Table of Contents

File_1989-0032

Name: Mesa State - 1041 Mesa Avenue - Carl Wahlberg - Special Use

	S	A few items are denoted with an asterisk (*), which means they	v a	re	to be scanned for permanent record on the in some									
}	c	instances, not all entries designated to be scanned by the department are present in the file. There are also documents												
	a	specific to certain files, not found on the standard list. For this reason, a checklist has been provided.												
	n n	Remaining items, (not selected for scanning), will be marked												
-	e	guide for the contents of each file.	•											
	d	Files denoted with (**) are to be located using the ISYS Que	erv	S	system. Planning Clearance will need to be typed in									
		full, as well as other entries such as Ordinances, Resolutions, Bo												
X	X	Table of Contents												
X	寸	Review Sheet Summary												
	\neg	Application Form												
-	7	Review Sheets												
•		Receipts for fees paid for anything												
\dashv		*Submittal checklist			- 1990									
X	X	X *General project report												
_		Reduced copy of final plans or drawings												
X	\dashv	Reduction of assessor's map.												
_		Evidence of title, deeds, easements												
X	X													
	Public notice cards													
	Record of certified mail													
X	Legal description													
		Appraisal of raw land												
	\dashv	Reduction of any maps – final copy												
		*Final reports for drainage and soils (geotechnical reports)												
	-+	Other bound or non-bound reports												
		Traffic studies												
X	X													
11		*Staff Reports		-										
		*Planning Commission staff report and exhibits												
		*City Council staff report and exhibits												
		*Summary sheet of final conditions												
		*Letters and correspondence dated after the date of final appro-	wal	7.	pertaining to change in conditions or expiration data)									
		DOCUMENTS SPECIFIC TO THIS												
		DOCUMENTS SI ECIFIC TO THIS	<u> </u>	3 V	EDOT MENT PILE.									
X	X	Action Sheet	T	1										
X	X													
X	77	Review Sheets	_	4										
X	<u>X</u>	Review Summary – 6/26/89 Development Application – 6/9/89	┽	\dashv										
X	X		+	-										
L" Ì		7/24/89												
X		Real Estate Contract with Grand Junction Board of Realtors – 5/23/89	ightharpoons	\Box										
X		Notice of Public Hearing - 7/11/89		_										
X		Memo from Ray Kieft to Miles Kara re: Mesa State College Foundation and the Mesa State College Alumni Assoc: Office Space, Staff Support, Relationship		Ì										
		with the College, Etc. – 5/30/89		Ī										
X	X		+											
			\Box											
	<u> </u>		\perp	_,										
	<u> </u>		\perp	_										
	<u> </u>		-}											
<u> </u>	├ ─		+	4										
<u> </u>	\vdash		+	-										
	L													

#33 80

APPLICATION FOR SPECIAL USE PERMIT

PROPERTY:

1041 Mesa Avenue

Grand Junction, CO 81501

LEGAL DESCRIPTION:

Lot 10, Block 6, Garfield Park Subdivision, City of Grand Junction, Mesa County, Colorado

OWNER:

Property is under Purchase Contract by Mesa State College Foundation (a non-profit Colorado Corporation), contingent upon approval by City of Grand Junction for use of the property as the office for Mesa State College Foundation (and by Mesa State College Alumni Association as a co-user). If approval for either a zoning change or a special use permit is granted, the Foundation, upon transfer of title, intends to convey title to Mesa State College.

DOCUMENTS:

- Copy of Purchase Contract
- 2. Letter of Understanding with Mesa State College
- 3. Site Plan
- 4. Names and addresses of owners within 200 feet of the property

PROPOSED USE:

The premises consists of a residence (approximately 1,500 sq. feet), a single car garage, and a carport.

The exterior of the residence will be upgraded and the interior will be adapted for office use with interior painting, new carpets, shelves, etc. No major structural changes are contemplated.

- 1990 TO 100

The renovation would begin as soon as possible after June 30th and the projected time schedule for occupancy would be September 1st.

PARKING:

The following parking is available on-premises:

Single car garage Single car carport Cement slab on the east side of the these structures for a minimum of two vehicles

The following additional on-premises parking is to be added:

Space for two cars to the rear (west) of the garage and carport. This will require the removal of a storage bin on the back of the garage, and the removal of a cement ash pit.

