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File # 984 - 0004

Project Name 261 North Ave. - Rezone parking

P **S** A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some
r **c** instances, not all entries designated to be scanned by the department are present in the file. There are also documents
e **a** specific to certain files, not found on the standard list. For this reason, a checklist has been provided.
n **n** Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick
e **e** guide for the contents of each file.
d **d** Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in
 full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.

X	X	Table of Contents
X	X	Review Sheet Summary
X		Application form
X		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map
X		Evidence of title, deeds
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
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		Appraisal of raw land
		Reduction of any maps - final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or nonbound reports
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		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		City Council Agenda - 3/21/84			
X		Letter to inform Michael Gregg of zoning violation -3/21/84			
X	X	Planning Commission Minutes - ** - 4/24/84			
X	X	Ordinance No. - ** - 2180			
X		Development Application - 1/26/84			
X	X	Letter of intent			
X		Request for Treasurer's Certificate - 1/25/84			
X		Notice of Public Hearing - 2/28/84			
X		Opposition letter - no name - 4/24/85			
X	X	Letter from Michael Sutherland to Michael Gregg re: site check agenda will be pulled due to meeting criteria set - 4/24/85			
X	X	Boundary Survey			
X		Handwritten notes to file			
X	X	Site Plan			

Rocky Mountain High Auto Sales
260 North Avenue
Grand Junction, Colorado 81501
(303) 243-3538

Honorable Members;
Grand Junction City Council
Grand Junction Planning Commission
Grand Junction Planning Department

Gentlemen and Ladies:

This request is submitted for a re-zone from parking to planned commercial on lots 17 and 18, block 10, of the City of Grand Junction, County of Mesa, State of Colorado. It is our intent to place on this property owned by and adjacent to Rocky Mountain High Auto Sales, pre-owned vehicles for re-sale.

The property is located in a primary business corridor bounded by the alleyway South of Belford Avenue going North to the alleyway North of Glenwood Avenue at the West Terminus of North Avenue and their anticipated use is in keeping with the general area.

The parcel is fully blacktopped to the East and North perimeters and is blacktopped to the existing sidewalk on the South perimeter and again blacktopped to the existing fence on the West perimeter. Drainage has been effected utilizing a "crown" or high center in the paving and has been constructed to drain to either the alleyway to the North or to street gutters on the East and South.

We request a curb-cut for this lot (see plan) to tie in with the existing traffic patterns going North and South on Third Street. This requested curb-cut is to be completed within four weeks

Rocky Mountain High Auto Sales
260 North Avenue
Grand Junction, Colorado 81501
(303) 243-3538

(2)

following final approval of this proposal. It is our furthur intent to provide amenable landscaping on this parcel in the form of large circular brick or stucco potters (8 to 12) at uniform intervals to contain miscellaneous ^{flora} fauna and non-deciduous trees or shrubbery. Maintenance for this landscaping will be easily accomplished by proper pruning as needed and simple watering with a garden hose.

There are no plans for any added structure to this property. Customers will be served from existing office location.

Traffic in and out of the lot is expected at the rate of three to four vehicles daily with commensurate traffic associated with test drives of various pre-owned vehicles offered for sale. Adequate off-street parking is provided for anticipated customers as indicated on plan. With addition of requested curb-cut there will be no appreciable interference or detriment to existing traffic patterns.

There are no utilities extant on this location nor will there be need for any. The existing services available from our present office and shop are more than adequate to accommodate any utility need.

