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File 1993-0116

Name: Office Space in a B-2 Zone – CUP - 1525 N. 1st Street – RZ – B-2 to PB

P **S** 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.
r **e** Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.
s **e** 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.
n **e**
d

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X		Legal Ad – 10/26/93			
X	X	Planning Commission Display Ad – 11/1/93			
X	X	Planning Commission Minutes – 11/2/93 - **			
X	X	City Council Minutes – 11/3/93, 12/1/93, 2/16/94, 3/2/94 - **			
X	X	Planning Clearance – issued 11/19/93 - **			
X	X	Sign Permit – issued 11/10/93 - **			
X		Quit Claim Deed - no book and page number (?)			
X	X	Resolution No. 75-93 - ** - REPEALED -2/1/93			
X	X	Revocable Permit – REPEALED – 12/1/93			
X	X	Ordinance No. 2737 - **			
X	X	Resolution No. 88-93 - ***- REVOCABLE PERMIT APPROVED – 12/1/93			

Original
Do NOT Remove
From Office

2945-113-03-011
KEN G HECHT
HARRIET K
1645 SHERWOOD DR
GRAND JUNCTION, CO 81501-2149

2945-113-03-012
FREDDIE E ZANETT
1639 W SHERWOOD DR
GRAND JUNCTION, CO 81501-2149

2945-113-03-013
GLENN C FOSSETT
KARA K
1619 W SHERWOOD DR
GRAND JUNCTION, CO 81501-2149

2945-113-03-017
CHARLES L WALKER
ALVIN C BRASHEAR
140 TEXAS AVE
GRAND JUNCTION, CO 81501-2170

2945-113-03-018
PETER K DINNELL
130 TEXAS AV
GRAND JUNCTION, CO 81501-2170

2945-113-03-019
CHARLOTTE A BINGHAM
120 TEXAS AVE
GRAND JUNCTION, CO 81501-2170

2945-113-03-014
JOAN G ANELOSKI
220 TEXAS AVE
GRAND JUNCTION, CO 81501-2172

2945-113-03-020
EDITH M SISAC
440 N 13TH
GRAND JUNCTION, CO 81501-4406

2945-113-03-009
TOM V CHADEZ
539 DODGE ST
GRAND JUNCTION, CO 81504

2945-113-03-007
BRENDA L CULBREATH
161 MESA AVE
GRAND JUNCTION, CO 81501

2945-113-03-021
RUTH E SIGWART
LARAY G
1620 N 1ST ST
GRAND JUNCTION, CO 81501-2123

2945-113-03-002
CLAYTA A WARWICK
111 MESA AVE
GRAND JUNCTION, CO 81501-2143

2945-113-03-003
BUDDY R SANFORD
LORENE G
121 MESA AVE
GRAND JUNCTION, CO 81501-2143

2945-113-03-004
MARJORIE E HABENICHT
131 MESA AVE
