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File 1986-0022

Project Name: 2510 North 10<sup>th</sup> Street-Rezone and Final for PB

Р	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 s	a n	specific to certain files, not found on the standard list. For this reason, a checklist has been provided.							
e	n	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick							
n	e	guide for the contents of each file.							
t	d	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								
x		Application form							
		Review Sheets							
		Receipts for fees paid for anything							
		*Submittal checklist							
X	<u> </u>	*General project report							
		Reduced copy of final plans or drawings							
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		Evidence of title, deeds, easements							
X	X	*Mailing list to adjacent property owners							
		Public notice cards							
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X	X	Legal description							
-	Appraisal of raw land								
	Reduction of any maps – final copy								
	-	*Final reports for drainage and soils (geotechnical reports)							
		Other bound or non-bound reports							
		Traffic studies							
		Individual review comments from agencies							
X	X								
		*Staff Reports							
		*Planning Commission staff report and exhibits							
$\vdash$	<u> </u>	*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:							
		DOCUMENTS SI ECHIC TO THIS DEVELOI MENT FILE.							
X	X	Action Sheet							
X	X	Review Sheet Summary							
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X		Development Application – 6/30/86, 7/23/86							
X		Public Notice of Posting - 8/21/86							
X		Planning Commission Minutes - ** - 8/5/86, 9/2/86							
$\frac{\Lambda}{X}$	1	Letter from David McKinley to Planning Commission - 8/26/86							
X	<u> </u>	Deed							
X									
X	X	Site Plan							
X	v	Treasurer's Certificate of Taxes Due - 6/13/86     Memo from Mike Sutherland to City Council re: wording for a rezone - 8/19/86							
X	X								
$\vdash$	+								
	<u>†</u>								
-									

#### NARRATIVE

We propose to rezone the property at 2510 North 12th Street from RSF-8 to Planned Business. This property is on the NE corner of the intersection of North 12th Street and Wellington Avenue.

There is no phasing involved as we will be using the existing facilities as our real estate office. There should be no impact on the surrounding area as we have very little traffic in our business, approximately the same as an ordinary family would have. This 8 to 5 type business housed in existing facilities should be very compatible with the surrounding area.

Our business offers services to potential home buyers and sellers. The Planned Business zoning should also include professional, medical, service, and educational offices.

Due to the commercial aspect of businesses across 12th Street, i.e., Gladstones Restaurant and the adjacent shopping center; directly across 12th Street the Fairmount Community Building; and 230 feet north on the same side of 12th Street as our property Planned Business zoning; we think this zoning is very compatible with the area.

This rezone is in conformance with the 12th Street Corridor Plan adopted by the Grand Junction City Council in previous meetings.

> Do NOT Remove From Office

> > #22 86

#22-86

NARRATIVE IN Regards to the Revised Siwal Plan Werequest, in addition to our "real estate office" zoning, that our allowed ass include similar type professional offices such as:

> Insurance Accounting Drafting Architect Attorney Consultant

There is presently Planned Business zoning in the same block as our property. Across 12th Street is Fairmount Community building, Gladstones Restaurant, and a shopping mall including a bank, real estate office, and retail stores.

We intend to retain the present ascetics as much as possible, i.e. lawn, shrubs, fencing. We feel professional offices should be very compatible with the surrounding area.

This request is in conformance with the 12th Street Corridor Plan adopted by the Grand Junction City Council after public hearings.

Note: This form is the "official" revised final plan as proposed by Mr. Swisher

Nora C. Peterson 2540 N. 12th Street Grand Junction, CO 81501

W. B. & Carol Swisher 1640 O Road Loma, CO 81524

Roger C. Head

H

686 Crestridge Dr.

Grand Junction, CO 81506

Ed and Valine Clements

2528 N. 12th Street

Grand Junction, CO 81501

Adolph J. and L. Kochevar

1238 Wellington Ave.

Grand Junction, CO 81501

Joseph D. & Wilda S. Abell

1212 Wellington Ave.

Grand Junction, CO 81501

Donald R. and Alice Carns

2412 N. 12th Street

Grand Junction, CO 81501

W.L. and M.C. Reeves

1225 Wellington Ave.

Grand Junction, CO 81501

Wellington Court Townhomes Part.

