



BRANT FAMILY PARTNERSHIP  
1255 Bunny Crt.  
Aspen, Colo. 81611

~~GEORGE R. SCHNELL  
2133 Rainbow Ranch Drive  
G.J., Colo. 81503~~

RALPH F. CONWAY  
3216 C. Road  
G. J., Colo. 81503

TERRY D. UMBERGER  
456 N. 23rd Street  
G. J., Colo. 81501

ULTRONIX INC.  
P.O. BOX 1090  
G.J., Colo. 81502

HUTCHISON, HAROLD J.  
436 N. 23rd Street  
G.J., Colo. 81501

GEORGE R. SCHNELL  
2133 Rainbow Ranch Dr.  
G. J., Colo. 81503

McCANDLESS, MARY FRANCES  
717 Centauri Drive  
G. J., Colo. 81506

~~RALPH F. CONWAY  
3216 C Road  
G. J., Colo. 81503~~

WILLIAM SILZELL  
446 N. 23rd  
G. J., Co. 81501

GREGORY C. SACCAMANO  
12198 Melody Drive  
Denver, Colo. 80234

Wakefield Management Company  
1229 North 23rd St.  
Grand Junction, CO 81501

STEVEN F. ABRAHAMSON  
15045 Echo Drive  
Golden, Colo. 80401

Design Specialists  
917 Main St.  
Grand Junction, CO 81501

ROLAND D. WEAVER  
457 N. 23rd Street  
G. J., Colo. 81501

Design Specialists  
917 Main St.  
Grand Junction, CO 81501

ADMINISTRATOR OF VETERANS AFFAIRS  
AFFAIRS  
7320 Old York Road  
Philadelphia, Pa. 19126

ADMINISTRATOR OF VETERANS AFFAIRS  
FEDERAL CENTER  
DENVER, COLO. 80202

#31 85

Project Narrative

Project Description:

A rezone from RMF-32 to B-1, professional office use at 446 N. 22nd Street, Grand Junction, Colorado, 81501.

Project Owner:

Wakefield Management Company; Terrance W. and Donna B. Wakefield, Owners  
1229 N. 23rd St., Suite 201-202  
Grand Junction, Colorado 81501  
Phone: (303) 245-6411

Project Representative:

Design Specialists, Architects and Planners; R. Bryan Sims, Architect  
917 Main Street  
Grand Junction, Colorado 81501  
Phone: (303) 245-7726

Details of Proposed Rezone:

The owners wish to rezone the property at 446 N. 22nd Street to allow for either professional office space or a child's day care facility on the site. The property is presently bordered by commercial and business zoning on two sides. There are presently four (4) individual buildings on the site, and should professional offices be installed one (1) building will be removed to provide adequate area for parking spaces and traffic circulation. An optional use would be a day care facility; in which case all four buildings would remain and fences would be installed between buildings to contain the children. In either use, the interior of the existing building will be remodeled, and

Details of Proposed Rezone (continued):