Sincerely,

Rocky Mountain High Auto Sales

Silvester Greenberger
233 North Avenue
Grand Junction Co. 81501

#4-84

Grogan Properties
778 Xenophon
Golden, Co. 80401

#4-84

Margaret H. Vandenberg
320 Belford Avenue
Grand Junction, Co. 81501

#4-84

Iris M. Coleman
302 Belford Avenue
Grand Junction, Co. 81501

#4-84

GR Construction Inc.
680 30 Road
Grand Junction, Co 81504

#4-84

Paul R. Bainter
254 Belford
Grand Junction, Co. 81501

#4-84

RWC Investments
1022 N. 3rd Street
Grand Junction, Co. 81501

#4-84

Frank R. West
310 Belford Avenue
Grand Junction, Co. 81501

#4-84

J. Kenneth Baird
303 Belford Avenue
Grand Junction, Co. 81501

#4-84

Robert D. Prentice
261 Bedford
Grand Junction, Co. 81501

#4-84

Walter K Waymeyer
P.O. Box 2206
Grand Junction, Co. 81502

#4-84

Willow Bea Santy
315 North Avenue
Grand Junction, Co. 81501

#4-84

Bud R. Blaney
1635 Maple Court
Grand Junction, Co. 81505

#4-84

Theodore E. Ashcroft
311 Belford Avenue
Grand Junction, Co. 81501

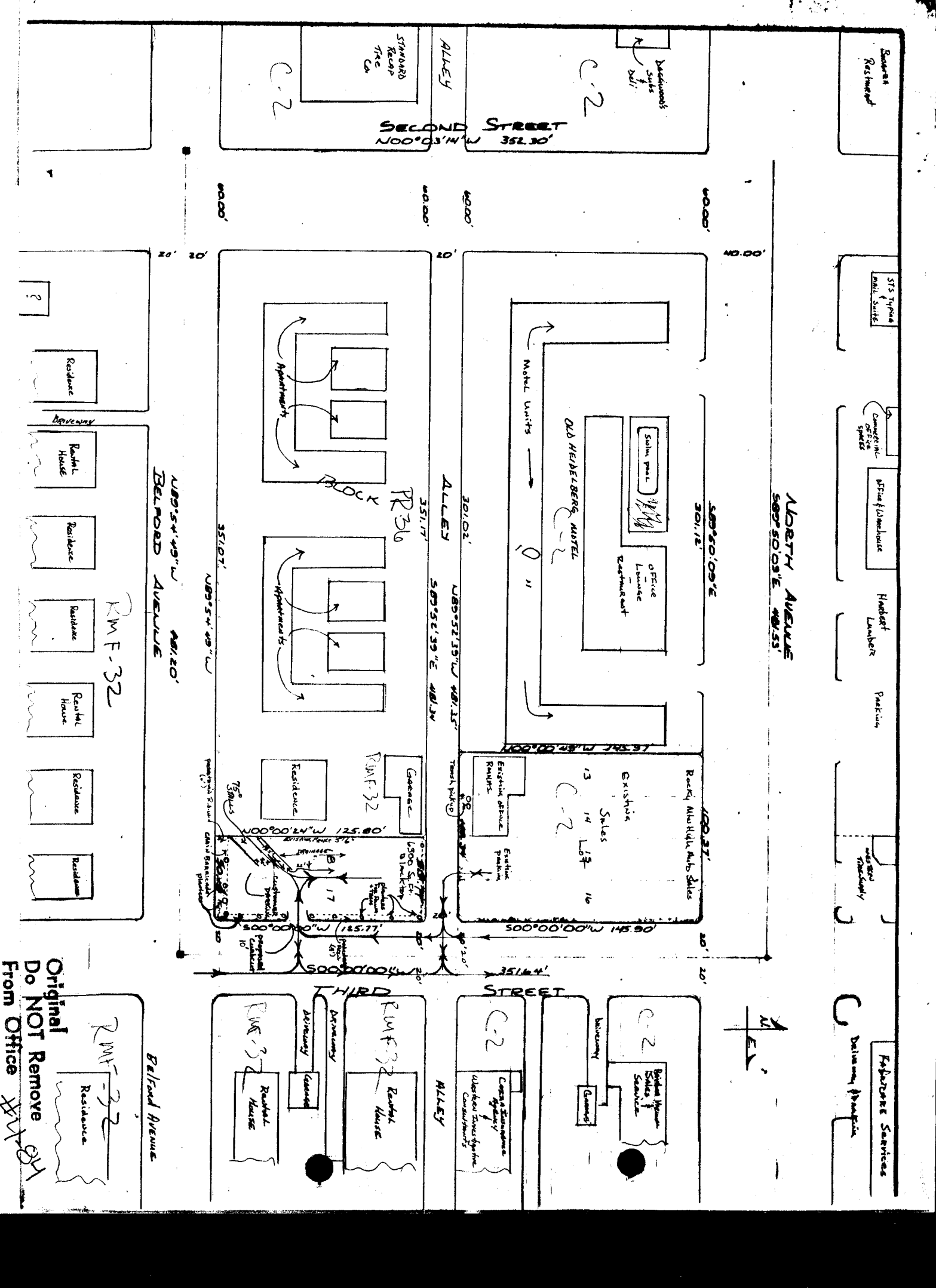
