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File 1993-0118

Name: 1060 Grand Avenue – Rezone - RMF-64 to PB

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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		Evidence of title, deeds, easements
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		Record of certified mail
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		Reduction of any maps – final copy
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		Other bound or non-bound reports
		Traffic studies
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DOCUMENT DESCRIPTION:

X	X	Correspondence			
X	X	City Council Minutes – 11/17/93, 12/1/93 - **			
X	X	Ordinance No. 2721 - **			
X		Commitment for Title Insurance – 5/21/93			
X	X	Approved Parking Plan			
X	X	Elevation rendering			
X		Planning Commission Notice of Public Hearing – for 11/2/93 mtg.			
X		Real Estate Appraisal for Fidelity Mortgage Co. - 6/18/93			
X		Grand Avenue Corridor Guideline Sheet			
X		Planning Commission Display Ad – published 11/1/93, 10/26/93			
X	X	Planning Commission Minutes – 11/2/93 - **			



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

Receipt 670
 Date 10-4-93
 Rec'd By mp
 File No. 118 93-1

Original
Do NOT Remove
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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
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input checked="" type="checkbox"/> Rezone		75x135	1060 GRAND	From: RMF-64 To: PB	
<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input checked="" type="checkbox"/> Final	"	"	"	Office & Residential
<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 type="checkbox"/> PROPERTY OWNER		<input type="checkbox"/> DEVELOPER		<input type="checkbox"/> REPRESENTATIVE	

Name	Name	Name
Judy Smith / Dove Designs		
Address	Address	Address
1060 Grand		
City/State/Zip	City/State/Zip	City/State/Zip
Grand Junction CO 81501		
Business Phone No.	Business Phone No.	Business Phone No.
245 1829		

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
Judy Smith	9/30/93
Judy Smith	9/30/93
Signature of Property Owner(s) - Attach Additional Sheets if Necessary	9/30/93

✓ 2945-141-41-008
KATHERINE B PRINCE
1059 OURAY AV
GRAND JUNCTION, CO 81501-3331

✓ 2945-141-41-950
FIRST CHURCH OF THE NAZARENE
1038 GRAND AVE
GRAND JUNCTION, CO 81501-3428

✓ 2945-141-41-011
LEE MARGARET CROW
1042 GRAND AVE
GRAND JUNCTION, CO 81501-3458

✓ 2945-141-41-013
CLYDE W GARDNER
A
3127 F RD
GRAND JUNCTION, CO 81504-5915

✓ 2945-141-41-012
CLOWELL F STACY
ROBERTA L
3169 STANFORD CT
GRAND JUNCTION, CO 81504-6023

✓ 2945-144-01-005
ULDIS KORDONS
GUNA CARR-INGRID D PARSONS
C/O 1137 GRAND AVE
GRAND JUNCTION, CO 81501

✓ 2945-144-01-001
CLEO L COCHRAN
1105 GRAND AV
GRAND JUNCTION, CO 81501-3429

✓ 2945-144-01-003
WESLEY C WHALEY
NORMA J
1127 GRAND AV
GRAND JUNCTION, CO 81501-3429

✓ 2945-144-01-004
ALICE M NORGAARD
1131 GRAND AVE
GRAND JUNCTION, CO 81501-3429

Judy Smith
1060 Grand Avenue
Grand Junction, CO 81501

City of Grand Junction
Communtiy Development Department
250 North 5th Street
Grand Junction, CO 81501

✓ 2945-144-01-007
LOYD A CARLSON
AVIS M
1155 GRAND AVE
GRAND JUNCTION, CO 81501-3429

✓ 2945-141-31-010
TRISTAN A DEBRUIN
7083 CODY DR
ARVADA, CO 80004

✓ 2945-141-31-011
MICHAEL PATRICK GIBBS
1112 OURAY AVE
GRAND JUNCTION, CO 81501-3334

✓ 2945-141-31-012
STELLA O'KELLY
ELLA
1126 OURAY AVE
GRAND JUNCTION, CO 81501-3334

✓ 2945-141-31-013
JANICE M BLAIR
1128 OURAY
GRAND JUNCTION, CO 81501-3334

✓ 2945-141-41-003
ROBIN L STEVENS
1017 OURAY AVE
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LOLA HAMPTON
H HAMPTON & LOUISE SNYDER
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GRAND JUNCTION, CO 81501-3331

✓ 2945-141-41-005
DONALD F BISHOP
MARY
1037 OURAY AVE
GRAND JUNCTION, CO 81501-3331

✓ 2945-141-41-006
ROY J ALTMAN
KATHY J
1041 OURAY AVE
GRAND JUNCTION, CO 81501-3331

✓ 2945-141-41-007
CHARLES E FREEMAN
E
1057 OURAY AVE
GRAND JUNCTION, CO 81501-3331

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✓ 2945-141-41-007
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1057 OURAY AVE
GRAND JUNCTION, CO 81501-3331

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✓ 2945-144-01-008
KENNETH ERLE SMITH
TONI E
1159 GRAND AV
GRAND JUNCTION, CO 81501-3429

