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File\_1987-0023

Project Name: 1406 North 7th Street – Rezone & Final

r	3	A few items are denoted with an asterisk (*), which means they											
r e	c a	instances, not all entries designated to be scanned by the depart											
s	n	specific to certain files, not found on the standard list. For this re-											
e	n	Demaining items (not colored for comming) will be marked a	re	esent on the checklist. This index can serve as a quick									
n	e	garde for the contents of them and											
t	d	Files denoted with (**) are to be located using the ISYS Quer	y	System. Planning Clearance will need to be typed in									
		full, as well as other entries such as Ordinances, Resolutions, Boa	rd	of Appeals, and etc.									
X	X	Table of Contents											
X	X	Review Sheet Summary											
X		Application form											
X	$\neg \uparrow$	Review Sheets	-										
		Receipts for fees paid for anything	_										
		*Submittal checklist											
X	X												
	-	Reduced copy of final plans or drawings	_										
X		Reduction of assessor's map	_										
	$\dashv$	Evidence of title, deeds, easements											
X	X												
		Public notice cards		**************************************									
		Record of certified mail											
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											
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X	X	*Petitioner's response to comments											
		*Staff Reports											
		*Planning Commission staff report and exhibits											
		*City Council staff report and exhibits											
		*Summary sheet of final conditions											
	<u> </u>	*Letters and correspondence dated after the date of final approva											
		DOCUMENTS SPECIFIC TO THIS D	E	VELOPMENT FILE:									
<b>V</b>	<b>1</b>	A.A. Olive											
	X	Action Sheet  Development Summary											
		Review Sheet Summary											
X		Review Sheets											
X		Development Application – 4/28/87											
X	X	Site Plan  Notice of Public Hearing – 6/2/87											
$ \Lambda $	Λ	Notice of Public Hearing - 6/2/87		·									
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X	X	Appraisal from Frank Nisley Jr. and Associates, Inc.	-										
X	X	Letter from Louis A. Grasso to Planning re: no reason that the restricted parking											
		zones for bus loading cannot be confined to during school hours from 7:00 a.m.											
		to 4:00 p.m. – 4/6/87	_										
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## DON VEALE

#23 87

Petitioner: Don Veale DBA

Don Veale Insurance Agency

The planned proposal is to change the zoning from a residential dwelling to a planned business, the Don Veale Insurance Agency, located at 1406 North 7th Street which is on the corner of Kennedy Avenue and North 7th Street.

North 7th Street is a combination of dwellings and planned business' and according to the City of Grand Junction's 7th Street Corridor Guideline, "South of Orchard Avenue to Bunting Avenue is appropriate for cultural and educational facilities and professional offices, retaining the single family residential scale for all new development."

The increase in traffic would be minimal since most of our business transactions are conducted by phone and/or outside the office. The only change in the appearance of the residential would be a parking lot in the rear and a small tasteful sign on the front lawn.

Our agency currently employs three individuals and with the approval of the proposed rezoning, this would enable us to add one more individual to our staff.

Original
Do NOT Remove
From Office

Sherman Pogrew 1410 North 7th Street Grand Junction, CO 81501 American Luthern Church 1350 North 7th Street Grand Junction, CO 81501 Petitioner: Don and Rebecca Veale 614 31 Road Grand Junction, CO 81504

Isabell D. Benson 745 Elm Grand Junction, CO 81501

Bud R. Dulany 1635 Maple Court Grand Junction, CO 81501

Flora Bays 250 Hall Avenue Grand Junction, CO 81501 Steven Allan Dodie 1327 North 7th Street Grand Junction, CO 81501

Eylene Rasor 750 Kennedy Avenue Grand Junction, CO 81501 Lois Hoeft 1420 South Winoka Way Denver, CO 80219 Daniel Kirby 1410 North 7th St. Grand Junction, CO 81501