The following additional frontage (east side) parking is requested:

There is a 20 feet street platted along the east side of the premises. No street improvements have been constructed on this area. The existing street (College Place) constructed on a 40 foot platted right of way. Parallel parking is allowed on the east side of the 40 foot street, but no parking is designated on the west side of the 40 foot street.

The 20 foot platted area contains no lawn or improvements and is chained off by a cable.

It is requested that permission be given to utilize the 20 foot strip for slant parking. (The open area is in excess of 100 feet in length and can be used for either slant parking or parallel parking). Since College dormitories lie to the east of College Place, some parking controls would be desirable to control the spaces for Foundation and business visitor use, particularly during the period 8:00 a.m. to 5:00 p.m.

COMPATIBILITY WITH ADJACENT USES:

College dormitories lie to the east of the property. The College football practice field lies to the north of Mesa Avenue and extends west to Cannell Avenue.

The south side of Mesa Avenue, and the north side of Texas Avenue, west of College Place is occupied by residential homes. The property at 1041 Mesa is on the north-east corner of the block.

The intended use as an office area for Mesa State College Foundation would result in little or no impact upon the adjacent residential properties. Office staff would range from 2 to 4 persons; the hours would be normal business hours, except for small group meetings of 8-10 persons which might be scheduled in evening hours. If Foundation Board meetings were to be scheduled at the premises they would occur approximately four times per calendar year and would have a maximum attendance in the range of 20-25 persons.

Mesa State College would care for the exterior areas and would include the premises in their routine security patrols.

Brian Richards
949 Mesa Avenue
Grand Junction, CO 81501
2945-114-05-006
Carol A. Maready
1031 Mesa Avenue
Grand Junction, CO 81501
2945-114-05-009
Diane Nelson
1020 Texas Avenue
Grand Junction, CO 81501
2945-114-05-013

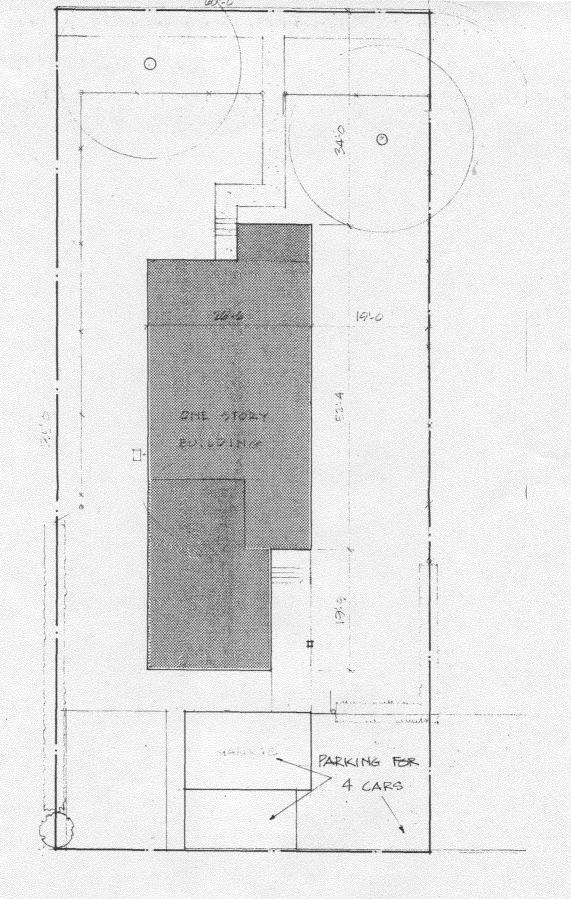
Mush State College B.O. BOX 2447 Grandet, CC 81502

Bank hiestern SAVING 100 17th St. Denver, Co 86202 Frances Kern

1009 Mesa Avenue
2479 Ft Road - Mailing address
Grand Junction, CO 81501
2945-114-05-007

Vernon Lambert
1040 Texas Avenue
Grand Junction, CO 81501
2945-114-05-011
R. W. Johnston
1010 Texas Avenue
Grand Junction, CO 81501
2945-114-05-014

Jewell Brown
1019 Mesa Avenue
Grand Junction, CO 81501
2945-114-05-008
Ray Johnson
1030 Texas Avenue
Grand Junction, CO 81501
2945-114-05-012
William Nelson
1000 Texas Avenue
Grand Junction, CO 81501
2945-114-05-015



SITE PL

1041 MESA A GRAND JUNGT:

404LE 1"= 10!