✓ 2945-144-01-010
DAVID M COX
MARIAN L
1114 WHITE AVE
GRAND JUNCTION, CO 81501-3449

✓ 2945-144-01-011
FRANK E PREUSS
1122 WHITE AVE
GRAND JUNCTION, CO 81501-3449

✓ 2945-144-01-012
TED GARCIA
JOE LINO
1130 WHITE AVE
GRAND JUNCTION, CO 81501-3449

✓ 2945-144-01-006
JANN ERTL
1600 NORTH AVE
GRAND JUNCTION, CO 81501-6422

✓ 2945-144-01-002
DONNA G BIRR
BRUCE J
456 1/2 MORNING DOVE DR
GRAND JUNCTION, CO 81504-2633

✓ 2945-144-01-009
LARSON FAMILY TRUST - 1983
P O BOX 1262
PACIFIC PALISADES, CA 90272-1

✓ 2945-141-32-014
MARCIA E PILGRIM
WILLIAM BODEN
1552 E GIRARD PL APT 914
ENGLEWOOD, CO 80110-9215

2945-141-32-011
HELEN M WILLIAMS
201 TEXAS AVE
GRAND JUNCTION, CO 81501-2171

2945-141-32-012
LAWRENCE HANSEN
JACQUELINE
1028 OURAY AVE
GRAND JUNCTION, CO 81501-3332

✓ 2945-141-32-015
HARRY H BERGMAN
S A ASCHENBRENNER-M E PILGRIM
1050 OURAY AVE
GRAND JUNCTION, CO 81501-3332

✓ 2945-141-32-013
MURNADINE SIEVERT
LORA L RHODES
1163 OURAY AVE
GRAND JUNCTION, CO 81501-3333

✓ 2945-141-32-016
WILLIAM HOOPER
ROBERT HOOPER
1666 RIVERCITY WAY
SACRAMENTO, CA 95833-1847

✓ 2945-141-42-004
CARL STRIPPEL
BRONWEN MAGRAW
518 HILL AVENUE
GRAND JUNCTION, CO 81501

✓ 2945-141-42-009
CHRISTOPHER KRABACHER
1157 OURAY AVE
GRAND JUNCTION, CO 81501

✓ 2945-141-42-010
TIMOTHY DUFF
1114 GRAND AVE
GRAND JUNCTION, CO 81501

✓ 2945-141-42-018
ROBERT W GALLEGOS
JULIE A ROGERS
1162 GRAND AV
GRAND JUNCTION, CO 81501

✓ 2945-141-42-001
PENNEY C HILLS
444 N 11TH STREET
GRAND JUNCTION, CO 81501-3318

✓ 2945-141-42-017
TERRY L DOEKSEN
415 N 12TH ST
GRAND JUNCTION, CO 81501-3321

✓ 2945-141-42-002
DANIEL W WHALEN
CONNIE
1111 OURAY AV
GRAND JUNCTION, CO 81501-3333

✓ 2945-141-42-003
SUSAN MARIE LEVERT
HAZEL ALICE WILLIS
1123 OURAY AVE
GRAND JUNCTION, CO 81501-3333

✓ 2945-141-42-005
MURL CRISSEY PAYNE
1133 OURAY AVE
GRAND JUNCTION, CO 81501-3333

✓ 2945-141-42-007
BONNIE LINKE
1151 OURAY AV
GRAND JUNCTION, CO 81501-3333

✓ 2945-141-42-008
LORA RHODES
1163 OURAY AVE
GRAND JUNCTION, CO 81501-3333

✓ 2945-141-42-011
ESTHER DRAKE
1120 GRAND AVE
GRAND JUNCTION, CO 81501-3430

✓ 2945-141-42-012
ROBERT LEWIS PIGG
HELEN E MILLS
1126 GRAND AVE
GRAND JUNCTION, CO 81501-3430

✓ 2945-141-42-014
GERALD A GORDON
LINDA D
1140 GRAND AVE
GRAND JUNCTION, CO 81501-3430

✓ 2945-141-42-015
ROBERT R ROWIN
1144 GRAND AVE
GRAND JUNCTION, CO 81501-3430

✓ 2945-141-42-016
HARRY R BUTLER
ETHEL DANIELLE
1148 GRAND AVE
GRAND JUNCTION, CO 81501-3430

✓ 2945-141-42-013
MARK F NICHOLS
P O BOX 74
GRAND JUNCTION, CO 81502-0074

✓ 2945-141-42-019
DOW HOUGH
L F
2780 C ROAD
GRAND JUNCTION, CO 81503-2844

✓ 2945-141-42-006
DALE J HOLLINGSHEAD
SUSAN C
629 BRAEMAR CIR
GRAND JUNCTION, CO 81505-1401

✓ 2945-144-02-009
PENNEY C HILLS
444 N 11TH ST
GRAND JUNCTION, CO 81501-3318

✓ 2945-144-02-008
KERMIT TURLEY
304 N 10TH ST
GRAND JUNCTION, CO 81501-3414

✓ 2945-144-02-003
MARY A FLYNN
1025 GRAND AVE
GRAND JUNCTION, CO 81501-3427

✓ 2945-144-02-004
CARL POOL
LOUISE
1035 GRAND AVE
GRAND JUNCTION, CO 81501-3427

✓ 2945-144-02-007
ERIN E ISIS
ROBERT K PASTIRIK
1055 GRAND AVE
GRAND JUNCTION, CO 81501-3427

✓ 2945-144-02-010
EMERY EDWARD CONNORS
LINDA KAY
1018 WHITE AVE
GRAND JUNCTION, CO 81501-3447

✓ 2945-144-02-011
WILLIAM R DORSEY
BONNIE
1030 WHITE AV
GRAND JUNCTION, CO 81501-3447

✓ 2945-144-02-012
PAUL W BALLARD
ANN
1038 WHITE AVE
GRAND JUNCTION, CO 81501-3447

2945-144-02-013
WILLIAM W HAWTHORNE
SUE
1042 WHITE AV
GRAND JUNCTION, CO 81501-3447

2945-144-02-014
JERRY I SMITH
1050 WHITE AV
GRAND JUNCTION, CO 81501-3447

2945-144-02-015
LINDA S HILL
VIRGINIA H HILL
1060 WHITE AVE
GRAND JUNCTION, CO 81501-3447

2945-144-02-005
WILLIAM A TRINE
ETAL C/O WAKEFIELD PROP MNGMN
P O BOX 2206
GRAND JUNCTION, CO 81502-2206

~~2945-144-02-006~~
WILLIAM A TRINE
ETAL C/O WAKEFIELD PROP MNGMN
P O BOX 2206
GRAND JUNCTION, CO 81502-2206

2945-144-02-016
BENNY G KILGORE
732 WEDGE DR
GRAND JUNCTION, CO 81506-1867

SUBMITTAL CHECKLIST

PLANNED DEVELOPMENT REVIEW

Location: _____

Project Name: _____

ITEMS		DISTRIBUTION																				TOTAL REQD.		
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City G.J.P.C. (8 sets)	City Downtown Dev. Auth.	County Planning	County Bldg. Dept.	Irrigation District	Drainage District	Water District	Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers		Walker Field	
● Application Fee	VII-1	1																						
● Submittal Checklist*	VII-3	1																						
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Application Form	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title	VII-2	1			1			1																
○ Appraisal of Raw Land	VII-1	1			1	1																		
● Names and Addresses	VII-3	1																						
● Legal Description	VII-2	1			1																			
○ Deeds	VII-1	1			1			1																
○ Easements	VII-2	1	1	1	1			1										1	1	1				
○ Avigation Easement	VII-1	1			1			1																
○ ROW	VII-3	1	1	1	1			1										1	1	1				
○ Improvements Agreement/Guarantee	VII-2	1	1	1				1																
○ CDOT	VII-3	1	1																					
○ Industrial Pretreatment Sign-off	VII-4	1	1																					
● General Project Report	X-7	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Elevation Drawing	IX-13	1	1																					
● Site Plan <i>24x36</i>	IX-29	2	2	1	1																			
● 11"x17" Reduction of Site Plan	IX-29				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Grading and Drainage Plan	IX-16	1	2											1								1	1	1
○ Storm Drainage Plan and Profile	IX-30	1	2											1				1	1	1				
○ Water and Sewer Plan and Profile	IX-34	1	2	1			1							1	1	1	1	1	1					
○ Roadway Plan and Profile	IX-28	1	2											1										
○ Road Cross-Sections	IX-27	1	2																					
○ Detail Sheet	IX-12	1	2																					
● Landscape Plan	IX-20	2	1	1																				
○ Geotechnical Report	X-8	1									1													
○ Final Drainage Report	X-5.6	1	2											1										
○ Stormwater Management Plan	X-14	1	2											1								1		
○ Phase I and II Environmental Report	X-10.11	1	1																					
○ Traffic Impact Study	X-15	1	2																				1	

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

RE-APPLICATION CONFERENCE

Date: 7/19/93
