Table of Contents

File _____1992-0047___

Name: _____Assemblies of God Office - Rezone and Final Plan

P r e s e n t	S c a n e d	Documents specific to certain files, not found in the standard Remaining items, (not selected for scanning), will be listed an the contents of each file.	list l m. ' orie che	but The es. eckl	are not present in the scanned electronic development ese scanned documents are denoted with (**) and will ist materials, are listed at the bottom of the page.	
X	· · · · ·					
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		Review Sheets				
		Receipts for fees paid for anything				
X						
X		*General project report				
		Reduced copy of final plans or drawings				
x	X					
		Evidence of title, deeds, easements				
X	X					
		Public notice cards				
		Record of certified mail				
X		Legal description				
		Appraisal of raw land				
		Reduction of any maps – final copy				
		*Final reports for drainage and soils (geotechnical reports)				
		Other bound or non-bound reports			<u></u>	
X	v	Traffic studies				
	Action Comments					
\vdash	*Petitioner's response to comments					
\vdash		*Staff Reports *Planning Commission staff report and exhibits				
		*City Council staff report and exhibits				
		*Summary sheet of final conditions				
DOCUMENT DESCRIPTION:						
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X	v	Action Shoot Approved 107/02	X	X	2 Sign Permits for 1401 N. 1 st Street **	
A X	-	Action Sheet - Approved - 107/92		^		
A X	X	Notice of Public Hearing - 9/1/92 City Council Minutes and Agenda - 9/16/92 - **	+	-		
X	-	Computer Files Indexing Information Sheet				
X	X	Ordinance No. 2602 - **				
X	X	City Council Minutes - 9/16/92 - **				
X		Planning Commission Minutes - 9/1/92 - **	+			
X		Public Notice Posting - 10/1/92	+			
X		Legal Ad - 8/25/92				
X	-+	Commitment to Insure from Abstract & Title Co. of Mesa				
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SUBMITTAL CHECKLIST																															
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PRE-APPLICATION CONFERENCE

Date: <u>5/2/90</u>	an an trainn a tha an trainn Albart (fair agus an an an guilteachd). An								
Conference Attendance:	Conference Attendance:								
Proposal: <u>Revised Plan 40</u>	MILOW Lighted Sign								
Conference Attendance: Proposal: <u>Kevised Plan 40 Milau (Laphed Sign</u> Location: <u>1401 N. 157</u>									
Tax Parcel Number: $2945 - 104 - 13 - 03$ Review Fee: $4/00.00$ (Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)									
Additional ROW required?									
	Adjacent road improvements required?								
Parks and Open Space rees required?		Estimated Amount:							
Parks and Open Space fees required?									
Revocable Permit required?		Estimated Amount:							
State Highway Access Permit require	d2								
State Highway Access Permit required?									
On-site detention/retention or Drainage fee required?									
Applicable Plans, Policies and Guidel	Applicable Plans, Policies and Guidelines								
Located in identified floodplain? FIR Located in other geohazard area?									
Located in established Airport Zone? Avigation Easement required?		Influence?							
While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.									
O Access/Parking	O Screening/Buffering	Land Use Compatibility							
O Drainage	O Landscaping	O Traffic Generation							
O Floodplain/Wetlands Mitigation	O Availability of Utilities	O Geologic Hazards/Soils							
O Other									
Related Files: $\#72-80, \#4$	7-92	··							
It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.									
PRE-APPLICATION CONFERENCE									

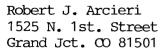
WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Signature(s) of Petitioner(s)



Carl A. Grondorf 244 Independent Ave. Grand Jct. Co 81505

A. W. Robbins 1049 21 1/2 Road Grand Jct. CO 81505

Willard A. Robbins PO Box 1387 Grand Jct. CO 81502

David V. Christensen 3330 Norwalk Grand Jct. CO 81502

Eleanor M. Finkel 220 Independent Ave. Grand Jct. CO 81505

Clarice A. Moore 245 Independent Ave. Grand JCt. CO 81505

Francis J Maxsween 225 Independent Ave. Grand Jct. Co 81505

Leroy C. Forsberg 215 Independent Ave. Grand Jct. CO 81505

Kristann A. Whaley 205 Independent Ave. Grand JCt. CO 81505 Pete S. Trujillo 139 Independent Ave. Grand Jct. CO 81505

Michelle Bilyeu 129 Independent Ave. Grand Jct. CO 81505

Blane D. Ford 2522 Mira Vista Drive Grand Jct. CO 81503

Trian Patsabtaras 130 W. Kennedy Ave. Grand Jct. CO 81505

Joseph Edward Higgens 140 W. Kennendy Ave. Grand Jct.CO 81505

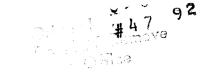
Willian D. TRusty, Jr. 204 W. Kennendy Ave. Grand Jct. CO 81505

