



R. W. Hoey  
Or Current Property Owner  
2555 F $\frac{1}{2}$  Road, Rt. 2  
Grand Junction, CO 81501

#13-84

William F. Novinger  
Or Current Property Owner  
2558 F Road  
Grand Junction, CO 81501

#13-84

Wesley Dixon  
Or Current Property Owner  
2562 F Road  
Grand Junction, CO 81501

#13-84

Ina Gene Ooley  
Or Current Property Owner  
2560 F Road  
Grand Junction, CO 81501

#13-84

Earl Fuoco  
611 Meander Dr.  
Grand Junction, CO 81501

#13-84

Kenneth Helzel  
11030 Coggins Dr.  
Sun City, AZ 85351

#13-84

Frank P. & Martha Forake  
2559 F $\frac{1}{2}$  Road  
Grand Junction, CO 81501

#13-84

\* Western Broadcasting Co.  
P.O. Box 650  
Las Vegas, NV 89101

#13-84

\* Donrey Media Group  
P.O. Box 1359  
Ft. Smith, AZ 72902

#13-84

\* Lance Spurlock  
40 Kexo Radio  
225 North 5 $\frac{1}{2}$  St.  
Grand Jct. CO 81501

#13 84

GRAND JUNCTION PLANNING DEPT.  
559 White Ave., Room #60  
Grand Junction, CO 81501

#13-84

# KEYO

## PROJECT NARRATIVE AND DEVELOPMENT SCHEDULE

The purpose of this project is to rezone subject property for the future construction of radio station/office facilities. There is presently a 200 foot radio tower along with a 10' x 10' concrete block transmitter building on the site. It is the intention of Donrey Media to locate our broadcast facilities and offices at this location.

Construction will begin immediately upon the favorable consideration of this application and securing of applicable building permits. Completion of construction will be no later than September 1, 1984.

Building will be single story with stucco exterior. In as much as possible will have the building blend into all other adjacent construction.

A member of the  Donrey Media Group

Valley Federal Plaza • 225 North Fifth Street, Suite 1016 • Grand Junction, Colorado 81501 • 303-243-1230

# KEYO

## ADJACENT LAND USE AND ZONING

There is very little existing housing in the vicinity. Majority of adjacent property is vacant ground with no improvements.

# KEYO

## LANDSCAPING

Minimal landscaping including shrubs and planters and native stone. Maintenance and landscaping will be handled by Donrey Media employees.

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## PARKING

As shown on site plan, 28 parking spaces total, of which two (numbers three and four), are for handicapped.

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# KEYO

## TRAFFIC CIRCULATION PATTERNS

Ingress/egress will be from proposed F $\frac{1}{2}$  Road.  
Traffic will flow in a circular pattern around  
the building as entire area is parking/drive.  
For details see site plan.

# REVIEW SHEET SUMMARY

FILE NO. #13-84 TITLE HEADING Kexo Radio Station - Rezone DUE DATE 5/11/84

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Rezone RSF-4 to PB and KEXO Radio

Station - Final Plan Location: North of F Road, approximately 220 feet east of 25.5 Road.  
A request to change from a residential single-family residential zone at 4 units per acre  
to a planned business zone and a final plan on approximately 4.86 acres.

PETITIONER ADDRESS Donrey Media Group dba KEXO 225 North 5th St., Grand Jct., CO 81501