Melvin A. McNew 760 Kennedy Avenue Grand Junction, CO 81501

George Downs 1421 North 7th Street Grand Junction, CO 81501

Edward L. Donatelli 43555 Deep Canyon Road Palm Desert, CA 92260 Richard H. LaDuke 1425 North 7th Street Grand Junction, CO 81501

Norma M. Frohock 1416 North 7th Street Grand Junction, CO 81501 David W. Peterson 2523 Snowmass Court Grand Junction, CO 81501

Tony Kovacic, Jr. 761 Elm Grand Junction, CO 81501

Raymond J. Peterson 875 26 Road Grand Junction, CO 81501

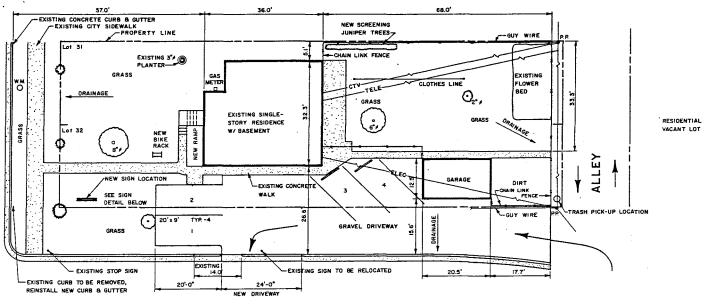
Marie Meador 2060 Hawthorn Grand Junction, CO 81501

Original Do NOT Remove From Office STREET

**7**th

NORTH

RESIDENTIAL ONE-FAMILY RESIDENCE



#### KENNEDY AVENUE

PROPOSED ZONE: PLANNED BUSINESS EXISTING ZONE: RESIDENTIAL LOTS 31 & 32 BLOCK 1 ELM AVENUE SUBDIVISION CITY OF GRAND JUNCTION COUNTY OF MESA - STATE OF COLORADO

SITE PLAN

SCALE: 1" = 10'-0"

CHURCH

10 5 0 10 20 FEET

VEALE
INSURANCE
AGENCY

AGENCY

SIGN DETAIL

SIGN DETAIL

### REVIEW SHEET SULMARY

FILE NO. 23-87 TITLE H	EADING Rezone to Planned Business DUE DATE 5-15-87
ACTIVITY - PETITIONER - LOC	ATION - PHASE - ACRES Rezone from RMF-32 to Planned Business
for Don and Rebecca Vea	ale located at 1406 North 7th Street.
/	
PETITIONER ADDRESS 614 3	Road
ENGINEER	
DATE REC. AGENCY	COMMENTS
5-05-87 Fire Dept.	This office has no objections to this rezone as long as there are no changes to the structure. If there are changes made a fire flow could be required at that time. The basement in this facility can not be used other than for just storage. In order for it to be used as office space, it will have to conform to NFPA 101 Life Safety Code. If you have any questions, please call our office.
5-06-87 Public Works	1. The existing unused curb cut at the southwest corner of the lot on 7th Street should be removed and replaced with curb and gutter.
	<ol> <li>There is no sight distance to the north for vehicles backing out of the proposed parking lot. The area along the fence should be cleared of vegetation and obstructions to provide adequate sight distance. (Approximately 20 feet west of alley should be cleared.)</li> </ol>
5-07-87 Bldg. Dept.	Handicap access required per Chapter 33 Uniform Building Code. Separate restroom facilities required for each sex when the number of employees exceeds four and both sexes are employed per Section 705, UBC. Restroom facilities are required to be accessible to the handicapped per Section 511, UBC. Building Permit required for change in use from Residential to Business.
5-08-87 / Public Servic	e GAS & ELECTRIC: No objection.
5-11-87 Mt. Bell	None.
5-12-87 Police	No problems.
5-19-87 City Planning	This is a request for a rezone from RMF-32 to Planned Business (PB) and a final development plan. Staff concerns include:  1. The deed restrictions as recorded for Etm Avenue Subdivision in 1938 could possibly create problems due to the statement limiting uses on these lots to residential. Courts, however, usually do not support such restrictions after so many years have elapsed and neighborhood conditions have changed. From the City's standpoint, we do not enforce deed
Writer Necessary	restrictions.  2. The residence is approximately 1102 square feet excluding the basement. Will the basement be used for any business uses? If so, more than four parking spaces will be required based on the Code requirement for one space per 300 square feet of floor area.  3. It's good to see a bike the proposed, but will the location obstruct passage of customers from the back parking area?  4. Regarding the proposed site plan: we recommend using low shrubs (ie, tam junipers) for the 20 feet of screening nearest the alleyway to prevent a sight distance problem. Plants in that area must be limited to 32 inches in height.  5. Due to the existing greenery on the northside rear fence, along with the problems inherent to backing onto the alleyway, we suggest looking at a couple of other parking options.  Planning staff will contact the petitioner to discuss options.

