

# Table of Contents

File 1989-0027

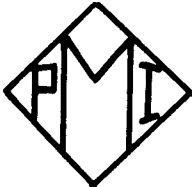
Name: Minor Changes

<b>P</b>	<b>S</b>	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been provided.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>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.</p>
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X	X	<b>Table of Contents</b>
		<b>Review Sheet Summary</b>
		Application Form
		Review Sheets
		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
		<b>*General project report</b>
		Reduced copy of final plans or drawings
		Reduction of assessor's map.
		Evidence of title, deeds, easements
		<b>*Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or non-bound reports
		Traffic studies
		<b>*Petitioner's response to comments</b>
		<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>

**DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:**

Scanned in following order		
X	X	Correspondence re: 1120 Wellington parking lot expansion
X		Sign Permit - ** - Grand Villa Retirement Home – 1501 f Road
X	X	Letter from Western Neon Company to Erle Reed re: drawings providing size and location of proposed signage – 10/2/89
X	X	Letter from Kathy Portner to Dale Reece, Crossroads to Health & Fitness re: 2724 Compass Court parking lot requirements – 10/17/89
X	X	Letter from Dale Reece to Karl Metzner re: 2768 Compass Drive – drainage and site plans – check receipt – 10/17/89
X	X	Correspondence re: minor change to add storage area to 1320 North Avenue
X		Site Plan – Wellington Building No. 3 – no stamp
X	X	Planning Clearance – 2635 North 7 <sup>th</sup> Street - **
X	X	Letter from Karl Metzner to Paul Naftel re: Parking on lots 31-34, Block I of the City of Grand Junction – signage – 7/24/89
X	X	Site Plan of Maintenance Building - 4/21/89 – (to be scanned)



**PROPERTY MANAGEMENT, INC.**

Dean M. Pfannenstiel CPM®  
P.O. Box 3025  
Grand Junction, CO 81502  
303/241-1303



**CERTIFIED  
PROPERTY  
MANAGER®**

May 15, 1989

Grand Junction Planning Commission  
5th & Rood  
Grand Junction, CO 81501

Attn: Kathy Portner

Dear Kathy,

Enclosed please find a check in the amount of \$50.00 for the pre-application process to amend the final plan for the proposed parking expansion at 1120 Wellington Ave.

As Managing Agent for the Wellington III Condominium Association, Inc., I am requesting approval of an amendment to the final plan for the proposed parking expansion at 1120 Wellington Ave. I believe you have a blueprint of the proposed expansion which was prepared by Frank Wagner, Architect.

The Wellington III Condominium Association, Inc. would like to grade and gravel the parking expansion area to be used primarily by employees of 1120 Wellington Ave, with plans to pave and stripe the expansion area within the next three years.

Please review the proposed parking lot expansion and let me know the next course of action required for this project.

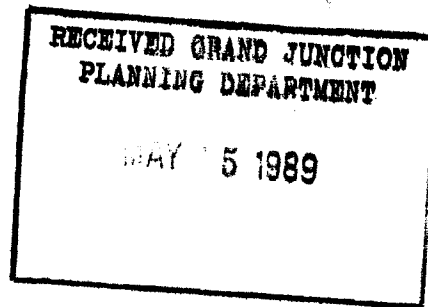
Sincerely,

*Dean M. Pfannenstiel*

Dean M. Pfannenstiel CPM  
PROPERTY MANAGEMENT, INC.

DMP/dp

TAX SCHEDULE # - 2945-111-20-009





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

June 1, 1989

Dean M. Pfannenstiel  
Property Management, Inc.  
P.O. Box 3025  
Grand Junction, CO 81502

Dear Mr. Pfannenstiel:

The proposed Minor Change to file #26-87 for a parking lot expansion at 1120 Wellington Avenue has been reviewed by City Planning and Engineering. Additional information is needed to complete the review, including a drainage plan and a landscaping plan. The Zoning and Development Code requires that 5% of the total area of a parking lot be used for landscaping, including some shade trees. Plantings along the south and east boundaries are recommended.

