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File <u>√984 - 0013</u> Project Name <u>KEXO Radio - Rezone RSF-4 to PB 7</u>					KEXO Radio - Rezone RSF-4 to PB 7
P	S	A few items are denoted with an asterisk (*), which means the	017	0 10	o to be seened for normanent record on the in some
r	c	instances, not all entries designated to be scanned by the dep			
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1		Files denoted with (**) are to be located using the ISYS Q	ue	ry	System. Planning Clearance will need to be typed in
_	v	full, as well as other entries such as Ordinances, Resolutions,	308	ara	of Appeals, and etc.
- 1	X	Table of Contents			· · · · · · · · · · · · · · · · · · ·
X	X	Review Sheet Summary			
X	1	Application form			
		Review Sheets			
		Receipts for fees paid for anything			
		*Submittal checklist			
		*General project report	***		
-	_	Reduced copy of final plans or drawings			
X	X	Reduction of assessor's map			
X		Evidence of title, deeds			
	X	*Mailing list to adjacent property owners			
		Public notice cards			
-	-	Record of certified mail			
X	-	Legal description			
<u> </u>	\dashv	Appraisal of raw land			
<u> </u>					
		Reduction of any maps – final copy			
		*Final reports for drainage and soils (geotechnical reports)			
_		Other bound or nonbound reports			
		Traffic studies			
		Individual review comments from agencies			
		*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 appr	ov	al	(pertaining to change in conditions or expiration date)
		DOCUMENTS SPECIFIC TO THI	S	DE	VELOPMENT FILE:
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X	X	Action Sheet			
X		Development Application – 5/1/84			
	X	Project Narrative and Development Schedule Adjacent Land Use and Zoning			
		Landscaping Land Use and Zonnig	\dashv		
	X		7		
	X				
X		Request for Treasurer's Certificate of Taxes Due – 5/1/84			
X		Site Plan	_		
	X		\dashv		
X	X	Letter from Lance Sprulock, Gen. Mgr. to Planning Dept. re: no problem with	\dashv		
^		conditions but asks all costs be reserved until they show intent to build-5/29/84	-		
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R. W. Hoey
Or Current Property Owner
2555 F½ Road, Rt. 2
Grand Junction, CO 81501

#13-84
Ina-Gene Ooley
Or Current Property Owner
2560 F Road
Grand Junction, CO 81501

Frank P. & Martha Forake
2559 Ft Road
Grand Junction, CO 81501
#12-84
*Wostern Broadcasting Co.
P.O. Box 550
Las Vegas, NV 89101
#13-84
*Donrey Media Group
P.O. Box 1359
Ft. Smuth, AZ 72902
#12-84
*Lance Spurlack#13 84
Clo Kexo Radio
225 North 5th St.
Grand Jct. CO 81501

GRAND JUNCTION PLANNING DEPT.

559 White Ave., Room #60 Grand Junction, CO 81501

#13-84

William F. Novinger #12-84 Or Current Property Owner 2558 F Road Grand Junction, CO 81501

Earl Fuoco 611 Meander Dr. Grand Junction, CO 81501

#12-84

Wesley Dixon #13-84
Or Current Property Owner
2562 F Road
Grand Junction, CO 81501

Kenneth Helzel 11030 Coggins Dr. Sun City, AZ 85351

#13-84



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.



ADJACENT LAND USE AND ZONING

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



LANDSCAPING

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



PARKING

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



TRAFFIC CIRCULATION PATTERNS

Ingress/egress will be from proposed F4 Road. Traffic will flow in a circular pattern around the building as entire area is parking/drive. For details see site plan.

REVIE V SHEET SUMLARY

FILE NO	#13-84 TITLE HEAD	DING Kexo Radio Station - Rezone DUE DATE 5/11/84
ACTIVITY -	PETITIONER - LOCAT	ION - PHASE - ACRES Rezone RSF-4 to PB and KEXO Radio
Station	- Final Plan Locati	on: North of F Road, approximately 220 feet east of 25.5 Road.
A reques	st to change from a r	residential single-family residential zone at 4 units per acre
to a pla	unned business zone a	and a final plan on approximately 4.86 acres.
,		
PETITIONER	R ADDRESS Donrey M	Media Group dba KEXO 225 North 5th St., Grand Jct., CO 81501
ENGINEER	Cecil Weiss	
DATE REC.	AGENCY	COMMENTS
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 F4 Road from the Paradise Hills Interceptor. Plans for the sewer
		line must be approved by the City prior to construction. If F4 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 25½ Road that was installed by Foresidght 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 ¹ / ₄ Road from 25½ 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 25½ 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 F1 Road for access to the property would be fine, except there is no F1 east of 25½ Road. Who will build this road?
5/11/84	Planning Dept.	The existing tower was allowed in County AFT. 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 25½ 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

213 14 8 H

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.
- All lighting outside will have to be directional and lowlevel; 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 F¼ 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.

