





# DEVELOPMENT APPLICATION

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

Receipt 928  
Date 2-2-94  
Rec'd By MT  
File No. #16 94

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		1/2 <sup>±</sup> acre	615 Pitkin	From: T-1 To: H.O.	
<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
<input checked="" type="checkbox"/> JAY Kee JACOBSON AND <input checked="" type="checkbox"/> JACOBSON VENTURES, INC.		
Name	Name	Name
<input checked="" type="checkbox"/> 1130 E. MISSOURI, Suite 400		JAY KEE JACOBSON
Address	Address	Address
<input checked="" type="checkbox"/> Phoenix, ARIZ. 85014		P.O. Box 4097
City/State/Zip	City/State/Zip	City/State/Zip
<input checked="" type="checkbox"/> (602) 248-0322		GRAND JUNCTION, Co 81502
Business Phone No.	Business Phone No.	Business Phone No.
		(303) 242-7250

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.

JAY Kee Jacobson 1/27/94  
Signature of Person Completing Application Date

JACOBSON VENTURES, INC  
 by 1/27/94  
Signature of Property Owner(s) - Attach Additional Sheets if Necessary Date

# SUBMITTAL CHECKLIST

## REZONE

Location: 615/635 PITKIN AVE

Project Name: PITKIN PLAZA

ITEMS	SSID REFERENCE	DISTRIBUTION											TOTAL REQ'D.				
		City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Attorney	City G.J.P.C. (8 sets)	City Downtown Dev. Auth.	City Council	City Parks and Rec.	City Fire Department	County Planning		Walker Field			
● Application Fee	VII-1	1															1
● Submittal Checklist*	VII-3	1															1
● Review Agency Cover Sheet*	VII-3	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	8	1	1	1	1	1	1	1	1	1	1
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1
● Evidence of Title	VII-2	1			1	1											3
<del>● Appraisal of Raw Land</del>	VII-1	*			*				*								1
● Names and Addresses	VII-3	1															1
● Legal Description	VII-2	1			1												2
○ Deed	VII-1	*			*	*											2
○ Easement	VII-2	*	*	*	*	*											5
○ Avigation Easement	VII-1	*			*	*											2
○ ROW	VII-3	*	*	*	*	*											5
● General Project Report	X-7	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1
● Location Map (ASSESSORS MAP)	IX-21	1															1
<del>● Vicinity Sketch</del>	IX-33	*	*	*	*	*	8	*	*	*	*	*	*	*	*	*	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.

PRE-APPLICATION CONFERENCE

Date: 1/25/94
Conference Attendance:
Proposal: Rezone to H.O.
Location: 615 PITKIN

Tax Parcel Number:
Review Fee: \$330
(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? NO
Area identified as a need in the Master Plan of Parks and Recreation? NO
Parks and Open Space fees required? NO Estimated Amount:
Recording fees required? NO Estimated Amount:
Half street improvement fees required? NO Estimated Amount:
Revocable Permit required? NO
State Highway Access Permit required? NO

Applicable Plans, Policies and Guidelines NONE

Located in identified floodplain? FIRM panel # NO
Located in other geohazard area?

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? NO
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, Screening/Buffering, Land Use Compatibility, Drainage, Landscaping, Traffic Generation, Floodplain/Wetlands Mitigation, Availability of Utilities, Geologic Hazards/Soils, Other

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)

# DRAWING STANDARDS CHECKLIST

## VICINITY SKETCH / SITE PLAN OF EXISTING CONDITIONS

ITEM	GRAPHIC STANDARDS	OK	NA
(A)	Scale: As required		
(B)	Drawing size: 11" x 17"		
(D)	Notation: All non-construction text		
(I)	Orientation and north arrow		
K	Title block with names, titles, preparation and revision dates		
M	Legend of symbols used		
N	List of abbreviations used		
R	Neatness and legibility		
SECTION VIII			