Other requirements of the approval will be:

- Parcel #2945-111-20-009 must be legally attached to the office complex to the east as per the approval requirements of file #26-87.
- The proposed parking lot must be paved and striped prior to usage.
- Signage must be provided indicating "employee parking only".
- Curbing or parking blocks must be provided along the perimeter of the lot, including the east boundary along the existing parking lot.

The above concerns must be satisfactorily addressed prior to further review or approval of the request for Minor Change. Please call if you have questions.

Sincerely,

Kathy Portner  
Planner

/kp



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

March 20, 1990

Dr. William A. Scott  
1120 Wellington Avenue  
Grand Junction, CO 81501

Dear Dr. Scott:

Enclosed please find a copy of the Parking Regulations from the Grand Junction Zoning & Development Code and a copy of a letter addressed to Dean M. Pfannenstiel. The letter refers to a Minor Change to file #26-87 for a parking lot expansion at 1120 Wellington. This Department has a copy of the site plan that was submitted with this request. The content of the letter still applies.

If you have questions regarding this or would like to see the file, please give me a call or stop by the Planning Department. We are located on the main floor of City Hall.

Sincerely,

*Linda A. Weitzel*  
Linda A. Weitzel  
Planning Technician

enc.  
/lw

*Manufacturers . Designers*

*SERVING WESTERN COLORADO SINCE 1954*

456 NORTH AVENUE  
GRAND JUNCTION, COLORADO 81501-7589

October 2, 1989

Mr. Erle Reed  
343 So. Redlands  
Grand Junction, CO 81503

RE: Sign Permit  
1501 Patterson Road

Dear Mr. Reed:

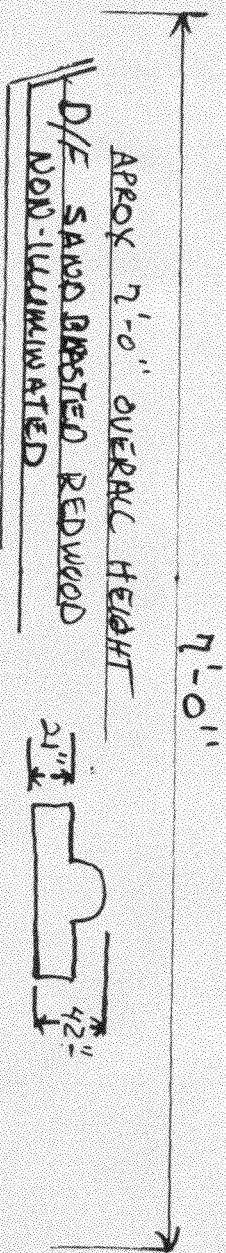
Western Neon Co. has applied to the city of Grand Junction for a sign permit on behalf of Grand Villa Residential Community.

Enclosed are drawings providing size and location of proposed signage.

All comments as to said signage should be directed to the City Planning Department of Grand Junction within seven days of this letter.

Thank you for your cooperation.