P.O. BOX 2647 • GRAND JUNCTION, CO 81502 OFFICE OF THE PRESIDENT • (303) 248-1498

TO:

Planning Department

FROM:

Carl Wahlberg

SUBJECT:

Written Response to Review Comments File

No. 33-89

DATE:

JULY 13, 1989

City Engineer Concerns:

Paragraph 2 The college is not seeking to provide

additional parking on College Place either off street or on street. The college will "install a 4' wide concrete sidewalk (where none exists) adjacent to the curb

fronting the property."

Paragraph 3 The college does not wish to apply for

vacation of right-of-way for parking.

Paragraph 4 The college is not requesting to make two

parking places West of the garage.

Paragraph 5 The college will escrow funds for half-

width alley improvements for that portion

of the alley abutting the property at

\$30/abutting foot.

RECEIVED GRAND JUNCTION PLANNING DEPARTMENT

JUL 17 1989

REVIEW SHEET SUMMARY

FILE NO	. 33-89 TITLE HEADI	NG <u>Special Use-Office</u>	DUE DATE 7/5/89
ACTIVIT	Y - PETITIONER - LOCATIO	N - PHASE - ACRES Petitioner:	Mesa College
Locati	on: 1041 Mesa Avenue		
			6
. ,————			
METITIO	NER ADDRESS P.O. Box 20	647 Grand Junction, CO 81502	
ENGINEE	IR n/a		
ATE RE	AGENCY	COMMENTS	
OTE:	WRITTEN RESPONSE BY A MINIMUM OF 48 HOU	THE PETITIONER TO THE REVERS PRIOR TO THE FIRST SCHE	IEW COMMENTS IS REQUIRED DULED PUBLIC HEARING.
1/89	City Engineer	I have no objections to parki carport or on the concrete drage and carport.	ng in the existing garage and iveway slab east of the gar-
		Parking in the public right-o College Place will not be all is vacated. The petitioner w 4' wide concrete sidewalk (wh the curb fronting the propert desired on public right-of-wa widened at least 4' to accomm the west side.	owed unless the right-of-way ill be required to install ere none exists) adjacent to
			pply for vacation of the right- ll be required showing parking posed landscaping. If the public sidewalk is still re-
•		Two parking spaces requested carport cannot be allowed unl can be provided on both sides this time, there is no sight	of the parking spaces. At
		The petitioner will be requir width alley improvements for the property. The cost for toulated at \$30 per abutting f	that portion of alley abutting these improvements will be cal-
3/89	Utilities Engineer	No requirements. P.I.F. is a	dequate for intended use.
2/89	Fire Dept.	Okay to rezone and use as off College.	ice space for Mesa State
5/89	City Attorney	None.	
5/8 9	Planning Dept.	The proposed use appears to be and other site facilities, in isting. All of the City Engisolved prior to approval.	ne low impact. The structures including landscaping, are exneer's concerns must be re-

REVIEW SHEET SU.JMARY

FILE NO.	33-89 TITLE HEADIN	NG <u>Special Use-Office</u> DUE DATE 7/5/89
ACTIVITY	- PETITIONER - LOCATION	N - PHASE - ACRES Petitioner: Mesa College
Locatio	n: 1041 Mesa Avenue	
		ś
PETITION	NER ADDRESS P.O. Box 26	647 Grand Junction, CO 81502
ENGINEER	R n/a	
DATE REC	AGENCY	COMMENTS
NOTE:		THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED RS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.
6/21/89	City Engineer	I have no objections to parking in the existing garage and carport or on the concrete driveway slab east of the garage and carport.
		Parking in the public right-of-way behind the curb on College Place will not be allowed unless the right-of-way is vacated. The petitioner will be required to install 4' wide concrete sidewalk (where none exists) adjacent to the curb fronting the property. If additional parking is desired on public right-of-way, the street will need to be widened at least 4' to accommodate on-street parking along the west side.
		If the petitioner wishes to apply for vacation of the right of-way for parking, a plan will be required showing parking layout, street access and proposed landscaping. If the right-of-way is vacated, the public sidewalk is still required.
		Two parking spaces requested west of the existing garage ar carport cannot be allowed unless adequate sight distance can be provided on both sides of the parking spaces. At this time, there is no sight distance on either side.
		The petitioner will be required to escrow funds for half width alley improvements for that portion of alley abutting the property. The cost for these improvements will be calculated at \$30 per abutting foot.
6/23/89	Utilities Engineer	No requirements. P.I.F. is adequate for intended use.
6/22/89	Fire Dept.	Okay to rezone and use as office space for Mesa State College.
7/05/89	City Attorney	None.
7/05/89	Planning Dept.	The proposed use appears to be low impact. The structures and other site facilities, including landscaping, are existing. All of the City Engineer's concerns must be resolved prior to approval

Charles .