#4-84

★ Michael W. Gregg
261 N AVE.
Grand Jct., CO 81501
#4-84

★ Grand Jct. Planning
559 White, #60
Grand Jct., CO 81501
#4-84

★ JAMES D Lashbaugh
2322 Hwy 6450, #55
Grand Jct., CO 81501
#4-84

#4-84



Summer
Restaurant

575 Type
mail suite

Commercial
Office Space

Office Warehouse

Harbort
Lumber

Parking

General
Warehouse

Fabrics Services

Delivery Building

NORTH AVENUE
S80°50'03"E W48'53"

40.00'

S80°50'09"E
301'12"

40.27'

20' 20'

SECOND STREET
N00°03'14"W 352.30'

40.00'

ALLEY
30'02"

N00°52'33"W W41.35'

351'17"

ALLEY
30'02"

N00°52'39"E W41.31'

40.00'

ALLEY
35'17"

N00°54'49"W W41.20'

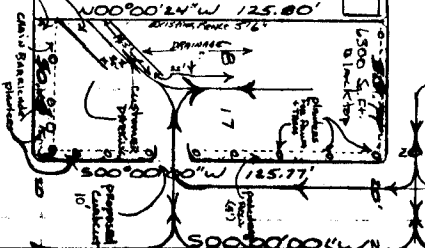
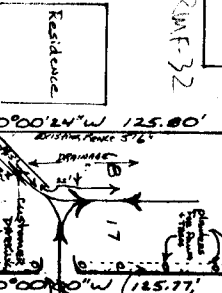
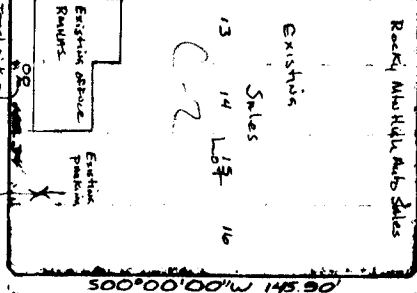
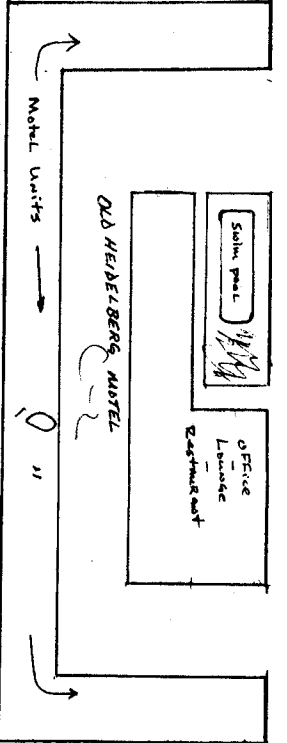
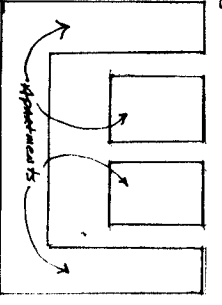
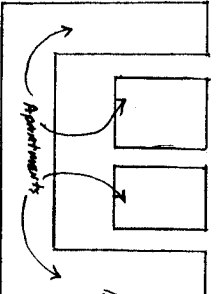
351'07'

N00°54'49"W W41.20'

THIRD STREET

THIRD STREET

THIRD STREET



100°00'00"W 125.80'

500°00'00"W 145.90'

500°00'00"W 185.77'

500°00'00"W 185.77'