*Must be to scale!!*

ITEM	FEATURES	OK	NA
(1)	Location and boundaries of the site. (See Comment 1.)		
(2)	Existing and proposed on-site and adjacent streets, alleys, ROWs, and easements.		
3	Site geographic relationship to collector or arterial roads.		
4	Legal description of the property.		
5	Total site acreage.		
(6)	Zoning and existing land use of the site and adjacent property.		
7	Location and size of water and sewer facilities in the vicinity (subdivision only).		
8	Major drainage courses and floodplains on or adjacent to the property.		
(9)	Other pertinent information. (see below)		
ADDITIONAL INFORMATION			

*Building Footprint  
Parking Area (show layout of spaces)  
Landscaping (if any)*

### COMMENTS

1 For a vacation or revocable permit application, boundaries must be monumented.

2945-144-43-003

✓ LIGHTHOUSE GOSPEL MINISTRIES RE  
KEITH BRADLEY, DIRECTOR/FOUNDER  
418 S 7TH ST  
GRAND JUNCTION, CO 81501-7731

2945-144-43-004

✓ SPEARS FAMILY TRUST  
% WM T SPEARS  
PO BOX 310  
DE BEQUE, CO 81630-0310

2945-144-43-978

✓ COMMUNITY HEALTH RESOURCES INC  
C/O ROSEMONT & ASSOC  
PO BOX 796877  
DALLAS, TX 75379-6877

2945-144-44-001

✓ THE C D SMITH CO  
PO BOX 728  
GRAND JUNCTION, CO 81502-0728

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2945-143-40-938  
MESA COUNTY

GRAND JUNCTION, CO 81501

2945-143-40-939  
MESA COUNTY

GRAND JUNCTION, CO 81506

2945-143-40-958

LIGHTHOUSE GOSPEL MINISTRIES  
PO BOX 346  
GRAND JUNCTION, CO 81502-0346

2945-143-41-001

JAY K JACOBSON  
PO BOX 4097  
GRAND JUNCTION, CO 81502-4097

2945-143-41-004

RAYMOND A MEACHAM  
306 MAIN ST  
GRAND JUNCTION, CO 81501-2413

2945-143-42-001

T W WATT  
2020 W BAPTIST RD  
COLORADO SPRINGS, CO 80921-2319

2945-143-43-002

TOM G MUNCY  
MARY A  
1017 2ND ST  
PAONIA, CO 81428

2945-143-43-941

CITY OF GRAND JUNCTION  
250 N 5TH ST  
GRAND JUNCTION, CO 81501-2628

2945-144-31-937

MESA COUNTY  
CITY - COUNTY JAIL  
  
GRAND JUNCTION, CO 81501

2945-144-32-001

GARY CLOY BROWN  
MARJORIE A  
424 SANDSTONE DR  
GRAND JUNCTION, CO 81503-1654

2945-144-32-002

GARY C BROWN  
MARJORIE A  
338 S 7TH ST  
GRAND JUNCTION, CO 81501-7729

2945-144-32-003

MAXINE HOEY  
1801 DURAY AVE  
GRAND JUNCTION, CO 81501-7935

2945-144-32-004

MARIE YOUNGER  
302 S 7TH ST  
GRAND JUNCTION, CO 81501-7729

2945-144-32-012

JOSEPH N SPANO  
LINDA J JENKINS  
2421 BROADWAY  
GRAND JUNCTION, CO 81503-1513

2945-144-41-931

BOARD OF COUNTY COMMISSIONERS  
MESA COUNTY COURTHOUSE  
GRAND JUNCTION, CO 81501

2945-144-43-002

GEO ALFRED THEISEN  
BARBARA SUE  
1333 HALL AVE  
GRAND JUNCTION, CO 81501-6321

GRAND JUNCTION, CO 81501-2628

250 N 5TH ST

CITY OF GRAND JUNCTION

2945-143-32-941

GRAND JUNCTION, CO 81501-7712

544 FITKIN AVE

BRENDA C

ERSON R MOORE

2945-143-32-013

GRAND JUNCTION, CO 81501

- CITY-COUNTY JAIL -

CITY OF GRAND JUNCTION

2945-143-31-948

GRAND JUNCTION, CO 81501

- FIRE DEPT -

CITY OF GRAND JUNCTION

2945-143-31-944

hb-9/18

GENERAL PROJECT REPORT  
1/28/94

A. Project Description:

1. Location: 615 & 635 Pitkin Ave., Grand Junction, CO 81501
2. Acreage: Approximately 1/2 acres (18,750 sq. ft.)
3. Proposed Use: Office Building

