### **Table of Contents**

File\_1988-0023

Project Name: Dr. Graves - NE corner of 7th St. & Horizon Dr.-Rezong/Prelim.

P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in so							
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 qui	ick						
n	e	guide for the contents of each file.							
t	đ	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							
		Review Sheet Summary							
		Application form							
		Review Sheets							
$\vdash$		Receipts for fees paid for anything							
$\vdash$		*Submittal checklist							
x	X	*General project report							
Ĥ		Reduced copy of final plans or drawings							
X		Reduced copy of final plans of drawings Reduction of assessor's map							
		Evidence of title, deeds, easements							
X	X								
	л	*Mailing list to adjacent property owners							
		Public notice cards							
v		Record of certified mail							
		Legal description							
<u> </u>		Appraisal of raw land							
		Reduction of any maps – final copy							
$\square$		*Final reports for drainage and soils (geotechnical reports)							
ļ		Other bound or non-bound reports							
ļ		Traffic studies							
L		*Petitioner's response to comments							
<u> </u>		*Staff Reports							
L		*Planning Commission staff report and exhibits							
		*City Council staff report and exhibits							
		*Summary sheet of final conditions							
	I	*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration dat	te)						
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:							
X	X	Action Sheet - SUBMITTAL PULLED							
X	X	Review Sheet Summary							
X		Review Sheets							
X		Development Summary –							
X		Development Application – 6/16/88							
X		Public Notice Posting - 7/21/88							
		Request for Treasurer's Certificate of Taxes Due – 6/17/88							
X		Appraisal – Carl L. Hochmuth, Real Estate Appraiser							
X		Quit Claim Deed – Joseph H. Louis, Jr. and Martha K. Louis quit claim to							
-	-	Thelma Mae Graves – 2/8/88							
$\frac{X}{X}$		Plat Letter from Dr. K.L. Graves to Planning Dept. re: pulling submittal – 7/22/88							
-									
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#### NARRATIVE IMPACT STATEMENT

I propose to change the zoning to a planned businéss. The Location of the property is the N.E. Corner at 7th street and Horizon Dr. I anticipate that a convenience store with a gasoline stop with planned development within the next year. The area impacted by the proposal is mostly to the North, Northwest and North Northeast. Also the immidiate area adjacent to the property. The services to be provided both public and private. The changes in the land use in the area have all been toward planned business use and leaves me with property not suited for any other use. I do not feel that zoning change would have any impact on other properties in the area except to make the area MORE valuable.

Original Do NOT Remove From Office

#23 88

(2945) (024) (00) (009)

Graves, Thelma M. 702 Golfmore Dr., Unit F Grand Junction, CO 81506

(2945) (00) (048) Mahleres, Nick H. Number (00000) (00) 612 26 1/2 Rd. Grand Junction, CO 81506

(2945) (024) (00) (952) St. Paul Evangelical Church No.(00632)(00) St. 26 ½ Rd. Grand Junction, CO 81506

(2945)(023)(24)(002) Mesa View Retirement Res. Street (2741 12th SE Salem (OR) (97302)

(2945) (023) (24) (023) Gordon, John I. No. (00629) (50) St. 26<sup>1</sup>/<sub>2</sub> Rd. Grand Junction, CO 81506

(2945)(023)(13)(001) Wubben, Paul D. 636 Horizon Dr. #403 Grand Junction, CO 81506

(2945)(023)(12)(001) Thurlow, R.J. Street 2910 1/2 Formay Grand Junction, CO 81504 Judith Heuton 630 Sage Court Grand Junction, CO 81506

