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File 1988-0035

Project Name: Professional Office – 704 Elm Ave. – Rezone to PB - Final Plan

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X	X	Action Sheet	X	X	Letter from Doug Skelton to Claudia Hazelhurst re: encouraging inspection for pavement - asking for extension until 9/30/88 – 8/1/92
X		Review Summary	X	X	Letter from Kristen Ashbeck Development Schedule is considered expired – 7/23/92
X	X	Review Sheet Summary	X		Letter from Doug Skelton to Planning re: temporary delay of paving due to weather – 11/25/91
X	X	Planning Commission Minutes - ** - 10/04/88	X		Proposal submitted to Skelton Construction from United Companies – 11/18/91
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X		First American Title Company Ownership and Encumbrance Report– 7/8/88	X		Development Application – 8/29/88, 11/1/91
X		Appraisal Report- Hometown Realty of Grand Junction – 9/6/88	X	X	Letter from Doug Skelton to Planning re: formal request to reactivate file – 10/28/91, 10/31/91
X		7 th Street Corridor Guideline	X	X	Asking for a resubmittal of a parking plan that is the same as the original plan submitted in 1988 – 10/30/91
X	X	Ordinance No. 2404 - **	X	X	Letter from Trula Mays, The Pregnancy Center to Community Development re: requesting approval in writing for business
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REZONE
and
FINAL PLAN
for
HOMETOWN REALTY
a
PLANNED BUSINESS DEVELOPMENT

PREPARED BY:

BANNER ASSOCIATES, INC.
CONSULTING ENGINEERS, PLANNERS & ARCHITECTS
2777 CROSSROADS BLVD.
GRAND JUNCTION, CO 81506

AUGUST, 1988

#35 88
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HOMETOWN REALTY

PROJECT NARRATIVE

This rezone application for Hometown Realty is prepared and submitted to the City of Grand Junction pursuant to Section 4-4 and Chapters 5 and 7 of the City of Grand Junction Zoning and Development Code.

I. Location

The northeast corner lot of North 7th Street and Elm Avenue described as the South 70.5 feet of Lot 1 of Elm Avenue Subdivision, City of Grand Junction.

II. Zoning

The subject property is currently zoned RMF-32- (residential-multi-family). Proposed zoning is PB (Planned Business). Area zoning includes RMF-32, RSF-8 and PB. (See Zoning Map and Site Plan)

III. Owner

Virginia Edwards
2761 Vista Grande
Grand Junction, CO 81501
Telephone: 242-3146

IV. Proposed Use and Parking

The subject property is currently a single family residential rental unit. The proposed use of the property is a real estate office. The proposed Hometown Realty office will occupy the main floor of the house, (712 square feet) and the basement (312 square feet) will be used for storage. The office will have no more than four employees.

The office will be handicapped accessible per the City/County Building Department requirements. One designated handicapped parking space and a ramp to the front door will be provided. (See Site Plan). Section 5-5-1-I of the City Development Code requires a minimum of 3 off-street parking spaces for an office of this size. A total of 5 paved parking spaces plus the carport will be provided for off-street parking. Existing landscaping will be preserved where possible as indicated on the site plan. No screening between the parking and the property to the east is proposed. A 3 1/2 feet tall hedge presently exists on this property line and provides an aesthetically pleasing buffer acceptable to the neighbors. A six feet high privacy fence will be located on the north property line adjacent to the parking area as required in Section 5-5-1-H of the City Development Code.

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All necessary utilities are currently servicing the property.

The proposed signage will be a nonilluminated, doublefaced, wooden sign. See detail on site plan.

V. Impact

The proposed Hometown Realty office will be compatible with surrounding land uses and have minimal impact on the area. Traffic generated by the office will not significantly impact 7th Street or Elm Avenue. According to the generation rates for general office buildings contained in Traffic Generation published by the Institute of Transportation Engineers an average of 8.75 trips per day can be anticipated for an office of this size. According to this estimate Hometown Realty can be expected to generate less traffic than a detached single family residence (10.0 trips per day). And considerably less traffic will result compared to a multiple family residence use currently allowed.

This rezone request is supported by the adopted City of Grand Junction 7th Street Corridor Guidelines. First, this application meets the "General Guidelines" which state:

"Anywhere along 7th Street, regardless of the type or scale of development, the projects should accommodate the following:

- 1) Every proposal requesting a change of use which requires a zone change should be done in a planned development context.
- 2) Existing residential housing in a residentially zoned area should be respected and protected whenever possible.
- 3) Non-residential development should not adversely affect the existing adjacent neighborhoods with increased traffic, on-street parking, lighting and noise."

The proposal is also in compliance with the specific guidelines for this section of 7th Street:

"South of Orchard to Bunting Avenue is appropriate for cultural and educational facilities and professional offices, retaining the single family residential scale for all new development."

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Area land uses include: single family residences adjacent to the subject property; a multiple family residential apartment building across Elm Avenue; and single family residences and the Diagnostic Therapy Center Chiropractic Offices building across 7th Street. The Veale Insurance Agency is located one block south of the subject property on the corner of Kennedy Avenue and 7th Street. The Veale Insurance property was rezoned PB in 1987.