B. Public Benefit: Upgrade and improve existing building that will include adequate parking.

C. Project Compliance, Compatibility and Impact:

1. Subject property will be rehabilitated, services brought up to existing code and beautified with landscaping according to city requirements.
2. Land use is mixed in the areas surrounding the subject property. Generally it is government, retail, and office/warehouse. Immediately north of property between 6th and 7th is the City Fire Department, City Police and Mesa County Administration offices. East of the property on 7th between Pitkin and South is the Rescue Mission, ARU and Theisen Glass. South of property on South between 7th and 6th is Brookharts Building Center and American furniture warehouse. West of property on 6th between Pitkin and South is Mesa Supply, Work Release and Rescue Mission housing/kitchen .
3. Site Access and Traffic Patterns: There is presently an adequate curb cut which allows egress and ingress to Pitkin Ave. In addition there will be access to subject property from 7th and 6th via the alley. Mesa County owns the land immediately east and south of the property and they have indicated that their property will be permanent parking.
4. Availability of utilities, including proximity of fire hydrants:
  - a) Fire hydrants are located at the northeast corner of 6th and Pitkin and the southeast corner of 7th and Pitkin. The City Fire Department is located on the northeast corner of 6th and Pitkin.
  - b) This is an existing building that has housed a retail business for many years. Water, sewer, electric and gas service is presently available to subject property.
5. Effects on public facilities: This building has been used by a retail business for many years. As an office building there may be more people on a daily basis occupying and using the facilities. Therefore, the usage of utilities may be higher. Landscaping may require more irrigation, but the area available will have minimized impact. The effect on parks, schools and roads should be minimal. Overall, the total impact on public facilities will also be minimal.
6. Signage Plans: These plans have not been designed, however at such time as they are designed, the plans will be consistent with city sign codes.

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General Project Report  
January 28, 1994  
Page 2

D. Development Schedule and Phasing: It may take 12 to 18 months to plan and construct this facility.

Respectfully submitted,



Jay Kee Jacobson  
Representative

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#16 94

**JACOBSON VENTURES, INC.**  
1130 E. Missouri, Suite #400  
Phoenix, AZ 85014  
(602) 248-0322

January 26, 1994

Attn: Karl G. Metzner  
Senior Planner  
Grand Junction City Community Development  
250 N. 5th Street  
Grand Junction, CO 81501

Re: Re-zoning of 615 and 635 Pitkin,  
Grand Junction, Colorado

Dear Mr. Metzner:

Please be advised that Jacobson Ventures, Inc., the owner of the property at 615 Pitkin, supports the re-zoning application to have the above referenced properties re-zoned to an HO classification (highway office).

This letter will also serve as authorization for Jay Kee Jacobson to represent Jacobson Ventures, Inc.'s interest in the property as it relates to this re-zoning application and he is hereby specifically authorized to sign on the corporation's behalf any and all documents required in connection with the re-zoning proceedings.

Very truly yours,  
JACOBSON VENTURES, INC.

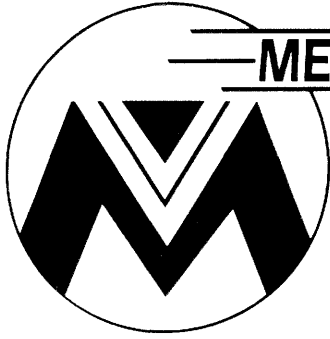


Lawrence J. Petersen  
Treasurer

LJP:jmo  
cc: J. K. Jacobson

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#16 94



# MESA SUPPLY

601 Pitkin Avenue • P.O. Box 4097 • Grand Junction, CO 81502

303-242-7250

#16 94

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January 31, 1994

Mr. Karl G. Metzner  
Senior Planner  
250 North 5th Street  
Grand Junction, Co 81501

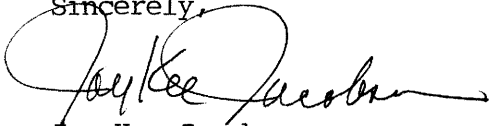
Re: Rezone of property and 615/635 Pitkin

Dear Karl:

You will find enclosed the following documents per the Submittal Checklist.