ENGINEER Cecil Weiss

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
5/8/84	County Planning	The present zoning adjacent designates residential multi-family units as the desirable land use. Commercial zoning could cause long term conflicts. Our department could not support this application.
5/8/84	Public Service Gas & Electric:	No objections to rezone C.B. 5/2/84 D.M. 5/3/84
5/8/84	Police Department	There appears to be no problem from a security point of view. All entrances to the inside of the building are located so as to be easily checked for any security breach. There will be a minimal impact on traffic flow patterns.
5/8/84	Public Works	The developer will need to extend an 8" public sewer line east in F $\frac{1}{2}$ Road from the Paradise Hills Interceptor. Plans for the sewer line must be approved by the City prior to construction. If F $\frac{1}{2}$ Road is not improved, funds for future improvements must be escrowed.
5/9/84	Ute Water	No objection to development. Water services would have to originate from an existing 8" water main in 25 $\frac{1}{2}$ Road that was installed by Foresight Village Developers. This project will have to participate in the installation costs of this existing line. Policies and fees in effect at the time of application will apply.
5/11/84	City Engineer	Petitioner should be required to construct the south half of F $\frac{1}{2}$ Road from 25 $\frac{1}{2}$ Road to the developed portion of the project site to City local street standards. Plans should be prepared by a registered engineer in Colorado and reviewed and approved by this office prior to construction. Detailed drainage plans and a hydrology report should be prepared to show how site runoff will be detained on-site to not exceed the historic 2 year runoff rate. Site drainage must not intensify drainage on adjacent ownerships.
5/10/84	Fire Department	The Grand Junction Fire Department has no objections to this rezone and application submittal. There are existing hydrants on 25 $\frac{1}{2}$ Road. Building must meet Uniform Fire Code and Building Code requirements.
5/11/84	Transportation Engineer	I have no problem with the rezoning of this property. The use of F $\frac{1}{2}$ Road for access to the property would be fine, <u>except</u> there is no F $\frac{1}{2}$ east of 25 $\frac{1}{2}$ Road. Who will build this road?
5/11/84	Planning Dept.	The existing tower was allowed in County APT. When annexed into the City, the tower was allowed in RSF-4. The building was not, thus, the request to rezone to PB. The land surrounding this property is currently residential with Foresight PI on the west side of 25 $\frac{1}{2}$ Road. The compatibility can be acceptable given the site location of the building. It is approximately 250' from the east property line and over 300' from the south property line. There may be some concern with Foresight Village on the west property line and some buffering or screening may be required once Foresight Village develops. The building itself, as shown, is one story which would not necessarily adversely affect the area

*sent  
5/14/84  
JH*



Planning Dept.  
(con't)

Site Plan:

- 1) How will the landscaping be maintained; sprinkler system or what?
- 2) The landscape plan as shown will be the plan approved, with the Petitioner responsible for maintenance.
- 3) Any irrigation water rights to water the landscape?
- 4) Parking seems adequate. Will stalls 9-28 be designated for employee parking only?
- 5) All parking stalls and aisles will have to meet City standards 9'x18.5" for the stall, 25' for the aisle width.
- 6) If City trash pickup, you need to coordinate directly with Bill Reeves, City Sanitation Engineer on exact location.
- 7) All lighting outside will have to be directional and low-level; not to interfere with potential residential development
- 8) All signage will require separate sign permit and must conform to City sign code regulations.
- 9) All construction will have to meet UBC and UFC requirements.
- 10) Drainage will need City Engineer's approval.
- 11) The City will require dedication of 27½' for right-of-way requirements for F½ through a quit claim deed.
- 12) Is any future access proposed from the south?
- 13) If any future development on your parcel occurs, a plat (one lot subdivision) will be required.

5/29/84

DUNIVENT/LITLE PASSED 6-0 MOTION TO RECOMMEND THAT ON FINAL CONSIDERATION FOR A REZONE, THAT THIS BE FORWARDED TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL FOR THE REZONE OF RSF-4 TO PB.

DUNIVENT/LITLE PASSED 6-0 A MOTION THAT, ON CONSIDERATION OF THE REZONE AND FINAL PLAN, THIS BE FORWARDED TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL CONTINGENT UPON RECEIVING THE BUILDING PERMIT GUARANTEES PRIOR TO GOING TO CITY COUNCIL AND SUBJECT TO STAFF COMMENTS.

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MAY 15 1984

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11/84	City Engineer	Petitioner should be required to construct the south half of F $\frac{1}{2}$ Road from 25 $\frac{1}{2}$ Road to the developed portion of the project site to City local street standards. Plans should be prepared by a registered engineer in Colorado and reviewed and approved by this office prior to construction. Detailed drainage plans and a hydrology report should be prepared to show how site runoff will be detained on-site to not exceed the historic 2 year runoff rate. Site drainage must not intensify drainage on adjacent ownerships.
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Planning Dept.  
(con't)

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ZONING  
USE

EXISTING FENCE  
TO BE RELOCATED

465.0'

89.0'

Existing  
telephone underground  
electric overhead

25' WIDE x 205' LONG  
ACCESS & UTILITY  
EASEMENT. SEE NEW PLAN

326.5'

existing  
transformer  
POWER LOCATION

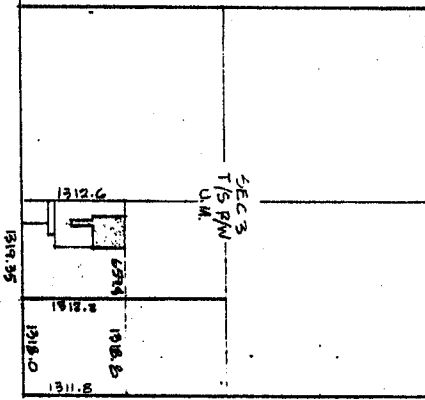


SITE PLAN "1:40" (4.86 ACRES)

ZONING  
USE

ZONING  
USE

KEY PLAN (N.T.S.)



