





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

**A** Receipt 317  
 Date 6-3-93  
 Rec'd By [Signature]  
 File No. 74-93

74 93

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 checked="" type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input checked="" type="checkbox"/> Resub		319 Colorado	C-2	OFFICE & PARKING LOT
<input type="checkbox"/> Rezone				From: To:	
<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 type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
<b>NORWEST BANK</b>		<b>HARRY MAVRAKIS</b>
<b>GRAND JUNCTION-DOWNTOWN, N.A.</b>		
Name	Name	Name
<b>359 MAIN STREET</b>		<b>518 28 ROAD, SUITE #A100</b>
Address	Address	Address
<b>GRAND JUNCTION, COLORADO 81501</b>		<b>GRAND JUNCTION, COLORADO 81501</b>
City/State/Zip	City/State/Zip	City/State/Zip
<b>(303) 243-1611</b>		<b>(303) 242-3667</b>
Business Phone No.	Business Phone 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.

X [Signature] Signature of Person Completing Application  
 NORWEST BANK GRAND JUNCTION-DOWNTOWN, N.A.  
 X [Signature] Signature of Property Owner(s) - Attach Additional Sheets if Necessary  
 WILLIAM F. PETTY, PRESIDENT  
 Date 6-2-93

42-93  
#74

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

Mr. Jack Elliott  
3730 Elderberry Circle  
Grand Junction, Colorado 81506

Grand Junction Elks Home Assoc.  
249 S. 4th Street  
Grand Junction, Colorado 81501

Mr. Virgil Van Dyke  
2701 Caribbean  
Grand Junction, Colorado 81506

Mr. Peter Atkinson  
3173½ Bookcliff Avenue  
Grand Junction, Colorado 81504

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

Ms. Nancy Edgington  
707 N. 7th Street  
Grand Junction, Colorado 81501

Ms. Barbara Raso  
P. O. Box 2328  
Grand Junction, Colorado 81502

Ms. Shari Raso  
P. O. Box 2328  
Grand Junction, Colorado 81502

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

Mr. Vincent Reed McCarrie  
1711 Espanola Drive  
San Pablo, California 94806

Mr. William Hill  
961 Lakeside Drive #202  
Grand Junction, Colorado 81506

Ms. Wilhemetta Cortese  
1106 A West 36  
Hays, KS 67601

Mr. Michael Gibbs  
309 Main Street  
Grand Junction, Colorado 81501

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

Grand Junction Downtown Dev.  
115 N. 5th Street  
Grand Junction, Colorado 81501

Norwest Bank G.J. - Downtown, N.A.  
359 Main Street  
Grand 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

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

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**U.S. WEST** 6/4/93  
**Leon Peach** 244-4964

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No comments at this time.

**CITY UTILITIES ENGINEER** 6/9/93  
**Bill Cheney** 244-1590

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No comment.

**CITY DEVELOPMENT ENGINEER** 6/15/93  
**Gerald Williams** 244-1591

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See attached comments.

**COMMUNITY DEVELOPMENT DEPARTMENT** 6/16/93  
**David Thornton** 244-1447

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See attached comments.

**CITY ATTORNEY** 6/17/93  
**Dan Wilson** 244-1505

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

FILE #74-93 / LATE REVIEW COMMENTS

DOWNTOWN DEVELOPMENT AUTHORITY  
Barbara Creasman

6/25/93  
244-2926

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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

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

DATE: June 16, 1993

STAFF: David Thornton

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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.