### REV.EW SHEET SULMARY

FILE NO	23-87 TITUE H	EADING PRezone to PB continued	DUE DATE
ACTIVITY -	PETITIONER - LOC	ATION - PHASE - ACRES	
PETITIONER/	ADDRESS		
ENGINEER		<u> </u>	:
DATE REC.	AGENCY	COMMENTS	
	Planning	<ol> <li>The parking area is required to wheel stops or continuous curbing spaces.</li> <li>A Planning Clearance will be nof the Building Permit.</li> <li>A sign permit will be required contractor.</li> </ol>	should be anchored in parking ecessary prior to issuance
-26-87	Parks	Appraisal is in good order. We ar appropriate open space fee.	e agreeable to the

5-21-87

5/29/87

To: Grand Junction Planning Department

Re: File # 23-87

Rezone to Planned Business 1406 North 7th Street

Answers or Comments to Review Comments

#### 1. Fire Department

The basement will be used for storage only.

#### 2. Public Works

- a) The existing unused curb cut will be replaced with curb and gutter.
- b) Parking area plan has been changed. (See Site Plan)

#### 3. Building Department

All Building Department requirements will be met.

#### 4. City Planning

- a) Other than the handicap ramp, there will be no exterior changes in the building.
- b) Basement will be used for storage only.
- c) Bike rack has been changed to front lawn area.
- d & e) Proposed parking area has been changed on site plan to eliminate the problem of backing out onto alley way.
- f) Parking area will be graveled.
- g) Planning Clearance will be obtained prior to acquiring building permit.
- h) Sign permit will be obtained as per requirement.

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# development summary



File	# _	23-87_	Name	Veale Rezone	 Date	_6-3-87	

PROJECT LOCATION:

1406 North 7th Street

PROJECT DESCRIPTION: Request for a rezone from RMF-32 (Residential Multi-family) to PB (Planned Business) and a Final Development Plan for an insurance office.

REVIEW SUMMARY (Major Concerns)											
POLICIES COMPLIANCE	TECHNICAL REQUIREMENTS	SATISFIE	D 5	NOT ATISFIE	D*						
Complies with adopted policies	Х		Streets/Rights Of Way								
Complies with adopted criteria			Water/Sewer								
Meets guidelines of Comprehensive Plan	х		lrrigation/Drainage								
			Landscaping/Screening								
			Other:	1							

<sup>\*</sup> See explanation below

#### STATUS & RECOMMENDATIONS:

All technical requirements have been met. One phone call was received from a woman who is co-owner of the property at 1337 North 7th Street who opposes additional business users on Seventh Street. No citizens appeared at the Planning Commission Hearing either for or against this proposal.

#### Planning Commission Action

Final approval on the Final Development Plan (no appeals were filed)
\*\*City Council may appeal within 3 days in order to discuss the Final Plan at the
June 3rd Council Hearing.
Recommendation of approval of the rezone.