Residence

Residential House

Residence

Residence

Residential House

Residence

Residence

Residence

Residence

Residence

RMF-32

RMF-32

RMF-32

C-2

C-2

Residence

Residential House

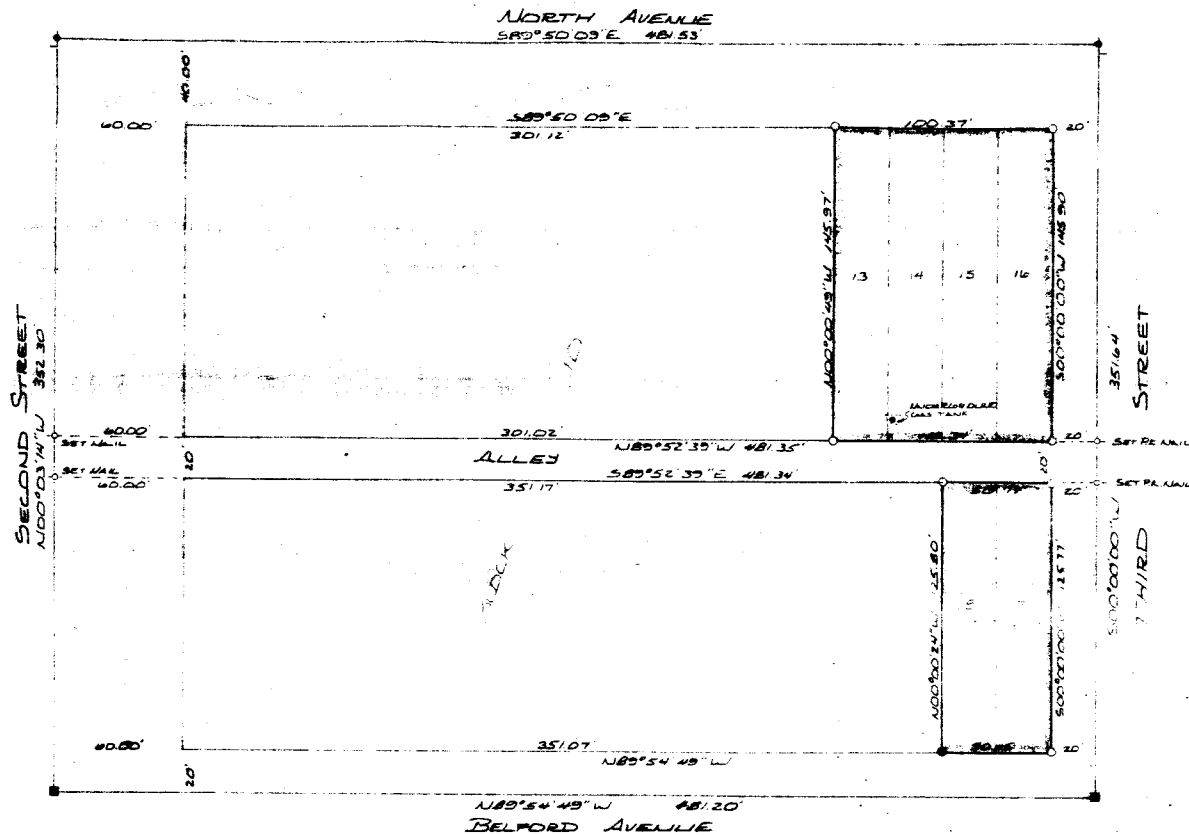
C-2

C-2

Original
Do NOT Remove
From Office #111 911

Belford Avenue



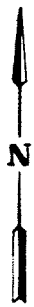


Legal Description:

Lots 13, 14, 15, 16, 17 & 18 in Block 10, City of Grand Junction, County of Mesa, State of Colorado.

This is to certify that on the 16th day of November 1902, a survey was made under my direct supervision of the above described property, and that all information pertinent to said real property is accurately delineated on the above plat.

William S. Ryde
 William S. Ryde
 Colorado Registered Land Surveyor No. 9331



SCALE 1"=40'

- SET 5/8" REBAR W/ CAP L.S. 9331
- FOUND 1" IRON PIPE
- FOUND NUT & BOLT
- FOUND RANGE BOX HOLE IN CONCRETE

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Original #484
 Do NOT Remove
 From Office

<p>COLORADO WEST SURVEYING COMPANY PROFESSIONAL LAND PLANNING & SURVEYING SERVICE</p> <p>835 Colorado Avenue Grand Junction, Colorado 81501 303 245-2767</p>	NO. _____	DATE _____	REVISION _____	BY _____
	<p>BOUNDARY SURVEY LOCATED IN LOTS 13, 14, 15, 16, 17 & 18 BLOCK 10, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO</p> <p>FOR CONSTRUCTION</p>			
DES _____	CK _____	DATE _____	SHEET 1 OF 1	

