

# Table of Contents

File 1986-0007

Project Name 1035 Grand Avenue - Carl Pool - Rezone

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been provided.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>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.</p>
X	X	<b>Table of Contents</b>
X	X	<b>Review Sheet Summary</b>
		Application form
X		Review Sheets
		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
X	X	<b>*General project report</b>
		Reduced copy of final plans or drawings
X		Reduction of assessor's map
		Evidence of title, deeds, easements
X	X	<b>*Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps - final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		<b>*Petitioner's response to comments</b>
		<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>
<b>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</b>		
X	X	Action Sheet
X	X	Review Sheet Summary
X		Review Sheets
X	X	Request for Treasurer's Certificate of Taxes Due - 2/4/86
X		Chicago Title Ins. Co.
X	X	Driveway Easement Agreement
X		Development Application - 2/27/86
X	X	Downtown Districts - Residential/Office Conversion Corridors (R/OCC)
X		Public Posting Posting - 3/12/86
X		Letter from Gary Ferguson, Director of DDA to Mike Sutherland re: correction of item in letter-4/8/86 and 4/11/86
X	X	Planning Commission Minutes - ** - 3/25/86
X	X	Certified letter from Mike Sutherland to Carl and Louise Pool re: project elements not completed - 10/29/86
X	X	Site Plan
X	X	Development Summary - 4/3/86
X	X	Letter from Tom Dixon, Senior Planner to Scott Moreland re: building permit alterations - 11/9/94
X		Notice of Public Hearing - 3/25/86



Receipt # \_\_\_\_\_  
 te Rec. #500<sup>00</sup>  
 Received By *LW*

# DEVELOPMENT APPLICATION

We, the undersigned, Being the owners of property situated in Mesa County, State of Colorado, as described on the attached legal description form do hereby petition this:

Type of Petition	Acres	Phase	Common Location	Zone	Type of Usage
<input type="radio"/> Subdivision Plat/Plan	Sq.Ft	<input type="radio"/> Minor <input type="radio"/> Major			
<input type="radio"/> Rezone				Frm <input type="checkbox"/> To	
<input checked="" type="radio"/> Planned Development		<input type="radio"/> ODP <input type="radio"/> Prelim <input checked="" type="radio"/> Final	1035 GRAND AV.	RMF-64 to PB	office
<input type="radio"/> Conditional Use					
<input type="radio"/> Hwy-Oriented Development				H.O.	
<input type="radio"/> Text Amendment					
<input type="radio"/> Special Use					
<input type="radio"/> Vacation					<input type="radio"/> Right-of-way <input type="radio"/> Easement

<input checked="" type="radio"/> PROPERTY OWNER	<input type="radio"/> DEVELOPER	<input checked="" type="radio"/> REPRESENTATIVE
<i>Steve Janda</i>		<i>Levin Pool</i>
Name	Name	Name
<i>1035 Grand ave</i>		<i>930 main st.</i>
Address	Address	Address
<i>Grand Junction Co.</i>		<i>Grand Junction CO 81501</i>
City/State	City/State	City/State
		<i>243-9169</i>
Business Phone #	Business Phone #	Business Phone #

Note: Legal property owner is owner of record on date of submittal.



WE HEREBY ACKNOWLEDGE THAT WE HAVE FAMILIARIZED OURSELVES WITH THE RULES AND REGULATIONS WITH RESPECT TO THE PREPARATION OF THIS SUBMITTAL, THAT THE FOREGOING INFORMATION IS TRUE & COMPLETE TO THE BEST OF OUR KNOWLEDGE, AND THAT WE ASSUME THE RESPONSIBILITY TO MONITOR THE STATUS OF THE APPLICATION AND THE REVIEW SHEET COMMENTS. WE RECOGNIZE THAT WE OURSELVES, OR OUR REPRESENTATIVE(S) MUST BE PRESENT AT ALL HEARINGS. IN THE EVENT THAT THE PETITIONER IS NOT REPRESENTED, THE ITEM WILL BE DROPPED FROM THE AGENDA, AND AN ADDITIONAL FEE CHARGED TO COVER RE-SCHEDULING EXPENSES BEFORE IT CAN AGAIN BE PLACED ON THE AGENDA



<i>Levin Pool</i>	<i>2/27/86</i>
Signature of person completing application	Date
<i>Cathy J. Clark</i>	<i>2/27/86</i>
<i>Steve Janda</i>	
Signature of property owner(s) - attach additional sheets if necessary	

559 White Avenue Rm 60 Grand Junction, Colorado 81501



All-American Insurance Agency proposes to purchase and to occupy the property at 1035 Grand Avenue. There is a contract between the Sellers, Steve Landman and Cathy Clark, and the Buyers, Carl and Louise Pool. The contract is contingent upon a zoning change.

All-American Insurance Agency is an independent property and casualty insurance agent, wholly owned and operated by Louise Pool. It is not affiliated with nor a subsidiary of any other firm.

The office is staffed by three full-time employees. It appears that this will be a sufficient number for quite some time to come. The office is open during normal daytime business hours during the week and on Saturday mornings. The number of client visits on an average day is six.

The agency has been in business since July, 1982. It is now well-established and in need of a permanent home.

The property at 1035 Grand Avenue is currently occupied as a counseling center. Present arrangement is well-suited to our needs, and we foresee no changes in the interior.

We intend to occupy the property on July 15, 1986. Within 30 days after that, the rear parking area will be gravelled. The required fencing at the alley in the rear of the property would be completed no later than December 31, 1986.