VI. Conclusion

The proposed PB meets the criteria listed in Section 4-4-4 of the City Development Code for rezones. Specifically, the proposal meets the following criteria:

- B, the area has experienced a change in character due to other PB rezones (Veale Insurance, Diagnostic Therapy Center and the Western Colorado Center for the Arts);
- D, the proposal will be compatible with the surrounding area and have no adverse impacts;
- F, the proposal conforms with the Development Code and the 7th Street Corridor Guidelines;
- G, adequate facilities and utilities are available and currently service the subject property.

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Terry Ann Stephens
Lori Lynn Robbins
2750 C Road
Grand Junction, CO 81503

Donald E. & Verna L. Brown
740 Elm Avenue
Grand Junction, CO 81501

Mildred F. Corcoran
730 Elm Avenue
Grand Junction, CO 81501

Lois Virginia Edwards
120 Vista Grande
Grand Junction, CO 81503

Susan M. Ewing
P.O. Box 401
Clifton, CO 81520

Charles B. & Sue C. Bray
1520 N. 7th Street
Grand Junction, CO 81501

Merlin D. Zimmet
803 Texas Avenue
Grand Junction, CO 81501

Allyn J. & M. K. Huston
743 Texas Avenue
Grand Junction, CO 81501

Patricia L. Heald
707 S. 10th Street
Canon City, CO 81212

Tony & M. L. Kovacic
761 Elm Avenue
Grand Junction, CO 81501

Raymond J. Peterson
875 26 Road
Grand Junction, CO 81506

Marla Kaye Peyton
745 Elm Avenue
Grand Junction, CO 81501

Daniel & Wendy Kirby
1410 N. 7th Street
Grand Junction, CO 81501

Donald R. & Rebecca M. Veale
1406 N. 7th Street
Grand Junction, CO 81501

Flora Bays
250 Hall Avenue
Grand Junction, CO 81501

Eylene Rasor
750 Kennedy Avenue
Grand Junction, CO 81501

Leo & Earlene E. MacKrud
1605 N. 7th Street
Grand Junction, CO 81501

Lester Stites
Lois McGlohn
Rt. 1 - Box 190
Collbran, CO 81624

Lois I. Chadwick
1515 N. 7th Street
Grand Junction, CO 81501

Church of Jesus Christ
50 E. North Temple Street
Salt Lake City, UT 84150

Elva I. Cass
1511 N. 7th Street
Grand Junction, CO 81501

Durwood D. Cobb
Lori L. Robbins
1507 N. 7th Street
Grand junction, CO 81501

Katherine Phillips
1503 N. 7th Street
Grand Junction, CO 81501

Thomas Denker
1445 7th Street
Grand Junction, CO 81501

Richard M. Laduke
c/o Lila Laduke
1425 N. 7th Street
Grand Junction, CO 81501

Myron J. & Beryl A. Oliver
1421 N. 7th Street
Grand Junction, CO 81501

Mesa County Valley School
District #51
1325 N. 5th Street
Grand Junction, CO 81501

Perry Underwood
740 Elm Avenue
Grand Junction, CO 81501

~~Keith Fife
Banner Associates, Inc.
2777 Crossroads Blvd.
Grand Junction, CO 81506~~

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Joe D. Plein
1524 N. 7th Street
Grand Jct, Co. 81501