Sales

13

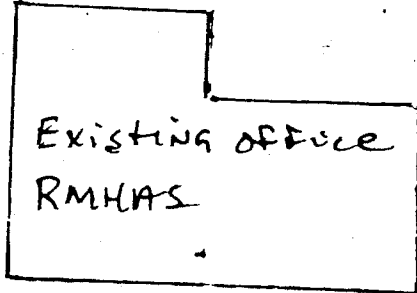
14

LOT 15

16

500'00" W

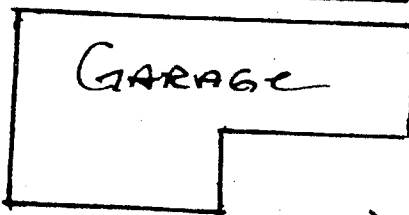
500'00" W



Existing office RMHAS

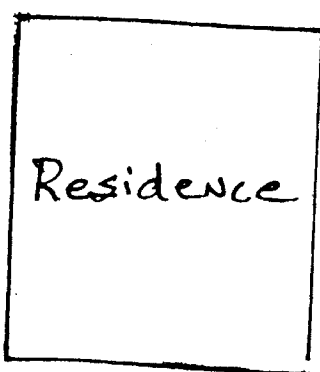
Existing parking

Trash pickup



GARAGE

6300 Sq. Ft. Blacktop



Residence

planters for flowers + trees

17

125.80' EXISTING FENCE 3 1/2"

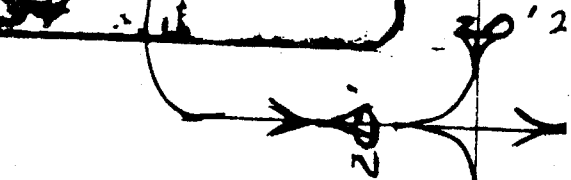
125.77' 500'00" W

pedest. Road (4')

CUSTOMER PARKING

PROPS CURB 10'

75° STALLS



DRAINAGE

8'

21'

15'

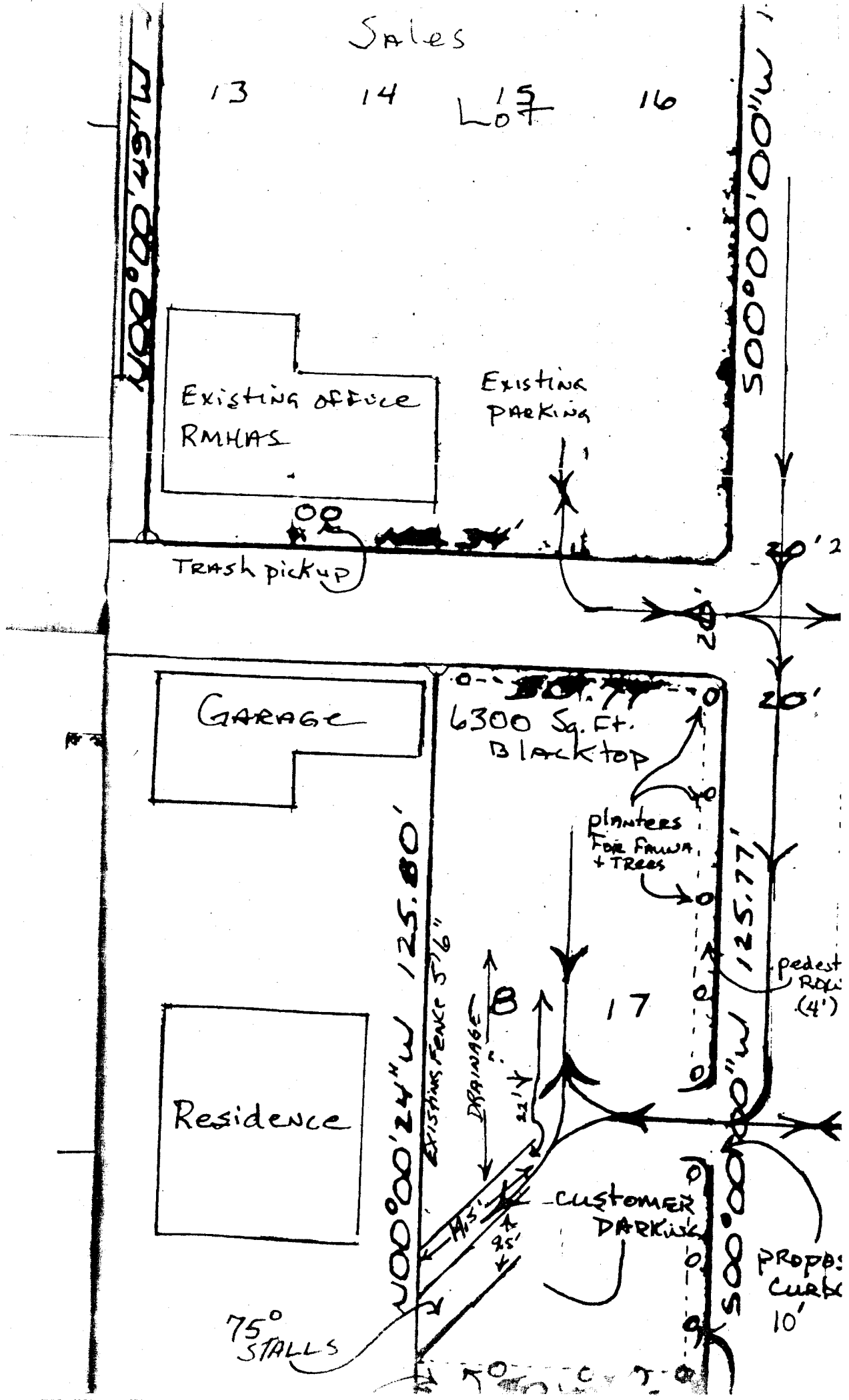
25'