We would move our wooden sign from its present location at 920 Main Street to the property at 1035 Grand Avenue. It will be placed in the front yard approximately half-way between the house and the sidewalk.

WILLIAM G. HAMMOND  
955 Grand Avenue  
Grand Junction, CO 81501

GLENN S. SHEPHERD  
325 N 10th Street  
Grand Junction, CO 81501

LEE S. HUNT  
1049 White Avenue  
Grand Junction, CO 81501

MARY ELLEN SHIDELER  
1003 Grand Avenue  
Grand Junction, CO 81501

DOROTHY J. WINOKUR  
1003 White Avenue  
Grand Junction, CO 81501

JERRY I. SMITH  
1050 White Avenue  
Grand Junction, CO 81501

STANLEY E. ROCKLIN  
1015 Grand Avenue  
Grand Junction, CO 81501

GENEVIEVE K. KRUCKENBERG  
1009 White Avenue  
Grand Junction, CO 81501

JEAN B. MASSONDE  
1051 White Avenue  
Grand Junction, CO 81501

CHURCH OF THE NAZARENE  
1022 Grand Avenue  
Grand Junction, CO 81501

EMERY E. CONNORS  
1018 White Avenue  
Grand Junction, CO 81501

JOHN L. MAZZUCA  
1059 White Avenue  
Grand Junction, CO 81501

MARY A. FLYNN  
1025 Grand Avenue  
Grand Junction, CO 81501

DALE E. STRODE  
1019 White Avenue  
Grand Junction, CO 81501

FREDRICK H. LARSON  
1104 White Avenue  
Grand Junction, CO 81501

WILLIAM A. TRINE  
1039 Grand Avenue  
Grand Junction, CO 81501

MARION E. TACKWELL  
1027 White Avenue  
Grand Junction, CO 81501

DAVID M. COX  
1114 White Avenue  
Grand Junction, CO 81501

WILLIAM A. TRINE  
1045 Grand Avenue  
Grand Junction, CO 81501

ADMINISTRATOR OF VETERANS AFFAIRS  
1030 White Avenue  
Grand Junction, CO 81501

WILLIAM H. HALL  
1060 White Avenue  
Grand Junction, CO 81501

MICHAEL WALISKY  
1046 Grand Avenue  
Grand Junction, CO 81501

ALEXANDER KRASNOW  
1035 White Avenue  
Grand Junction, CO 81501

JOHN MATTIE  
1115 White Avenue  
Grand Junction, CO 81501

THOMAS GIBSON  
1042 Grand Avenue  
Grand Junction, CO 81501

SECRETARY OF HOUSING & URBAN  
DEVELOPMENT REGIONAL OFFICE  
1038 White Avenue  
Grand Junction, CO 81501

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LAURA H. RAGSDALE  
1055 Grand Avenue  
Grand Junction, CO 81501

DOROTHY SANCHEZ  
1042 White Avenue  
Grand Junction, CO 81501

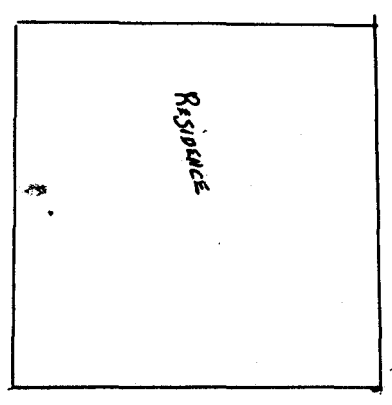
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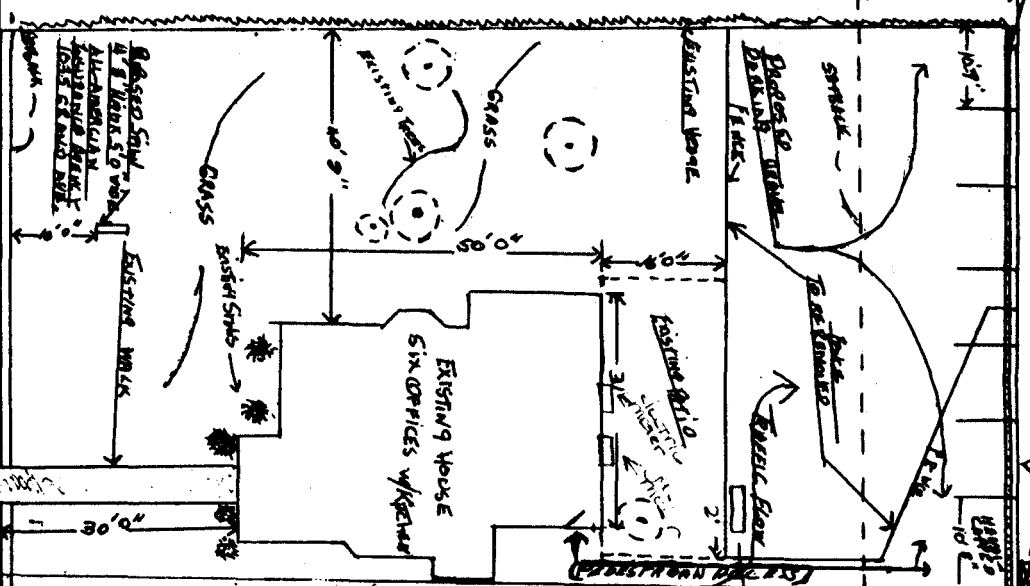
1587 SQ FT