PROJECT TITLE: GRAND JUNCTION, COLO.  
ADDRESS: GRAND JUNCTION, COLO.  
OWNER: FORNEY MEDIA GROUP  
LEON SELIGSON ARCHITECT: CERT. # 1131 ENGINEER: SERIAL # 9060 NCARB # 4954

SELIGSON

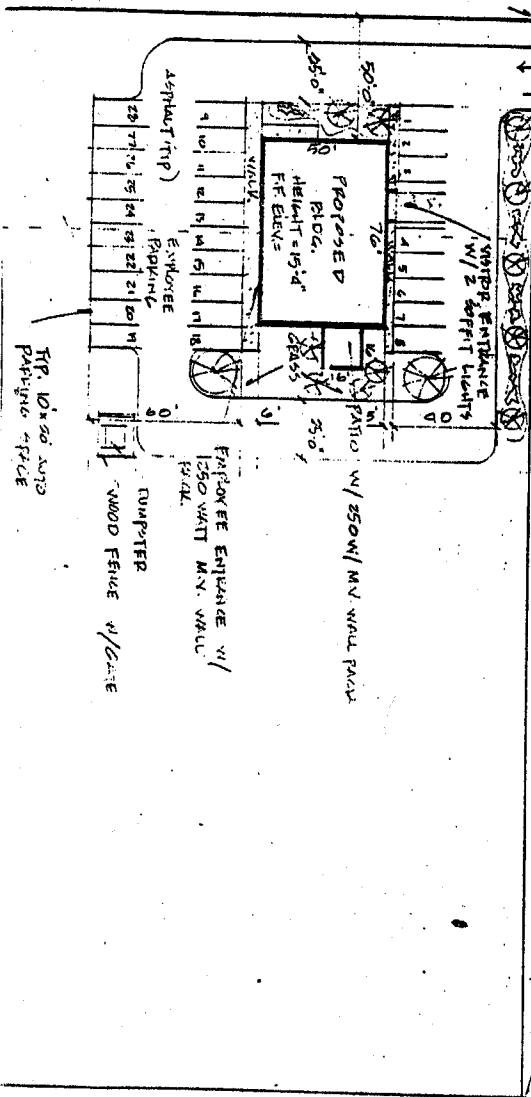
← 15" Sewer Line in 2 1/2" Rd

2" water line in F4 Rd  
 ← needs/Easement

F4 2 1/2" Rd

440.00'

ZONING - USE -



OK w/ agreement on location of access easement on South.

FRANK P. & MARTHA FORBES  
2559 F 1/2 ROAD  
GRAND JUNCTION

R WATER  
TO BE TIED  
INTO NEW  
IMPROVEMENT  
IN F 1/2 ROAD

NW CORNER  
W 1/2 SW 1/4 SE 1/4  
SECTION 3

N89°59'46"E 219.54'

F 1/4 ROAD

LOT 1  
FF 855

8" TRASH  
CONTAINER

S00°00'19"E

Subject  
Property

465.00'

Original  
Do NOT Remove  
From Office

#13 84

N89°59'46"E  
89.00'

Plug & Thrust Block  
8.5' x 8.2'  
FF 840  
2" x 2" 82.30 LOT 2  
W/ 4573  
1" x 9" SRN. SEWER  
@ 73.2'

EXISTING MH  
15" SEWER EXISTION

EXISTING INV. 4572.68

N 00°00'20"

N 00°00'20"  
S 00°00'20"

1

2

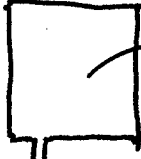


F 1/2 ROAD

25 ROAD

25 1/2 ROAD

26 ROAD (41st STREET)



Subject Property

EXISTING ACCESS ROAD



F ROAD