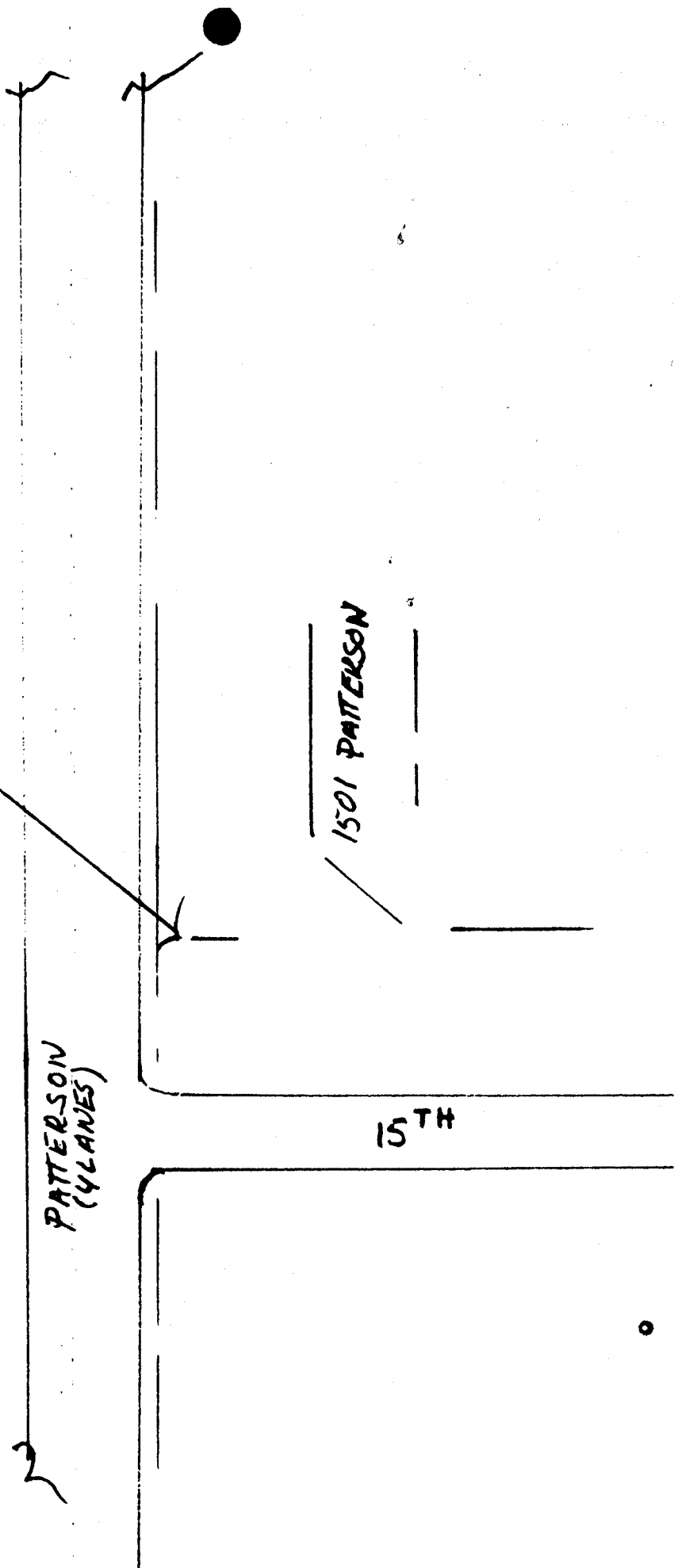
Sincerely,  
WESTERN NEON CO.



SIGN LOCATION

18' FROM BACK OF  
SIDEWALK

MOUNTED ON 6"X6"  
RED WOOD POSTS (2)





See file # 27-89  
4 11-80

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

October 17, 1989

Dale Reece  
Crossroads to Health & Fitness  
2768 Compass Drive  
Grand Junction, CO 81506

Dear Dale:

Your request for a minor change to the development plan for 2768 Compass Drive to include the property to the east at 2724 Compass Court for a parking lot has been approved.

Parking blocks or some type of barrier is required along the south boundary of the parking lot to prevent encroachment onto the neighboring property. The southeast corner of the parking lot, within the raised curbing will be landscaped. The dirt swale to the north, as shown on the site plan, will be landscaped with two trees, 20 spreading junipers and grass. A pressurized irrigation system will be installed. All landscaping must be completed by October 31, 1989 unless otherwise approved by this Department.

The City Engineer has noted a potential drainage problem in the existing parking lot to the west. Runoff does not appear to drain properly along the south boundary of this parking lot.

Thank you for your cooperation through this process. Good luck with your expanded facility.

Sincerely,

Kathy Portner  
Planner

/kp



**CROSSROADS  
TO HEALTH & FITNESS**

2768 Compass Drive  
Grand Junction, CO 81506  
242-8746

*Center*

October 1, 1989

Mr. Carl Metzner  
Planning Director  
250 North 5th  
Grand Junction, CO 81501

Dear Mr. Metzner:

We at Reece Investments, 2768 Compass Drive, have purchased properties to the east of us at 2724 Compass Court. *21-007*

We request a minor change in development for a portion of that lot to be put in parking.

