



#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

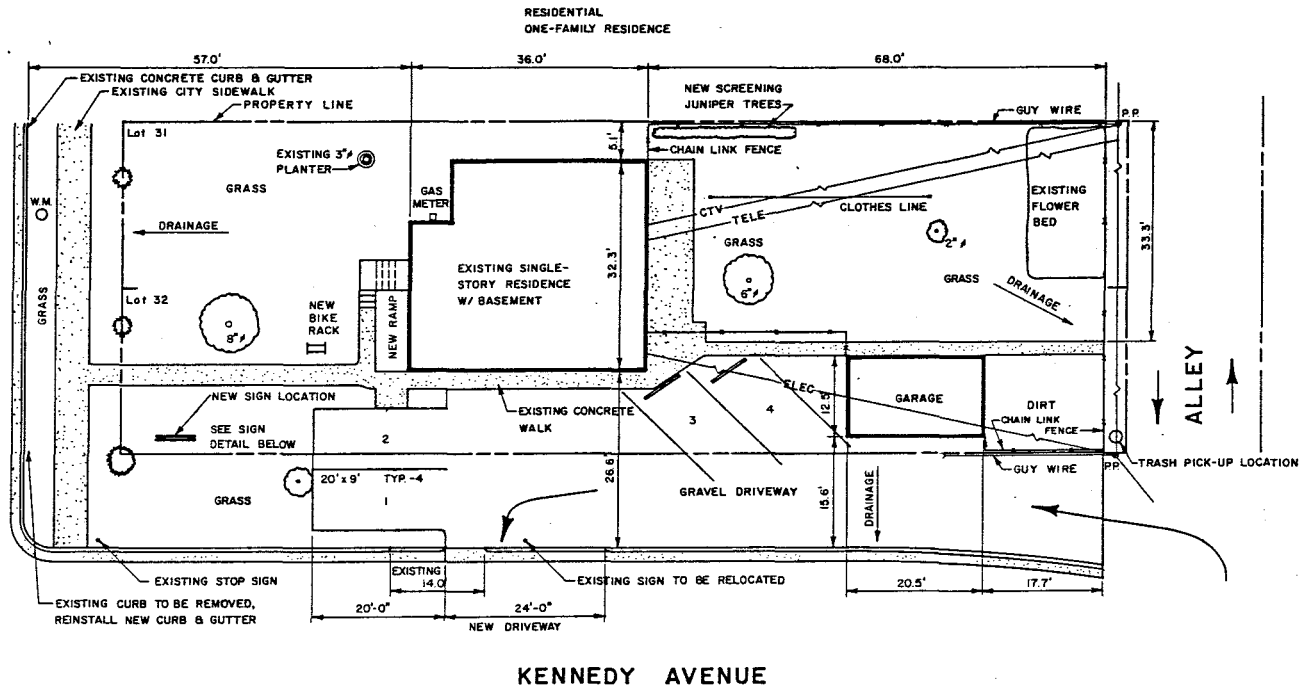
Marie Meador  
2060 Hawthorn  
Grand Junction, CO 81501

Original  
Do NOT Remove  
From Office

#23 87

RESIDENTIAL ONE-FAMILY RESIDENCE

NORTH 7th STREET



RESIDENTIAL VACANT LOT

ALLEY

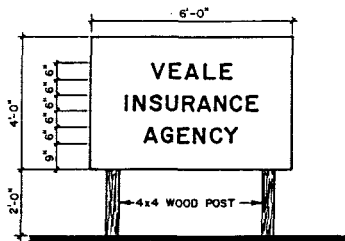
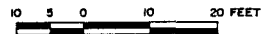
KENNEDY AVENUE

CHURCH

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"



SIGN DETAIL

SCALE: 1/2" = 1'-0"

# REVIEW SHEET SUMMARY

FILE NO. 23-87 TITLE HEADING Rezone to Planned Business DUE DATE 5-15-87

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Rezone from RMF-32 to Planned Business  
for Don and Rebecca Veale located at 1406 North 7th Street.

PETITIONER ADDRESS 614 31 Road

ENGINEER \_\_\_\_\_

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
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. 2. 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.)
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 Service	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 Elm 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 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 <del>rack</del> <sup>RACK</sup> 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.

*Written  
Response Necessary  
by June 1*

# REVIEW SHEET SUMMARY

FILE NO. 23-87 TITLE HEADING Rezone to PB continued DUE DATE \_\_\_\_\_

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PETITIONER ADDRESS \_\_\_\_\_

ENGINEER \_\_\_\_\_

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
	Planning	6. The parking area is required to be a dust free surface, and wheel stops or continuous curbing should be anchored in parking spaces. 7. A Planning Clearance will be necessary prior to issuance of the Building Permit. 8. A sign permit will be required by a licensed sign contractor.
5-26-87	Parks	Appraisal is in good order. We are agreeable to the appropriate open space fee.

5-31-87

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.







# 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	YES		NO *		TECHNICAL REQUIREMENTS	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

### 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.