

NARRATIVE IMPACT STATEMENT

I propose to change the zoning to a planned business.

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 immediate 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.

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#23 88

(2945) (024) (00) (009)
Graves, Thelma M.
702 Golfmore Dr., Unit F
Grand Junction, CO 81506

Judith Heuton
630 Sage Court
Grand Junction, CO 81506

Thelm M. Graves
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

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

Nick H. Mahleres
612 26 1/2 Road
Grand Junction, CO 81506

(2945) (024) (00) (952)
St. Paul Evangelical Church
No. (00632) (00) St. 26 1/2 Rd.
Grand Junction, CO 81506

Eugene Hansen
610 26 1/2 Road
Grand Junction, CO 81506

St. Paul's Evangelical Church
632 26 1/2 Road
Grand Junction, CO 81506

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

William Putnam
627 Sage Court
Grand Junction, CO 81506

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

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

John I. Gordon
629 1/2 26 1/2 Road
Grand Junction, CO 81506

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

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

(2945) (023) (12) (001)
Thurlow, R.J.
Street 2910 1/2 Formay
Grand Junction, CO 81504

R.J. Thurlow
2910 1/2 Formay St.
Grand Junction, CO 81506

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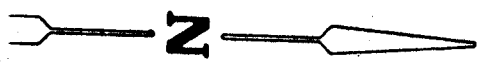
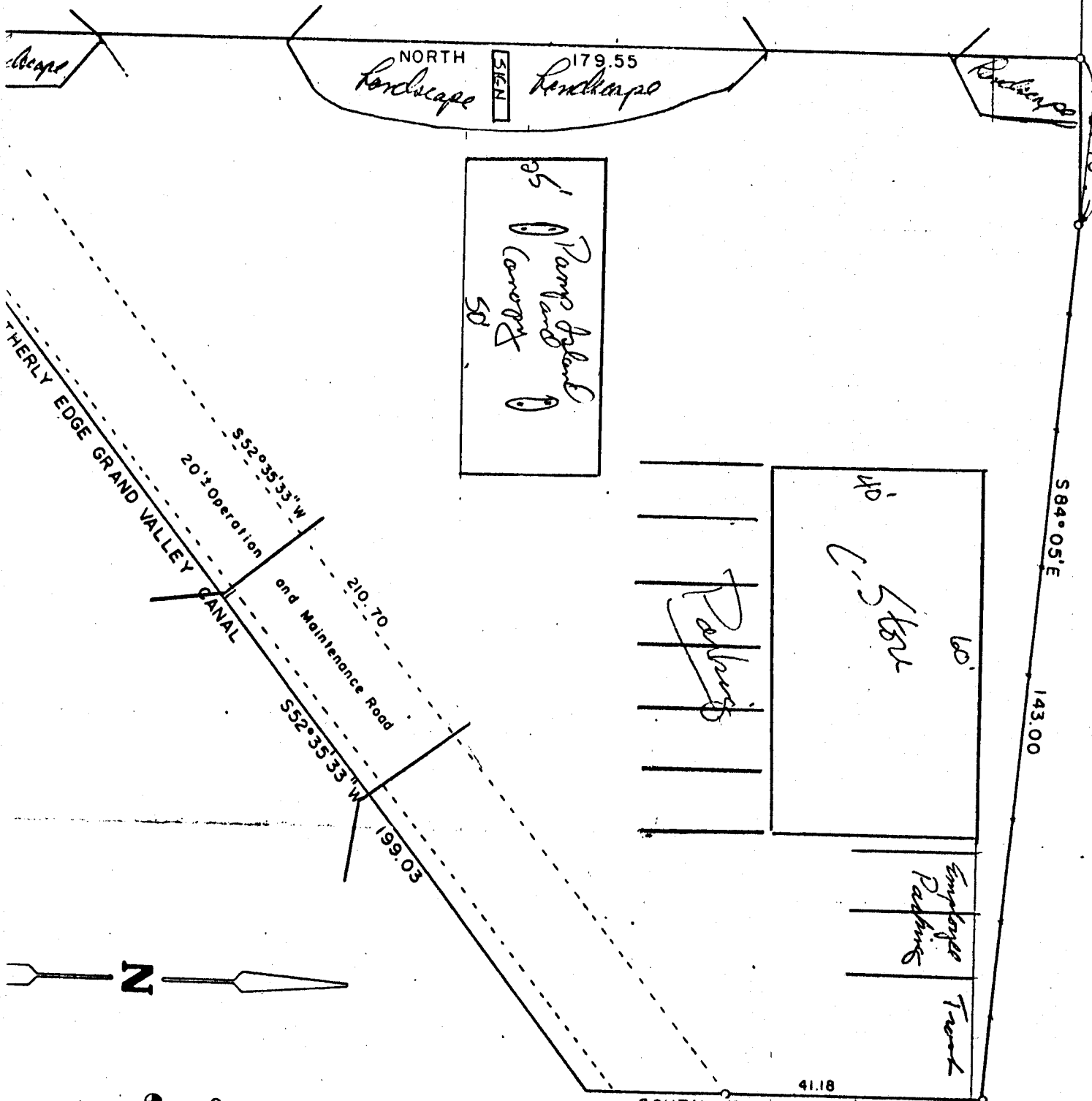
#23 88

7th STREET

Right of Way Books 939,
Page 68, and 1478 Page 511.