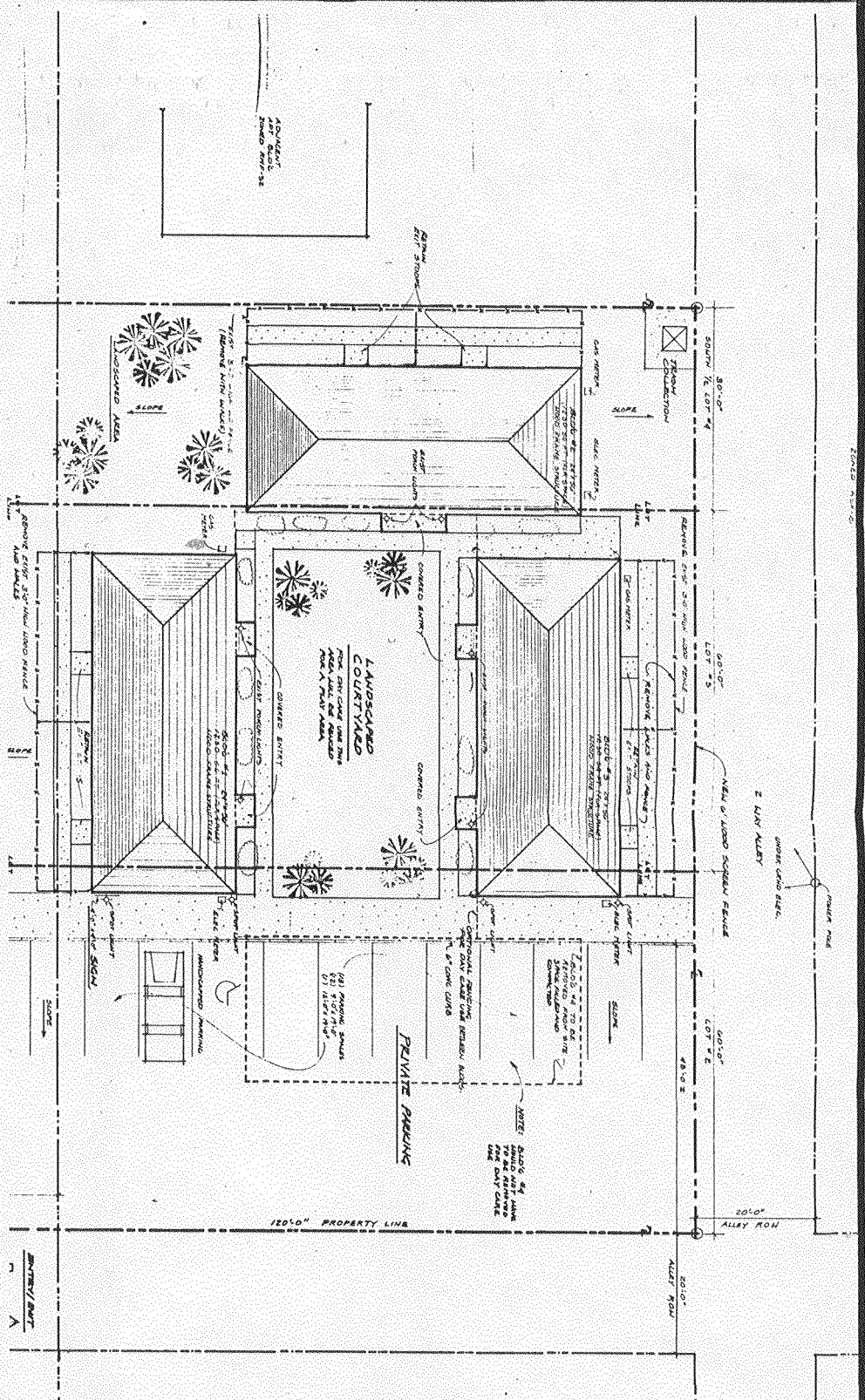
additional landscaping added to enhance the project. All applicable building codes will be met, including handicap access. Other pertinent requirements of this rezone request are addressed in the accompanied material attached.

Respectfully Submitted

Design Specialists, Architects and Planners

A handwritten signature in black ink, appearing to read "R. Bryan Sims", with a long horizontal flourish extending to the right.

R. Bryan Sims, Architect



ZONED AREA

DRAWN/INT  
A

# REVIEW SHEET SUMMARY

FILE NO. 31-85 TITLE HEADING Rezone from RMF-32 to B-1 DUE DATE Nov. 14, 1985

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Rezone for professional office use at  
446 North 22nd St. Pet: Wakefield Management Company

## PULLED

PETITIONER ADDRESS 1229 North 23rd St.