Enclosed are the site plans, including drainage for your inspection. Also enclosed is a check for \$50.00.

If you have any questions please call me at 242-8746.

Sincerely,

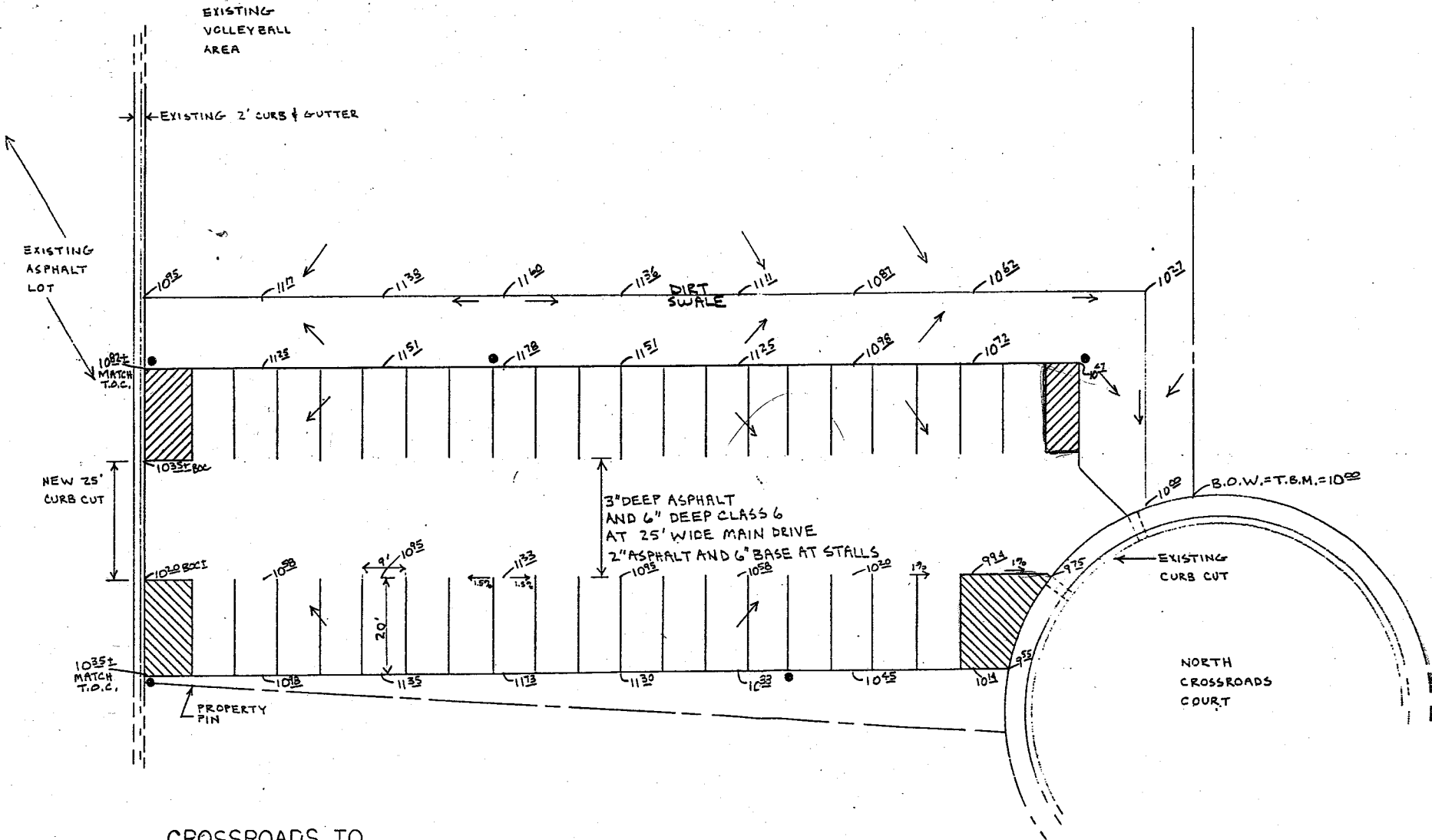
*Dale R. Reece*

Dale Reece  
Owner

Encl.