25'



20' 2

20'



REVISED SHEET SUMMARY

FILE NO. #4-84 TITLE HEADING Rezone DUE DATE 2-10-84

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES REZONE P TO PC AND FINAL PLAN.

Petitioner: Michael Gregg. Location: Northwest Corner of 3rd Street and Belford Avenue.

A request to change from a parking zone to a planned commercial zone and a final plan for a car sales lot on approximately .145 acre.

a. Consideration of rezone. b. Consideration of final plan.

PETITIONER ADDRESS 261 North Avenue, Grand Junction, Colorado 81501

ENGINEER N/A

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
2/9/84	Comp. Planning	(1) This request is not in conformance with adopted North Avenue policy 3-19-4 A.4. 3-10-2E. of adopted goals and objectives recommends protection for residential areas from encroachment by incompatible and conflicting uses. The lighting and activity of a used car lot may be incompatible with the residential uses existing in three sides of this parcel.
2/6/84	Public Service	Gas and Electric: No objections. C.B. 2-2-84 D.M. 2-2-84
2/6/84	City Fire Dept.	This department has no objections to this Rezone.
2/6/84	City Public Works	None
2/9.84	Development Dept.	The property is bounded by North Avenue to the north, 3rd Street is to the east, Belford Avenue to the south, and 2nd Street on the west. Adjacent uses to the east and west are single-family dwelling units and an apartment complex. Uses to the south are residential. The alley between North Avenue and Belford appears to be the dividing line between commercial and residential uses.

IMPACT STATEMENT: This item was rezoned from R-2 to Parking in 1980. It was to be used in conjunction with a pizza restaurant. Development of the restaurant project did not occur. Prior use of the property was that of a used car lot. No permission had been granted for that use.

Per the Grand Junction Zoning and Development Code, Chapter 3, this use would not be in compliance with the North Avenue Policy (GJZ:DC 3-19-4 A.4.)

SITE PLAN:

1. The landscaping/screening/buffering required by the prior rezone was never completed. Buffering of the residential neighborhood to the south and east appear sparse on this plan. Increasing the landscaping along Belford and 3rd Street may be necessary. In addition, if the area provides parking for more than 15 cars, an additional 5% of the lot may need to be landscaped. (GJZ:DC Chapter 5; 5-5-6.) Landscaping should be complete by June 15, 1984; sooner, weather permitting.
2. How many vehicles for sale will be parked on this lot? Will these vehicles be cars, pick-up trucks and vans, or will it also include heavy equipment?