629 26<sup>1</sup>/<sub>2</sub> Road

Grand Junction, CO 81501

B & G Investments

2531 N. 12th Street

Grand Junction, CO 81501

Village Fair P.O. Box 518 Grand Junction, CO 81502 Frederick A. Schumann 2323 N. 7th Street Grand Junction, CO 81501 Fairmount Community Club 2511 N. 12th Street Grand Junction, CO 81501 Donald G. Sullivan P.O. Box 742 Palatine, IL 60067

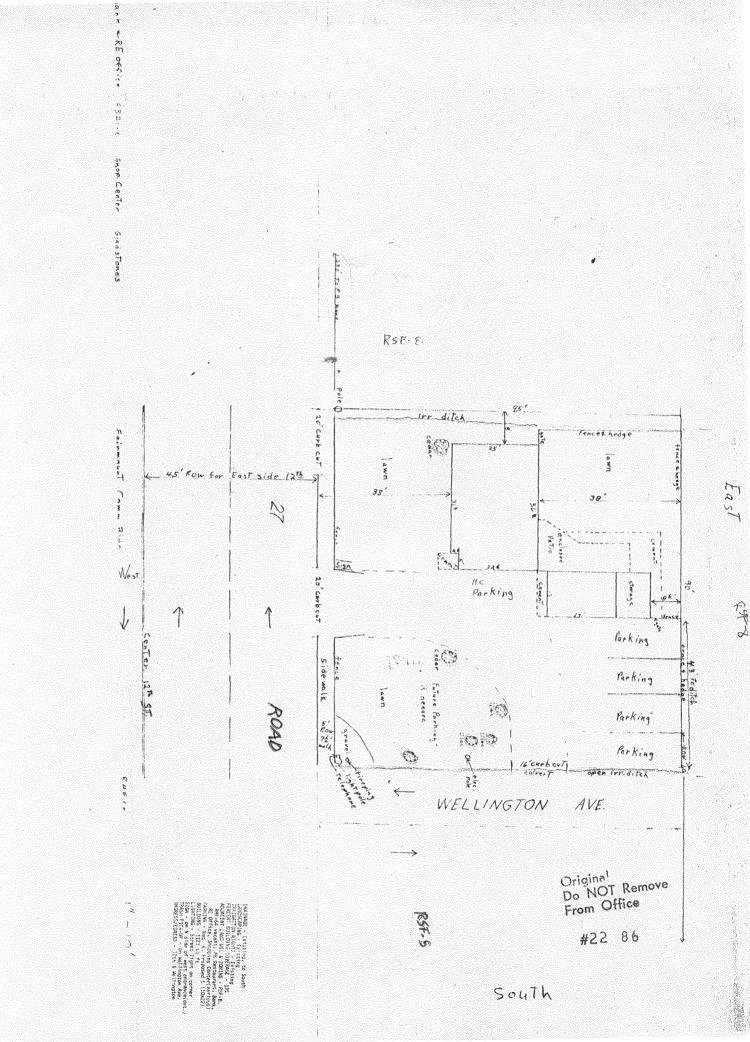
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8.510. N. 12th.



Original Do NOT Remove From Office

#22 86



# REVIEW SHEET SULMARY

ACTIVITY - PI	ETITIONER - LOCATION	- PHASE - ACRES W.B. & Carol Swisher, 2510 North 12th
	lanned Business	
		на - на на прима и прида и при на
PETITIONER A	DDRESS 1640 O Road,	Loma 81524
ENGINEER	·	
DATE REC.	AGENCY	COMMENTS
7-03-86	City Police	I see no problems as stated.
7-07-86	City Fire	This office has no objection to the proposed rezone.
7-08-86	Mt. Bell	No objection
7-08-86	Public Serviec •	
/-08-80	Public Serviec •	GAS: no objections. ELECTRIC: no objections.
7-09-86	City Engineer	The right of way widths on 12th Street and on Wellington
		Avenue are adequate for future street improvements. No additional right of way will be required. A power of
		attorney or other acceptable guarantee should be provide
		for future improvements to Wellington Avenue.
7-11-86	Building Dept.	No adverse comments - any modification to the existing structure would require a building permit and inspection
7-14-86	Planning Dept.	This is a review of the final plan for a business locati as wellæfor a proposed rezone.
,		- The business use(s) approved for a Planned Business ar the only uses that will be allowed. Any changes of use need to be reviewed by the City Planning Department and/ the Grand Junction Planning Commission.
		- The narrative specifies uses as professional, medical,
		service and educational offices. Service and educationa offices are so broad in nature that when any of those us are proposed, we will require that the specific use be reviewed by City Planning.
		- If the impacts to adjacent residences became a problem additional screening or buffering (fencing, landscaping, etc.) may be required.
		- City Planning endorses the use and proposed zone as compatible and appropriate for the neighborhood.
		- Any signage or additional fence will require a separat permit.
		- Left turns (out of the driveway) on to 12th Street sh not be allowed. Signage may be necessary to prevent this
7-16-86	Public Works	No expected impact on utilities except future possible to and associated fees.
5-05-86		MOTION: (COMMISSIONER TRANSMEIER) ''MR. CHAIRMAN, ON ITEM #22-86 A REZONE FROM RSF-8 TO PLANNED BUSINESS, I MA A MOTION WE SEND THIS TO CITY COUNCIL FOR APPROVAL SUBJEC TO STAFF COMMENTS.''
		MOTION: (COMMISSIONER TRANSMEIER) "MR. CHAIRMAN, ON ITE