DR/mb





CROSSROADS TO  
HEALTH AND FITNESS  
PROPOSED STRIPING PLAN FOR  
PARKING LOT ADDITION  
SCALE: 1" = 20', NORTH ↑  
BY D. JENSEN, 9/5/89  
UNITED COMPANIES

PROPOSED DRAINAGE PLAN  
● - PARKING LOT LIGHT LOCATIONS  
PROPOSED FINISH GRADES SHOWN  
→ - DIRECTION OF DRAINAGE





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

October 19, 1989

Leo Seiler  
Big Cheese Pizza  
1320 North Avenue  
Grand Junction, CO 81501

RE: Minor Change to a Development Plan (File #19-81)

Dear Mr. Seiler:

Your request for a Minor Change to add a storage area to 1320 North Avenue has been approved. The proposed 20' by 20' addition to the back of the building will allow for adequate length parking stalls between it and the alley. However, because these spaces abut directly onto the alley, they should be restricted to the two handicap spaces and employee parking and marked as such. The existing handicap ramp will have to be moved and must not extend past the addition into the parking area.

Thank you for your cooperation through this process.

Sincerely,

A handwritten signature in cursive script that reads "Kathy Portner".

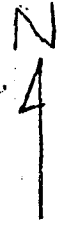
Kathy Portner  
Planner

/kp

xc: File #19-81, #27-89

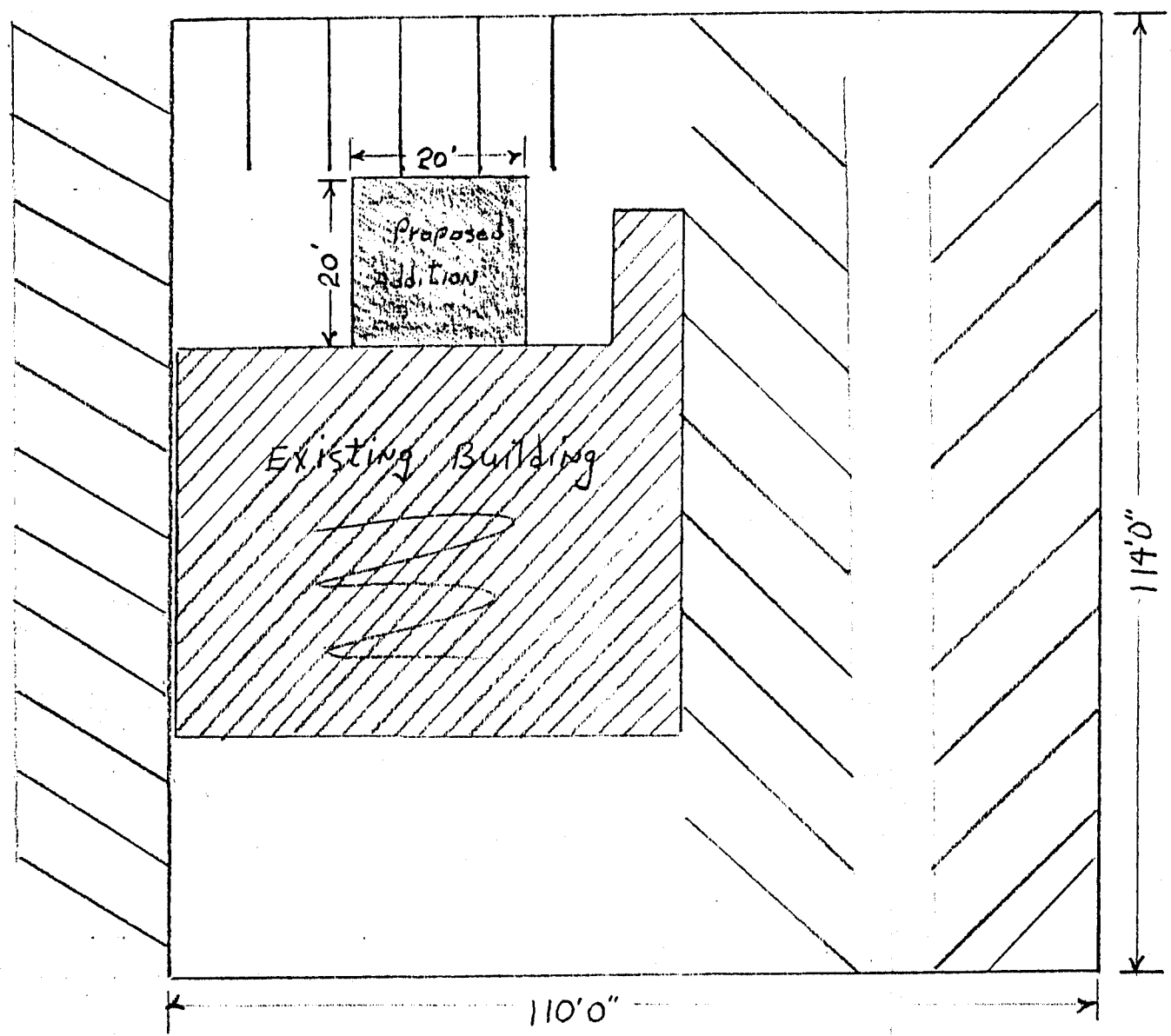
2445-123-00-071  
PB  
#19-81

# Big Cheese Pizza



1" = 20'

← Alley →



1320 North Ave.

Lot 071

← North Avenue →

Big chuse pizza

Proposed remodel

We would like to build an addition on the back of our existing building. Our supplier wants us to take two weeks of supplies at a time, but we don't have the room at this time for a two week supply. We don't anticipate taking any existing parking. That will remain the same as it always was.

Sincerely  
Geo Sellers  
245-9203