20'0" B/L 28'0" C/W

R.M.F.-64



RESIDENCE



EXISTING HOUSE  
SIX OFFICES w/ KITCHEN

GRASS

Grass Sidewalk  
4" W/ REINFORCED CONCRETE  
ALL-DIMENSIONAL  
CONCRETE SIDEWALK  
CONCRETE SIDEWALK

EXISTING WALLS

EXISTING SIDEWALK

EXISTING HOUSE

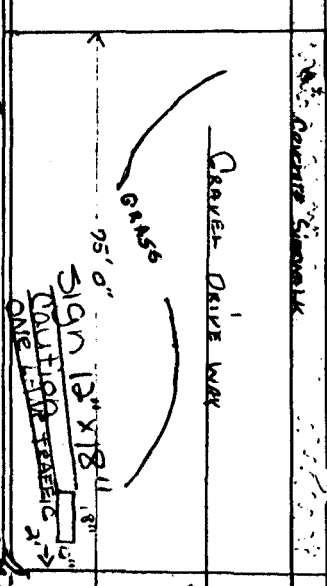
GRASS

SPRINKLER

EXISTING SIDEWALK

EXISTING FLOOR

SIGN 12" X 18" YIELD - RIGHT OF WAY



GRAVEL DRIVE WAY

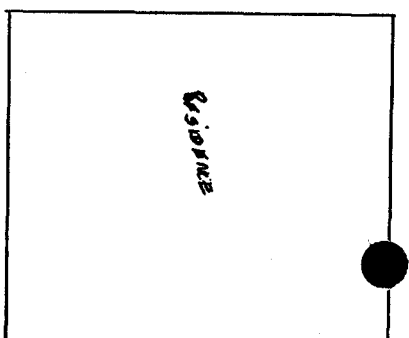
SIGN 12" X 18" YIELD - RIGHT OF WAY

ONE LINE ELEVATION

ENCASMENT 2 OCT 11 4:47 87

GRUB CUT FOR CONCRETE DRIVE FOR 11' WAS DONE APPROX. 1570 - NO RECORD

Express / Eject



RESIDENCE

ALONG TRUCK

TRUCK CUT

99'

90'

25'0"

20'0"

75'0"

40'9"

20'0"

20'0"

20'0"

20'0"