Conference Attendance: Kail Melner (244-1439)
Proposal: Repair RT3 & Fwyway
Location: 1100 Grand

Tax Parcel Number: 2945-141-41-013
Review Fee: \$820
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? NO
Adjacent road improvements required?
Area identified as a need in the Master Plan of Parks and Recreation? NO
Parks and Open Space fees required? YES Estimated Amount: 5% appraised value
Recording fees required? YES Estimated Amount: \$10
Half street improvement fees required? Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?

Applicable Plans, Policies and Guidelines GRAND Ave Corridor Guidelines

Located in identified floodplain? FIRM panel # NO
Located in other geohazard area? NO
Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?
Avigation Easement required? NO

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.

Signature(s) of Petitioner(s): Judy Smith
Signature(s) of Representative(s):

GENERAL PROJECT PLAN

Judy Smith, The owner and interior consultant of Dove Designs Interiors, has recently purchased the two story multi-family unit located at 1060 Grand Ave. She now Petitions for a rezone of this property to include and allow light business use. Her goal is to move her low volume business to the main floor of this residence while keeping the back & upper levels a 4 unit multi family residence. When she originally purchased this structure it was an 8 unit multi-family residence. She currently resides in one of these 4 units. Dove Designs Interiors, formerly located at 122 N 6th Street has long been an established design center and respected small business in the Grand Junction Area. Though her business, Judy Smith offers professional consultation and planning for the remodel & original design of commercial and residential properties. Her design center has always been a low traffic office and only brings in a handful of clients daily. This is the nature of this type of business.

When she first purchased the structure at 1060 Grand it was a dilapidated, weathered, worn multi-family residence that was in desperate need of restoration and landscaping. Sadly enough, this multi-family residence originally was one of the grand old family residences built in the early 1900's.

Since her purchase, Judy Smith has invested a great deal of time, energy, talent and money in restoring this Historical Structure back to its original character. The restoration has included landscaping the surrounding grounds, painting & repairing the outside of the structure back to its original victorian style, and gutting & restoring the inside of the residence back to its traditional era. The end result being that 1060 Grand once again looks like one of the great and grand old homes of its era.

This multi-family residence is located in an area that has a mixture of multi-family units & small business. Other small businesses that are located within a one or two block radius inculdes All American Insurance, Mesa Developmental and Spector Enterprises. If Judy Smith were allowed to rezone, her low volume business would not change the complexion of this transitional neighborhood.

More importantly, this rezone would not adversely affect the existing residential neighborhood. Given the nature of her business Judy Smith must maintain the historical residential character of this structure. Also, traffic would not increase because, as already stated, only a handful of clients visit within any given day. On street parking would not be affected because this multi-family residence has ample parking for its few customers and tennants. This is a quiet low volume business that has business hours from 8:00 to 5:00, therefore noise levely would not be increased. In conclusion, this light business use would not adversely affect the existing residential uses and, of anything, would be making a contribution back to the maintenance of this residential and historical neighborhood.

The above mentioned supports this petition for the light business rezone. Therefore, Judy Smith respectfully requests she be given serious consideration & that this committe approve her rezone request.

Original
Do NOT Remove
From Office

118 93

REVIEW COMMENTS

Page 1 of 2

FILE #118-93

TITLE HEADING: Rezone from RMF-64 to PB

LOCATION: 1060 Grand Avenue

PETITIONER: Judy Smith

PETITIONER'S ADDRESS/TELEPHONE: 1060 Grand Avenue
Grand Junction, CO 81501
245-1829

STAFF REPRESENTATIVE: Karl Metzner

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

CITY ATTORNEY
Dan Wilson

10/5/93
244-1505

No comment.

CITY DEVELOPMENT ENGINEER
Gerald Williams

10/9/93
244-1591

1. The alley is unimproved. It is City policy that at the time of development (which includes rezones), that the applicant escrow funds at \$12.00 per lineal foot of property frontage on the alley or give the City Power of Attorney to sign in favor of forming an alley improvement district at any time in the future.
2. There does not appear to be any handicap access to the business. This should be provided per ADA requirements.
3. A site plan shall be provided that shows adequate parking for all uses per requirements of the Development Code. Parking and access areas must be dust free (i.e. concrete, asphalt, or gravel). The plan shall show parking stalls and ingress and egress.

MESA COUNTY BUILDING DEPARTMENT
Bob Lee

10/14/93
244-1656

The change in use of the building must comply with all the requirements of the building code, i.e. handicapped access, fire-walls. The business use must be separated from dwelling use by one (1) hour fire resistive construction. Exterior walls less than 20' to property lines must be one (1) hour fire resistive. For more information you can contact me.

CITY UTILITY ENGINEER
Bill Cheney

10/14/93
244-1590

WATER - Availability of adequate fire protection may be an issue. Check with Fire Department for fire locations.

SEWER - No comment.

COMMUNITY DEVELOPMENT DEPARTMENT
Karl Metzner

10/15/93
244-1439

The rezone request meets the criteria of the Grand Avenue Corridor Guidelines.

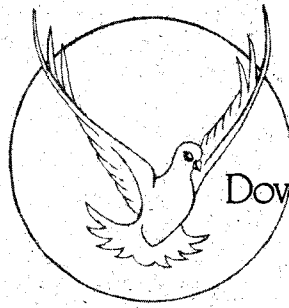
Site plan needs to show specific location and dimensions of parking spaces and aisles.