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

April 28, 1989

Mr. Robert D. Jenkins  
620 Main Street  
P.O. Box 121  
Grand Junction, CO 81502

Dear Mr. Jenkins:

I have reviewed your request to reduce the setback from Patterson Road for the relocation of a shop building at St. Mary's hospital. My review shows that the reduction is not significant and will not have adverse impacts on surrounding properties or public facilities. You may consider this letter as approval of a minor change to St. Mary's Planned Development approval. A planning clearance and building permit will be required prior to relocation.

Please let me know if you have any questions regarding this approval.

Sincerely,

A handwritten signature in cursive script that reads "Karl G. Metzner".

Karl G. Metzner  
Director of Planning

KGM/tt

xc: File #26-86

*file 26-56*

ROBERT D. JENKINS/AIA  
ARCHITECT

April 25, 1989

City Planning Department  
City of Grand Junction  
Grand Junction, CO 81501

RE: Building Relocation  
St Mary's Hosiptal & Medical Center

St Mary's Hospital & Medical Center desires to relocate an existing 40' x 24' steel building from its present site, adjacent to the Main Hospital Building, to a new site north of the existing Engineering Building. Please reference the attached drawing A-1.

The northmost corner of the relocated building is proposed to lie 62'-9" from the new Monument Line of Patterson Road. Due to the recent reconstruction of Patterson Road, the Right-of-Way width of the roadway varies from 1st Street to 7th Street, as does the position of the Monument Line. As a result, the "Center Line" of Right-of-Way, as well as building setbacks based upon the "Center Line", become quite inconsistent as tools for determining building location.