Durwood D. Cobb
Lori L. Robbins
1507 N. 7th Street
Grand Jct, Co. 81501

Thomas Denker
1445 N. 7th Street
Grand Jct, Co. 81501

Stephen & Sharon Smith
1520 N. 7th Street
Grand Jct, Co. 81501

Allyn & M.K. Huston
743 Texas Avenue
Grand Jct, Co. 81501

Marc & Mary Wendland
730 Elm
Grand Jct, Co. 81501

Susan R. Davis
745 Elm Avenue
Grand Jct, Co. 81501

Paul & Johanna Quam
740 Kennedy Avenue
Grand Jct, Co. 81501

Norma M. Frohock
1416 N. 7th Street
Grand Jct, Co. 81501

Lois Chadwick
1515 N. 7th Street
Grand Jct, Co. 81501

Jerry J. Ligrani
1503 N. 7th Street
Grand Jct, Co. 81501

The Church of Jesus
Christ of L.D.S.
50 E North Temple
SLC, UT. 84150

Lois & F. Earl Edwards
120 Vista Grande
Grand Jct, Co. 81503

Terry A. Stephens
Lori L. Robbins
748 Elm
Grand Jct, Co. 81501

Douglas B. Skelton
120 Vista Grande
Grand Jct, Co. 81503

Craig, Shelley & Judy
Tipping
1410 N. 7th Street
Grand Jct, Co. 81501

Jennie L. Vinson
750 Kennedy Avenue
Grand Jct, Co. 81501

Elva I. Cass
1511 N. 7th Street
Grand Jct, Co. 81501

Richard H. Laduke
% Lila Laduke
1425 N. 7th Street
Grand Jct, Co. 81501

Susan Ewing Ball
P.O. Box 401
Clifton, Co. 81520

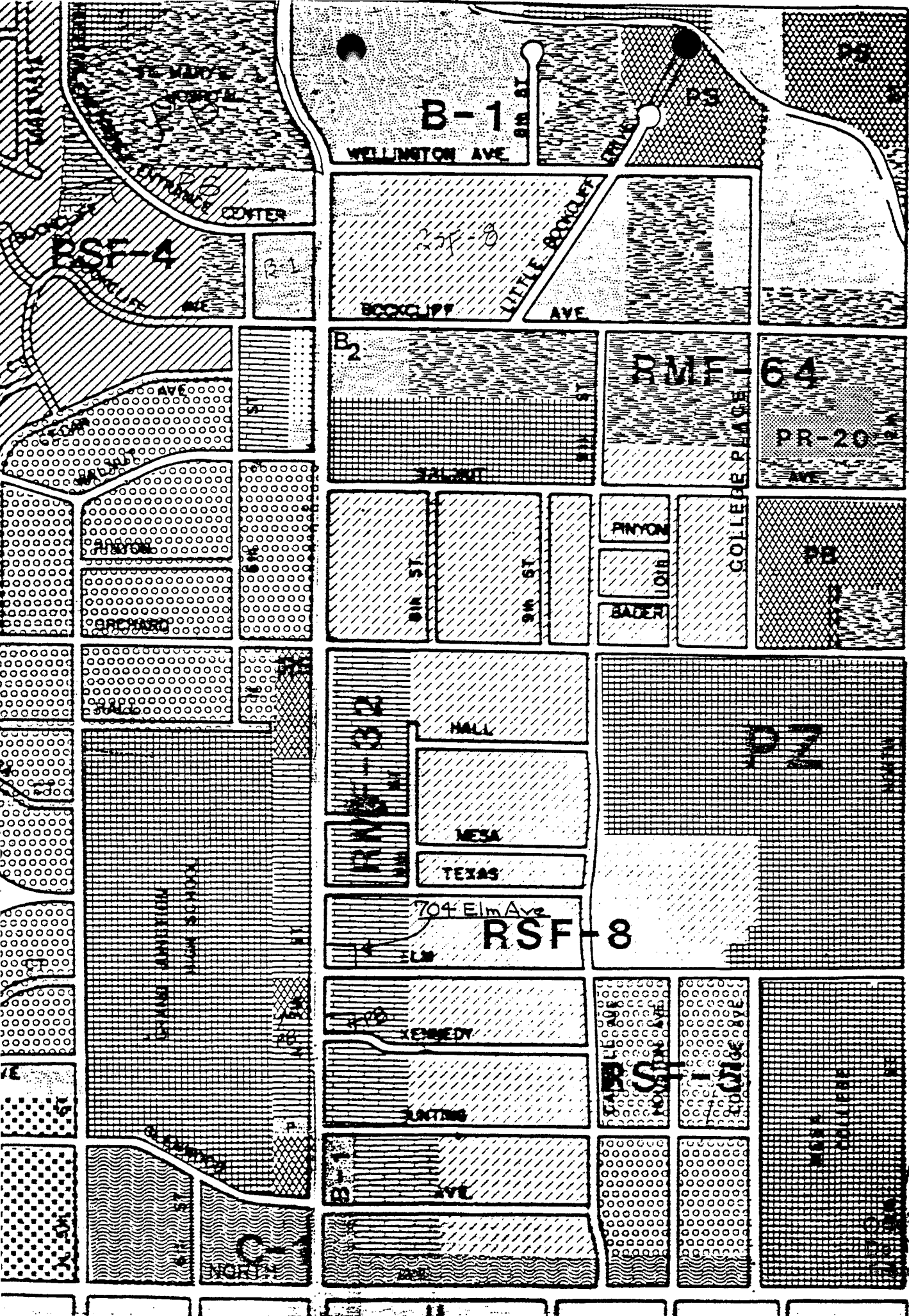
Merlin D. Zimmet
3205 Beechwood St
Grand Jct, Co. 81506