Jon & Lee Ross 628 Sage Court Grand Junction, CO 81506

Eugene Hansen 610  $26\frac{1}{2}$  Road Grand Junction, CO 81506

William Putnam 627 Sage Court Grand Junction, CO 81506

╈

Thelm M. Graves 702 Golfmore Dr. Unit F Grand Junction, CO 81506

Nick H. Mahleres 612 26½ Road Grand Junction, CO 81506

St. Paul's Evangelical Church 632 26½ Road Grand Junction, CO 81506

Mesa View Retirement Residence 601 Horizon Place Grand Junction, CO 81506

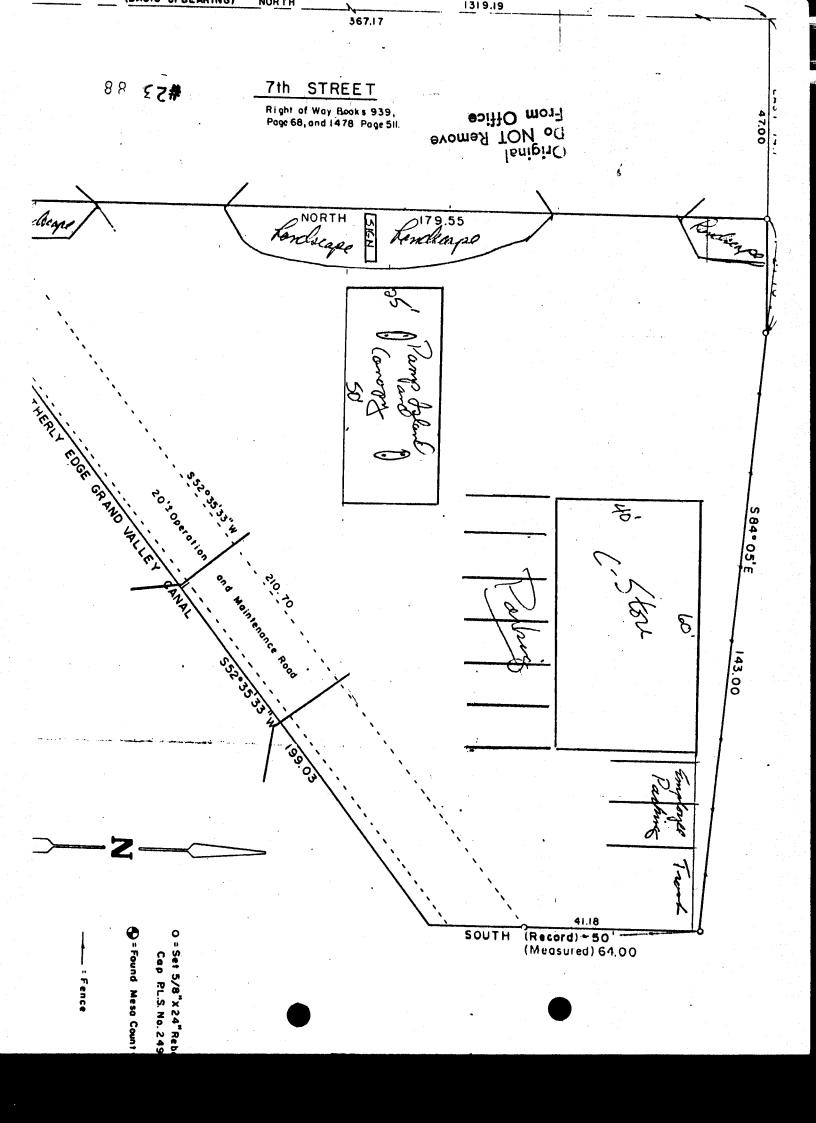
John I. Gordon  $629\frac{1}{2}$   $26\frac{1}{2}$  Road Grand Junction, CO 81506

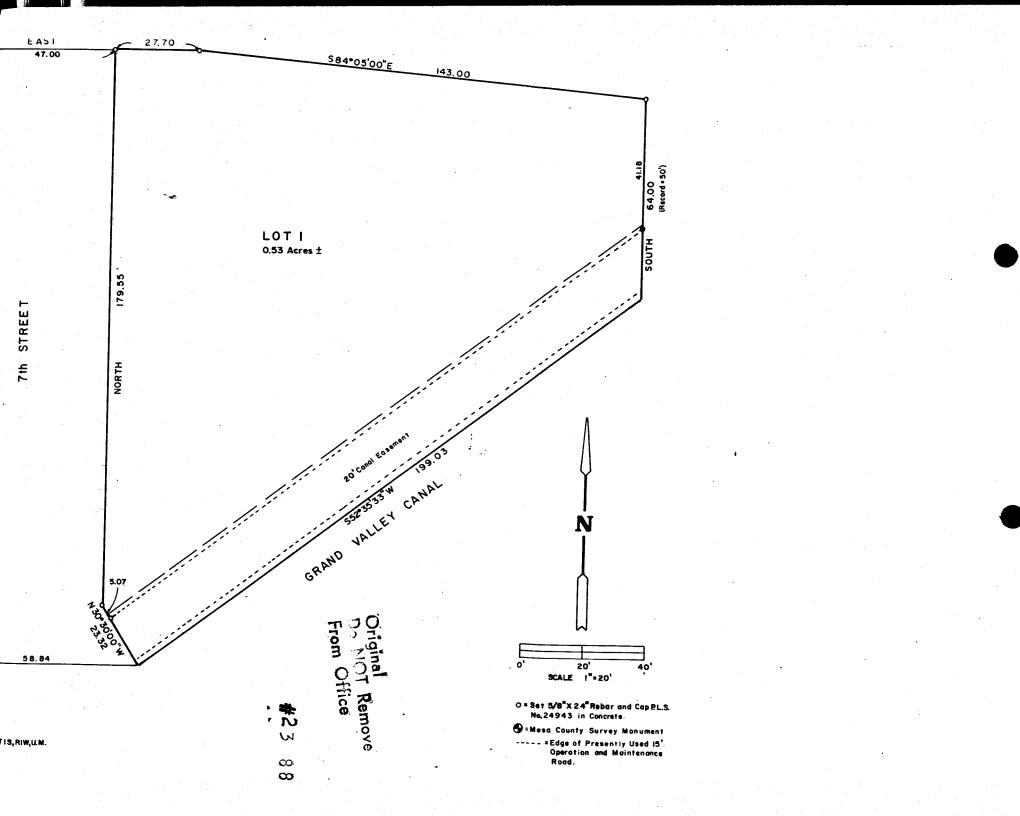
Paul D. Wubben 636 Horizon Dr. #403 Grand Junction, CO 81506