A REAL ESTATE OFFICE AND STAFF COMMENTS."

JAN 21 - P

# File #22-86 Rezone f

Rezone from RSF-8 to PB

2510 N. 12th Street

## IN RESPONSE TO COMMENTS FROM:

1. City Engineer

We have no problem with paying our share of any future improvements to Wellington Ave.

2. Planning Dept.

The deletion of Education and Service usage from the narrative is not objectionable. We understood the City Commissioners had already stated those uses in the 12th Street corridor plans.

In the event we need more screening from adjacent property, we will add the appropriate bufferage.

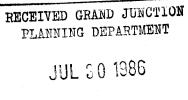
We will place a "no left turn" sign adjacent to driveway onto 12th Street.

Regards,

Carol Sevestice )

W. B. and Carol Swisher 1640 O Road Loma, CO 81524

# 22-86





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

#### MEMORANDUM

TO: City Council

FROM: Mike Sutherland  $W \subseteq$ City Planning Dept.

DATE: August 19, 1986

RE: File #22-86 Swisher Rezone

As requested by Mr. Phipps, the following is an example of wording that may be used in a motion for approval of the rezone to include a provision for allowing an insurance agency as well as a real estate office.

The motions by the Planning Commission read as follows:

"Recommendation of approval for a rezone to Planned Business"

Regarding the Final Development Plan:

"Approval of the plan for a real estate office <u>only</u> with improvements to buffering as needed"

For City Council:

"I move that the rezone be approved and that the uses allowed shall include low-intensity offices such as real estate and insurance agencies, subject to any such uses meeting all required parking standards, and other staff comments"

MS/tt

# development summary





File #

20-86

Name \_\_\_\_\_ Restaurant

. Date \_\_\_\_\_\_\_

PROJECT LOCATION:

2830 North Avenue, Unit C6A (Eastgate Shopping Center)

PROJECT DESCRIPTION: Conditional Use for an on-premise Beer/Wine License at an Italian Restaurant

REVIEW SUMI	MAI	RY	(Major Concerns)		
POLICIES COMPLIANCE	YES	NO*	TECHNICAL REQUIREMENTS	SATISFIED	NOT
Complies with adopted policies	x		Streets/Rights Of Way	x	
Complies with adopted criteria	x		Water/Sewer	x	
Meets guidelines of Comprehensive Plan	x		Irrigation/Drainage	x	
			Landscaping/Screening	x	
			Other:		

\* See explanation below

# **STATUS & RECOMMENDATIONS:**

Due to the fact that this restaurant will be located in an existing shopping center (Eastgate) there were no real technical issues to be resolved. There were no adverse comments received by the Planning Department.

# Planning Commission Action

Recommendation of Approval. There were no interested citizens at the Grand Junction Planning Commission hearing either for or against the request.

development sur	m	ma	TY BOARD	COLORE			
File <u>#</u> Na	ame	<u>Sw</u>	sher Rezone Date _	8-8-86			
PROJECT LOCATION: 2	2510	Norti	12th Street	·			
PROJECT DESCRIPTIC	)N:	Rez	cone from RSF-8 to Planned Bu	siness a	nd		
Final Development Plan.							
		· .					
REVIEW SUMM	MA	RY	(Major Concerns)				
POLICIES COMPLIANCE	YES	NO. <b>*</b>	TECHNICAL REQUIREMENT	S SATISFIE	D S.	NOT	D.
complies with adopted policies	x		Streets/Rights Of Way	x	*		
and the state of the second states of the second st	X			<u>^</u>			
omplies with adopted criteria		_	Water/Sewer	x			
	x	$\uparrow \uparrow$	Water/Sewer Irrigation/Drainage				
· · · · · · · · · · · · · · · · · · ·	x		······································	x	**		
Complies with adopted criteria Meets guidelines of Comprehensive Plan	x		Irrigation/Drainage	x	**		
· · · · · · · · · · · · · · · · · · ·	ndica	vide	Irrigation/Drainage Landscaping/Screening Other: Pat no left turns are allowed additional screening or buff	x x x -	th S		

## **STATUS & RECOMMENDATIONS:**

Onlý those business uses approved for a Planned Business will be allowed. Any changes of use need to be reviewed by the City Planning Department and/or the Grand Junction Planning Commission. The staff endorses the use and proposed zone as compatiable and appropriate for the neighborhood.