GRAND JUNCTION, CO 81501-2143

2945-113-03-005
EILEEN MOORE WILLIAMS
141 MESA AVE
GRAND JUNCTION, CO 81501-2143

2945-113-03-006
VIOLET R ENGLER
151 MESA AVE
GRAND JUNCTION, CO 81501-2143

2945-113-03-008
TONY H MCDONALD
201 MESA AVE
GRAND JUNCTION, CO 81501-2145

2945-113-03-010
DELL R FOUTZ
S B
221 MESA AVE
GRAND JUNCTION, CO 81501-2145

2945-104-12-028
 EVELYN F OWENS
 1643 SPRUCE CT
 GRAND JUNCTION, CO 81505-1561

2945-104-12-029
 TERESA L PORTER
 1629 SPRUCE CT
 GRAND JUNCTION, CO 81505-1561

2945-104-12-031
 RICHARD C HERALD
 DIANA
 1605 SPRUCE CT
 GRAND JUNCTION, CO 81505-1561

2945-104-12-033
 JIMMIE L MAHANNAH
 WILLADEE G
 1616 SPRUCE CT
 GRAND JUNCTION, CO 81505-1561

2945-104-12-034
 HARRY T STEFFENS
 ELIZABETH D
 1626 SPRUCE ST
 GRAND JUNCTION, CO 81505-1561

2945-104-12-035
 NANCY D BAILEY
 1644 SPRUCE CT
 GRAND JUNCTION, CO 81505-1561

2945-104-12-036
 JOHN A DRAZEK
 D.D.S., M.S.D., P.C.
 500 PATTERSON
 GRAND JUNCTION, CO 81506-1938

2945-104-19-006
 ELEANOR M FINKEL
 220 INDEPENDENT AVE
 GRAND JUNCTION, CO 81505-7117

2945-104-00-004
 ROBERT J ARCIERI
 DEBORAH A
 1525 N 1ST ST
 GRAND JUNCTION, CO 81501-2120

~~2945-104-00-005
 ROBERT J ARCIERI
 DEBORAH A
 1525 N 1ST ST
 GRAND JUNCTION, CO 81501-2120~~

2945-104-12-030
 JUDY C CARUSO
 C/O JUDY CARUSO-BUSNARDO
 13517 W EXPOSITION DR
 LAKEWOOD, CO 80228-3041

2945-104-12-026
 NANCY JEAN LUERE
 1626 BALSAM CT
 GRAND JUNCTION, CO 81505

2945-104-12-032
 MARK HIMMERITE
 TAMMY
 1606 SPRUCE CT
 GRAND JUNCTION, CO 81505

2945-104-12-024
 CLAUDE E WHITE
 G J
 1606 BALSAM CT
 GRAND JUNCTION, CO 81505-1505

2945-104-12-025
 PAMELA JEAN WILLIAMS
 1616 BALSAM CT
 GRAND JUNCTION, CO 81505-1505

2945-104-12-027
 ROSE M TURNBULL
 1640 BALSAM CT
 GRAND JUNCTION, CO 81505-1505

2945-113-04-015
SUSAN P O'GRADY
100 ELM AVE
GRAND JUNCTION, CO 81501-2128

Robert LeBaron
1355 North 4th Street
Grand Junction, CO 81501

2945-113-04-006
HELEN M WILLIAMS
201 TEXAS AVE
GRAND JUNCTION, CO 81501-2171

City of Grand Junction
Community Development Dept.
250 North 5th Street
Grand Junction, CO 81501