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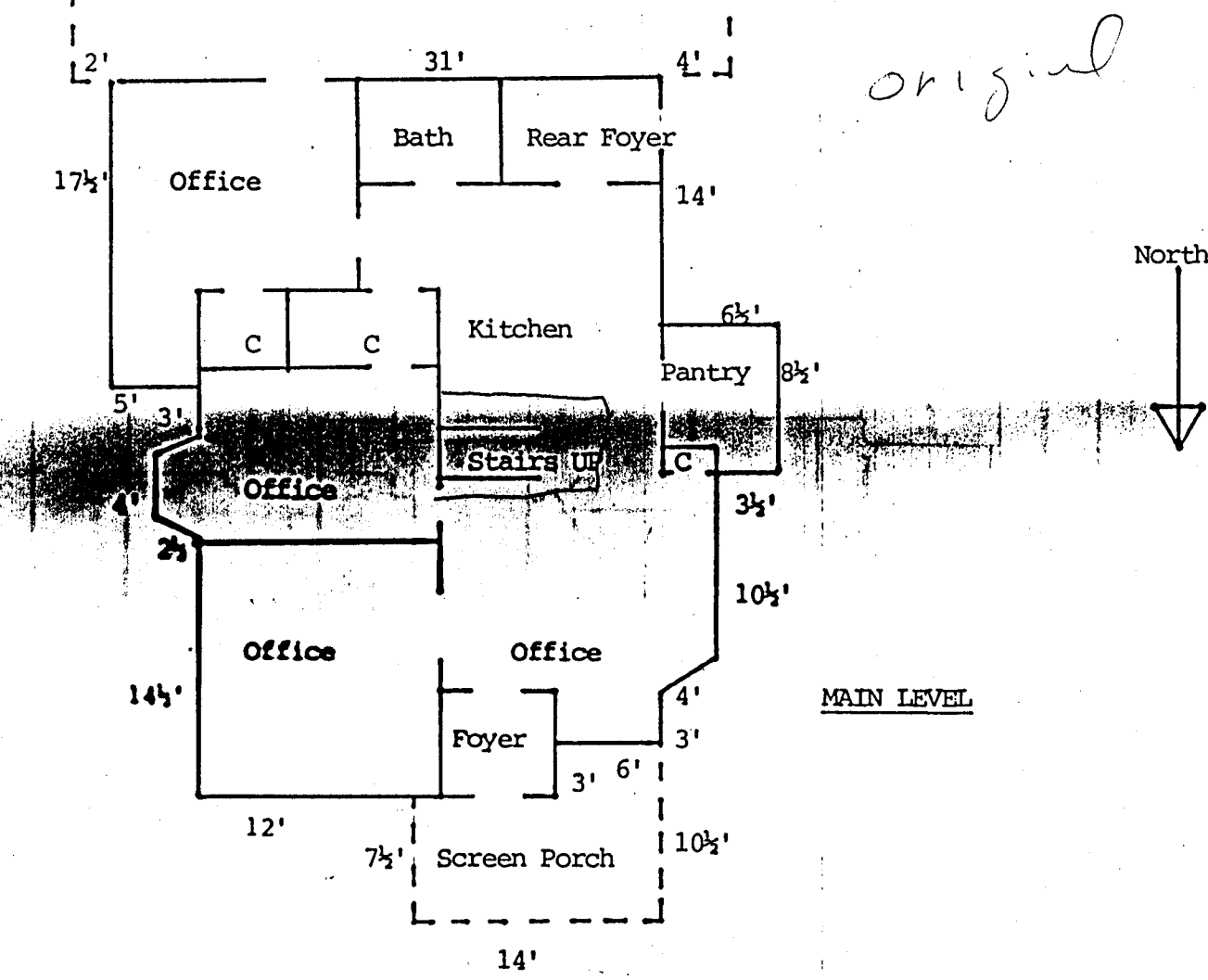
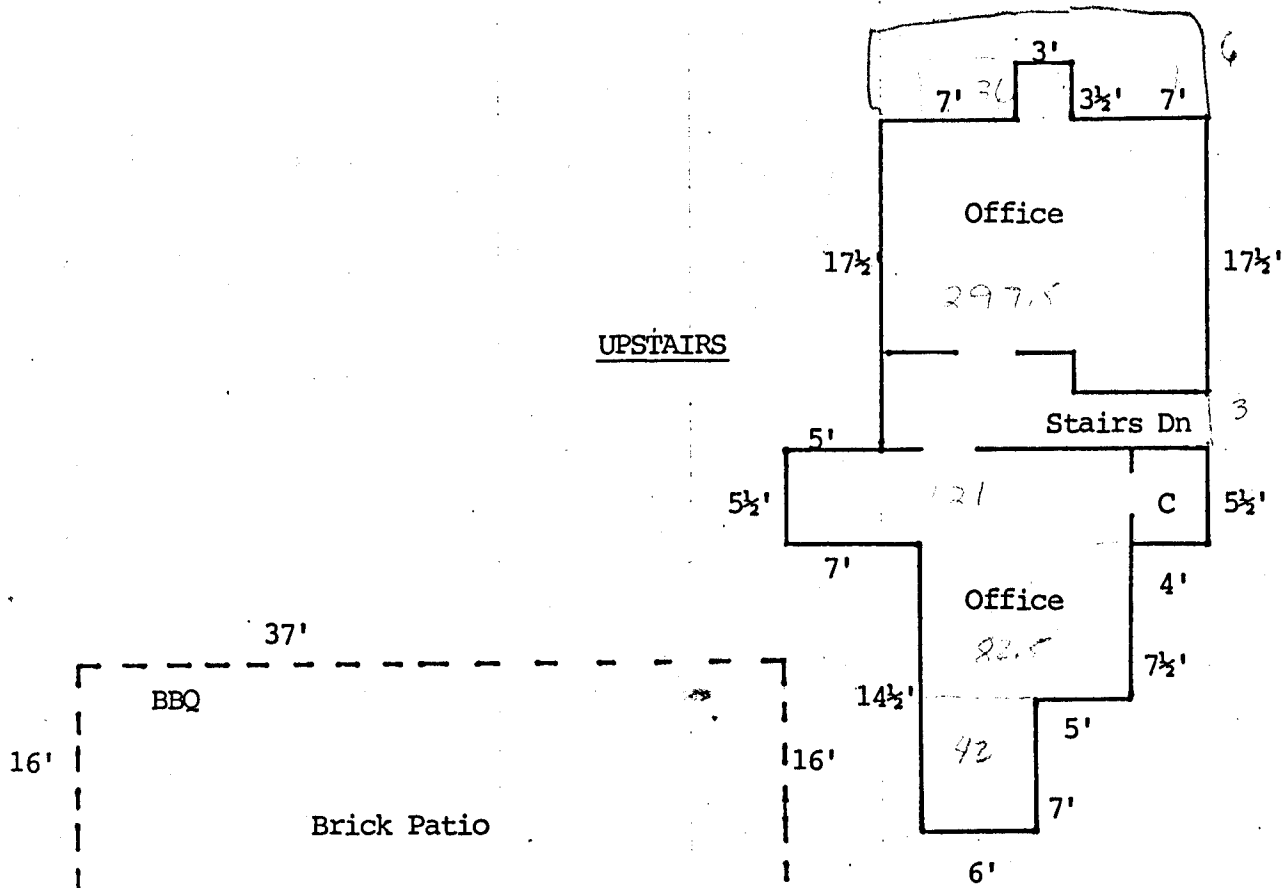
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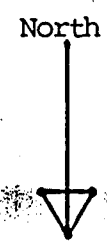
12'0"

12'0"

12'0"