LATE REVIEW COMMENTS

CITY PARKS & RECREATION
Don Hobbs

10/22/93
244-1542

If an open space fee is required for this action we will need an appraisal to determine the fee. Advise if appraisal will be sent or even needed.



Dove Design Interiors, Inc.

RESPONCE TO REVIEW COMMENTS

FILE #118-93

TITLE HEADING: Rezone from RMF-64 to PB

LOCATION: 1060 Grand Avenue

PETITIONER: Judy Smith

PETITIONER'S ADDRESS/TELEPHONE:

1060 Grand Avenue
Grand Junction, CO 81501
245-1829

STAFF REPRESENTATIVE: Karl Metzner

CITY DEVELOPMENT ENGINEER

Gerald Williams

244-1591

1. THE CITY CAN HAVE THE POWER of Attorney to sign in favor of forming an Alley improvement district.
2. This Handicap: Access ramp will be provided.
3. Please See enclosed Site Plan

MESA COUNTY BUILDING DEPARTMENT

Bob Lee

244-1656

Appointment has been made, all recommendations will be complied with.

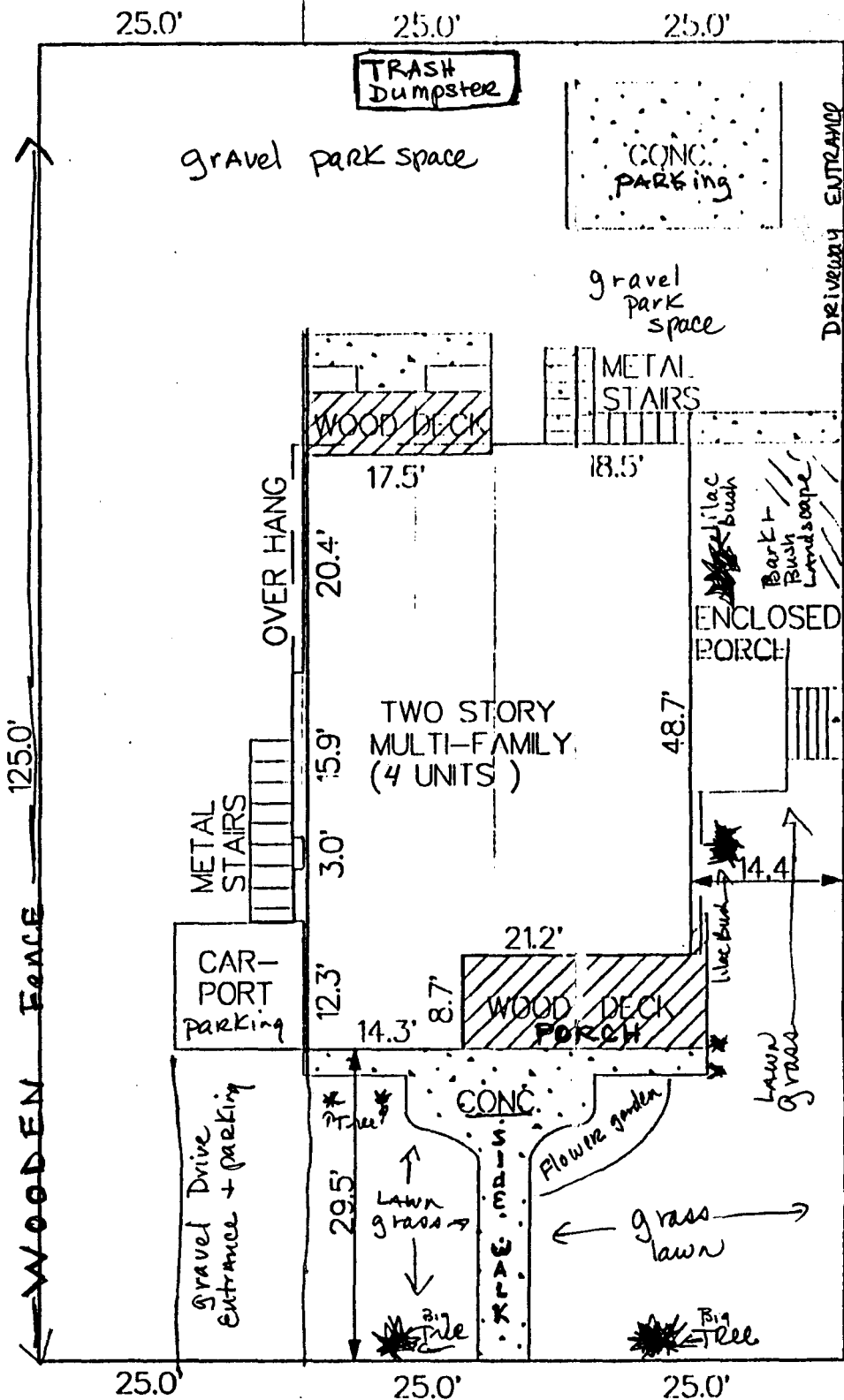
CITY UTILITY ENGINEER

Bill Cheney

244-1590

The fire department has been contacted. A complete report will be written and complied with.

SITE & LANDSCAPE PLAN



ELEVENTH STREET

118 93

Original
Do NOT Remove
From Office

GRAND AVENUE

STAFF REVIEW

FILE # 118-93

DATE: October 18, 1993

STAFF: Karl Metzner

REQUEST: Rezoning from RMF-64 to PB and final development plan.

LOCATION: 1060 Grand Ave.

APPLICANT: Judy Smith/Dove Designs

EXISTING LAND USE: Residential and existing home occupation.

PROPOSED LAND USE: Professional Office for Interior Design.

SURROUNDING LAND USE:

NORTH: Residential

EAST: Residential

SOUTH: Residential

WEST: Residential

EXISTING ZONING: RMF-64

PROPOSED ZONING: PB

SURROUNDING ZONING:

NORTH: RMF-32

EAST: RMF-32

SOUTH: RMF-64

WEST: RMF-64

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: The Grand Ave Corridor guidelines state that low volume office conversions may be appropriate in the 1000 block of Grand Ave. if the residential character of the block is retained.