Caroline D. Retoloza 214 W. Kennendy Ave. Grand Jct. CO 81505

Robert E. Colony 224 W. Kennendy Ave. Grand Jct. CO 81505

James E. Niehues 244 W. Kennendy Ave. Grand Jct. CO 81505

Monte D. Kapple 235 W. Kennendy Ave. Grand Jct. CO 81505



Donald R. Wiltse 1325 Balsam Street Grand Jct. CO 81505

Curtis C. Rhyne 1315 Balsam Ct. Grand Jct. CO 81505

Merlynn E. Bruce 1305 Balsam St. Grand Jct. CO 81505

Duane E. Roberts 215 W. Kennendy Ave. Grand Jct. CO 81505

Francis E. Daly 205 W. Kennendy Ave. Grand Jct. Co 81505

Harlod R. Carter 139 W. Kennendy Ave. Grand Jct. CO 81505

William E. Becker 124 W. Kennendy Ave. Grand Jct. Co 81505

C. V. Hamilton, Jr. 140 Franklin Ave. Grand Jct. CO 81505

H. R. Thomas 3056 G Road Palisade, CO 81526



Mary E. Thornburg 1306 Balsam St. Grand Jct. CO 81505 Matilda B . Desrosiers 2643 F 1/2 Road Grand Jct. CO 81506

Joe McVern 215 Franklin Ave. Grand Jct. CO 81505

A. Arnold 616 Meander Dr. Grand Jct. CO 81505

Duward E. Lee 1005 Main St Security, CO 80911

M. J. Benton PO Box 17127 Grand Jct. CO 81505

V _

Lyle R. Moss 1060 Orchard Ave. Grand Jct. CO 81501

Dennis Alan Morris 2120 Barberry Ave. Grand Jct. CO 81506

John W. Bull 1005 N. 12th. St. Grand Jct. CO 81501

Edward N. Behen 2217 N. 7th. St. Grand Jct. CO 81501

Michael B. Bossey 2150 Shenandoah Dr. Grand Jct. CO 81505

Jack L. Walker 961 Lakeside Drive No. 201 Grand Jct. CO 81506 Teddy K Garretson 101 Elm Street Grand Jct. CO 81501

Joseph Bycroft 803 W. Creekbend Dr. Salt Lake City, UT 84119

B. E. Kirkpatrick 121 Elm Ave. Grand Jct. Co. 81501

Emil D. Ericson 141 Elm St. Grand Jct. CO 81501

Geo. D. Hoocker 161 Elm St. Grand Jct. CO 81501

Herbert L. Sanders, II 1435 W. Sherwood Dr. Grand Jct. CO 81501

Ivan S. Alkers 1421 W. Sherwood Dr. Grand Jct. CO 81501

Charles C. Slavens 200 Kennendy Ave. Grand Jct. CO 81501

John M. Sprague 130 Kennendy Ave. Grand Jct. CO 81501

Robert L. Johnson 955 Bunting Ave. Grand Jct. CO 81501

REVIEW COMMENTS

Page 1 of 2

FILE NO. #47-92 TITLE HEADING: Rezone & Final Plat

ACTIVITY: 1401 North 1st Street Office Building

LOCATION: NW Corner of 1st Street & Kennedy Avenue

PHASE: ACRES:

PETITIONER: Rocky Mountain District Council of the Assemblies of God, Inc.

PETITIONER'S ADDRESS/TELEPHONE: ATTN: Ken Henry 1401 N. 1st Street Grand Junction, CO (303) 241-0804

ENGINEER/REPRESENTATIVE: Thomas A. Logue

STAFF REPRESENTATIVE: Karl Metzner

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., AUGUST 27, 1992

 CITY POLICE DEPT.
 08/06/92

 Martie Currie
 244-3563

No problems noted.

 CITY ATTORNEY
 08/10/92

 Dan Wilson
 244-1505

No comments.

CITY DEVELOPMENT ENGINEER08/10/92Gerald Williams244-1591

A site visit revealed that surrounding street, curb, gutter, and sidewalk exist and are in good condition, and that the entire site drains towards Kennedy Avenue without any reasonable means of runoff storage. Consequently, an improvements agreement for public facilities is not required, and City detention/retention requirements are waived. The site is currently on public sewer and water.

FILE #47-92 page 2 of 2

CITY UTILITIES ENGINEER08/17/92Bill Cheney244-1590

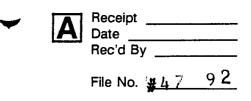
Water and sewer utilities are available to the northwest corner of the intersection of 1st Street and Kennedy Avenue. No other comments.