2945-113-04-008
LEON R KARP
BEVERLY L
221 TEXAS AVENUE
GRAND JUNCTION, CO 81501-2171

2945-113-04-016
JAMES A LELAND
140 ELM AVE
GRAND JUNCTION, CO 81501-2128

2945-113-04-003
IVAN WOOD
JANE
3548 G ROAD
PALISADE, CO 81526-9788

2945-113-04-017
JOHN J CORDRAY
LAURA
120 ELM AVE
GRAND JUNCTION, CO 81501-2128

2945-113-04-009
N JEAN MCCORKLE
3900 B-4 OLD LODGE RD
GLENWOOD SPRINGS, CO 81601

2945-113-04-018
GENEVA M DARNELL
R C
110 ELM AVE
GRAND JUNCTION, CO 81501-2128

2945-113-04-010
ANNA M BILYEU
TRUST - ANNA M BILYEU, TRUSTEE
1539 W SHERWOOD
GRAND JUNCTION, CO 81501-2142

2945-113-04-011
KENNETH A WOOD
KATHRYN L
1525 W SHERWOOD DR
GRAND JUNCTION, CO 81501-2142

2945-113-04-012
ONA DAWSON
1509 W SHERWOOD
GRAND JUNCTION, CO 81501-2142

2945-113-04-004
ERMA LETEY
ANITA GRASSO
131 TEXAS AVE
GRAND JUNCTION, CO 81501-2169

2945-113-04-005
JOSEPH LESKO
HELEN JOY
141 TEXAS AVE
GRAND JUNCTION, CO 81501-2169

2945-113-04-007
WILLIAM J CHINN
WANITA C
161 TEXAS
GRAND JUNCTION, CO 81501-2169

2945-104-00-085
WESTERN SLOPE WELDING SUPPLY (C
2584 U S HWY 6 & 50
GRAND JUNCTION, CO 81505-7193

2945-104-00-081
A W ROBBINS
1049 21 1/2 RD
GRAND JUNCTION, CO 81505-9303

2945-104-00-089
LILLIAN E NICHOLS
ALYCE A SMYTH
3427 GRAND VALLEY CANAL RD
CLIFTON, CO 81520-9712

2945-104-00-082
CLAUDE W LAWSON
KEVIN P
709 BARTLETT
MOAB, UT 84532

2945-113-04-002
KATHLEEN B BALL
111 TEXAS AVE
GRAND JUNCTION, CO 81501

2945-113-04-001
ALBERT E TILBY
FERNE B
1550 N 1ST ST
GRAND JUNCTION, CO 81501-2116

2945-113-04-013
GERALD A LELAND
GENEVA A
160 ELM AVE
GRAND JUNCTION, CO 81501-2128

2945-113-04-014
JOHN R KITE
NANCY L
150 ELM AVE
GRAND JUNCTION, CO 81501-2128

2945-113-03-015
DONALD L HOWER
E DARLENE
609 STONEGATE DR
GRAND JUNCTION, CO 81504-5652

2945-113-03-001
QUINTON DEWEESE
PO BOX 643
GYPSUM, CO 81637-0643

~~2945-104-00-083
ROBERT J ARCIERI
DEBORAH A
1525 N 1ST ST
GRAND JUNCTION, CO 81501-2120~~

2945-104-00-087
JOSEPH D LAURITA
264 INDEPENDENT AVE
GRAND JUNCTION, CO 81505-7117

2945-104-00-088
CALVIN SAGE
LUCY
641 INDEPENDENT AV
GRAND JUNCTION, CO 81505-7124

PRE-APPLICATION CONFERENCE

Date: 9/22/93
Conference Attendance: Kristen Ashbeck
Proposal: Professional Office in B-2
Location: 1525 N. 1st

Tax Parcel Number:
Review Fee: \$350
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? 1st street 40' min
Adjacent road improvements required?
Area identified as a need in the Master Plan of Parks and Recreation?
Parks and Open Space fees required? Yes Estimated Amount: 5% Value Raw Land
Recording fees required? Estimated Amount:
Half street improvement fees required? Possibly Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?

Applicable Plans, Policies and Guidelines
Located in identified floodplain? FIRM panel #
Located in other geohazard area?
Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?
Avigation Easement required?

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.

- Access/Parking, Drainage, Floodplain/Wetlands Mitigation, Other, Screening/Buffering, Landscaping, Availability of Utilities, Land Use Compatibility, Traffic Generation, Geologic Hazards/Soils

Related Files:

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.

Signatures of Petitioner(s) and Representative(s)

REVIEW COMMENTS

Page 1 of 2

FILE #116-93

TITLE HEADING: Conditional Use Permit for an Office
in a B-2 Zone District

LOCATION: 1525 North 1st Street

PETITIONER: Robert LeBaron

PETITIONER'S ADDRESS/TELEPHONE: 1355 North 4th Street, #2
Grand Junction, CO 81501
245-5200

STAFF REPRESENTATIVE: Kristen Ashbeck

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

CITY ATTORNEY
John Shaver

10/5/93
244-1506

No comment.

CITY DEVELOPMENT ENGINEER
Gerald Williams

10/9/93
244-1591

1. The existing 30' right-of-way along 1st Street must be increased to 40'.
2. The proposed "privacy" fencing shall not exceed 30 inches in height inside the 40' front right-of-way.
3. Hedges and shrubs over 30 inches in height shall be removed to allow a sight distance of 350 feet minimum north and south to oncoming traffic from an exiting patron. The hedge removal proposed by the applicant will be sufficient.

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

10/18/93
244-1437

See attached comments.

CITY UTILITY ENGINEER
Bill Cheney

10/18/93
244-1590

SEWER - No comment.