STAFF ANALYSIS: The applicant is currently operating a business at this location as an allowed home occupation. It is staff's understanding that the request for the rezoning is to allow a non-resident employee and additional signage, neither of which is permitted under the home occupation regulation. The existing structure has been renovated and retains a residential appearance compatible with other structures along this section of Grand Avenue. The request is in conformance with the Grand Avenue Corridor Guidelines. The site plan needs to have more detail for the parking layout, number of spaces and dimensions. All other site characteristics are existing.

STAFF RECOMMENDATION: Recommend approval subject to all review agency comments.

STAFF REVIEW

FILE # 118-93

DATE: November 2, 1993

STAFF: Kathy Portner

REQUEST: Rezoning from RMF-64 to PB.

LOCATION: 1060 Grand Ave.

APPLICANT: Judy Smith/Dove Designs

EXISTING LAND USE: Residential and existing home occupation.

PROPOSED LAND USE: Professional Office for Interior Design.

SURROUNDING LAND USE:

NORTH: Residential

EAST: Residential

SOUTH: Residential

WEST: Residential

EXISTING ZONING: RMF-64

PROPOSED ZONING: PB

SURROUNDING ZONING:

NORTH: RMF-32

EAST: RMF-32

SOUTH: RMF-64

WEST: RMF-64

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: The Grand Avenue Corridor guidelines state that low volume office conversions may be appropriate in the 1000 block of Grand Ave. if the residential character of the block is retained.

EXECUTIVE SUMMARY: A rezone from Residential Multi-family, 64 units per acre (RMF-64) to Planned Business (PB) is being proposed for 1060 Grand to operate an interior design business in the existing residential structure and also retain 4 apartment units.

STAFF ANALYSIS: The applicant is currently operating a business at this location as an allowed home occupation. It is staff's understanding that the request for the rezoning is to allow a non-resident employee and additional signage, neither of which is permitted under the home occupation regulation. The existing structure has been renovated and retains a residential appearance compatible with other structures along this section of Grand Avenue. The request is in conformance with the Grand Avenue Corridor Guidelines. The parking requirement for

the site is 8 spaces for the 4 residential units and 1 space per each 300 square feet of gross floor area used for the business or 3 spaces for a total of 11 spaces. The addition of the business to the structure will actually reduce the required parking because the number of residential rental units is being reduced by 3. The total parking requirement for the structure when it had 7 units in it was 13 spaces. The required 11 spaces can be accommodated on-site as shown on the revised site plan. The parking area must be graveled or paved and maintained in a dust-free condition. Parking blocks must be provided along the alley to prevent cars from accessing the alley directly.

An appraisal for the site has been submitted and is being reviewed. Five percent of the appraised land value will be required to be paid into the parks and open space fund. The petitioner has agreed to comply with all requirements of the Building and Fire Codes. The petitioner is proposing a monument style free-standing sign in the front lawn not to exceed 30 square feet. The sign will not be illuminated.

The following criteria must be considered for a rezone:

- A. Was the existing zone an error at the time of adoption?
- B. Has there been a change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.?
- C. Is there an area of community need for the proposed rezone?
- D. Is the proposed rezone compatible with the surrounding area or will there be adverse impacts?
- E. Will there be benefits derived by the community, or area, by granting the proposed rezone?
- F. Is the proposal in conformance with the policies, intents and requirements of this Code, with the City Master Plan (Comprehensive Plan?), and other adopted plans and policies?
- G. Are adequate facilities available to serve development for the type and scope suggested by the proposed zone?

There has been a change in the character of the Grand Avenue Corridor from residential to business. The proposed rezone would be compatible with the surrounding area and is in conformance with the Grand Avenue Corridor Guidelines.

STAFF RECOMMENDATION: Staff recommends approval of the rezone with the allowed uses being professional/government offices.

PLANNING COMMISSION RECOMMENDATION: Planning Commission recommended approval of the rezone subject to staff recommendation.

STAFF REVIEW

FILE # 118-93

DATE: November 2, 1993

STAFF: Kathy Portner

REQUEST: Rezoning from RMF-64 to PB and final development plan.

LOCATION: 1060 Grand Ave.

APPLICANT: Judy Smith/Dove Designs

EXISTING LAND USE: Residential and existing home occupation.

PROPOSED LAND USE: Professional Office for Interior Design.

SURROUNDING LAND USE:

NORTH: Residential

EAST: Residential

SOUTH: Residential

WEST: Residential

EXISTING ZONING: RMF-64

PROPOSED ZONING: PB

SURROUNDING ZONING:

NORTH: RMF-32

EAST: RMF-32

SOUTH: RMF-64

WEST: RMF-64

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: The Grand Avenue Corridor guidelines state that low volume office conversions may be appropriate in the 1000 block of Grand Ave. if the residential character of the block is retained.

STAFF ANALYSIS: The applicant is currently operating a business at this location as an allowed home occupation. It is staff's understanding that the request for the rezoning is to allow a non-resident employee and additional signage, neither of which is permitted under the home occupation regulation. The existing structure has been renovated and retains a residential appearance compatible with other structures along this section of Grand Avenue. The request is in conformance with the Grand Avenue Corridor Guidelines. The parking requirement for the site is 8 spaces for the 4 residential units and 1 space per each 300 square feet of gross floor area used for the business or 3 spaces for a total of 11 spaces. The addition of the business to the structure will actually reduce the required parking because the number of residential rental units is being reduced by 3. The total parking requirement for the structure when it had 7 units

in it was 13 spaces. The required 11 spaces can be accommodated on-site as shown on the revised site plan. The parking area must be graveled or paved and maintained in a dust-free condition. Parking blocks must be provided along the alley to prevent cars from accessing the alley directly.

An appraisal for the site has been submitted and is being reviewed. Five percent of the appraised land value will be required to be paid into the parks and open space fund. The petitioner has agreed to comply with all requirements of the Building and Fire Codes. The petitioner is proposing a monument style free-standing sign in the front lawn not to exceed 30 square feet. The sign will not be illuminated.

The following criteria must be considered for a rezone:

- A. Was the existing zone an error at the time of adoption?
- B. Has there been a change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.?
- C. Is there an area of community need for the proposed rezone?
- D. Is the proposed rezone compatible with the surrounding area or will there be adverse impacts?
- E. Will there be benefits derived by the community, or area, by granting the proposed rezone?
- F. Is the proposal in conformance with the policies, intents and requirements of this Code, with the City Master Plan (Comprehensive Plan?), and other adopted plans and policies?
- G. Are adequate facilities available to serve development for the type and scope suggested by the proposed zone?