Donald & Verna Brown
740 Elm
Grand Jct, Co. 81501

Greg & Janet Cope
749 Elm Avenue
Grand Jct, Co. 81501

Donald R. Veale
1406 N. 7th Street
Grand Jct, Co. 81501

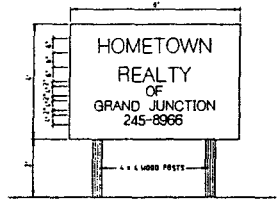
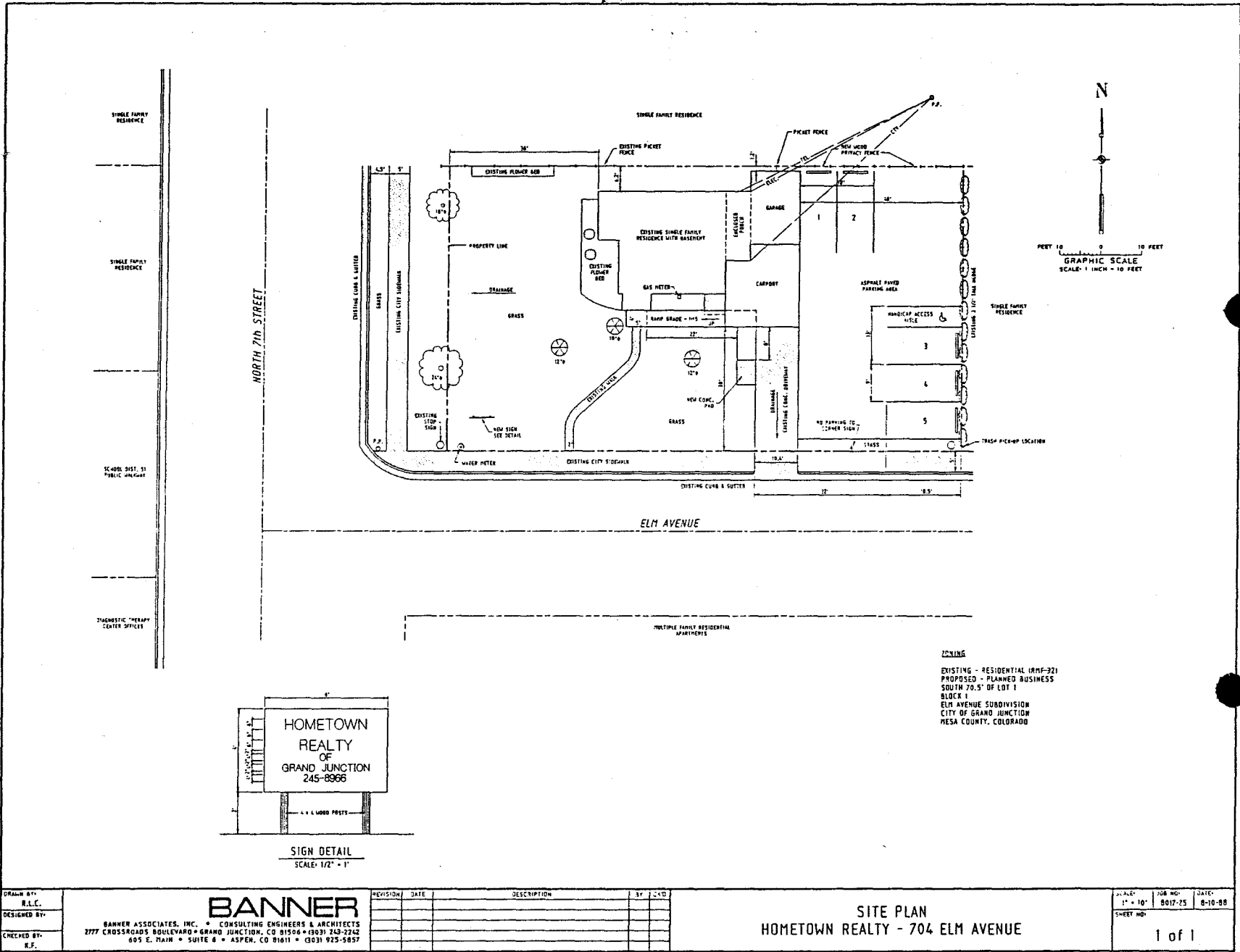
Edward & Sophia Donatelli
43555 Deep Canyon Rd.
Palm Desert, Ca 92260



WEL
WELLINGTON

+

35 88
Remove
Office



SIGN DETAIL
SCALE: 1/2" = 1'

ZONING
 EXISTING - RESIDENTIAL 1RMF-321
 PROPOSED - PLANNED BUSINESS
 SOUTH 70.5' OF LOT 1
 BLOCK 1
 ELM AVENUE SUBDIVISION
 CITY OF GRAND JUNCTION
 HESA COUNTY, COLORADO

DRAWN BY: R.L.C. DESIGNED BY: CHECKED BY: K.F.	BANNER BANNER ASSOCIATES, INC. • CONSULTING ENGINEERS & ARCHITECTS 2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81506 • (970) 243-2242 605 E. MAIN • SUITE 8 • ASPEN, CO 81611 • (303) 925-5857	REVISION DATE DESCRIPTION BY DATE	SCALE: 1" = 10' JOB NO: 8017-25 DATE: 8-10-88 SHEET NO: 1 of 1
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SITE PLAN
 HOMETOWN REALTY - 704 ELM AVENUE

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FILE #35-88: CONDITIONS OF APPROVAL

Hometown Realty
704 Elm Avenue
Grand Junction, Colorado

October 25, 1988

The Final Development Plan has been approved subject (but not limited) to the following conditions:

- 1) Open space fee - \$500 - must be paid to the City Parks Department prior to the release of any building or sign permits.
- 2) The parking lot is to be paved, providing adequate drainage to Elm Avenue.
- 3) Five (5) parking spaces must be striped as shown on the final site plan with concrete wheel stops for each space. A bicycle rack is required for all non-residential uses (per the Grand Junction Zoning and Development Code).
- 4) The driveway into the parking lot shall be widened to 24 feet and the first section of curb & gutter west of the driveway must be replaced. Any construction in the public right-of-way will require a permit from the City Engineer.
- 5) If the neighboring property owner to the east (on Elm Avenue) requests it, a six (6) foot solid wood privacy fence shall be installed along the property line at the expense of the owners of 704 Elm Avenue. A fence permit will be required.
- 6) Landscaping (sod, shrubs, flower beds, trees) must be replaced and maintained. A landscaping planter must be installed as part of the business sign.
- 7) Per the approved development schedule, all required site improvements must be completed by May 1989.
- 8) Items shown on the final site plan or described in written form as part of the submittal shall be considered conditions of approval.

#35-88 Revised Final Plan--704 Elm Avenue

Proposal

The proposal is for a revised plan for 704 Elm Avenue. In 1988 the property was rezoned to PB (Planned Business) for a real estate office. The approved site plan included some minimal modifications to the exterior of the existing house, paved parking lot with 5 spaces along Elm Avenue, and a non-illuminated sign in a planter in front of the house. The improvements were never completed and the property continued to be used as a residence. The new owners have requested that the file be reactivated for an insurance office. They are asking for the following revisions to the plan:

1. Redesign of the parking lot.
2. Gravel surface lot instead of asphalt.
3. An illuminated 30 sq. ft. sign instead of the 24 sq. ft. non-illuminated sign.
4. Moving and rebuilding the carport and garage.

7th Street Corridor Guidelines

The 7th Street Corridor Guidelines identify this section of 7th Street as being an area of transition from residential to office uses. The Insurance Office as proposed would have less impact on the neighborhood than the previously approved real estate office.

Issues

The redesigned parking spaces as shown on the site plan do not meet the stall size requirements of the Zoning and Development Code. It appears that there may not be enough backing room for the two spaces proposed in the carport. The site plan must be redrawn to meet the requirements of the Code.

If the lot is approved with a gravel surface, parking bumper blocks will be required to delineate the spaces.

City Eng. recommends pavement

6' fence along N property line

The Zoning and Development Code requires a dust-free surface for all parking lots. Most developments in the past have been required to provide an asphalt surface. Dust from a gravel surface could create a problem in this residential area.

There was some discussion with the previous approval about the size of the sign to be installed along 7th Street. An illuminated sign was not proposed at that time. An illuminated sign will impact the residential area; however, there are several along the corridor.

30 sq. ft.

all other original requirements will apply

letter on file

REVIL W SHEET SUMMARY

FILE NO. 35-88 TITLE/HEADING Rezone to PB and Final Plan Professional Office DUE DATE 9/20/88

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Virginia Edwards
Keith Fife (rep.)

PETITIONER ADDRESS 120 Vista Grande Grand Junction, CO 81501

ENGINEER n/a

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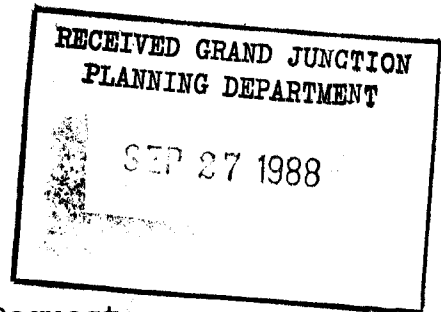
NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

9/20/88	Development Dept.	This is a request to rezone 704 Elm to Planned Business and for approval of a final development plan. Section 5-5-1H of the Zoning and Development Code requires screening ...adjacent to residential uses...six feet in height. The 3 1/2 foot hedge doesn't fully meet this requirement. Is the hedge on the 704 Elm property or on the neighbor's lot? Additional screening may be required. The door on the garage to the north of this property opens southward as if access has historically been across the 704 Elm property. Are there any access easements (recorded or by use) across this property? The driveway should be widened to City standards so as to provide sufficient flow into and out of all parking spaces. The "no parking here to corner" sign should also be moved to the east to accommodate a wider driveway. Parking spaces must be striped to City standard length and widths. Where will runoff water drain from the proposed asphalt parking area? This needs to be addressed. Will the deteriorated lawn, "existing flower bed," and the strip along 7th Street be improved/replanted? What is the proposed development schedule for all site improvements? Some of the properties in that area of 7th Street have covenants and restrictions dating back several decades which restrict the property to <u>only</u> residential uses. Have these been investigated for this property? (Note: The City does <u>not</u> enforce C, C, R's.) Signage and fencing require <u>separate</u> permits prior to installation.
9/7/88	Building Dept.	The building shall comply to the requirements of the new use. A change in use permit is required. Our department will issue a certificate of occupancy (C.O.) The C.O. must be granted before building is occupied for new use. Contact Bob Lee at 244-1656 for more information.
9/20/88	Public Works	The driveway needs to be widened to a minimum of 18 feet to accommodate dual ingress and egress.
9/20/88	Police Dept.	No problems noted.
9/6/88	Fire Dept.	We have no objections as long as adequate access for fire fighting purposes is maintained.
9/9/88	Mtn. Bell	No objections or comments.
9/16/88	Public Service gas & electric	No objections.
9/12/88	Parks and Rec.	If this requires open space fee, we need the appraisal. (Later) Appraisal appears in order. Based upon 5% of the appraised value, \$500 is due the City.
9/7/88	City Attorney	Spot zoning, probably. Originally a mistake in MSF zoning? Change in neighborhood? Master plan compliance?