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47.00



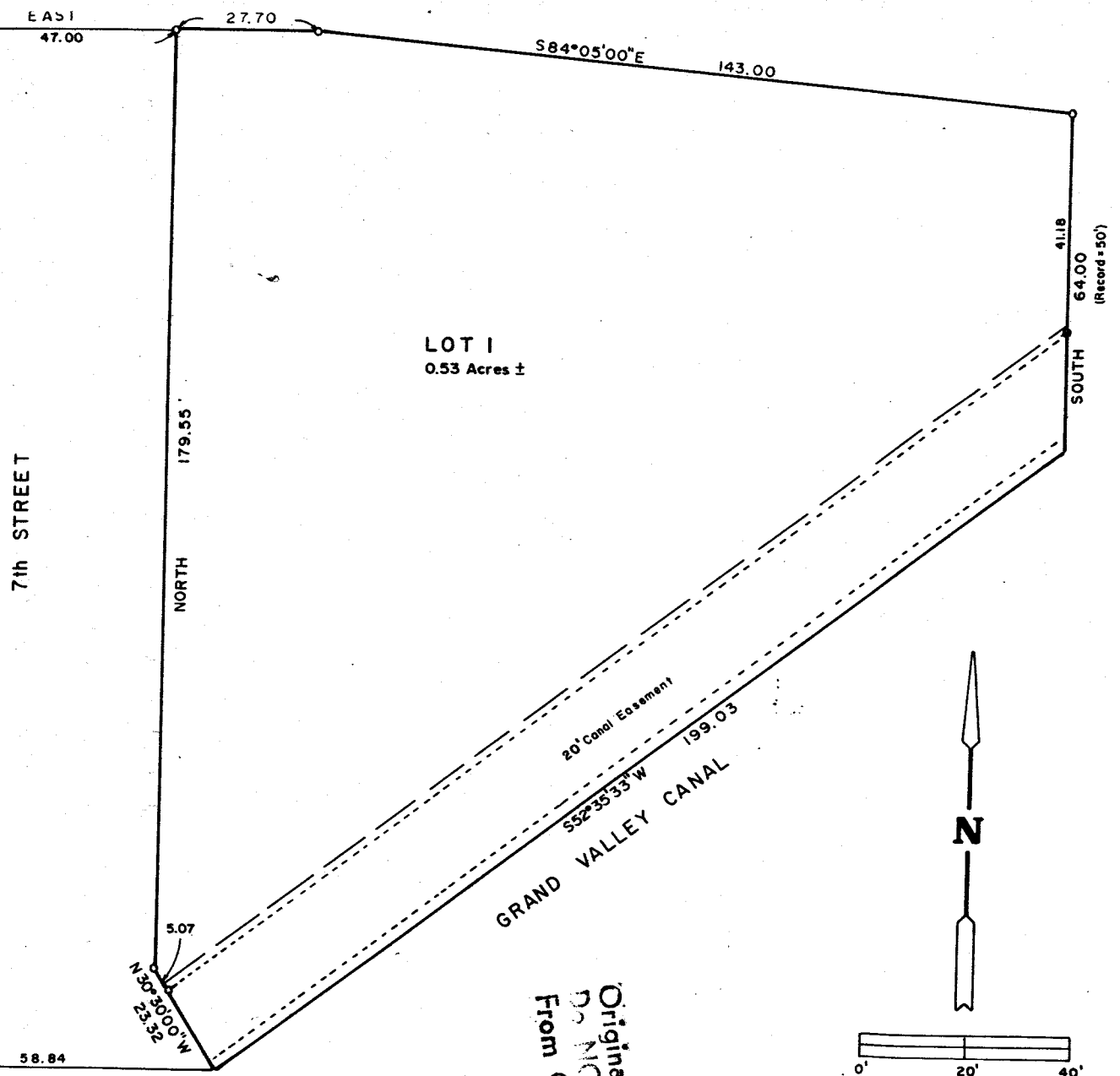
O = Set 5/8" X 24" Rebar
 Cap P.L.S. No. 249
 ⊕ = Found Neso Count

— : Fence

$S52^{\circ}35'33''W$
 210.70
 199.03
 50.961

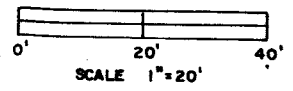
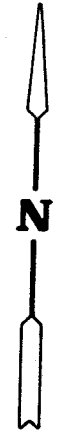
367.17

1319.19



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- = Set 5/8" X 24" Rebar and Cap P.L.S. No. 24943 in Concrete.
- ⊕ = Mesa County Survey Monument
- - - = Edge of Presently Used 15' Operation and Maintenance Road.

REVIEW SHEET SUMMARY

FILE NO: 23-88 TITLE HEADING Rezone & Prelim. Plan DUE DATE 7/20/88

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Dr. K.L. and Thelma Graves

Location: NE cor of 7th Street and Horizon Drive

6

PETITIONER ADDRESS 702 Golfmore Drive E. Grand Junction, CO 81506

ENGINEER n/a

DATE REC. AGENCY COMMENTS

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED
A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

7/06/88	Public Works	See corrections made on subdivision plat. On site plan: 1. Driveway widths need to be shown. Also, distances from driveway opening to property corners should be included. 2. Landscape areas should not contain items exceeding 30" in height. Sign may also be subject to this restriction depending on its location in relation to the driveways. 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 <u>to scale</u> .
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. pursuant 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 access 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 operations. 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.

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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.

K.L. Graves

Date *7-22-88*

Dr. K.L. Graves

*Plan to reactivate plan on about
10-1-88*

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