WATER - There may not be adequate fire protection based on the City Ordinance. Contact Fire Department for hydrant placement if required.

FILE #116-93 / LATE REVIEW COMMENTS

PARKS & RECREATION DEPARTMENT
Don Hobbs

10/22/93
244-1542

Based upon submitted information, the \$25,000 value x 5% = \$1,250 due in Open Space fees.

GRAND JUNCTION FIRE DEPARTMENT
George Bennett

10/26/93
244-1400

No requirements at this time.



FARMERS INSURANCE GROUP OF COMPANIES

OCTOBER 25, 1993

COMMUNITY DEVELOPEMENT DEPARTMENT
250 NORTH 5TH STREET
GRAND JUNCTION, CO 81501

RE:REVIEW COMMENTS
ROBERT LEBARON
1525 NORTH 1ST STREET

CITTY ATTORNEY: NO COMMENT

CITY DEVELOPMENT ENGINEER:

1. AS STATED BEFORE WE WILL DEED OVER TO CITY THE ADDITIONAL 10 FEET OF RIGHT OF WAY.
2. PROPOSED FENCING WILL FOLLOW REQUESTED LIMITS BY THE CITY. FENCING THAT IS BEING INSTALLED IS BEING PUT UP BY THE V.O.A. A RECENTLY APPROVED PROJECT AND SITUATED NEXT DOOR TO THE SOUTH.
3. SHRUBS WILL BE REMOVED ON CLOSING AND UPON ISSUANCE OF CONDITIONAL PERMIT.

COMMUNITY DEVELOPMENT DEPARTMENT:

1. WE WILL SUBMITT APPLICATIONS FOR THE REZONING TO PB AS LONG AS CONDITIONAL USE PERMIT IS ISSUED SO WE CAN CLOSE.
2. WE WILL DEDICATE THE 10 FEET FOR RIGHT OF WAY TO THE CITY AND APPLY FOR THE REVOCABLE PERMIT FOR SIGN.
3. PAYMENT OF OPEN SPACE FEE WILL BE MADE PENDING APPROVAL OF CONDITIONAL USE PERMIT AND PRIOR TO ISSUANCE.
4. WE WILL KEEP SIGNS WITHIN 120 SQUARE FEET.
5. WE WOULD STILL LIKE TO HAVE AN ILLUMINATED SIGN AT THIS ADDRESS WITH SUBMERGED LIGHTS ILLUMINATING THE SIGN. WITH REZONING TO PB THIS SHOULD NOT BE A PROBLEM. TWO BLOCK TO THE NORTH IS A CITY MARKET WITH ALOT MORE LIGHT THAN WE WOULD EVER USE.
6. WHEN SIGN IS INSTALLED IT WILL BE DONE BY A LISCENSED CONTRACTOR IN THE CITY OF GRAND JUNCTION. PROPOSED SIGN WAS PREPARED BY LISCENSED CONTRACTOR.
7. SQUARE FOOTAGE OF EXISTING RESIDENCE IS 1880, REQUIRING 6 SPACES. THERE IS NO OFFICE OWNED OR LEASED VEHICLES. ATTACHED IS A MAP OF PROPOSED PARKING SHOWING MORE THAN ENOUGH SPACE.
8. CONDITIONAL USE PERMIT IS TO INCLUDE POTENTIAL LEASE SPACE IN REAR OF OFFICE. IT WILL BE LOW LEVEL TYPE OFFICE SPACE FOR SOMEONE WHO NEEDS LIMITED OFFICE SUCH AS A BOOKEEPER, ACCOUNTANT, OR COUNSELOR IN THE MEDICAL FIELD SUCH AS A PSYCHOLOGIST. WE DON'T HAVE SPACE FOR A LARGE MEDICAL FACILITY SO IT WOULD BE A ONE OR TWO OFFICE PERSONEL TYPE BUSINESS TYPICALLY OF A SINGLE PROPRIATOR TYPE BUISNESS.