3. Will signage be installed? If so, a sign permit must be obtained and must comply with all sign code regulations. (GJZ:DC Chapter 5-7)
4. Will lighting be installed on this lot? If so, it must be directioned in nature such that it will not intrude into the residential areas. (GJZ:DC Chapter 5-1-3)
5. Due to the size of the accessory lot and the fact that the main lot is within 200', two spaces for customer parking appear to be adequate if sufficient parking for employees/customers exists on the main lot.
6. A curb cut permit must be obtained from the City Transportation Engineer if this proposal is approved.
7. All other agency concerns must be resolved.

2/10/84 Transportation
 Engineer

2/13/84 City Engineer
LATE

Curb cut on 3rd Street will be O.K. I see no other physical problems.

Driveways should be located according to standard driveway placement. A permit by a City licensed concrete contractor must be obtained from the Engineering Department prior to removing curb and gutter or sidewalk.

GJPC RECOMMENDATION
4/24/84

MOTION:

(CHAIRMAN TRANSMER) "MR. DUNIVENT'S MOTION ON TIEM #8-84, THE RIGHT-OF-WAY VATION, WAS TO SEND THIS TO CITY COUNCIL TO ALLOW VACATION OF THE ALLEYWAY FROM WHITE TO THE EAST/WEST ALLEY IN THE BLOCK, SUBJECT TO STAFF COMMENTS AND SUBJECT TO THE PETITIONER BUILDING NO LARGER BUILDINGS THAN THOSE WHICH WERE OUTLINED IN HIS PRESENTATION."

Rocky Mountain High Auto Sales
260 North Avenue
Grand Junction, Colorado 81501
(303) 243-3538

Project File # 4-84

a) Property address:

261 North Avenue
Grand Junction, CO 81501

Current Owner:

Michael W. & Susan L. Gregg
2332 E Road
Grand Junction, CO 81503

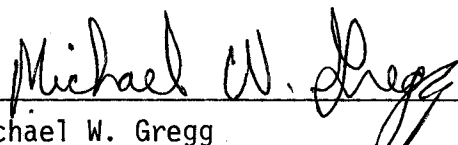
b) I purchased cement planters which were placed as noted on the diagram with green fauna.

c) I would request that the curb cut be eliminated. I have found that the back lot only gets used when the front lot is too full to handle the vehicles. I have found that if I park vehicles on the back lot, they steal me blind. In the last year, I've found that customers rarely park on the back lot. They usually park on Third Street which is where they parked before the rezone.

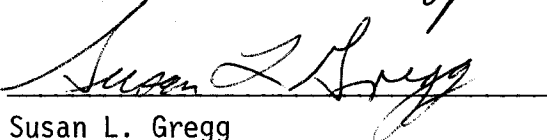
d) All the work has been completed to date with the exception of the curb cut.

e) No extension is requested if the curb cut can be eliminated.

Thank you,



Michael W. Gregg



Susan L. Gregg

Letter sent to Mr. Gregg
4-24-85 - Item #4-84
pulled from R/E agenda
MS.



Grand Junction Planning Department
559 White Ave. Room 60
Grand Junction, Colorado 81501-2643

April 24, 1985

Mr. Michael Gregg
2332 E Road
Grand Junction, CO 81503

Dear Mr. Gregg:

I received the copies of your letter regarding File #4-84 and subsequently made a site check at the property.

The planters and shrubs look very good and I hope that with proper care and watering the plantings can survive heat, vandalism, etc. to maturity.

We have no problem with your request to delete the proposed curb cut from the plan. If, at some future date, you decide to install that curb cut, you will merely need to file a letter of request with this office and obtain the proper permit from City Engineering.

Due to the completion of landscape commitments, File #4-84 will be pulled from the April 30th agenda, so there will be no need for your appearing at the hearing.

Your prompt attention and cooperation has been very much appreciated.

Sincerely,

A handwritten signature in cursive script that reads "Michael E. Sutherland".

Michael E. Sutherland
City Development Official

MES/tt