There has been a change in the character of the Grand Avenue Corridor from residential to business. The proposed rezone would be compatible with the surrounding area and is in conformance with the Grand Avenue Corridor Guidelines.

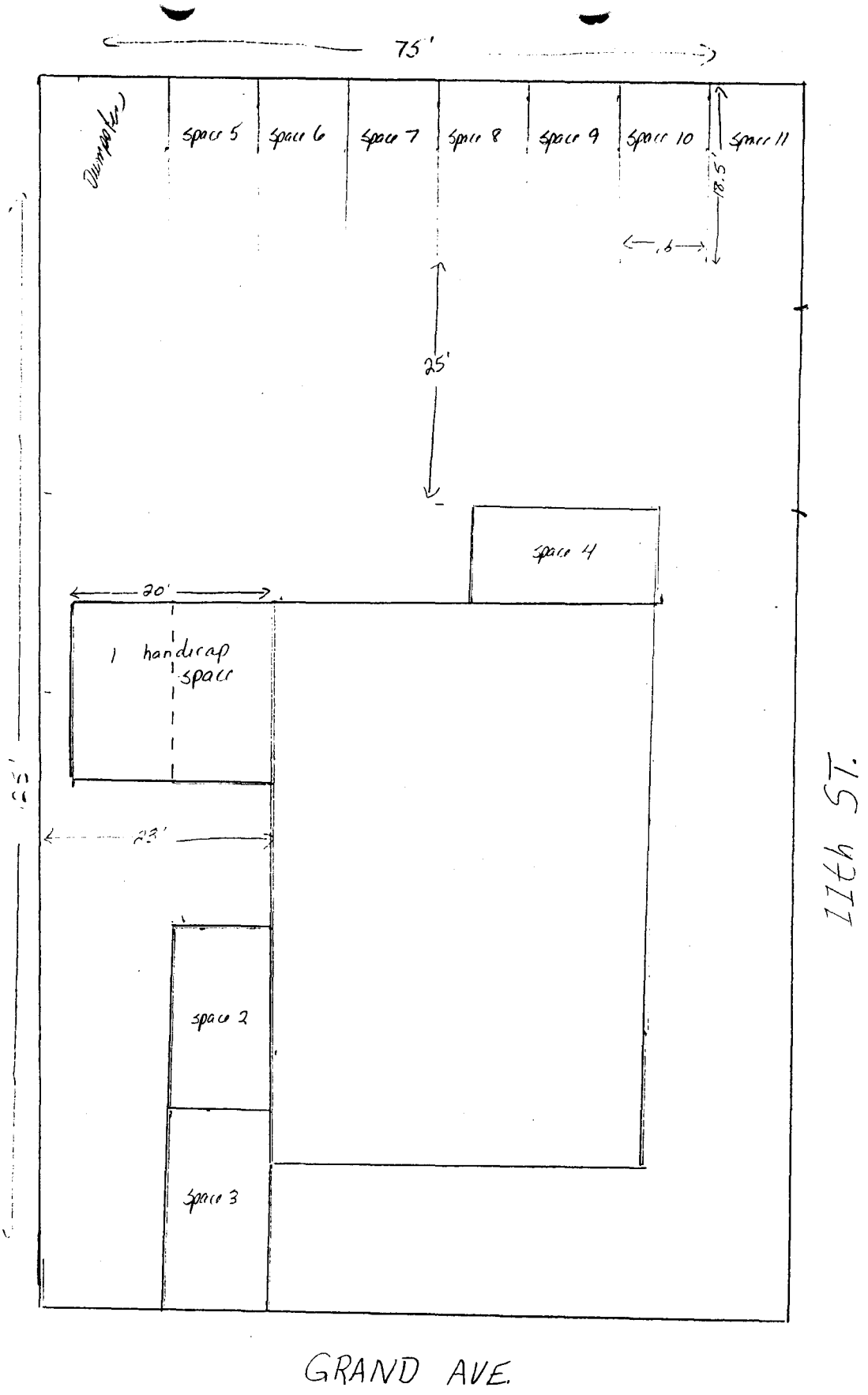
STAFF RECOMMENDATION: Staff recommends approval of the rezone and final plan with the following conditions:

1. The parking area must be graveled or paved and maintained in a dust-free condition.
2. Parking blocks must be provided along the alley.
3. A Power of Attorney for future alley improvements must be signed by the property owner.
4. All Building and Fire Code requirements must be complied with.
5. The allowed signage is a non-illuminated monument style sign not to exceed 30 square feet.
6. The allowed uses will include Professional/Government offices.

SUGGESTED MOTIONS:

"Mr. Chairman, on item #118-93, a request for a rezone from RMF-64 to PB, I move we forward this onto City Council with a recommendation for approval with the approved uses being Professional/Government offices."

"Mr. Chairman, on item #118-93, a request for a final plan for the property located at 1060 Grand Avenue, I move we approve this subject to the conditions numbered 1 through 5 in the staff recommendation."



Parking Plan



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

November 23, 1994

Judy Smith
Dove Designs
1060 Grand Avenue
Grand Junction, CO 81501

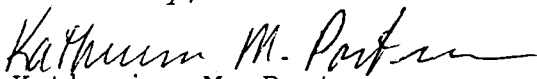
Dear Ms. Smith:

The rezoning for your property at 1060 Grand Avenue, as approved in 1993 (City Development File #118-93), was contingent on the following conditions:

1. The parking area must be graveled or paved and maintained in a dust free condition.
2. Parking blocks must be provided along the alley. All spaces must be delineated by striping or parking blocks as per the approved plan.
3. A Power of Attorney for future alley improvements must be signed by the property owner.
4. All building and fire code requirements must be complied with. Contact Bob Lee at 244-1656 for the Building Code requirements.
5. The allowed signage will be a non-illuminated monument-style sign not to exceed 30 square feet. (The banner must be removed)
6. An appraisal of the land, excluding improvements, must be submitted for determining the Parks and Open Space fee. The fee due is 5% of the appraised value.

I have enclosed a copy of the approved parking plan and a Power of Attorney form for you to complete. Please contact me at 244-1446 by December 7, 1994 to discuss bringing the site into compliance with the above conditions. Thank you for your cooperation.