FARMERS INSURANCE GROUP OF COMPANIES

9. WE WILL KEEP IN MIND THE EXISTING LANDSCAPING REQUIREMENTS FOR FUTURE REMOVAL OF SHRUBS.

CITY UTILITY ENGINEER:

SEWER: NO COMMENT

WATER: V.O.A. IS PUTTING IN A FIRE HYDRANT ON THE S.W. CORNER IMMEDIATELY ADJACANT TO OUR PROPERTY. THIS SHOULD COVER US ADEQUATELY FOR FIRE PROTECTION. THERE ARE ALSO HYDRANTS ACROSS AND 200 FEET UP THE STREET AS WELL AS 200 FEET TO THE SOUTH OF THE PROPERTY.

THANK YOU

Robert LeBaron
ROBERT LEBARON

HAVE SPOKE TO BOB LEE AT BUILDING DEPARTMENT
HE IS REQUESTING A CHANGE OF USE BUILDING PERMIT
A 2" HIGH WHEELCHAIR RAMP AND WHEELCHAIR
ACCESSABLE BATHROOM. WE WILL COMPLY WITH
THESE REQUEST ALSO

GENERAL PROJECT REPORT: CONDITIONAL USE PERMIT FOR LEBARON
INSURANCE AGENCY

LOCATION: 1525 North 1st Street (old location of Arcieri Nursery)

ACREAGE: Just under 1/2 acre

PROPOSED USE: Convert residential structure into office space for
an established Insurance Agency.

PUBLIC BENEFIT: To continue to serve residents of Grand Jct. area
on their insurance needs. Provide a good central
location for them to transact their insurance affairs
and provide revenues to Grand Jct. by doing business
in this local area.

PROJECT COMPLIANCE, COMPATIBILITY, AND IMPACT

The current lot is zoned for B-2 and requires a conditinal use permit to transact work as a Business Office. The site has been used in the past several years as the location for the Arcieri Nursery and residence for the owners. We propose to change the use of the current residence of Bob Arcieri to office space for transacting insurance work. There are two additional office in the rear of the home that may be leased out to other types of business. Probable use would be for an accountant or a office for a councilor or other low impact type business. The land has traditionally been used for business and the insurance business transacted there would blend in with the current change of use to business along 1st Street.

The land norht of the proposed site is currently vacant, and has been purchased by a local doctor for proposed development into a medical complex. The land to the south and west has just been purchased by Volunteer of America for a housing development recently approved by the City of Grand Jct. Just south of that development is the ReMax Real Estate Office.

The site has had good access in the past and with the development of the Volunteers of America project the street is being widened for a turn lane down Independant Ave, with a new stop light going in at that corner. The City has indicated that an additional 10 feet of property adjacent to 1st street may need to be deeded over to the City to provide future right of way access for the widening of 1st street. Petitioner has no problem with compliance if this is required.

Site has all utilities needed on the property with proper telephone lines already in place from prior owners business use. Fire Hydrants are within 300 feet of current residence and on same lot as Volunteers of America Project.

Our normal hours of operation are from 8:00 A.M to 5:00 P.M..

We are a large insurance agency, and we have provide ample parking to the rear of the office space. We do not have a lot of traffic flow thou due to the nature of our business. Most of our business is transacted over the phone or by mail.

We would also request a revocable sign permit that would allow us to put a sign 5 feet back from the sidewalk that is currently in place approximately near the center of the property. Need for the revocable permit is dictated by whether or not the city has a new right of way deeded over to them.

In the future we plan to also put underground lighting on the proposed sign with landscaping around it. We would also like permission to put in a privacy fence around the property which is 80 foot wide by 240 feet long with proper set back for traffic line of sight.

We plan to remove current hedges and trees back to the line even with the front of the house. This is being done to open up the area so traffic pulling into and out of the driveway will have good view of traffic on 1st street. Driveway and parking area have sufficient area for people to come in and turn around so that they can be moving in a forward direction as they leave the property. The rest of trees and shrubs currently found on the property will be left in place as they enhance the beauty of the area. The large sycamore tree found in the front yard will also be left in place.

Appraisal of Raw Land will follow in the ensuing week. Appraisal was just done this week and the report is not finished yet.