COMMUNITY DEVELOPMENT08/18/92Karl Metzner244-1439

This use was approved under a previous zoning code that allowed office uses in multi-family zones as a conditional use. Petitioners desire to remove the "non-conforming" status of the property by a more appropriately zoned Planned Business zoning that meets current requirements. No site changes are proposed, all improvements are existing. Approval recommended.



DEVELOPMENT PLICATION Community Development Department 250 North 5th Street Grand Junction, CO 81501 (303) 244-1430



From Chice

A.

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
[] Subdivision Plat/Plan	[] Minor [] Major [] Resub				
Rezone				From: F-6 To: 75	
Planned Development	[] ODP [] Prelim A Final		1401 N. 154-St.		office
[] Conditional Use					
[] Zone of Annex					
[] Text Amendment					
[] Special Use					
[] Vacation					[] Right-of-Way [] Easement
N PROPERTY OWN	ER	[] DE	EVELOPER		PRESENTATIVE
The Rocky Mtn. 2 Name Atn. Ken He	<u>Dist. Council o</u> nry	<u> + the Assen</u> Name	mblies of God, Inc	Thomas A. L Name 537 Fruitungo Address Grand Jct. CO City/State/Zip	oque
1401 North 15th Address	Street	Address		<u>937 Hurtwood</u> Address	Drive
	A · A = A	Address			A
Grand Jct. CO. City/State/Zip	81501	City/State/Zip		City/State/Zip	. 81504
_		, -			
241 -0804 Business Phone No.		Business Phone	e No.	523 · 0017 Business Phone No.	· · · · · · · · · · · · · · · · · · ·

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

Mine agenda. Mine agenda.	6/30/92
Signature of Person Completing Application x Racky MOUNTAIN DISTRICT COUNCIL	J. H. ASSEMBLIES of Geo IA
Signature of Property Owner(s) - Attach Additional Sheets if Necessary	

PROJECT NARRATIVE FOR AN OFFICE FACILITY LOCATED AT 1401 NORTH FIRST STREET

Introduction

The purpose of this Zone Change Request is to allow the current owners of the subject site to market the property to others who may wish to finance the transaction utilizing a financial institution.

Location

The subject site is located northwest of North First Street and Kennedy Avenue, about 330 feet north of North Avenue in Grand Junction, Colorado. The site is located in part of the SE 1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridan.

Existing Land Use

The site is almost square in shape and is approximately 133 feet long north and south and 145 feet east and west. The entire site has been developed as an office building use. A summary of the various existing land uses follows:

SITE AREA	0.44 AC
BUILDING AREA	6413 SF
LANDSCAPED AREA	7310 SF / 38.2% of Total
NUMBER OF PARKING SPACES	22 (21 Reqd.)

Hours of operation are between 8:00 A.M. and 5:30 P.M., Monday thru Saturday.

The subject property is zoned RMF-4 (residential multi-family, 64 dwelling units per acre) by the City of Grand Junction. A Conditional Use has also been granted by the City for an office use on the property.

Surrounding Land Use

Surrounding land uses are considered to be "moderate" intensity. Most of the land in the surrounding vicinity is vacant or single family in nature. Property immediately north of the subject site is vacant. A major multi-family use is located south of the property at Franklin Avenue. The closest non-residential use in the vicinity of the property is the First Christian Church located a short distance southeast of the site. Surrounding land use zones in the area include:

East RSF - 8 (8 SF DU/AC)	#47	9
West RSF - 5 (5 DU/AC)		
South RMF - 64 (64 MF DU/AC)	/~ · · · · · · · · ·	
North RMF-64 "do"	•	

1.1

Utility Service

Sanitary Sewer and Domestic Water service is existing to the property. The closest fire hydrant is located 60 feet away at the Northeast corner of North First Street and Kennedy Avenue. A pressurized irrigation watering system is being utilized to water the landscaped areas of the site.

Access

Primary access to the site is North First Street which is fully improved four lane roadway. Two existing driveways are located along Kennedy Avenue, a fully improved local street. Since the use is existing, traffic generation over the current levels will not occur as a result in the change in zoning.

Site Drainage

The subject site is not adversely affected by any off-site drainage influence. Storm water is carried on the surface to Kennedy Avenue, and westerly to an existing storm sewer located at the westerly intersection of Kennedy Avenue and Franklin Avenue.

a 92

Control Post of Schove Local Office

REZONE CRITERIA

The City of Grand Junction has established seven criteria for evaluation of zone change requests. A response to each follows:

A. The establishment of the Conditional Use by the City for an office in the RMF - 64 zone is considered to be in error. The Conditional Use application is typically considered for a short term use in nature with a known ending date of the use, not a permanent use such as an office building.

