a minor arterial and the completion of the construction of this roadway constituted the first major encroachment on this residential neighborhood. The Traffic Engineer has had many calls concerning the traffic at 28 and Orchard, and along Orchard to 28 $\frac{1}{4}$, due to the speed & noise of of the current traffic volumes. This will increase as the area at F & 28 $\frac{1}{4}$ Road fully develops.

Future policies concerning this corridor as well as Orchard Avenue will obviously recognize these changes in the area.

Approval of this application need not set a "precedent" for zoning decisions on the property north along 28 $\frac{1}{4}$ Road. The City Planning Commission and the City Council will make the appropriate decision should a rezone application be requested.

3. This intersection has just recently been re-constructed and has complete vehicular and pedestrian signals and control features to assure the safest conditions.

a. vehicular turning movements are located as far from the intersection as possible and were approved by the City Engineering Department.

b. If pedestrians are going to walk diagonally across this intersection, or any signaled intersection, they will regardless of the land use on the quadrants. There will be no liquor sales at this store. A 3.2 beer license may be requested should this application be approved. The applicant has no knowledge of any problems in intersections where their existing stores are located.

4. The petitions signed in support of the application which are within the presentation booklet would indicate that the residents themselves know of the need. In addition, there have been no closures of neighborhood convenience outlets in this community in the past two years, even though it has been a negative economy. This would indicate that the owners of these outlets are successfully anticipating the needs of the various neighborhoods. There is no existing or committed neighborhood convenience business within 8/10th of a mile of this site

SITE PLAN

1. The applicant accepts the recommendation of the Transportation Engineer.

2. & 3. See attached drawing

4. The store will service the park visitors but will not become a destination point. By design and marketing decisions the owners will not offer those items that attract "stay-and-do-customers, nor will the management permit the store to become a "hang-out" location.

The absence of sidewalk on the park street frontages is obviously a concern and should be included in future improvement plans for those frontages. Sidewalks do exist on both frontages of this site, both sides on 28 $\frac{1}{2}$ Road, north; and on the north side of Orchard Avenue, east; and on both sides of Orchard Avenue, west.

5. See response to City Parks

6. Signage will comply with City Sign Regulations.

*2846 North Avenue
convenience store*

7. Hours of operation will be 24 hours per day. This application is for a Planned Business Zone, not a B-2 Zone. The neighborhood convenience store often provides emergency night time services, i.e. carbonated drink and/or aspirin for a fever, gas for an unexpected trip, etc.

8. Lighting is low intensity directional only and confined to the site. There will be no projecting flood or area light on the site. The directional lighting lights only the concrete area around the gas pumps and the sidewalk around the building.

9. The parking and circulation area of this proposal is as safe as any parking/circulation area can be for an equal number of spaces.

10. No response.

11. If a private carrier does not provide trash service the owner will coordinate with the City Sanitation Department.

Public Service: Easements required for service will be dedicated.

City Engineer: No response.

Comprehensive Planning Staff: See Staff "Site Plan" response #8.