REVIEW COMMENTS

Page 1 of 2

FILE #116-93

TITLE HEADING: Conditional Use Permit for an Office
in a B-2 Zone District

LOCATION: 1525 North 1st Street

PETITIONER: Robert LeBaron

PETITIONER'S ADDRESS/TELEPHONE: 1355 North 4th Street, #2
Grand Junction, CO 81501
245-5200

STAFF REPRESENTATIVE: Kristen Ashbeck

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

CITY ATTORNEY
John Shaver

10/5/93
244-1506

No comment.

CITY DEVELOPMENT ENGINEER
Gerald Williams

10/9/93
244-1591

1. The existing 30' right-of-way along 1st Street must be increased to 40'.
2. The proposed "privacy" fencing shall not exceed 30 inches in height inside the 40' front right-of-way.
3. Hedges and shrubs over 30 inches in height shall be removed to allow a sight distance of 350 feet minimum north and south to oncoming traffic from an exiting patron. The hedge removal proposed by the applicant will be sufficient.

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

10/18/93
244-1437

See attached comments.

CITY UTILITY ENGINEER
Bill Cheney

10/18/93
244-1590

SEWER - No comment.

WATER - There may not be adequate fire protection based on the City Ordinance. Contact Fire Department for hydrant placement if required.

FILE #116-93 / LATE REVIEW COMMENTS

PARKS & RECREATION DEPARTMENT
Don Hobbs

10/22/93
244-1542

Based upon submitted information, the \$25,000 value x 5% = \$1,250 due in Open Space fees.

GRAND JUNCTION FIRE DEPARTMENT
George Bennett

10/26/93
244-1400

No requirements at this time.

STAFF REVIEW

FILE: 116-93

DATE: October 28, 1993

STAFF: Kristen Ashbeck

REQUEST: Conditional Use Permit - Office in Neighborhood Convenience Business (B-2) Zone and Rezone from B-2 to Planned Business (PB)

LOCATION: 1525 North 1st Street

APPLICANT: Robert G. LeBaron

EXISTING LAND USE: Single Family Residential

PROPOSED LAND USE: Professional Offices

SURROUNDING LAND USE:

NORTH: Single Family Residential

SOUTH: Undeveloped

EAST: Single Family Residential

WEST: Undeveloped

EXISTING ZONING: Neighborhood Convenience Business (B-2)

PROPOSED ZONING: Planned Business (PB)

SURROUNDING ZONING:

NORTH: Planned Business (PB)

SOUTH: Planned Residential 23.7 units per acre (PR-23.7)

EAST: Residential Single Family five units per acre (RSF-5)

WEST: Residential Single Family eight units per acre (RSF-8)

RELATIONSHIP TO COMPREHENSIVE PLAN:

No plan exists for this area of the City; however, the 1st Street Corridor Guideline does address this area with the following general recommendations: 1) 1st Street from Walnut Avenue South to Franklin Avenue is a transitional area with a mix of residential and business uses; and 2) professional office development should be compatible with the existing residential character of the corridor in terms of scale, setbacks, and buffers. The proposed professional offices to be located in existing structures at 1525 North 1st Street meet the intent of these recommendations in the 1st Street Corridor Guideline. The structure and site features will remain residential in character and the use will have minimal impact (if any) on the surrounding neighborhood.

5. Make a copy of today

STAFF REVIEW

FILE: 116-93

DATE: October 28, 1993

STAFF: Kristen Ashbeck

REQUEST: Revocable Permit for Sign and Landscaping in Right-of-Way

LOCATION: 1525 North 1st Street

APPLICANT: Robert LeBaron

EXISTING LAND USE: Residential

PROPOSED LAND USE: Professional Office

SURROUNDING LAND USE: Vacant and Single Family Residential

EXECUTIVE SUMMARY: Resolution authorizing the issuance of a Revocable Permit to allow placement of a sign and landscaping in the public right-of-way for North 1st Street adjacent to the property at 1525 North 1st Street.