3/9/88

9/22/88 City Engineer

The existing driveway on E. Avenue will need to be removed and widened to accommodate two-way traffic (24' minimum). Also request that the first section of curb, gutter and sidewalk west of the driveway be replaced as it is broken and settled. The on-site parking area should be paved.



Response to Review Comments
for
Hometown Realty Rezone and Final Plat Request

1. Development Department

- A. Screening on East Property Line.
The 3 1/2 foot hedge is on the neighbor's property. The neighbors have indicated the hedge is an adequate screen between their property and the proposed parking spaces. A letter stating this acceptance will be submitted to the City prior to the Planning Commission hearing. The future owner of the site (Hometown Realty) agrees to construct a privacy fence/screen, meeting City requirements, if at any time in the future the neighbors find such screening desirable.
- B. Driveway Easement
A twelve foot wide driveway easement across the east side of the site to a garage on the lot to the north will be abandoned upon transfer of the property to Hometown Realty. Both lots are currently owned by Virginia Edwards, and she has discontinued usage of the garage.
- C. Parking Area
All spaces and access to the parking area shall be developed and striped to City Standards. Drainage will be to Elm Avenue.
- D. Landscaping
The lawn will be reseeded and the entire yard landscaped next spring. Hometown Realty will maintain an attractive site. The lot will be significantly improved over its current, neglected state as a residential rental unit.
- E. Development Schedule
Hometown Realty will complete all required site improvements by May 1989.
- F. Restrictive Covenants
Covenants restricting property in Elm Avenue Subdivision to residential uses have not been enforced by the neighborhood. The Veale Insurance Agency, one block south on Kennedy Lane, (and within the same subdivision) was rezoned P.B. in 1987. Most comments received to date from the neighbors have indicated a belief this rezone will be an improvement to the neighborhood as opposed to the current use of the property as a rental unit.

G. Signage and Fencing

Any and all necessary permits shall be obtained.

2. Building Department

Any and all requirements shall be complied with for the new use.

3. Public Works and Engineering

- . Access to the parking area will be widened to 24 feet.
- . The parking area will be paved as indicated on the site plan.
- . The prospective property owner, Hometown Realty, believes the first section of curb, gutter and sidewalk west of the driveway is in adequate condition and will not replace this section unless deemed absolutely necessary. Such a replacement presents an unanticipated financial hardship on the developer and does not appear necessary at this time.

4. Parks and Rec.

- . We understand a \$500 open space fee is due prior to issuance of a building permit.

5. City Attorney

These comments are answered in the Project Narrative. The rezone request complies with the City of Grand Junction's 7th Street Corridor Guidelines which allow professional offices between Bunting and Orchard Avenues when the residential scale of the development is retained.

Additionally this request meets rezone criteria B, D, F and G of Section 4-4-4 of the City Development Code.

development summary



File # 35-88 Name Hometown Realty Rezone Date 10/6/88

PROJECT LOCATION: 704 Elm (northeast corner of 7th and Elm)

PROJECT DESCRIPTION: Request for a rezone from RMF-32 to Planned Business and Final Development Plan for a real estate office.

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

The 7th Street Corridor Guidelines encourage a transition to light office uses (such as professional) while retaining the residential scale.

STATUS & RECOMMENDATIONS:

There was no opposition from neighbors and, in fact, several were enthusiastic to see it changed from a neglected rental unit. Recommend it be put on consent agenda.

Planning Commission Action

Recommended approval of the rezone and gave approval of the Final Plan subject to staff comments.

23 July 1992

Mr. Doug Skelton
706 Ivy Place
Grand Junction, Colorado 81506

Dear Mr. Skelton,

A condition of approval of the revised final site plan for your property located at 704 Elm Street (File 35-88) was asphalt paving of the parking lot east of the building. The Community Development Department approved a temporary delay of this requirement until May 1992 due to weather conditions last fall per your written request dated November 25, 1991. However, upon site check on June 26, 1992, asphalt paving of the parking lot still has not been completed.

This parking lot improvement on the site was also a condition of, and tied to, the approval of a rezone of the property to Planned Business (PB) in 1988. As of this date, your development schedule is considered expired, and, according to section 7-5-7 of the Zoning and Development Code (see attached), this could require a reversion of the zoning to Residential Multifamily (RMF-32) in which a business would not be allowed to operate. Please advise the Community Development Department of your current intentions and the status of your development/improvements at 704 Elm Avenue as soon as possible.