*original*

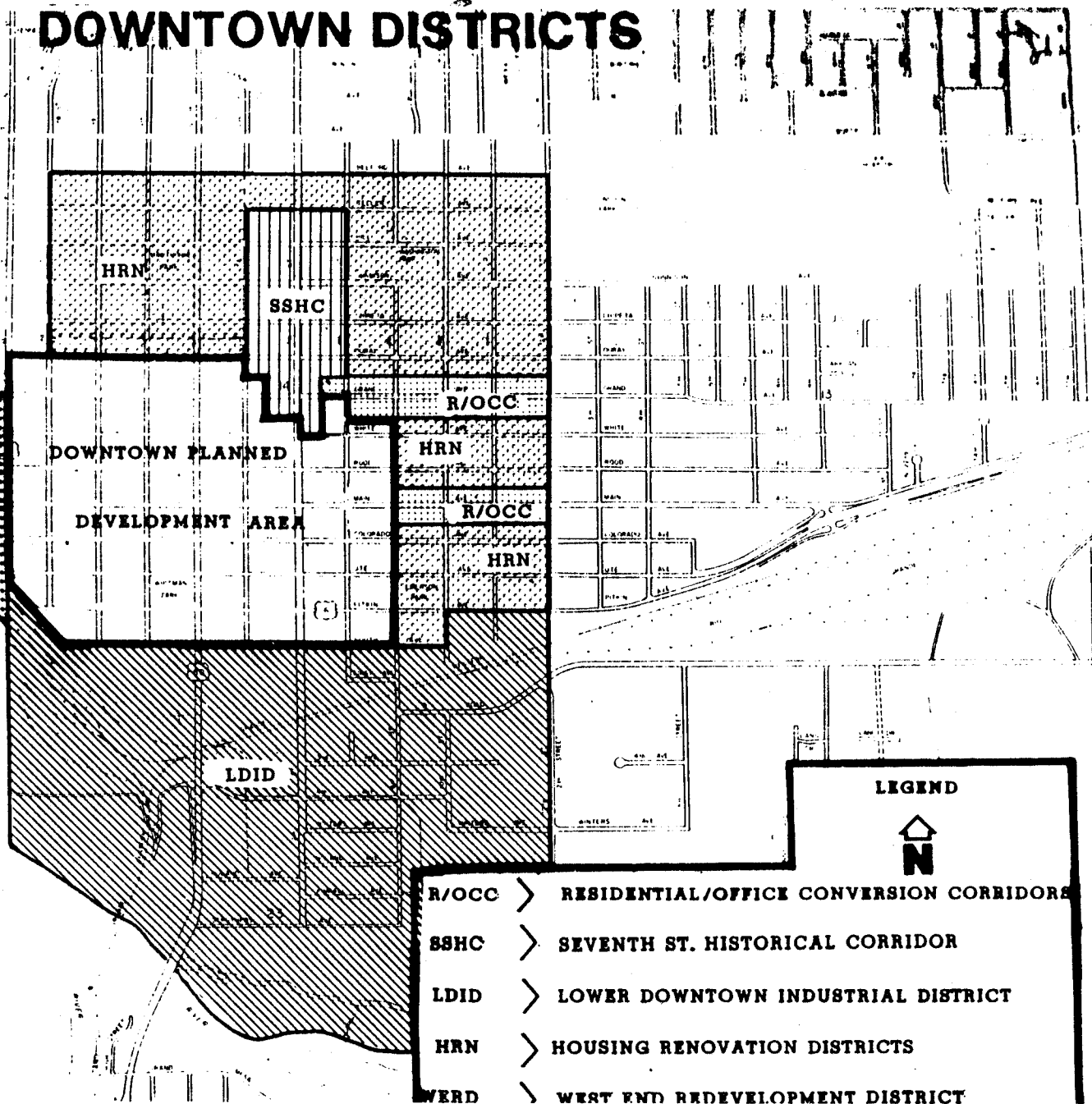


**G. RESIDENTIAL/OFFICE CONVERSION CORRIDORS (R/OCC)**

(Eighth Street to Twelfth Street between the east-west alleys north and south of Grand, the north-south alleys between Seventh and Eighth between the east-west alley north of Grand to Grand, and Eighth Street to Twelfth Street between the east-west alleys north and south of Main Street.)

The Residential/Office Conversion Corridors (R/OCC) currently contain a mixture of uses. A majority of the structures are large old residences, many of which are deteriorating. The volume and speed of traffic on Main Street and Grand Avenue discourage single family residential use. Preferred uses for the R/OCC are residential and professional office. Residential structures could be converted to offices provided the structure is restored and the character of the corridor is retained. Between Tenth and Twelfth Streets on Grand Avenue conversion of residential to commercial uses should be limited to no more than fifty percent of the renovated gross square footage. All parking required for uses in the R/OCC should be provided within the R/OCC. Curb cuts onto Main Street and Grand Avenue should be minimized.

# DOWNTOWN DISTRICTS



DRIVEWAY EASEMENT AGREEMENT

THIS AGREEMENT, made this 25<sup>th</sup> day of February, 1986, between MARY A. FLYNN of the County of Mesa, State of Colorado, party of the First Party, which expression shall include his, her, or their heirs, executors, administrators, agents, or assigns where the context so requires or admits, and STEVEN LANDMAN and CATHIE CLARK, jointly and severally, of the County of Mesa, State of Colorado, parties of the Second Part, which expression shall include his, her, or their heirs, executors, administrators, agents, or assigns where the context so requires or admits:

WITNESSETH

WHEREAS, the party of the First Part owns and has title to real estate located in the City of Grand Junction, County of Mesa, State of Colorado, described as follows:

Lots 5, 6, and 7 in Block 87 in the City of Grand Junction, except the West 4 feet of said Lot 5, Mesa County, Colorado

WHEREAS, the parties of the Second Part own and have title to real estate located in the City of Grand Junction, County of Mesa, State of Colorado, described as follows:

Lots 8, 9, and 10, Block 87, City of Grand Junction, Mesa County, Colorado

WHEREAS, said properties are adjacent to each other so that the east line of Lot 7 in Block 87 in the City of Grand Junction forms the west line of said Lot 8 in Block 87 in the City of Grand Junction; and

