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File 1993-0019

Name: Falls Subdivision - Filing 4 - Replat/Revised Final Plan - Falls/Grand Cascade Way

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
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X	X	Table of Contents
		*Review Sheet Summary
X	X	*Application form
X		Review Sheets
X		Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
		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
		Traffic studies
X	X	*Review Comments
		*Petitioner's response to comments
X		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	X	Action Sheet - Approved - 4/7/93		
X	X	Final Plat - GIS Historical Maps - **		
X	X	Neighborhood Meeting Notes - 3/1/93		
X		Quit Claim Deed - Bk 1968 / Pg 325 - not conveyed to City - 4/14/93		
X	X	Agreement between John W. Krajieski and Darlene R. Krajieski for placement of improvements - 8/2/93 - not recorded		
X		Replat of Lots 1 through Lot 4 - GIS Historical Maps - **		
X		Commitment for Title Ins. From First American Title Co. - 4/7/93		
X		Legal Ad - 3/2/93, 3/10/93,		
X	X	Planning Commission Agenda, Minutes - ** - 3/9/93		
X		Land Appraisal Report - 3/12/93		
X	X	City Council Minutes, Agenda - ** - 3/17/93, 4/7/93		



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

A Receipt _____
 Date _____
 Rec'd By _____
 File No. _____

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
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input checked="" type="checkbox"/> Rezone		50 X 125	640 Belford	From: RMF- To: B-1 32	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

<input checked="" type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
<u>Bray Realty</u> Name	<u>Bray Realty</u> Name	<u>Levi Lucero</u> Name
<u>1015 No 7th</u> Address	<u>1015 No 7th</u> Address	<u>1015 No 7th</u> Address
<u>Grand Junction Co. 81501</u> City/State/Zip	<u>Grand Sect. Co. 81501</u> City/State/Zip	<u>Grand Sect. Co. 81501</u> City/State/Zip
<u>242-3647</u> Business Phone No.	<u>242-3647</u> Business Phone No.	<u>242-3647</u> <u>242-6618</u> 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.

Levi Lucero
 Signature of Person Completing Application 2-4-93
Date

[Signature]
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

Dennis D.Lambert
P.O. Box 2157
Montrose,CO 81401

L.J. & Lynn Cobb
1631 Brentwood Ln
Ft. Collins, CO 80525

Walter H. Shultz, etal
2005 Overlook Drive
Grand Junction, CO 81505

Raymond Oliver
625 Belford Ave
Grand Junction,CO 81501

Ruth Lynn Stewart

Safeway Stores
Real Estate Department
6900 So. Yosemite St.
Englewood, CO 80112-1412

Douglas Bryce
631 Belford Avenue
Grand Junction,CO 81501

Beryl D.Sanderson
2245 Tiffany Dr.
Grand Junction, CO 81503

Dorothy Brown
639 Teller Avenue
Grand Junction, CO 81501

Jack & Katherine Stout
3515 Ponderosa Way
Grand Junction, CO 81506

Louis Balliger
630 Teller Avenue
Grand Junction, CO 81501

Norman Mitchell
1007 N 7th Street
Grand Junction, CO 81501

Rose Tomlinson
624 Teller Avenue
Grand Junction, CO 81501

Grand Valley National Bank
P.O. Box 4090
Grand Junction, CO 81502

Glen, Scott &Russell White
616 Belford Avenue
Grand Junction,CO 81501

Helen Pinger
2802 Hall Avenue
Grand Junction, CO 81501

Sharon Murray
614 Belford Avenue
Grand Junction, CO 81501

Hugh and Helen Pinger
2802 Hall Avenue
Grand Junction, CO 81501

Donald & Kathy Jarrin
964 N Gaffey Pl.
San Pedro, FL 90731

Richard and Gincy Rae French
946 N 7th Street
Grand Junction, CO 81501

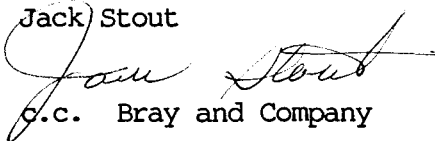
February 3, 1993

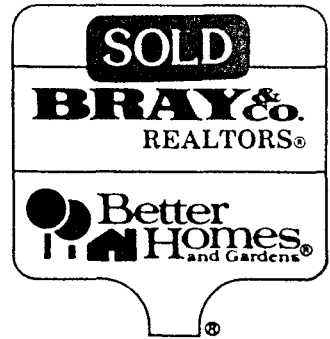
To Whom It May Concern:

I, Jack Stout am the owner of Grand Mesa Motors Inc. which is located at 657 North Avenue, Grand Junction, Colorado. I also own the parcel of land which is located immediately north of Bray and Company's ownership at the intersection of 7th Street and North Avenue. This letter should serve to confirm that I have given Bray and Company the right to use the southern ten (10) feet of my property for ingress and egress to their parking lot which is located immediately north of their office building. It is also understood that I may terminate this agreement at my will at any time for any reason with thirty (30) days notice to Bray and Company.

If you have any questions feel free to call me at 242-0337.

Sincerely,

Jack Stout

c.c. Bray and Company



February 5, 1993

Community Development Department
250 N 5th
Grand Junction, Colorado 81501

RE: Impact Statement/Project Narrative
640 Belford Schedule #2945-142-06-006
Zoning Change from RMF-32 to B-1

Mr. Dave Thornton:

The proposal here-in submitted is for a zoning change request on property located at 640 Belford from RMF-32 to B-1 in order to comply with its present use as office space.