Sincerely,

Kristen Ashbeck
Planner

August 1, 1992

Claudia Hazelhurst
Community Development Dept.
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

Dear Claudia:

In September 1991, I purchased the property at 704 Elm Avenue to convert from a residential rental to commercial office space. Apparently the rezoning of the property was begun in 1988 and improvements were to be completed by 1991. Not having received permission from the Planning Department to proceed with the conversion until November 1991, I am requesting an extension for completion of the parking lot.

The property has undergone great improvement since the purchase in September 1991. It has been completely refurbished inside, to include a handicap accessible restroom. A sprinkling system has been installed, the lawn planted and more landscaping is planned. The outside of the house has been redone as well with a new roof, paint job, deck, and handicap ramp. More improvements are planned for the outside including a rear entrance and carport for employees.

Because of the additional planned improvements, the parking lot has not yet been completed. The pouring of a concrete foundation for the next phase would cause damage to the pavement from heavy trucks passing through. Consequently, your permission is asked to delay completion of the parking lot until September 30.

Your consideration is greatly appreciated. I encourage you to personally inspect the upgrade of the property and current condition of the parking lot.

Sincerely,


Doug Skelton

THE KEY TO YOUR BUILDING NEEDS





City of Grand Junction, Colorado
31501-2668
350 North Fifth Street

August 10, 1992

Mr. Doug Skelton
706 Ivy Place
Grand Junction, Colorado 81506

Dear Mr. Skelton,

Per your written request of August 1, 1992, the Community Development Department will grant you a second and final extension for the pavement of the parking lot at 704 Elm Avenue. If, upon site inspection on October 1, 1992, the lot is still not paved the City will be required to enforce section 7-5-7 of the Zoning and Development Code as discussed in our previous letter. Such action would require a reversion of the zoning to Residential Multifamily (RMF-32) in which a business would not be allowed to operate.

Should you have any further questions about this issue, please do not hesitate to contact the Community Development Department at 244-1430.

Sincerely,

Claudia Hazelhurst
by KKA

Claudia Hazelhurst
Acting Community Development Director



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

October 9, 1992

Jackie and Doug Skelton
706 Ivy Place
Grand Junction, CO 81506

Dear Jackie and Doug:

We have done our final site inspection of 704 Elm Street and have found all improvements as required for the final plan (file #35-88) to be completed. Thank you for your cooperation through this process. Your development is an attractive addition to the 7th Street corridor.

Sincerely,

A handwritten signature in cursive script that reads "Katherine M. Portner".

Katherine M. Portner
Senior Planner



October 28, 1991

Mr. Bennett Boeschstein, AICP
City Planning Department Director
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

RE: REQUEST TO REACTIVATE FILE #35-88

Dear Mr. Boeschstein:

This is formal request to reactivate file #35-88, for plans to complete the revision of property at 704 Elm Avenue, to planned business use.

The type of business which will operate from the premises is an insurance agency. The building will house one agent and one office assistant. Regular office hours will be 8:30 am to 5:00 pm, Monday through Friday, with anticipated traffic of approximately eight to twelve clients visiting per day.

Included is a detailed drawing of remodel plans, including handicap accessibility and proper signage. We will be happy to provide any additional information needed.

Your consideration is greatly appreciated.

Sincerely,



Doug Skelton

THE KEY TO YOUR BUILDING NEEDS





Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

October 30, 1991

Jackie Skelton
Jackie Skelton Agency
1048 Independent, #A-204
Grand Junction, CO 81505

Dear Ms. Skelton:

The property located at 704 Elm Street was rezoned to Planned Business (PB, File #35-88) in 1988 for a real estate office. The approval was contingent on a number of site improvements that were never completed. Your proposal for an insurance office is a similar enough use that it would be allowed under the original approval. However, all conditions and site improvements must be completed as per the plan approved in 1988. Any deviations from that plan would require a revised plan review before Planning Commission.

The site improvements required include a handicap ramp, asphalt paved parking area with 5 spaces, a 6' wood privacy fence along the north property line, a non-illuminated sign not to exceed 24 sq.ft. located in a planter, landscaping as shown on the site plan dated 8/10/88, the driveway into the parking lot widened to 24 ft. and the first section of curb & gutter west of the driveway must be replaced. Parks and Open Space fee of \$500 must be paid to the City Parks Department prior to the release of the Planning Clearance.

The site plan you submitted is different from the 1988 approved plan. Please resubmit a plan that is the same as the original plan or we can proceed with processing your revised plan through Planning Commission hearing. If you have any questions please call me at 244-1446.

Sincerely,

Katherine M. Portner
Senior Planner

October 31, 1991

Mr. Bennett Boeschstein, AICP
City Planning Department Director
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

Dear Mr. Boeschstein:

This is formal request to reactivate file #35-88, for plans to complete the revision of property at 704 Elm Avenue, to planned business use.