# 7 86

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From Office



WHEREAS, the parties hereto in consideration of the sum of Ten (\$10.00) Dollars in hand paid each to the other, have agreed to grant to each other an easement or right of way along said common property line;

NOW, THEREFORE, in pursuance to said agreement and for and in consideration of the sum of Ten (\$10.00) Dollars paid by each of the parties to each other, receipt of which is hereby acknowledged, and of the mutual covenants, agreements, conditions, and stipulations therein contained, it is mutually covenanted, stipulated and agreed by and between the parties as follows:

1. Grant by First Party. The party of the First Part hereby grants to the parties of the Second Part, his, her, or their heirs and assigns, an Easement and Right of Way, together with the full and free right for him, her, and them, and his, her, and their tenants, servants, visitors, and licensees, in common with all others having the like right, at all times hereafter with or without automobiles or other vehicles or on foot, for the purpose of ingress and egress to and from the rear or any other portion of said Lot 8 in Block 87 in the City of Grand Junction and/or the rear entrances of and/or the garage connected with the dwelling or improvements located on the said Lot 8 and for all other purposes connected with the use of said Lot 8, to pass and re-pass along and over a strip of land four feet wide, extending upon and along the entire east side of said Lot 7 in Block 87 in the City of Grand Junction.

2. Grant by Second Parties. The parties of the Second Part hereby grant to the party of the First Part, his, her, or their heirs and assigns, an Easement and Right of Way, together with the full and free right for him, her, and them, and his, her, and their tenants, servants, visitors, and licensees, in common with all others having the like right, at all times hereafter with or without automobiles or other vehicles or on foot, for the purpose of ingress and egress to and from the rear or any other portion of said Lot 7 in Block 87 in the City of Grand Junction and/or the rear entrances of and/or the garage connected with the dwelling or improvements located on the said Lot 7 and for all other purposes connected with the use of said Lot 7, to pass and re-pass along and over a strip of land four feet wide, extending upon and along the entire west side of said Lot 8 in Block 87 in the City of Grand Junction.

3. Appurtenant. It is further understood and agreed that the easements granted herein are to be held by the respective grantees, his, her, and their heirs and assigns as appurtenant to the land owned by the respective grantees.

4. Cost of Maintenance. It is further understood and agreed that the party of the First Part will and does hereby assume and agree to pay one-half, and the parties of the Second Part will and do hereby assume and agree to pay one-half of the cost of maintaining the present driveway over the respective easements herein granted.

# 7 86

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From Office

5. Duplicate Copies. This agreement has been executed in duplicate by the parties and each executed copy thereof shall be considered an original.

6. Covenant to Run with the Land. The burdens and benefits of this agreement are intended, so far as may be, to attach and run with the said premises of the party of the First Part and the parties of the Second Part, respectively.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

PARTY OF FIRST PART:

Mary A. Flynn  
MARY A. FLYNN

PARTIES OF SECOND PART:

Steven Landman  
STEVEN LANDMAN

Cathie Clark  
CATHIE CLARK

STATE OF COLORADO            )  
  ) ss:  
COUNTY OF MESA             )

Subscribed and sworn to before me this 25<sup>th</sup> day of February, 1986, by MARY A. FLYNN.

My Commission Expires: 11/20/88.

WITNESS my hand and official seal.

Louise Pool  
Notary Public  
920 main st.  
grand Jct CO

# 7 86  
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from Office

STATE OF COLORADO

)

) ss:

COUNTY OF MESA

)

Subscribed and sworn to before me this 25<sup>th</sup> day of February, 1986, by STEVEN LANDMAN.

My Commission Expires: 11/20/88.

WITNESS my hand and official seal.

*Louise Pool*

Notary Public

*920 main St.  
Grand Jet CO*

STATE OF COLORADO

)

) ss:

COUNTY OF MESA

)

Subscribed and sworn to before me this 25<sup>th</sup> day of February, 1986, by CATHIE CLARK.

My Commission Expires: 11/20/88.

WITNESS my hand and official seal.

*Louise Pool*

Notary Public

*920 main St.  
Grand Jet CO*

# 7 86

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From Office

Grand Junction  
Downtown Development Authority

200 North Sixth Street, Suite 204 P.O. Box 296

Grand Junction, Colorado 81502

Phone (303) 245-2926

April 8, 1986

Mr. Michael Sutherland  
City of Grand Junction  
Planning Department  
250 North 5th Street  
Grand Jct., CO 81501

Dear Mike:

At it's regular meeting of April 4, 1986, the Downtown Development Authority Board of Directors considered the issues raised in your letter of March 27, 1986 relating to the Application for Rezone to Planned Business at 1035 Grand Avenue.

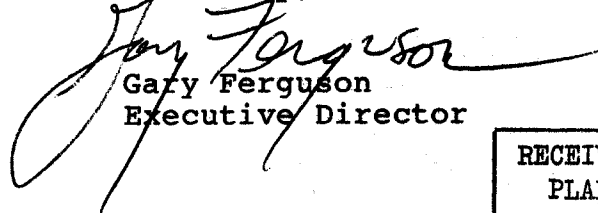
After lengthy discussion and presentation by the current building owner and (prospective owner) the Board reached the following conclusions: *see 2nd letter*

- The R/OCC (Residential/Office Conversion Corridor) will become viable only as infill occurs in the core central business district;
- The proposed rezone will be an encouragement for other businesses to locate on Grand Avenue and the surrounding residential neighborhood. This will diminish the appeal of this area as a downtown residential neighborhood;
- The proposed rezoning to Planned Business is itself in variance with the R/OCC policy. Planned Business zoning is broader than the existing R/OCC policy;
- The DDA Board strongly recommends that central business district infill occur prior to granting further rezoning requests in the Grand Avenue R/OCC.