STAFF ANALYSIS: Robert LeBaron is in the process of obtaining approval of a Conditional Use permit to use the property at 1525 North 1st Street as a professional office. The petitioner is proposing to use a portion of the 1st Street right-of-way for placement of a sign and some landscaping. A requirement of the Conditional Use permit process was dedication of 10 feet of right-of-way -- the area proposed for placement of the sign and landscaping. It is unlikely that this portion of the right-of-way will be needed for roadway improvements in the near future.

City Charter gives Council authority to allow private use of public right-of-way, provided such use is substantiated by resolution. The Revocable Permit essentially gives the adjacent landowners a license to use the right-of-way. The City may revoke the permit and require the landowner to restore the right-of-way to its original condition by giving 30 days written notice.

STAFF RECOMMENDATION: Review and adopt proposed resolution

STAFF ANALYSIS:

Conditional Use. In addition to being consistent with the 1st Street Corridor Guideline, the proposed professional office meets the general criteria for Conditional Uses as outlined in Section 4-8 of the Zoning and Development Code. The office use is compatible with adjacent uses, the design details of the site are appropriate (landscaping, signage, parking and access), and adequate utilities are available. The only potential incompatible factor or negative impact is a lighted sign. Due to past concerns with similar uses in residential areas, staff recommends that the sign not be lighted, particularly since the business does not operate in the evening hours.

Rezone. The Neighborhood Convenience Business (B-2) zone currently on the property has very stringent conditions and limitations which basically cannot met on this site. For example, according to Section 4-2-10 of the Code states that the zone district "Must be located at the intersection of two principal and/or arterial streets" and ". . . must be located at least eight-tenths of a mile from another zone district in which retail sales are allowed". This site is not located at an intersection at all and it is only two-tenths of a mile from the B-2 zoning of the City Market store at 1st Street and Orchard Avenue. Other operational restrictions outlined in Section 4-2-10 such as ". . . shall be strictly neighborhood service-oriented to provide retail merchandise or services which are frequently needed in the home" are also unrealistic in terms of current land use development patterns.

Consequently, the B-2 zoning is inappropriate for this site and Staff is recommending that it be changed to a Planned Business (PB) zone which will accommodate the current proposal as a professional office as well as be better suited to any other future use that could utilize this property. Additionally, the proposed zoning is consistent with the PB zoning on the vacant parcel just to the north of this property is zoned Planned Business.

Due to the applicant's time-frame for relocation of his office to this site, Staff is recommending that both the Conditional Use and the Rezone be considered. The Conditional Use permit, should it be approved, would allow for immediate occupancy of the property. The rezone can continue through the process under the premise that the "plan" for the PB zone is that proposed by the applicant for the Conditional Use permit.

STAFF RECOMMENDATION: Approval of both Conditional Use permit and Rezone

SUGGESTED PLANNING COMMISSION MOTIONS:

Mr. Chairman, I move that we approve item #116-93, a request for a Conditional Use permit for a professional office in a B-2 zone, subject to the following conditions: 1) a Revokable Permit is obtained for the proposed sign; ~~2) the proposed sign will not be lighted;~~ 3) dedication of 10 feet of 1st Street right-of-way; 4) shrubs are removed as indicated; and 5) payment of Open Space fees in the amount of \$1,250.

Mr. Chairman, I move that we forward item #116-93, a request to rezone the parcel located at 1525 North 1st Street from B-2 to Planned Business (PB), on to City Council with a recommendation for approval subject to the following conditions: 1) a Revokable Permit is obtained for the proposed sign; 2) ~~the proposed sign will not be lighted~~; 3) dedication of 10 feet of 1st Street right-of-way; 4) shrubs are removed as indicated; and 5) payment of Open Space fees in the amount of \$1,250.