R.J. Thurlow 2910½ Formay St. Grand Junction, CO 81506

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# **REVIEW SHEET SUMMARY**

FILE NO.		EADING Rezone & Prelim. Plan DUE DATE 7/20/88
ACTIVITY -	PETITIONER - LOC	ATION - PHASE - ACRES <u>Petitioner:</u> Dr. K.L. and Thelma Graves
Location	n: NE cor of 7th	Street and Horizon Drive
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	ADDD5500 700 0	
PETITIONER		Difmore Drive F. Grand Junction, CO 81506
ENGINEER	n/a	
DATE REC.	AGENCY	<u>COMMENTS</u>
NOTE: WI	RITTEN RESPONSE MINIMUM OF 48	BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.
7/06/88	Public Works	See corrections made on subdivision plat. On site plan:
		<ol> <li>Driveway widths need to be shown. Also, distances from driveway opening to property corners should be included.</li> </ol>
		<ol> <li>Landscape areas should not contain items exceeding 30" in height. Sign may also be subject to this restriction de- pending on its location in relation to the driveways.</li> </ol>
•		3. Vehicles parked in west stall in front of store could be blocked in by vehicles fueling at east pump station. Also, vehicles will not have access to north driveway if the west parking stall and east pump station are occupied.
		4. Site plan needs to be redrawn to scale.
7/11/88	City Attorney	Incomplete application. See 7-1 et seq., 6-7-1 et seq. I'd like the rest of the submission packet, especially info. pur- suant to 6-7-2B.
7/11/88	Building Dept.	No objections. The proper building permits will have to be obtained when construction is started.
7/12/88	Mtn. Bell	No objections or comments.
7/10/88	Ute Water	No objections.
7/15/88	Gas & Electric	No objections.
7/07/88	City Engineer	The proposed plan shows access to Horizon Drive. This would require a bridge or box culvert in order to cross the Grand Valley Canal. The proposed pump island layout appears to block traffic access to the parking area in front of the store and also blocks accesss to the northerly-most driveway on 7th St. which would probably be the major exit from the property. Traffic circulation in general appears to be a problem.
7/06/88	Fire Dept.	This office hasn't any objections to this change in the zoning. When the business is started to be constructed, we will need to have access maintained for fire fighting and emergency opera- tions. There is water in the area so no hydrants are needed at this time. We will need to review the plans for the building prior to construction. If you have any questions, please call our office
7/14/88	Police Dept.	No problems noted.

# **REVIEW SHEET SUMMARY**

FILE NO.	23-88 TITLE HE	ADING <u>Rezone &amp; Prelim. Plan</u> DUE DATE 7/20/88								
ACTIVITY	- PETITIONER - LOCA	TION - PHASE - ACRES <u>Petitioner</u> : Dr. K.L. and Thelma Graves								
Locatio	on: NE cor of 7th S	treet and Horizon Drive								
		<u> </u>								
		from Duting F - Count I have to concer								
	PETITIONER ADDRESS 702 Golfmore Drive F. Grand Junction, CO 81506									
ENGINEER n/a										
DATE REC.	AGENCY	<u>COMMENTS</u>								
NOTE: W	RITTEN RESPONSE MINIMUM OF 48 H	BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED OURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.								
7/06/88	Public Works	See corrections made on subdivision plat. On site plan:								
		<ol> <li>Driveway widths need to be shown. Also, distances from driveway opening to property corners should be included.</li> </ol>								
		<ol> <li>Landscape areas should not contain items exceeding 30" in height. Sign may also be subject to this restriction de- pending on its location in relation to the driveways.</li> </ol>								
		3. Vehicles parked in west stall in front of store could be blocked in by vehicles fueling at east pump station. Also vehicles will not have access to north driveway if the west parking stall and east pump station are occupied.								
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7/14/88	Police Dept.	No problems noted.								



Grand Junction Planning Department 250 North Fifth Street Grand Junction, Colorado 81501-2668 (303) 244–1430

July 22, 1988

I request that the Grand Junction Planning Department pull my submittal #23-88 for a rezone, preliminary plan and final plat from the Public Meeting/Hearing scheduled for August 2, 1988. If I do not reactivate this submittal in ninety (90) days, I understand that I may have to reapply.

Graves.

Dr. K.L. Graves Dr. K.L. Graves Den to rectinate plan on about 10-1-88

#### #23 88

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	OFF0000000	0000000		DN SHEETO
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	Date Submitted	Date Mailed Out	t Da	te Posted
	day Review Per	Date Mailed Out	"X" we do	't need it
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	Recording Fee Required \$			KXXXXX BB CC DD EE FF GG
	_agencies			
	City Public Works			
	City Engineer			
	City Parks/Recreation			
•	City Police Dept.			
	County Planning County Engineer			
•	Ocounty Health County Parks/Recreation			
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	Sewer Dist. (FV, CGV, OM)			
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