B. Substantial changes in the character of the surrounding area have occurred. Specific changes include:

- 1. The construction of North First Street to arterial standards.
- 2. The establishment of a non-residential use southeast of the subject site.
- 3. The the adoption of the First Street Policy.

C. It is widely accepted fact that any community that does not have some new development activity will wither and die economically. It is important for any community to encourage development of existing business endeavors which maintains its economic stability.

D. Other than economic impacts to the City of Grand Junction, the proposed site in its present state does not present major adverse impact on the adjoining areas since the use is existing and no increase in use is envisioned.

Utilizing the "Planned Unit Development" (PUD) zone concept, any such negative impacts can be minimized. The PUD zone allows for specific site plan reviews of development plans by the general public and various governmental agencies.

The Existing Site Plan achieved several goals during the development of the site:

- 1. Protect the adjoining residential uses from any adverse impacts.
- 2. Maintain visibility of the use from North First Street.
- 3. Maintain ease of accessibility for customers and employees.
- 4. Achieve a desirable surrounding for the employees $\#_{4,7} = 92$ and projects a positive image to the consumer.

In meeting the goals established above the following key design elements were incorporated within the Existing Site Plan:

- 1. 38.2% of the total site is landscaped open space.
- 2. Adequate parking for employees and customers.

- 3. Utilization of screen fencing on the site for buffering from adjoining residential uses.
- 4. Hours of operation are 8:00 A.M. to 5:30 P.M.
- 5. Low intensity security lighting has been used.
- 6. The existing building setbacks are compatible with those found in the surrounding residential neighborhood.
- 7. The architectural style and character of the structure is compatible with residential uses.

E. Because the requested land use zone will not result in any changes within the site, the requirement upon local government services will not change beyond those which currently exist. Revenues generated by the proposed use should more than off-set costs incurred by the City in providing services. Revenues generated will be from the following:

- 1. Property Taxes
- 2. Utility Service Fees
- 3. Special Use Fees

F. The City of Grand Junction has adopted numerous land use policies. Of the adopted policies, the *First Street Corridor Guideline* is the most applicable to the request. According to the guideline, "Professional office developments in this section (Walnut Avenue to Franklin Avenue) of the 1st. Street Corridor should be compatible with, and enhance, the existing residential character of the corridor. The scale of development should be appropriate for the neighborhood with adequate setbacks and buffers and should no create adverse impact of noise, dust, lighting and traffic". The request for a Planned Business Zone meets the recommendations within this policy.

G. All public utilities required for the existing property exists within the adjoining roadways and have the available capacity to continue to serve the existing use.

S. G. S. 92

Original Do NOT Remove From Office

SUMMARY AND CONCLUSIONS

The proposal calls for the rezoning of a parcel of land occupied by an existing office building located on 0.4 acres northwest of North First Street and Kennedy Avenue.

Access to the subject site is gained from a fully improved principle arterial and a local street. Given the current traffic volumes, the design capacity, and projected traffic increases from the existing use, no adverse affects occur.

All of the necessary utility services required for development of this type have available capacity. Adequate water supplies for fire protection exist, as well as, central sewage disposal.

Since the site is fully developed, fiscal impacts will not change one the site has been rezoned.

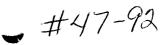
The proposal meets or exceeds the criteria set forth in the City's North First Street Policy Statement.

Original Do NOT Remove From Office

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ORDINANCE NO. 2602

CHANGING THE ZONING ON CERTAIN LANDS WITHIN THE CITY WITH A COMMON LOCATION AT 1401 NORTH 1ST STREET

Whereas, the Council finds that the applicant has complied with applicable regulations of the City's Development code, and that the Planning Commission has recommended that the rezoning request be granted:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION

That the zoning category on the following lands be changed as indicated:

Lots 5 and 7 in Block 1 of Replat of Blocks 1, 5, 6, and 7 of Monument Heights Subdivision, City of Grand Junction, Colorado

Is hereby zoned from RMF-64 to PB (Planned Business).

Passed and adopted this 7th day of October, 1992.

President of the Council

Attest:

B. Lokhast CMC

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2602, was introduced, read, and ordered published by the City Council of the City of Grand Junction, Colorado, at a regular meeting of said body held on the 16th day of September, 1992, and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, at least ten days before its final passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 8th day of October, 1992.

Neva B. Lockhart, CMC City Clerk

Published:	September 18, 1992
Published:	October 9, 1992
Effective:	November 8, 1992