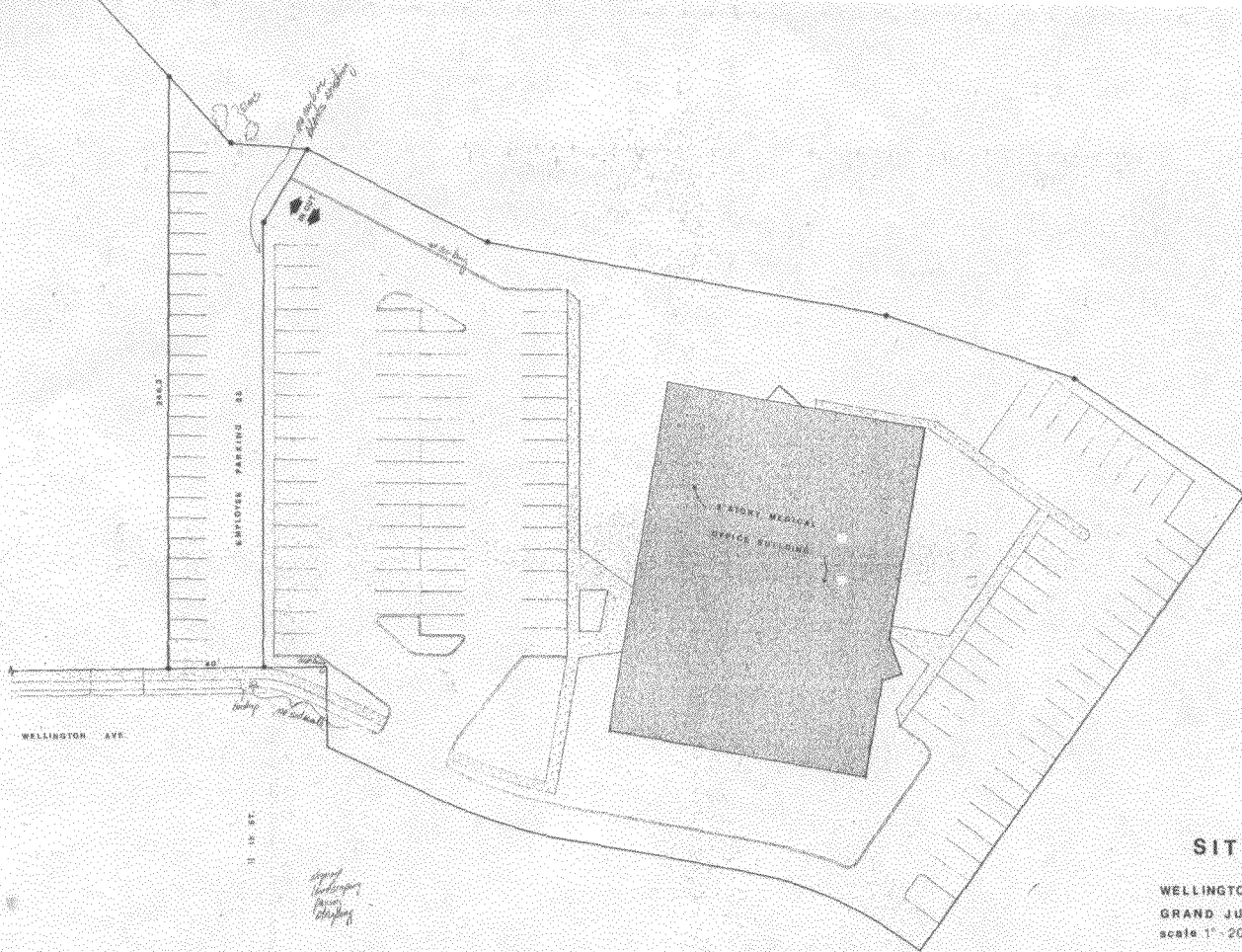
The Hospital requests approval of the proposed site for the relocated building, with a setback of 62'-9" from Roadway Monument Line, recognizing that the prescribed setback from "Center Line" of Roadway is 65'-0".

Respectfully submitted,



Robert D. Jenkins/AIA





### SITE PLAN

WELLINGTON BUILDING NO. 3  
 GRAND JUNCTION, CO.  
 scale 1" = 20'      Jan 88

PARKING CAPACITY
EXISTENT 108
ADDITION 25
TOTAL 133

1. Need to see drainage plan for proposed addition
2. Lot addition will have to be paid prior to use of lot

