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Fi	le _	1993-0074 Name:Resubdivision - Lots 4 - 8 of Blk 124 - 319 Colorado Ave.
P r e s e n t	c a n e d	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. 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.
x	X	
x	X	*Review Sheet Summary
X		
	ļ	Review Sheets
		Receipts for fees paid for anything
-v	v	*Submittal checklist
X	X	÷
<u> </u>		Reduced copy of final plans or drawings
		Reduction of assessor's map. Evidence of title, deeds, easements
x	X	
L		Public notice cards Record of certified mail
		Legal description Appraisal of raw land
<u> </u>		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
	_	Other bound or non-bound reports
		Traffic studies
x	X	
<b>—</b>		*Petitioner's response to comments
x	x	
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
	1	DOCUMENT DESCRIPTION:
		DOCUMENT DESCRIPTION:
X	X	Action Sheet
X		Treasurer's Certificate of Taxes Due - 6/2/93
X		Chicago Title Ins. Co.
X	X	Replat - GIS Historical Maps - **
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**DEVELOPMENT** PLICATION Community Development Department 250 North 5th Street Grand Junction, CO 81501 (303) 244-1430

Receipt Date	317
Rec'd By	mo
File No.	14-93
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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
[1] Subdivision Plat/Plan	[ ] Minor [ ] Major [屮Resub		319 ColoRAdo	C-2_	LAND USE OFFICE 4 DARKING LOT
[] Rezone				From: To:	
[ ] Planned Development	[] ODP [] Prelim [] Final				
[] Conditional Use					
[] Zone of Annex					
[] Text Amendment					
[] Special Use					
[] Vacation					[] Right-of-Way [] Easement
PROPERTY OWN	ER	[ ] DI	EVELOPER	[]/REF	PRESENTATIVE
NORWEST BANK GRAND JUNCTION-	DOUNTOUN N A			HADDY MATTOAPT	
Name	DOWNTOWN, N.A.	Name		HARRY MAVRAKIS Name	2
359 MAIN STREET				518 28 ROAD, 9	SUITE #A100
Address		Address		Address	
GRAND JUNCTION,	COLORADO 8150			GRAND JUNCTION	L. COLORADO 81501
City/State/Zip		City/State/Zip		City/State/Zip	-
(303) 243-1611				(303) 242-3667	1
Business Phone No.		Business Phon	ie No.	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.

Signature of Person Completing Application Date NORWEST BANK GRAND JUNCTION-DOWNTOWN, N.A.

WILLIAM F. PETTY, PRESIDENT Signature of Property Owner(s) - Attach Additional Sheets if Necessary



Ms. Elizabeth Davis 337 Colorado Avenue Grand Junction, Colorado 81501

Mr. Virgil Van Dyke 2701 Caribbean Grand Junction, Colorado 81506 Mr. Jack Elliott 3730 Elderberry Circle Grand Junction, Colorado 81506

Mr. Peter Atkinson 3173<sup>1</sup>/<sub>2</sub> Bookcliff Avenue Grand Junction, Colorado 81504 Grand Junction Elks Home Assoc. 249 S. 4th Street Grand Junction, Colorado 81501

Mr. Ross Transmeier 220 S. 13th Street Grand Junction, Colorado 81501

Grand Junction, Colorado 81502

Ms. Shari Raso

P. O. Box 2328

Mr. William Hill

961 Lakeside Drive #202

Ms. Nancy Edgington 707 N. 7th Street Grand Junction, Colorado 81501 Ms. Barbara Raso P. O. Box 2328 Grand Junction, Colorado 81502

Gamble Enterprises Inc. P. O. Box 2906 Grand Junction, Colorado 81502

Ms. Wilhemetta Cortese 1106 A West 36 Hays, KS 67601 San Pablo, California 94806

Grand Junction, Colorado 81501

Mr. Vincent Reed McCarrie

1711 Espanola Drive

Mr. Michael Gibbs Mr 309 Main Street 33

Mr. Roland Raso 3350 Star Court Grand Junction, Colorado 81506

Grand Junction, Colorado 81506

Grand Junction Downtown Dev.Norwest Bank G.J. - Downtown, N.A.115 N. 5th Street359 Main StreetGrand Junction, Colorado 81501Grand Junction, Colorado 81501

#### B. Project Narrative

The purpose of this submittal is to resubdivide Lots 4, 5, 6, 7 and 8, Block 124, City of Grand Junction, into two separate tax parcels. The property is fully developed with a 2,368 square foot brick building and adjacent parking for the tenants use and an additional parking lot used by the owner for employee parking. The split is to facilitate the sale of the building and related parking. **REVIEW COMMENTS** 

Page 1 of 3

FILE NO. #74-93 TITLE HEADING: Resubdivision of Lots 4-8, Block 124, City of Grand Junction

LOCATION: 319 Colorado Avenue

**PETITIONER:** Norwest Bank of Grand Junction - Downtown, N.A.

PETITIONER'S ADDRESS/TELEPHONE: 359 Main Street Grand Junction, CO 81501 243-1611

**PETITIONER'S REPRESENTATIVE:** Harry Mavrakis (242-3667)

**STAFF REPRESENTATIVE:** David Thornton

# NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., JUNE 25, 1993.

U.S. WEST Leon Peach	6/4/93 244-4964
No comments at this time.	
CITY UTILITIES ENGINEER Bill Cheney	6/9/93 244-1590
No comment.	
CITY DEVELOPMENT ENGINEER Gerald Williams	6/15/93 244-1591
See attached comments.	
COMMUNITY DEVELOPMENT DEPARTMENT David Thornton	6/16/93 244-1447
See attached comments.	
CITY ATTORNEY Dan Wilson	6/17/93 244-1505

See notes in red on blue-line drawing for typos and corrections.

DOWNTOWN DEVELOPMENT AUTHORITY	6/25/93
Barbara Creasman	244-2926

Generally the Downtown Development Authority goals call for consolidation of properties not subdividing. This resubdivision could result in limiting future development of both parcels.

#### Review Comments on Replat of Lots 4,5,6,7, and 8, Block 124 6/15/93

The replat does not dedicate streets or easements, nor involve streets that require improvement; therefore, the two paragraphs related to these should be removed.

The City now only requires signature by the Mayor (President of City Council) and City Manager, and a place should be provided for signature by the County Clerk and Recorder.

Also, revise the introductory statement on the plat as shown on the attached red-lined print.

Reviewed by Gerald Williams

## STAFF REVIEW

FILE: #74-93 Resubdivision of Lots 4,5,6,7&8, 319 Colorado Avenue

DATE: June 16, 1993

## STAFF: David Thornton

# **REVIEW COMMENTS**

1. Now that the proposal for this site is to have two tax parcels and therefore the potential for two separate owners, let it be known that the parking requirement for the public service building would be 1 space per 300 square feet of gross floor area. Assuming the building is approximately 2125 sq. ft., 7 parking spaces would be required and 8 are provided as per the submitted site plan. However, recently an amendment to the Zoning and Development Code was passed by ordinance that eliminates the parking requirement for this site because of its location within the downtown area unless the building were expanded. In order to expand the Public Service building in the future, additional parking will have to be secured.

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