These conclusions were expressed in the form of a motion, which passed unanimously.

I hope these comments will be useful to the City Council and Planning Commission in their final deliberations.

Sincerely,

  
Gary Ferguson  
Executive Director

GF/lb

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

APR 8 1986

#7-86

Grand Junction  
Downtown Development Authority

200 North Sixth Street, Suite 204 P.O. Box 296

Grand Junction, Colorado 81502

Phone (303) 245-2926

April 11, 1986

MEMORANDUM

TO: Mike Sutherland & Neva Lockhart

FROM: Gary Ferguson, Executive Director *GF*

RE: 1035 Main Property

We want to correct an item of misinformation pertaining to our letter of April 8, 1986, informing the Commission about the Authority's review of the 1035 Main Street rezoning request.

The letter states that the petitioner, Louise Pool, was present at the DDA Board meeting of Friday, April 4, 1986. Ms. Pool was not in attendance at that meeting. We apologize for the misinformation.

cc: Louise Pool  
920 Main Street

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

APR 11 1986

# REVIEW SHEET SUMMARY

FILE NO. #7-86 TITLE HEADING Rezone from FMF-64 to PB DUE DATE March 13

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Rezone & Final - Carl and  
Louise Pool - 1035 Grand Ave.

PETITIONER ADDRESS 920 Main

ENGINEER

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
3-06-86	Fire Dept.	This office has no objection to the rezone, altho the change in occupancy may require building modifications in order to be in compliance with the applicable codes.
3-10-86	Mt. Bell	None
3-12-86	Public Service	No objections to rezone.
3-11-86	Bldg. Dept.	Sign permit required for relocation of sign. From information provided, this does not appear to represent a "change in use" per the Uniform Building Code hence no permit required unless there is to be remodeling of present structure. Applicant should check with the Building Dept. if there any questions regarding permits.
3-17-86	City Eng.	<p>The proposed plan for access to and from the parking area is not acceptable. The driveway on the west side of the lot is a single lane and not wide enough for two cars to pass. The following alternatives should be considered to improve access to the parking area.</p> <ol style="list-style-type: none"><li>1. Widen the existing driveway to 18 feet minimum between the street curv and the north side (front) of the house. This would allow enough width for 2 cars to pass.</li><li>2. Make the existing driveway oneway for southbound traffic and construct another oneway driveway along the east property line for northbound traffic. The new driveway would be an exit only and the existing driveway would be the entrance.</li><li>3. Make the existing driveway oneway southbound (entrance only) and provide an exit to the alley at the southwest corner of the lot. The six foot wood fence would not be allowed with this alternative because of restricted sight distance to the alley. A low fence or concrete curb would be required between the parking stalls and the alley. The number of parking spaces required and other zoning regulations would have to be considered.</li></ol> <p>The existing curb cut on Grand Ave. is too narrow even for oneway traffic. This driveway will have to be removed and replaced with a concrete apron from the street edge of pavement to the back of the sidewalk.</p> <p>All curb cut construction will require a City curb, gutter and sidewalk permit and shall be in accordance with City Standards.</p>

# REVIEW SHEET SUMMARY

FILE NO. #7-86 TITLE HEADING Rezone Cont'd DUE DATE

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES

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PETITIONER ADDRESS

ENGINEER

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
3-15-86	Planning Dept.	<ol style="list-style-type: none"><li>1. It is recommended that the signed original of the Driveway Easement Agreement be recorded (re: both affected parties) with the County Clerk and Recorder.</li><li>2. The proposed six foot wooden fence along the south side of the property must be in place within 30 days of opening the business at this location (if approved) to prevent alley usage.</li><li>3. We recommend widening the 8 foot curb cut on to Grand Ave. to improve ingress/egress. Any work done in the street right of way requires a permit from City Engineering.</li><li>4. Any remodeling requires a building permit and construction must meet Uniform Building and Uniform Fire Codes.</li><li>5. Placement of any signage requires a separate sign permit.</li><li>6. It is recommended that the Petitioner contact all neighbors that may be affected prior to the Planning Commission hearing. Residential neighbors are generally more amenable to business uses if they have been contacted and the details discussed with them ahead of time.</li></ol>

MOTION: "MR. CHAIRMAN, ON ITEM #7-86, THE REZONE FROM RMF-64 TO PB, I MAKE A RECOMMENDATION WE SEND THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL IN LIGHT OF THE DETERIORATION OF THE RESIDENTIAL CHARACTER OF THE NEIGHBORHOOD, THE HIGH TRAFFIC VOLUME UP AND DOWN GRAND AVENUE, AND GOING ALONG WITH THE CORRIDOR CONVERSION IDEAS THAT THE PLANNING COMMISSIONS OF TIME GONE PAST HAVE PUT FORTH IN OUR PLANNING CODE, SUBJECT TO THE RECOMMENDATIONS OF STAFF SUCH AS THE DRIVEWAY, THE FENCING, ETC."