0000000 es lts	7											2	on	е		P	2			
nsity	3PI	ΞC		4L		JE	3 E					7	ka!	Je	ar	ge H	1 1	Vun	ibe ole	r
ivity office in	P	<u>-</u>		•		<u>.</u> ,					٠.				-			سےد	~ [
ase N/A								$\overline{\mathcal{I}\ell}$	ĺ	fil	1	H	30	1	-8	9				
mmon Location	1041	Mes	A	Ave	•					-			~							
Date Submitted				Mail		t			,		_	DÁ	te F	ost	ted_					
day Review Per	iod Re	turn k	у								_									
Open Space Dedication (
Recording Fee Required																				
review agencies	A В С	DΕ	FG	H I	J K	L M	N)	(P	(ہ	(s	X	U V	٧.	X,	XX	×	BB	CC	DD (EE
Development Dept.	• •	•		•					•			• •		į	ij		•		77	
City Public Works	0 0		44				-		H	+		•		4		-			-	_
City Engineer Transportation Engineer						1			廿	\pm		• •		5	8)			7	100	<u></u>
City Parks/Recreation	0 0		80 838									• •							ê. Gr	
City Fire Dept. City Police Dept.	5 0										5		346(隆) (18隆) (1806)	*						
County Planning	9 0													1	and A		1007 1002			
County Engineer County Health															100 p =					
County Parks/Recreation	00		H			H			\prod	\Box		•	Н	þ	e2			Н		_
Comprehensive Planning Floodplain Administration						廿			廿	+		<u> </u>		ţ		士				_
G.J. Dept. of Energy Walker Field	• •		H	H		H		1	Π	F		•	П	1				\vdash		
School District	30							2												
Irrigation																15				
Orainage Water (Ute, Clifton)																				**
Sewer Dist. (FV, CGV, OM)																				
Mountain Bell Public Service (2 sets)						廿	凵		廿	土		•		4		士	士			
State Highway Dept.	0 0			H		H	+1		\prod	+	8 Kg	•	 	*	S 40	}	+	-		
State Geological State Health Dept.				世		廿	廿			士	ħ	j		5						
GJPC (7 packets) CIC (9 packets)	8 8	#	H	H	+	H	+4	4	H				H			4	H			
OTHER	5.5		П			Ħ				#				1						
UTILITIES EWOULE		H	+	H	-			+	; ;	+		- 2		p			L		4	
CAY ATTNY		++						\dashv				State and			Н		K			
O				\Box		廿				\perp										
2	+++		-	 -	<u> </u>	H	4	_	\mathbb{H}	+		-	╁	_		+	╁-	├-	-0	_
													T	Г						
totals				حلل	۱.,				لــــــــــــــــــــــــــــــــــــــ		با			L			_	_		Ŀ
N PO W Printer	<u> </u>	0			.4		 -				1				٥.					_
#PC \ 7/11/8	_ -	Kec	COM	nen	œ		M			4	W.	معنة	X		4	2				<u> </u>
₹□		<u> 5u</u>	WW	av	Rei	QU.	un	W	L											
Q			- 12 (1) - 12 (1)			1100	9											•		_
<u> </u>															_					
							·							_						
					·			<u> </u>												
	-																			
u																				
5		. ;												_						_
4																				
<u></u>														_						_
					-															_





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

July 24, 1989

Dr. Carl Wahlberg Mesa State College P.O. Box 2647 Grand Junction, CO 81502

Dear Dr. Wahlberg:

You may consider this letter as the approved special use permit for an office use in a PZ at 1041 Mesa Avenue. This approval is subject to the following conditions:

- 1) Verification from the City Engineer that escrow funds for alley improvements have been received.
- 2) Construction of, or suitable guarantee of construction for, sidewalk along College Place.
- 3) The use must be substantially conducted and maintained as described in the project narrative which was submitted with the special use application. Any changes must be submitted for review by this department.

Thank you for your cooperation in this matter, and please let me know if you have any questions regarding this approval.

Sincerely,

Karl G. Metzner

Director of Planning

KGM/tt

xc: File #33-89