#### Planning Commission Action

The Planning Commssion recommended approval of the rezone subject to staff comments.

The Planning Commission granted Final Approval for the Final Development Plan subject to it being used only as a real estate office. There have been no requests for an appeal to City Council by either citizens or Councilmen with the required 3 days; therefore, City Council will not act on the Final Plan portion of this proposal, only on the rezone portion.

# development summary



File # \_\_\_\_\_\_

Name <u>Swisher Revised Final</u> Date<u>9-4-86</u> Plan

PROJECT LOCATION: 2510 North 12th Street

**PROJECT DESCRIPTION:** This is a revised final plan for a rezone and final plan that was approved last month. The petitioner is asking for approval to broaden the allowed uses from Real Estate Office only to also include: Insurance, Accounting, Drafting, Architect, Attorney or Consultant.

# **REVIEW SUMMARY (Major Concerns)**

POLICIES COMPLIANCE	YES	NO *	TECHNICAL REQUIREMENTS	SATISFIED	NOT SATISFIEL	D*
Complies with adopted policies	x	·	Streets/Rights Of Way	x		
Complies with adopted criteria	x		Water/Sewer	x		
Meets guidelines of Comprehensive Plan	x		Irrigation/Drainage	x		
			Landscaping/Screening	x		
			Other:		x	

# \* See explanation below

The Planning Commission has final approval for Final Development Plans unless an appeal is submitted. An adjacent neighbor to this property, Mr. Joe Abel, filed an appeal at the Grand Junction Planning Commission Hearing, so the final decision rests in the hands of the City Council.

## STATUS & RECOMMENDATIONS:

All technical concerns have been resolved.

### Planning Commission Action

The Grand Junction Planning Commission granted final approval for the expansion of uses by a 4-1 vote, with the dissenting vote being cast by a member who believes that any or all of these uses should be allowed regardless, as a secondary use relating to the business of Real Estate Sales.

	OFFO00000 JOO0000 ACTION SHEETL
	Units Zone RSF-8
	Density REZONE & FINAL Tax Parcel Number
	Activity regare to Planned Business from RSF-8
	Phase Final plan
	Common Location 2510 No. 12+4
	Date Submitted Date Mailed Out Date Posted day Review Period Return by '' dan't weed
	Open Space Dedication (acreage) Open Space Fee Required \$ Paid Receipt #
	Recording Fee Required S Paid (Date) Date Recorded PEVIEW A B TH E KG H KAKAKAKA A AAKAKAKA BB CC DD + FF GG
	agencies
	City Public Works (2.5015) 0 0 0
	City Engineer Image: City Engineer
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	County Parks/Recreation
	Floodplain Administration
•	Valker Field School District
	Sewer Dist. (FV, CGV, OM)     PO     PO <thp< td=""></thp<>
	Public Service (2 sats)   Image: Constraint of the service (2 sats)     State Highway Dept.   Image: Constraint of the service (2 sats)
	State Geological Image: Control of the second sec
	CIC (9 packets) ○ ● ● ● ● ● ● ● ● ● ● ● ● ● ● ● ● ● ●
	totals
	QUIRC # 8-5-86 Recommedation of Approval for rezone to PB
	GallC & 8-5-86 Recommedation of Approval for resone to PB
	with improvements to buffering as needed
	CIC 8-20-36 Approval of Rezone Subject to GJPC recommendations
	ie: Kenised -> GJPC 9-2-86 Approval of all requested uses, (Mr. Joe Alect verbally malplan requested on appeal to City (puncil ) as submitted for
•	only the "Revised finial Plan". Mike Suther hand
	CIC 9-17-86 Approval Expirit hast march 7AA-11-AB
	Than one primary business operating at any one time
	(See wording in the motioDriginal included in minutes
	5 OF the hearing .) Real estate NOT Remove and the (c (six) other used in the narrative for "Revised Final Plan".
	APPLICATION FEE REQUIREMENTS
	BOO. Dupon Submittal; check to City of Gr. Jet.

•