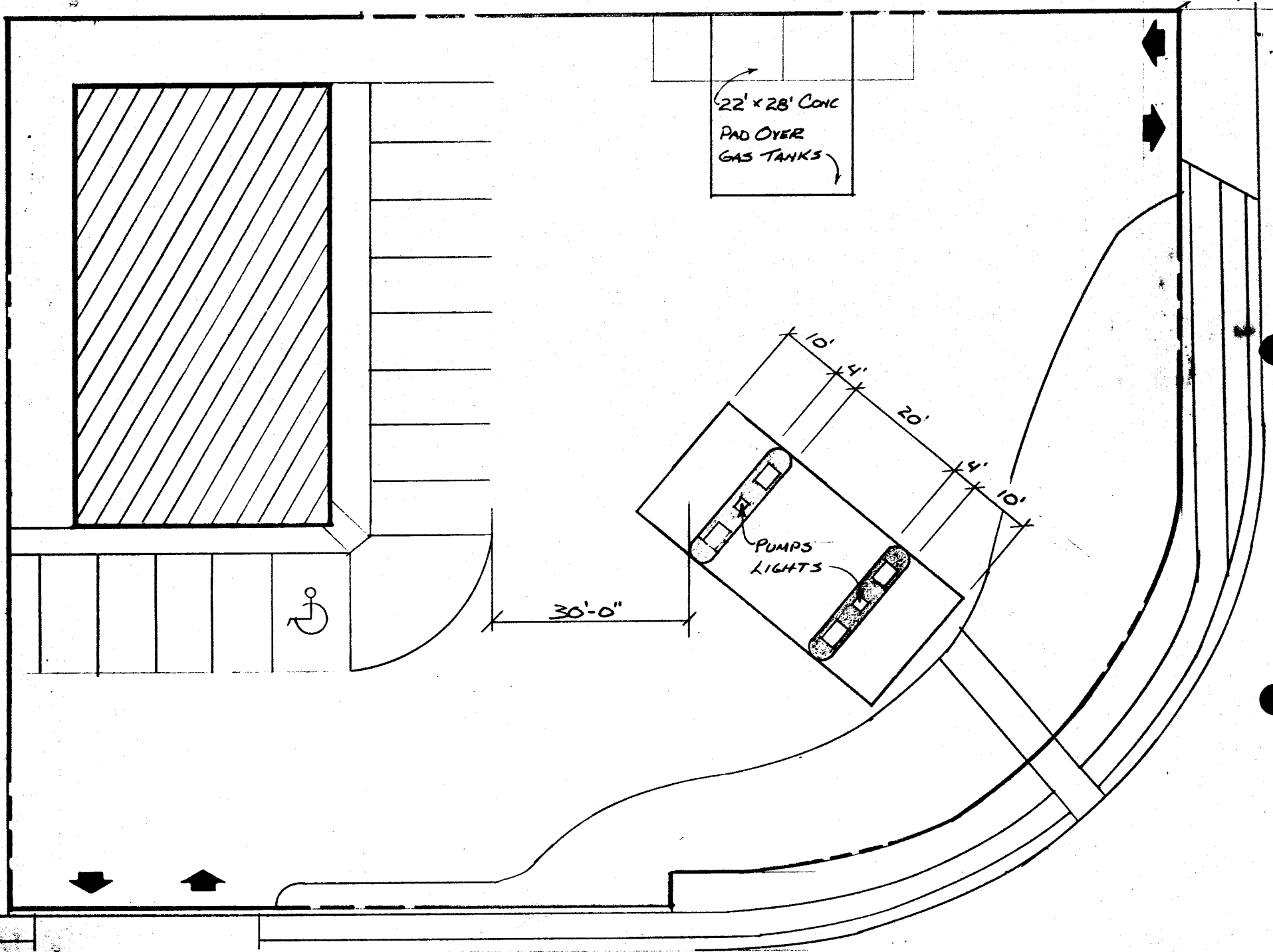
Transportation Engineer: Accept recommendation.

Thank you for considering this rezone application. C & F Food Stores, Inc. looks forward to serving this neighborhood and the successful location of their eighth store in this community.

Respectfully,


Conni McDonough
The Cornerstone

xc: C & F Food Stores, Inc.
file



GASOLINE ISLAND DETAIL

OFF ACTION SHEET

Acres .55

File No. #51-83

Units 1

Zone RMF-16

Density 1

REZONE & FINAL

Tax Parcel Number

Activity Rezone RMF-16 to PB and Columbine Corners - Final Plan & Plat
 Phase Final

Common Location 2822 Orchard Avenue - NW corner of Orchard & 28 1/4 Rd.

Date Submitted 10/3/83 Date Mailed Out 10/4/83 Date Posted 11/18 Not needed unless public dedication req'd
10 day Review Period Return by 10/14/83 "X" Don't Need
 Open Space Dedication (acreage) _____ Open Space Fee Required \$ _____ Paid Receipt # 7 Prior to building permit
 Recording Fee Required \$ _____ Paid (Date) _____ Date Recorded _____

review agencies

	A	B	C	D	E	X	G	H	X	J	K	?	M	N	D	F	Q	R	S	T	U	V	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 Grand Valley	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Drainage Grand Junction	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Water (City) Clifton	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Sewer Dist. (City, 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

GJPC	DATE	Comments
	Nov 1 1983	Recommend send to CIC
		For: 1
		Against: 5
	11/10	C.F. requested that hearing be re-opened by GJPC
	11/25	Requester denied by GJPC

STAFF

Should have raised median (see note on plan)

NOV 23 1983 Notice of Cancellation of 11/29/83 hearing sent out.

APPLICATION FEE REQUIREMENTS

\$ 500⁰⁰ + overage / submitted day - Aug 2



SW cor 28 1/2 + No. 44

EXHIBIT 18

BOOK 1716 PAGE 577

