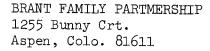
Table of Contents

File_1985-0031

Project Name Wakefield Mgmt Co. - 446 N. 22nd St. - Rezone from RMF to B1

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.					
S	n	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick					
e	n	guide for the contents of each file.					
n t	e d						
	<u> </u>	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					
		Application form					
		Review Sheets					
		Receipts for fees paid for anything					
		*Submittal checklist					
X	Χ	*General project report					
•		Reduced copy of final plans or drawings					
X		Reduction of assessor's map					
		Evidence of title, deeds, easements					
X	X	*Mailing list to adjacent property owners					
\square		Public notice cards					
\vdash		Record of certified mail					
X		Legal description					
-		Appraisal of raw land					
\vdash		Reduction of any maps – final copy					
\vdash		*Final reports for drainage and soils (geotechnical reports)					
-	*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					
L		*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:					
	37						
	X	Action Sheet Review Sheet Summary					
X	Δ	Review Sheets					
X		Development Application – 10/15/85					
X	Х						
X		Notice of Posting – 11/26/85					
X	L	Deed Request of Treasurer's Taxes – 9/30/85					
X		Letter of support from Charles Brandt, General Partner, Brandt Family					
1		Partnership – 11/25/85					
X	X	Letter from Terrance Wakefield, Wakefield Mgmt Co. to City Planning re:					
		pulled from					
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	-						
L	-						



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

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

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

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

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

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

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

ADMINISTRATOR OF VETERANS AFFAIRS FEDERAL CENTER DENVER, COLO. 80202 GEORGE R. SCHNELL 2133 Rainbow Ranch Drive G.J., Colo. 81503

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

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

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

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

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

Design specialists 917 Main St Grand Junction, CO 81591

Design Specialists 917 Main St. Grand Junction, CO 81501

#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:

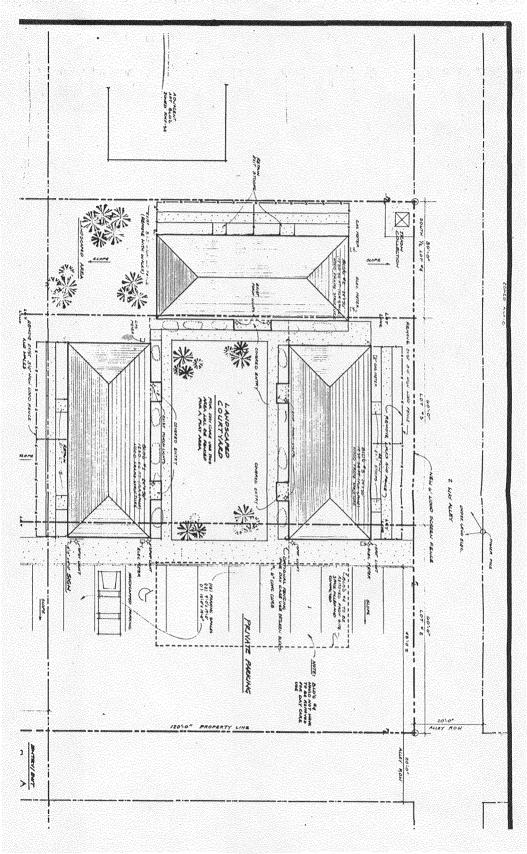
The owners wish to rezone the property at 446 N. 22nd Street to allow for either professional office space or a child's day care facility on the site. The property is presently bordered by commercial and business zoning on two sides. There are presently four (4) individual buildings on the site, and 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

R. Bryan/Sims, Architect

1.



REVIEW SHEET SU.JMARY

 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

1

446 North 22nd St. Pet: Wakefield Management Company

,	PULL	
PETITIONER	ADDRESS 1229 North	23rd St.
ENGINEER	Design Specialists	
DATE REC.	AGENCY	COMMENTS
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 consistant 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 classifica-
]	LATE	tion. City of Grand Junction licensed general contractor and subcontractor are required. Preliminary plans should be submitted for early review for Code complance.

- 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.
- c) The question of compatibility is another concern. Further encroachment of business uses into the residential neighborhood has generally been discourage. Are there circumstances which make this proposal an exception to such a policy?
- 3) Please provide a timeframe for completion of construction, transition, phasing and landscaping.
- A) 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?

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 & Development Code.

6) If approved, willt he occupancy of the buildings include some residential occupancy and some office/day care?

7) If approved, the 4th building would need to be removed

LATE

Planning Dept.

11-16-85

Page 2

#31-85 Rezone from RMF-32 to B-1 Wakefield Management Company

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 consistancy 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 ditectional to avoid interference with neighboring residences.

P. C. S. C.

13) Any signage requires a separate sign permit.



APPLICATION FEE REQUIREMENTS 500 2 al submitted Of for City of GJ

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sity	EZONE &	FINAL	Tax Parcel Number
			2945-131-17-014
	RMF-22 to BI		
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nmon Location	46 N 22nd St.		· · · · · · · · · · · · · · · · · · ·
Date Submitted 11-1-8	Date Mailed Out		Date Posted
day Review P	iod Return by		X (101
	creage)Open Space		
_	Paid (Date		,
agencies			V X X Y Z AA BB CC DD YE FF
Development Dept.			
City Public Works (25013)		• • · • • • • • • •	
City Engineer Transportation Engineer			
City Parks/Recreation			
City Fire Dept.	a design of the second se	000000000	
City Police Dept.		60000000	
County Engineer			
County Health (day Care)			
County Parks/Recreation			
Floodplain Administration			
G.J. Dept. of Energy			
Walker Field School District			
Irrigation			
Drainage			and the second s
Water (Ute, Clifton) Sewer Dist, (FV, CGV, OM)			Contract and a second s
Mountain Bell			
Public Service (2 sets)			
State Highway Dept. State Geological			
State Health Dept.			
GJPC (7 packets) CIC (9 packets)			
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