ENGINEER Design Specialists

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
11-06-85	Mtn. Bell	No objections
11-08-85	County Health	Day Care Centers require inspection from this Department. If development continues in this direction, please submit plans & specifications for review.
11-12-85	Public Service	Electric and Gas: No objections to rezone.
11-12-85	City Fire Dept.	The Grand Junction Fire Department has no objections to this rezone. Building must meet uniform Fire and Building Code requirements for the type of occupancy use.
11-14-85	City Public Works	The curb, gutter and sidewalk along the property frontage on 22nd St. is in very poor condition. In being consistent with past policy, the owner should be required to replace the curb, gutter and sidewalk to acceptable standards. A power of attorney or other improvements guarantee should be provided for alley improvements on south and east sides of property.
11-16-85	Bldg. Dept.	A building permit is required for demolition, remodel and when there is a change in Building Code occupancy classification. City of Grand Junction licensed general contractor and subcontractor are required. Preliminary plans should be submitted for early review for Code compliance.
11-16-85	Planning Dept.	<p><b>LATE</b></p> <ol style="list-style-type: none"><li>1) A major criterion for evaluation of a rezone application is one of need. Are there specific requests for, or commitments to lease office space in this development from Utronix or others? Is there a need for day care in the area? A day care facility might be better accommodated by means of a special use permit rather than a rezone.</li><li>2) The question of compatibility is another concern. Further encroachment of business uses into the residential neighborhood has generally been discouraged. Are there circumstances which make this proposal an exception to such a policy?</li><li>3) Please provide a timeframe for completion of construction, transition, phasing and landscaping.</li><li>4) If this proposal is approved, what guarantees will you provide that day care or office will be the only uses allowed rather than some of the other uses that are permitted in a B-1 zone?</li><li>5) A landscape plan should be submitted showing all existing and proposed landscape features, identified as to location, common and botanical names and sizes at planting. Name, type and location of mulches and ground covers should be included, as well as provisions for maintenance. A minimum of 10% of the land area must be landscaped (1800 sq. ft.) per the Grand Junction Zoning &amp; Development Code.</li><li>6) If approved, will the occupancy of the buildings include some residential occupancy and some office/day care?</li><li>7) If approved, the 4th building would need to be removed</li></ol>

Planning Dept.

7) and the parking lot completed prior to any occupancy by offices or non-residential uses other than day care.

8) How many employees will there be for a day care use? Depending upon that number, the building may need to be removed to accommodate employee parking (which is required to be provided off-street).

9) In order to provide consistency with City parking policies, the parking should be arranged so that cars will not need to back directly onto the alleyway. All maneuvering should occur within the parking lot. There should be one access, limited in width to 25 to 35 feet, from the alleyway into the parking area, with concrete curbing (or the six foot fence with an opening) along the alleyway to delineate the parking access.

10) A new 6 foot fence is indicated on the east property line. What will be the extent of this new fencing for each of the alternatives?

11) Will the new fencing along the east property line affect the trash collection? The location and details should be coordinated with the City Sanitation Supervisor.

12) Exterior lighting should be directional to avoid interference with neighboring residences.

13) Any signage requires a separate sign permit.

MAILED  
11-17-85

OFF ACTION SHEET

File No. # 31-85

Acres \_\_\_\_\_

Units \_\_\_\_\_

Density \_\_\_\_\_

REZONE & FINAL

Zone \_\_\_\_\_

Tax Parcel Number  
2945-131-17-04

Activity REZONE from RMF-22 to B1

Phase final

Common Location 446 N 22<sup>nd</sup> St.

Date Submitted 11-1-85 Date Mailed Out PULL Date Posted \_\_\_\_\_

day Review Period Return by \_\_\_\_\_ (x) dont need

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

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

review agencies

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z AA BB CC DD EE FF GG

Table with 33 rows of agencies and 32 columns of review status (A-Z, AA-GG). Rows include Development Dept., City Public Works (250's), City Engineer, etc. Many cells contain a dot indicating a review.

totals

Table with 2 columns: BOARDS, DATE. Row 1: Pulled prior to hearing. Other rows are blank.

Table with 2 columns: STAFF. Row 1: #31. Other rows are blank.

APPLICATION FEE REQUIREMENTS

500<sup>00</sup> at submittal OK for City of GJ