The area most impacted by the proposal is in the vicinity of 7th and Belford which is compatible to the area. The property is presently adjacent to B-3 zoning to the east and north sides, P-zoning to the west and the Grand Valley National Bank to the southeast which is B-3.

There are no special considerations to be addressed other than B-1 zoning will be more compatible with the existing properties.

The site meets all the criteria for the rezone because it already has landscaping and adequate parking.

The existing RMF-32 zoning was not an error at the time of adoption, although because of the proximity of the property to North Avenue and North 7th Street, the area has experienced a normal transition to business and office use. Therefore a change to B-1 zoning would be more compatible at the present time and in the future.

During the past few years the following changes have occurred within 200 feet of the proposed site.

1. a new bank has been built (Grand Valley National Bank)
2. a motel has been converted to office space
3. a service station has been converted to car sales operation
4. a seed store has been converted to an office equipment operation

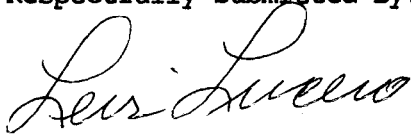
All of these services serve the community far better than the previous ones and are important factors and indicators that the B-1 zone change is compatible and will not have an adverse impact in the area.

The community will benefit simply by filling the need for the various services and space provided by the zoning change.

The B-1 zone change will also be in compliance with the policies, intents and requirements of the city's policies.

Adequate facilities and utilities are presently available to serve the scope of the proposed change.

Respectfully Submitted By:

A handwritten signature in cursive script that reads "Levi Lucero".

Levi Lucero

Broker Associate
Bray and Company Realtors/BH&G

LL/ma

REVIEW COMMENTS - February 19, 1993

Page 1 of 2

FILE NO. #19-93

TITLE HEADING: BRAY REALTY

ACTIVITY: Rezone from RMF-32 to B-1

LOCATION: 640 Belford Avenue

PETITIONER: Bray Realty

PETITIONER'S ADDRESS/TELEPHONE:

1015 N. 7th St.
Grand Junction, CO 81501
242-6618 or 242-3647

ENGINEER/REPRESENTATIVE: Levi Lucero

STAFF REPRESENTATIVE: Karl Metzner

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS
IS REQUIRED ON OR BEFORE 5:00 P.M., March 2, 1993**

CITY AGENCIES:

FIRE DEPARTMENT

George Bennett 244-1400

No problems or requirements.

CITY PARKS & RECREATION

Don Hobbs 244-1542

Please forward appraisal to this department and Tim Woodmansee for review when it is presented to Community Development.

POLICE DEPARTMENT

Marty Currie 244-3563

No problems noted.

CITY ATTORNEY

Dan Wilson/John Shaver

244-1505

No comment.

CITY ENGINEER

Don Newton

244-1559

No comment

DEVELOPMENT ENGINEER

Gerald Williams

244-1590

CITY PROPERTY AGENT

Tim Woodmansee

244-1565

CITY UTILITIES ENGINEER

Bill Cheney

244-1590

COMMUNITY DEVELOPMENT DEPARTMENT

Karl Metzner

244-1446

The property requested for rezoning lies between a B-3 zone and a "P" parking zone. This property is not appropriate for residential use and has not been used for a residence for some time. The B-1 zoning limits the property to lighter business uses and is compatible with the surrounding area.

OTHER REVIEW AGENCIES:

GRAND VALLEY RURAL ELECTRIC

Perry Rupp

242-0040

GRAND VALLEY WATER USERS

G.W. Klapwyk

242-5065

U.S. WEST

Leon Peach

244-4964

UTE WATER

Gary R. Mathews

242-7491

STAFF REVIEW

FILE # 19-93

DATE: March 9, 1993

STAFF: Karl Metzner

REQUEST: Rezoning from RMF-32 to B-1

LOCATION: 640 Belford Ave.

APPLICANT: Bray Realty

EXISTING LAND USE: Office

PROPOSED LAND USE: Office

SURROUNDING LAND USE:

NORTH: Commercial

EAST: Office

SOUTH: Financial Institution

WEST: Parking Lot

EXISTING ZONING: RMF-32

PROPOSED ZONING: B-1

SURROUNDING ZONING:

NORTH: C-1

EAST: B-3

SOUTH: RMF-32

WEST: Parking

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: Downtown Residential Neighborhood Guidelines. This request does not extend business uses further into residential areas since it is already located between two non-residential uses.

STAFF ANALYSIS: This property is located between a parking lot and offices for Bray Realty. Access to the Grand Valley National Bank is across Belford Ave. to the Southeast. The traffic generated by the existing uses makes this property unsuitable for residential use. The B-1 zone is limited to light business uses such as offices and service businesses and is compatible with surrounding uses. There are no adverse review agency comments.

STAFF RECOMMENDATION: Recommend approval of B-1 zoning.



RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

MAR 23 1993

March 22, 1993

Mr. Dave Thornton, Planner
City of Grand Junction
Grand Junction Community Development Department
250 North Fifth Street
Grand Junction, Colorado 81501

Dear Mr. Thornton:

In reference to the rezoning of 640 Belford Avenue, it was my understanding that an appraisal was necessary in reference to a fee which needs to be paid. Enclosed is a copy of an appraisal completed by Mr. Gary Lucero. After you have reviewed the appraisal please give me a call as to the fee which is necessary to pay for the rezone.

Sincerely,

Robert L. Bray, President
Bray and Company Realtors/BH&G

RLB/ma