Sincerely,


Katherine M. Portner
Planning Supervisor

xc: Ivy Williams, Code Enforcement
Bob Lee, Building Department
Hank Masterson, Fire Department



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

January 26, 1995

Judy Smith
Dove Designs
1060 Grand Avenue
Grand Junction, CO 81501

Dear Ms. Smith:

This is in follow-up to the letter written to you dated November 23, 1994 concerning the outstanding zoning requirements for 1060 Grand Avenue. The City Council recently adopted a revision to the open space fee section of the Zoning and Development Code, deleting the requirement for payment of the fee for changes in use. Under the revised Code you would not have been required to pay the open space fee for the conversion of 1060 Grand from a residence to a business.

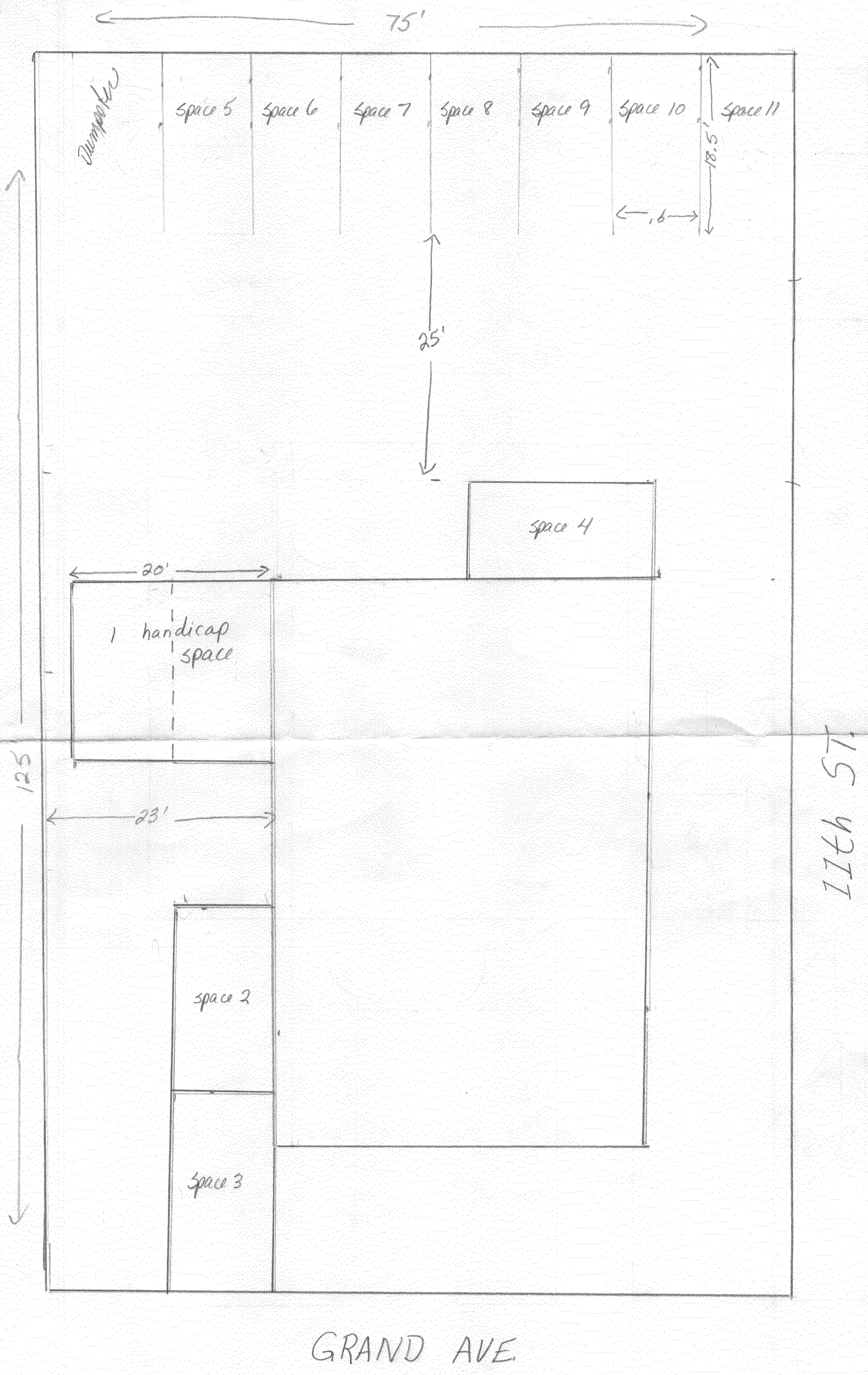
Therefore, I am deleting the requirement for the appraisal and payment of 5% of the appraised value of your property. All other conditions of approval still apply. Thank you for your cooperation.

Sincerely,

A handwritten signature in cursive script that reads "Katherine M. Portner".