1. A check in the amount of \$330.00 for the application fee.
2. Submittal Checklist items for each agency indicated on form.

Sincerely,



Jay Kee Jacobson

JKJ/rj

CK # 3347



# REVIEW COMMENTS

Page 1 of 2

FILE #16-94

TITLE HEADING: Rezone from I-1 to HO

LOCATION: 615 & 635 Pitkin Avenue

PETITIONER: Jay Kee Jacobson & Jacobson Ventures

PETITIONER'S ADDRESS/TELEPHONE: 1130 E. Missouri, #400  
Phoenix, AZ 85014  
602-248-0322/242-7250

PETITIONER'S REPRESENTATIVE: Jay Kee Jacobson  
Box 4097  
Grand Junction, CO 81502

STAFF REPRESENTATIVE: Kristen Ashbeck

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**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., FEBRUARY 22, 1994.**

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**CITY DEVELOPMENT ENGINEER**  
Jody Kliska

**2/8/94**  
**244-8867**

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No comment on rezone.

At time of any building/parking lot improvements we will look at driveway/sidewalks to be consistent with City standards.

**CITY UTILITY ENGINEER**  
Bill Cheney

**2/14/94**  
**244-1590**

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WATER - No comment.

SEWER - The "Plant Investment Fee" may have to be increased based on a change of use. This will be evaluated if the use changes.

No other comments.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
Kristen Ashbeck

**2/15/94**  
**244-1437**

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1. Provide a full size Assessor's map with the properties highlighted.
2. Recommend that 601 Pitkin (Lots 1-4) be included in the HO rezone request for more consistent development along this block of Pitkin Avenue.

The existing warehouse use of that building requires a Conditional Use Permit in the HO Zone. Thus, staff will process the Conditional Use Permit simultaneously with the rezone request.

Please submit a Site Plan (11" x 17") for 601 Pitkin to be used to review the Conditional Use Permit. Refer to the attached Vicinity Sketch checklist as to what should be shown on the plan.

Provide a narrative describing the use at 601 Pitkin (e.g. type of use, hours of operation, number of employees per shift, etc.).

Also include a drawing(s) of any signage that exists or is proposed for the building at 601 Pitkin. Signage is approved as part of a Conditional Use Permit.

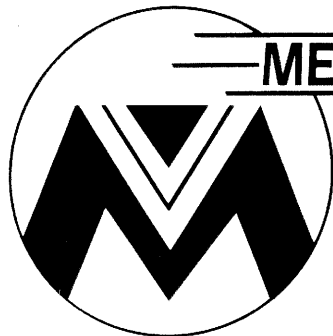
## **LATE COMMENTS**

**DOWNTOWN DEVELOPMENT AUTHORITY**  
**Barbara Creasman**

**2/22/94**  
**245-2926**

---

Okay.



**MESA SUPPLY**

601 Pitkin Avenue • P.O. Box 4097 • Grand Junction, CO 81502

**303-242-7250**

February 22, 1994

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

FEB 23 1994

Ms. Kristen Ashbeck  
Associate Planner  
City of Grand Junction  
250 N. 15th Street  
Grand Junction, Co 81501

Re: Rezone of Property at 615/635 Pitkin.

Dear Kris:

I appreciate the time you made available on the phone today to discuss your Review Comments. It will be helpful for you to visit the above referenced property and let me show you the Mesa Supply facility at 601 Pitkin in the next couple weeks.

