



B

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

NARRATIVE

*In Regards to the Revised Final Plan*

We request, in addition to our "real estate office" zoning, that our allowed uses 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

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

Village Fair

P.O. Box 518

Grand Junction, CO 81502

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

Frederick A. Schumann

2323 N. 7th Street

Grand Junction, CO 81501

Roger C. Head

Fairmount Community Club

686 Crestridge Dr.

2511 N. 12th Street

Grand Junction, CO 81506

Grand Junction, CO 81501

Ed and Valine Clements

Donald G. Sullivan

2528 N. 12th Street

P.O. Box 742

Grand Junction, CO 81501

Palatine, IL 60067

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 26½ Road

Grand Junction, CO 81501

B & G Investments

2531 N. 12th Street

Grand Junction, CO 81501

Original  
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#22 86



2.510. N. 12th

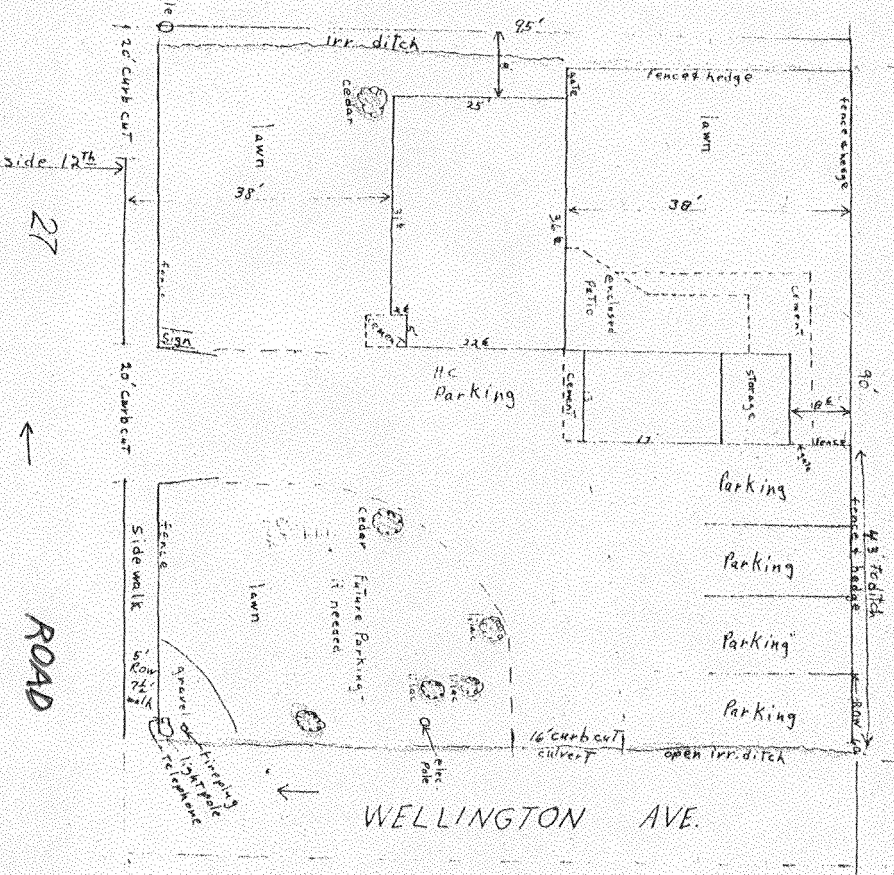


Original  
Do NOT Remove  
From Office

DRY RE OFFICE 3311 S. SHOP CENTER 614 STONES

Fairmount from R.R. West  
Center 12th St  
SUEVA

DATE: 11-11-71  
DRAWN BY: [unclear]  
CHECKED BY: [unclear]  
PROJECT: [unclear]  
SHEET: [unclear]  
SCALE: [unclear]  
TITLE: [unclear]



Original!  
Do NOT Remove  
From Office

#22 86

South

EAST

K-8

RSP-E

RSP-5

27

ROAD

45' Row for East side 12th

West

Center 12th St

SUEVA

11-11-71

# REVIEW SHEET SUMMARY

FILE NO. #22-86 TITLE HEADING Rezone from RSF-8 to PB DUE DATE 7-15-86

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES W.B. & Carol Swisher, 2510 North 12th  
Rezone to Planned Business

PETITIONER ADDRESS 1640 O Road, Loma 81524

ENGINEER \_\_\_\_\_

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
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 Service	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 provided 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 inspections.
7-14-86	Planning Dept.	This is a review of the final plan for a business location as well for a proposed rezone.  - The business use(s) approved for a Planned Business are the only uses that will be allowed. Any changes of use need to be reviewed by the City Planning Department and/or the Grand Junction Planning Commission.  - The narrative specifies uses as professional, medical, service and educational offices. Service and educational offices are so broad in nature that when any of those uses 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 separate permit.  - Left turns (out of the driveway) on to 12th Street should not be allowed. Signage may be necessary to prevent this.
7-16-86	Public Works	No expected impact on utilities except future possible taps and associated fees.
5-05-86		MOTION: (COMMISSIONER TRANSMER) "MR. CHAIRMAN, ON ITEM #22-86 A REZONE FROM RSF-8 TO PLANNED BUSINESS, I MAKE A MOTION WE SEND THIS TO CITY COUNCIL FOR APPROVAL SUBJECT TO STAFF COMMENTS."  MOTION: (COMMISSIONER TRANSMER) "MR. CHAIRMAN, ON ITEM #22-86 THE FINAL PLAN IN A PLANNED BUSINESS ZONE, I MAKE A MOTION THAT WE APPROVE THE FINAL PLAN SUBJECT TO IT BEING A REAL ESTATE OFFICE AND STAFF COMMENTS."

*[Handwritten signature]*

File #22-86

Rezone from RSF-8 to RB

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.

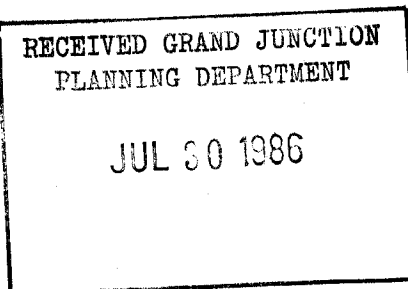
We will place a "no left turn" sign adjacent to driveway onto 12th Street.

Regards,

*Carol Swisher*

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 *MS*  
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 only 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 Longo's Restaurant Date 7-7-86

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 SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES NO*		TECHNICAL REQUIREMENTS	SATISFIED NOT SATISFIED*	
	YES	NO*		SATISFIED	NOT SATISFIED*
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 summary



File # 22-86 Name Swisher Rezone Date 8-8-86

PROJECT LOCATION: 2510 North 12th Street

PROJECT DESCRIPTION: Rezone from RSF-8 to Planned Business and Final Development Plan.

## REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES	NO*	TECHNICAL REQUIREMENTS	SATISFIED		NOT SATISFIED*	
				X	*		
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

\*Signage will be provided to indicate that no left turns are allowed onto 12th St.

\*\* The petitioner has agreed to provide additional screening or buffering if the impacts to adjacent residences become a problem.

### STATUS & RECOMMENDATIONS:

Only 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 compatible and appropriate for the neighborhood.

### Planning Commission Action

The Planning Commission 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 within 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 # 22-86 Name Swisher Revised Final Date 9-4-86  
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 SATISFIED*	
	YES	NO		SATISFIED	NOT SATISFIED
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.