November 3, 1993

City of Grand Junction, Colorado
81501-2668
250 North Fifth Street

Mr. Robert LeBaron
1355 North 4th Street #2
Grand Junction, CO 81501

Dear Mr. LeBaron,

The Grand Junction Planning Commission, at the November 2, 1993 hearing, granted approval of a Conditional Use permit for professional offices in a Neighborhood Convenience Business (B-2) zone located at 1525 North 1st Street. The approval is subject to the following conditions being met prior to issuance of a Planning Clearance for a Building Permit: 1) a revokable permit is obtained for the proposed sign; 2) dedication of 10 feet of 1st Street right-of-way; and 3) payment of open space fees in the amount of \$1,250. Prior to issuance of a Certificate of Occupancy for the structure, some shrubs must be removed from the property as indicated on the site plan.

Please call the Community Development Department if you have questions regarding this Conditional Use Permit.

Sincerely,

Kristen Ashbeck
Planner

xc: file

STAFF REVIEW

FILE: 116-93

DATE: November 23, 1993

STAFF: Kristen Ashbeck

REQUEST: Revocable Permit for Sign and Landscaping in Right-of-Way

LOCATION: 1525 North 1st Street

APPLICANT: Robert and Deborah Arcieri

EXISTING LAND USE: Residential

PROPOSED LAND USE: Professional Office

SURROUNDING LAND USE: Vacant and Single Family Residential

EXECUTIVE SUMMARY: Resolution authorizing the issuance of a Revocable Permit to allow placement of a sign and landscaping in the public right-of-way for North 1st Street adjacent to the property at 1525 North 1st Street.

STAFF ANALYSIS: Mr. Robert LeBaron is in the process of obtaining approval of a Conditional Use permit to lease the property at 1525 North 1st Street from Mr. and Mrs. Arcieri for use as a professional office. The petitioner is proposing to use a portion of the 1st Street right-of-way for placement of a sign and some landscaping. A requirement of the Conditional Use permit process was dedication of 10 feet of right-of-way -- the area proposed for placement of the sign and landscaping. It is unlikely that this portion of the right-of-way will be needed for roadway improvements in the near future.

City Council approved this permit in Mr. LeBaron's name on November 3, 1993; however, sale of the property to Mr. LeBaron did not transpire. Thus, it is necessary to repeal the previous permit and re-approve the permit in the present property owners' names, Mr. and Mrs. Arcieri.

City Charter gives Council authority to allow private use of public right-of-way, provided such use is substantiated by resolution. The Revocable Permit essentially gives the adjacent landowners a license to use the right-of-way. The City may revoke the permit and require the landowner to restore the right-of-way to its original condition by giving 30 days written notice.

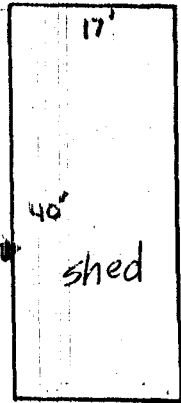
STAFF RECOMMENDATION: Review and adopt proposed resolution

PROPOSED FENCE

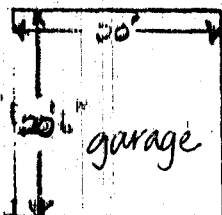
Gravel
PARKING

136'

61'



shed



garage

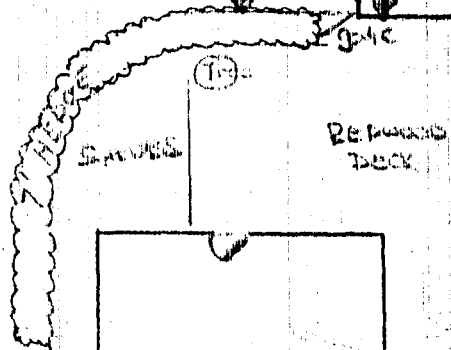
6' privacy fence currently in place

RESIDENCES

Original
Do NOT Remove
From Office

116 93

Projected Fence



Tree

BEHINDS
DECK

Tree

Tree

Tree

fence 6'

VACANT

OFFICE
SPACE

Tree

20' Tree

FENCE TO REMOVE

6' FENCE

6' FENCE

6' FENCE

HEDGES

FENCE TO BE REMOVED

LOT 90'x240'

V.O.A.

22'
DRIVEWAY

37' FT

Tree



1ST STREET