*Shut 3-17-86*



Response to Review Sheet Summary

File #7 86, Rezone from FMF 64 to PB

Carl & Louise Pool, 1035 Grand Avenue, Grand Junction, CO 81501

- Fire Dept. Any building modifications required to meet applicable codes will be made.
- Bldg. Dept. Sign permit for relocation will be obtained. There are no plans for remodeling of the present structure.
- City Eng. We would propose option #2, that is: make the existing driveway one way for southbound traffic and construct another one way driveway along the east property line for northbound traffic.  
We also agree to widen the existing curb cut on Grand Avenue and to construct a concrete apron from the street edge to the back of the sidewalk. The proposed exit driveway would be constructed in the same manner. Permits will be secured and construction will be in accordance with City Standards.
- Planning Dept. Driveway Easement Agreement was recorded at 9:49 a.m. on 3/20/86 with the County Clerk.  
The 6 foot wooden fence will be built within 30 days of opening the business.  
The curb cut on Grand Avenue will be widened as requested by City Engineering.  
Permits will be secured for all changes required for construction.

*Carl Pool*

# development summary



File # 7-86 Name Rezone RME-64 to PB Date 4-3-86

PROJECT LOCATION: 1035 Grand Avenue

PROJECT DESCRIPTION: A request by Louise Pool to rezone for an insurance office.

## REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES		NO *		TECHNICAL REQUIREMENTS	SATISFIED		NOT SATISFIED *	
Complies with adopted policies	X				Streets/Rights Of Way	X			
Complies with adopted criteria	X				Water/Sewer	N/A			
Meets guidelines of Comprehensive Plan	X				Irrigation/Drainage	N/A			
					Landscaping/Screening existing				
					Other: _____				

\* See explanation below

The location is in the Grand Avenue Residential/Office Conversion Corridor and the building is a remodeled residence that has been used for several years for a Family Counseling service.

### STATUS & RECOMMENDATIONS:

All technical considerations have been resolved.

### Planning Commission Action

Recommendation of approval providing the Residential/Office Conversion Corridor is still a valid element of the DDA Strategy Plan.





Grand Junction Planning Department  
559 White Avenue, Room 60  
Grand Junction, Colorado 81501-2643  
(303) 244-1648

October 29, 1986

Carl and Louise Pool  
1035 Grand Avenue  
Grand Junction, CO 81501

CERTIFIED

Dear Mr. and Mrs. Pool:

I hope this letter finds your business prospering at its new location. I've been hoping to find time to stop in and visit, but this office has been swamped lately.

It was brought to my attention that several of the characteristics of the approved site plan for your Planned Business (PB) zone are not being completed as specified. Hopefully, this letter may clarify some of the important points of the PB approval.

- 1) A requirement for PB sites along Grand Avenue is that access onto the alley be eliminated. The option that you had indicated as preferred was to fence the alley and create a loop around the building back to Grand Avenue. By the placement of the anchored pipe at the west end of your new fence, it is obvious the intention is to continue using the alleyway as an exit. This creates a restrictive sight problem as well as a violation of the approved plan.
- 2) The option you chose was to complete the one-way circle driveway with a new curbcut onto Grand Avenue. The project narrative implied that the site improvements would be completed after approval, and in the absence of a specific request to complete the project in phases, the requirements are for all improvements to be completed by the time business operations are begun. There was a specific statement made regarding fence construction within 30 days of opening the business, but no other statements were entered into the record regarding completion dates.

Carl and Louise Pool  
October 29, 1986  
Page 2

What we need from you at this time is a written statement as to your revised timeframe for completion, and any changes to the original approved plan that you are thinking about. Any revisions may need to be reviewed by the Planning Commission if timeframes or site characteristics change.

If I can answer questions or be of any assistance, please feel free to contact me. Your attention to this matter would be greatly appreciated.

Sincerely,



Michael E. Sutherland  
City Development Planner

MES/tt

xc: File #7-86

PS Form 3811, July 1983

**SENDER: Complete items 1, 2, 3 and 4.**  
Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for service(s) requested.

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3. Article Addressed to:  
Carl and Louise Pool  
1035 Grand Avenue  
Grand Junction, CO 81501

4. Type of Service: <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail	<input type="checkbox"/> Insured <input type="checkbox"/> COD	Article Number P167-104-383
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5. Signature - Addressee  
X *Louise Pool*

6. Signature - Agent  
X

7. Date of Delivery  
11/1

8. Addressee's Address (ONLY if requested and fee paid)

DOMESTIC RETURN RECEIPT



Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1430 FAX (303) 244-1599

November 9, 1994

Scott Moreland  
2525 North 8th Street  
Suite 103  
Grand Junction, CO 81501

Dear Scott,

This is a follow-up to the pre-application meeting we had this morning. Your desire is to get a building permit for alterations to an existing structure which will serve as your future office building. This involves interior remodeling work and the addition of a bay window. The City's concern is that a modification to an approved development plan associated with a rezone from RMF-64 to Planned Business (PB) is needed since elements of that approval have never been satisfied or completed. Such a modification to a PB zone can only be done through a public hearing process before the Planning Commission.

In order to assist your desire to gain a building permit as soon as possible and to assure that modifications to the site conform to the requirements outlined in the Zoning and Development Code for any development in a PB zone, we are willing to review your building plans and issue a planning clearance for your building modifications once we receive a formal application for a Planned Development Review. If this application is submitted on or before December 1st, you will be scheduled on the Planning Commission agenda for January, 1995.

If you have any further questions, feel free to contact me at 244-1447.

Sincerely,

A handwritten signature in cursive script that reads "Tom Dixon".

Tom Dixon, AICP, Senior Planner

cc: File #7-86