The type of business which will operate from the premises is an insurance agency. The building will house one agent and one office assistant. Regular office hours will be 8:30 am to 5:00 pm, Monday through Friday, with anticipated traffic of approximately eight to twelve clients visiting per day.

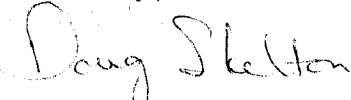
Some minor revisions to the development plan presented by Hometown Realty in 1988 are requested as outlined below to better accommodate current business needs as well as improve appearance:

- 1.) Change location of parking spaces closer to the building; stripe parking spaces on existing concrete.
- 2.) Gravel parking lot instead of asphalt.
- 3.) Illuminated 6' X 5' business sign, tastefully framed and installed in landscape planter. (Other offices with illuminated signs nearby include Talbott Chiropractic with 8' X 4' sign, and Veale Insurance Agency with 6' X 4' sign.)
- 4.) The present carport and garage have been tacked onto the structure, taking away from its original character. Proposal includes moving and rebuilding the carport and garage (as shown in drawings) to aesthetically improve the overall appearance.

Included is a detailed drawing of remodel plans with handicap accessibility. We will be happy to provide any additional information needed.

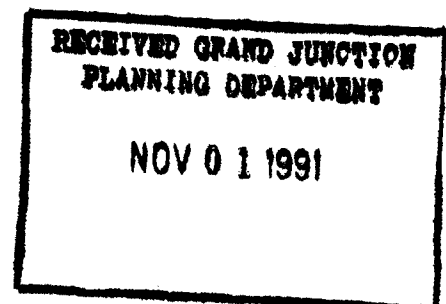
Your consideration is greatly appreciated.

Sincerely,



Doug Skelton

THE KEY TO YOUR BUILDING NEEDS





May 11, 2001 - left message
for Trula that we need additional
info. on their parking demand
since there are only 5 approved
spaces shown on the city plan

May 9, 2001

Community Development
250 North 5th Street
Grand Junction, CO. 81501

Attn: Kathy Portner

Dear Kathy,

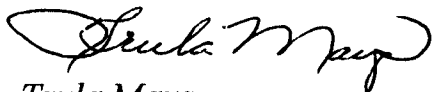
This letter is in regards to the property at 704 Elm Avenue, currently Sunwest Realty. The services we would provide as The Pregnancy Center of Grand Junction, Inc. would be free pregnancy testing and information to enable women to make informed decisions in regards to their pregnancies. Also, if needed, the Center gives referrals into the community for further help and support.

Our office would be staffed with no more than 3 volunteers at a time. The Center would be seeing no more than 2 clients per appointment. There are approximately 10 parking spaces available for our staff and clients. We anticipate that a portion of our clientele will be walk-in's from Mesa State College and Grand Junction High School.

Please approve the Center's proposed use of 704 Elm Avenue and confirm your approval in writing at your earliest convenience. I will call you in the next couple days to be sure the Center has provided everything the city requires.

Thank you very much for your consideration of this matter.

Sincerely,



Trula Mays
Director

May 21, 2001

*Community Development
250 North 5th Street
Grand Junction, CO. 81501*

Attn: Kathy Portner

Dear Kathy,

This letter is to help clarify the parking situation at 704 Elm Avenue. As you had stated, according to the site plans there are only 6 designated parking spaces.

As stated in our previous letter, we would have a staff of 2 to 3 volunteers plus no more than 2 clients per appointment. We anticipate that the majority of our clientele will be walk-in's from Mesa State College and Grand Junction High School. We would foresee the need of 5 spaces but no more than 6 parking spaces at a time.

Please approve the Center's proposed use of 704 Elm Avenue and confirm your approval in writing at your earliest convenience. I will call you in a couple of days to be sure the Center has now provided everything the city requires.

Thank you again for your consideration of this matter.

Sincerely,



*Trula Mays
Director*

City of Grand Junction

Community Development Department
Planning • Zoning • Code Enforcement
250 North 5th Street
Grand Junction, CO 81501-2668

Phone: (970) 244-1430
FAX: (970) 256-4031



*Filed to 241-7479
original mailed*

May 25, 2001

Trula Mays, President
The Pregnancy Center
930 Main Street
Grand Junction, CO 81501

Re: 704 Elm Avenue

Dear Ms. Mays:

This is in follow-up to your letter of May 21, 2001 regarding 704 Elm Avenue. The property is zoned PD (Planned Development, File #35-88). The PD zoning allows for professional offices. Your description of the Pregnancy Center as basically a counseling service would also be classified as professional office and, therefore, allowed. It appears that the existing 6 designated parking spaces on site are sufficient for your staffing of 2 to 3 volunteers to see no more than 2 clients per appointment.

Any remodeling that requires a Building Permit will also require a Planning Clearance from our office. New signage, or even a face change to the existing sign requires a licensed sign contractor obtain a Sign Permit from the Community Development Department.

If you have any other questions, feel free to call me at 244-1446.

Sincerely,

A handwritten signature in cursive script that reads "Katherine M. Portner".

Katherine M. Portner
Acting Director of Community Development