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.

5/29/84

REVIEW SHEET SUMMARY

LE NO. #13-84 TITLE HEADING Kexo Radio Station - Rezone DUE DATE 5/11/84 TIVITY - 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. TITIONER ADDRESS Donrey Media Group dba KEXO 225 North 5th St., Grand Jct., CO 81501 GINEER Cecil Weiss TE REC. **AGENCY** COMMENTS 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. 8/84 Public Service No objections to rezone C.B. 5/2/84 D.M. 5/3/84 Gas & Electric: 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. 8/84 Public Works The developer will need to extend an 8" public sewer line east in Ft Road from the Paradise Hills Interceptor. Plans for the sewer line must be approved by the City prior to construction. If F4 - Road is not improved, funds for future improvements must be escrowed. 9/84 Ute Water No objection to development. Water services would have to originate from an existing 8" water main in 251 Road that was installed by Foresidght 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. 11/84 City Engineer Petitioner should be required to construct the south half of Ft Road from $25\frac{1}{4}$ 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. . The Grand Junction Fire Department has no objections to this re-10/84 Fire Department zone and application submittal. There are existing hydrants on 251 Road. Building must meet Uniform Fire Code and Building Code. requirements. I have no problem with the rezoning of this property. The use of 11/84 Transportation F1 Road for access to the property would be fine, except there Engineer is no F's east of 25% Road. Who will build this road? The existing tower was allowed in County AFT. When annexed into /11/84 Planning Dept. 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% 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

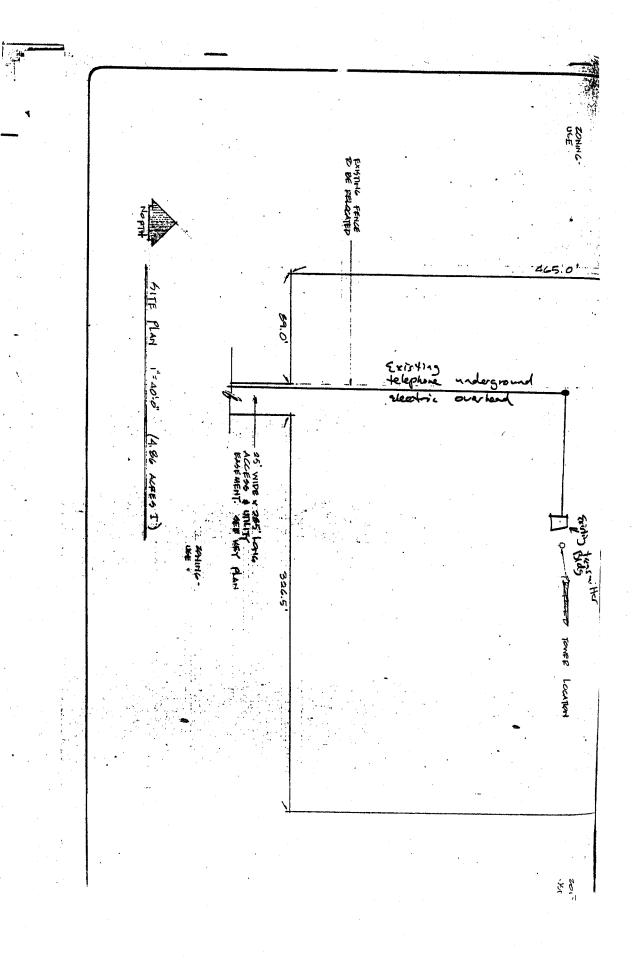
Planning Dept. (con't)

Site Plan:

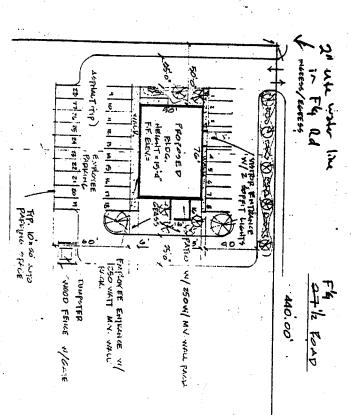
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OFF0000000 Acres 4.86	0000	000	ACTION File N	SHEETO
Units	っヒッヘル	E & FINA	Zone _ Tax Pa	RSFA rcel Number
, 20220,			·	
Activity Rozono.	Plan	DE KEND TOO	NO TRAFFOR	
Common Location				25.5. Rd
^		Mailed Out 5/2	B4 Date Posted	5-18/5-15-84 X' don't need
	eriod Return by (acreage)	Open Space Fee Requir	ed \$ NA Paid	1
Recording Fee Required	s_NA	Paid (Date)	Date Record	edN_A
review agencies—	A B X X E X G		RSTUVXXX	AA BB CC DD SE FF GG
Development Dept. City Public Works (Z 5045)				
City Engineer Transportation Engineer	' • • • • · · · · · · · · · · · · · · ·	5 0 0 0 0 0 0		
City Parks/Recreation City Fire Dept.				
City Police Dept. County Planning	200			
County Engineer County Health				
County Parks/Recreation	0 0 0			
Floodplain Administration G.J. Dept. of Energy	0 0 0	0 0 0 0		
Halker Field Oschool District		0000		
Q Irrigation			dagada	
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Sewer Dist. (FV, CGV, OM) Mountain Bell	000	0000		
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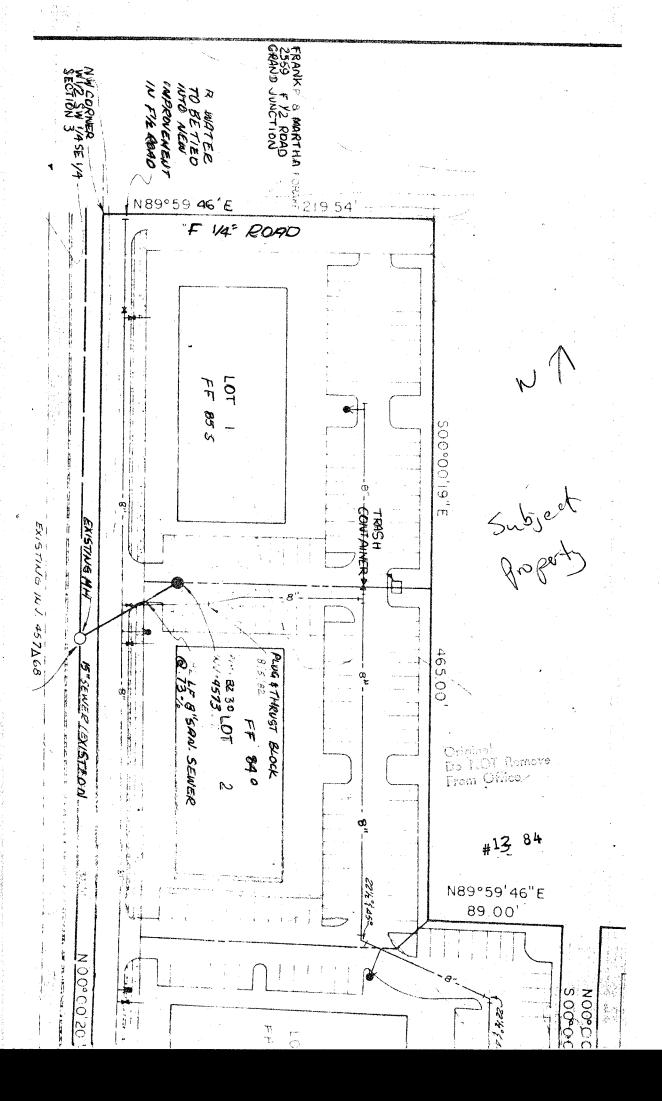


KEY PLAN (N.T.S) PROJECT TITLE:
ADDRESS: GRAPD DINCTION, COLO.
OWNER: POHREY MEDIA GROUP
LEON SELIGSON ARCHITECT: CERT. # 1131 ENGINEER: SERIAL # 9060 NCARB # SELIG ← 15" Sever in Line in 25% Rd



ZOHING.

on vacifion of access
easement on South.



	F'Z ROAD			
25 ROAD		25% ROAD	Existing Access ROAD FROAD	