We briefly discussed my hesitancy to include the 601 Pitkin property in the HO rezone request. Two (2) primary reasons are:

1. My existing business may not fit into the HO zoning because approximately 10% of this property is dedicated to formulating liquid and powder cleaning products. Your input after your visit will be helpful.
2. This 601 Pitkin property is on the list that qualifies it for historic designation. I would prefer to review all the factors involved in getting approved for a historic property to make sure that any future work on facility will be consistent with any requirements.

In regards to the rezoning request for 615 and 635 property I am requesting a 30 day delay. I mentioned to you a business that I am in process of acquiring. This business consists of equipment sales and service. Space will be needed for showroom, repair area in rear of building and storage



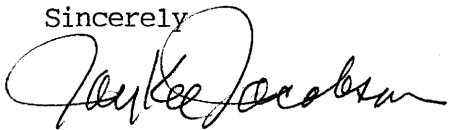
*ca*

Ms. Kristen Ashbeck  
February 22, 1994  
Page 2

for parts and equipment. Your input on this possibility will be helpful before proceeding with the rezone.

Comments from Jody Klisha and Bill Cheney did not require a response at this time.

Sincerely

A handwritten signature in cursive script that reads "Jay Kee Jacobson". The signature is written in dark ink and is positioned to the right of the word "Sincerely".

Jay Kee Jacobson  
Petitioners Representative

JKJ/rj

# DRAWING STANDARDS CHECKLIST

## VICINITY SKETCH / SITE PLAN OF EXISTING CONDITIONS

ITEM	GRAPHIC STANDARDS	OK	NA
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R	Neatness and legibility		
SECTION VIII	<i>Must be to scale!!</i>		

ITEM	FEATURES	OK	NA
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7	Location and size of water and sewer facilities in the vicinity (subdivision only).		
8	Major drainage courses and floodplains on or adjacent to the property.		
(9)	Other pertinent information. (see below)		
ADDITIONAL INFORMATION	<i>Building Footprint</i>		
	<i>Parking Area (show layout of spaces)</i>		
	<i>Landscaping (if any)</i>		

### COMMENTS

1 For a vacation or revocable permit application, boundaries must be monumented.



# DRAWING STANDARDS CHECKLIST

## VICINITY SKETCH / SITE PLAN OF EXISTING CONDITIONS

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	<i>Parking Area (show layout of spaces)</i>		
	<i>Landscaping (if any)</i>		

**COMMENTS**

1 For a vacation or revocable permit application, boundaries must be monumented.

March 24, 1994

Mr. Jay Kee Jacobson  
Mesa Supply  
PO Box 4097  
Grand Junction, Colorado 81502

Dear Jay,

Upon discussing your rezone proposal at 601, 615 and 635 Pitkin Avenue with other planning staff, our recommendation is that the current proposal be dropped (rezone to H.O.) at this time. There appears to be no need for a rezone of the properties as you intend to use them in the near future--the uses, both existing and proposed are allowed within the existing Light Industrial (I-1) zone.

The Community Development Department staff also feels that there is no advantage to pursuing a planned zone on this property at this time either. If the intent of doing such a rezone is to provide flexibility for future uses, the list of future uses proposed for the planned zone would have to be so broad (i.e. include industrial to accommodate existing uses and office for possible future use) that staff would have difficulty supporting the rezone. The planned zone, as currently used in the City of Grand Junction, is used to prescribe a very specific plan for a property rather than be an open-ended zone for whatever might be proposed in the future. Thus, in the case of your properties, the planned zone would perhaps "tie you" to a specific plan that may not work for you in the future. Keeping the existing zoning probably gives you more flexibility at this point until a more specific plan for the property can be developed.

If you would still like to pursue the planned zone, we would be willing to extend the existing project to a May hearing if we received the required information from you no later than April 6, 1994. This deadline is necessary in order to give review agencies sufficient time to review the new proposal. As mentioned to you previously, this would include a \$50.00 fee to cover the cost of the legal advertisement.

Please do not hesitate to contact me if you have any questions regarding this information or if you would like to set an appointment to go over the submittal requirements for a planned zone proposal.

Sincerely,

Kristen Ashbeck  
Planner