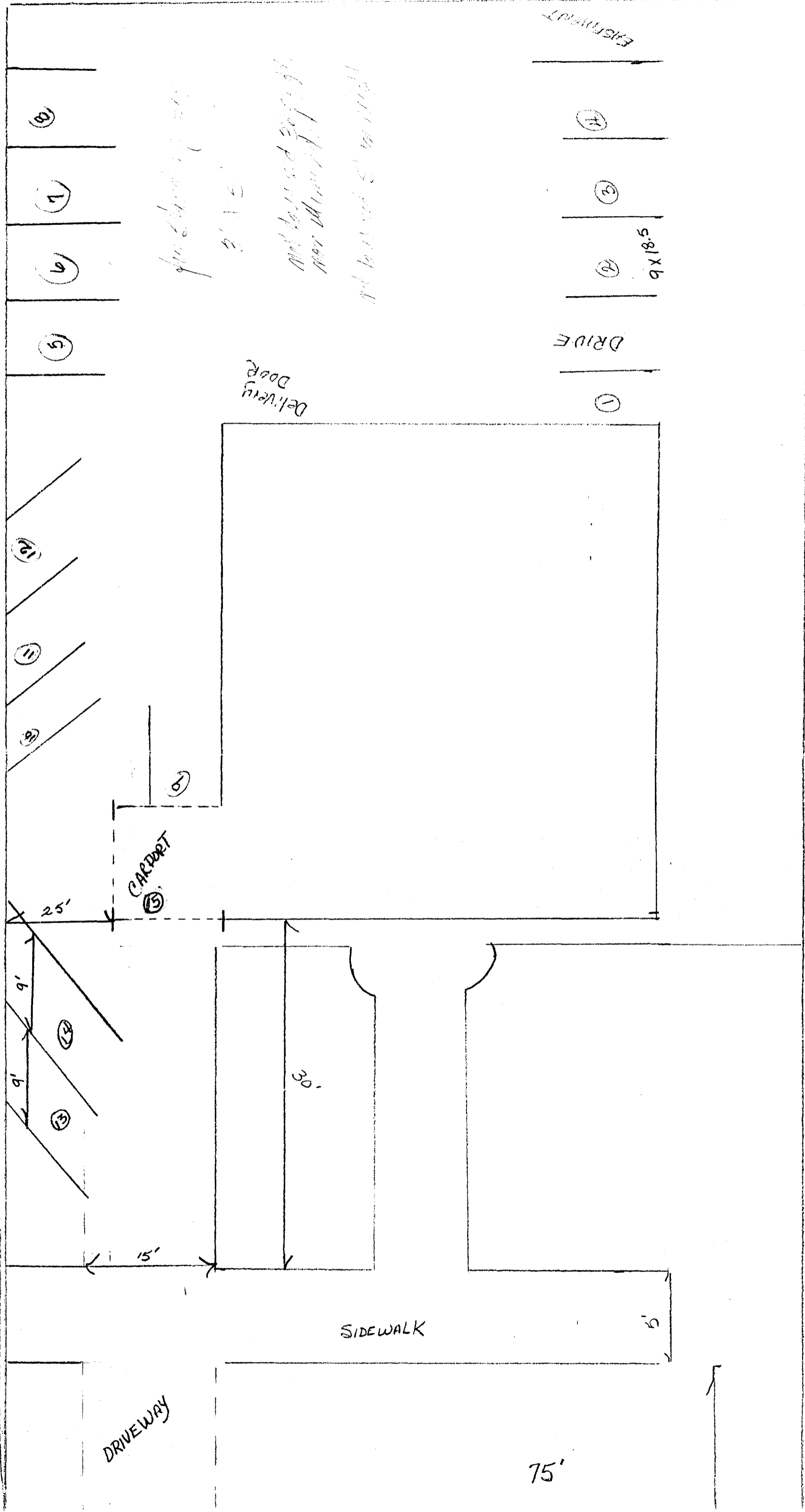
Katherine M. Portner
Planning Supervisor

xc: Ivy Williams



Parking Plan

Approved parking plan
11/2/93
KP



150'

11TH STREET

75'

DRIVEWAY

SIDEWALK

CARRIAGE

Delivery Door

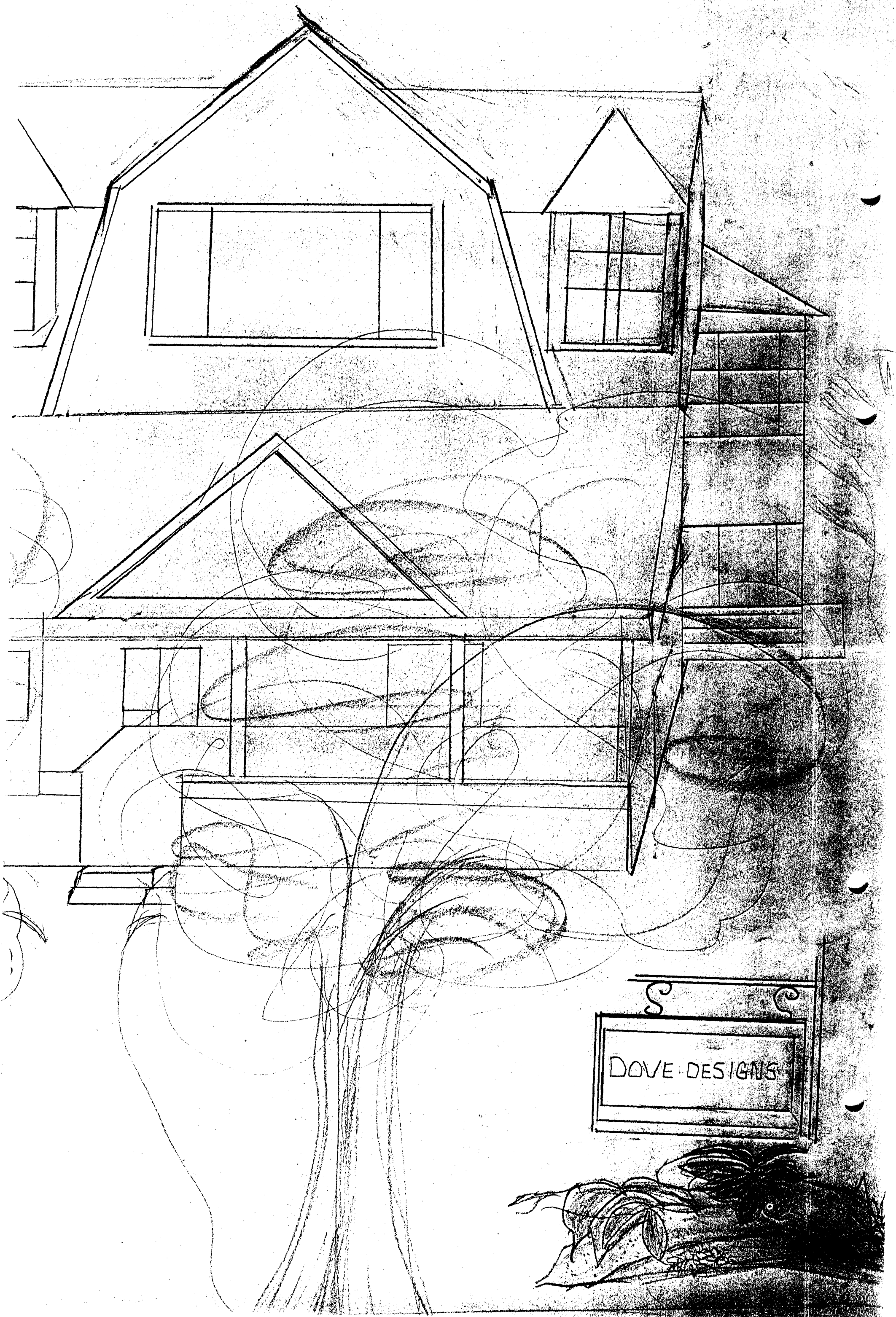
DRIVE

EMERGENCY

5' 8" x 6' 9" x 18' 5"

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12

for driveway
2' 1/2'
not to be used for parking
not to be used for parking
not to be used for parking



DOVE DESIGNS

LOTS 17, 18, & 19 in Block 68
of THE CITY OF GRAND JUNCTION,
MESA COUNTY, COLORADO

118 93

Original
Do NOT Remove
From Office