

DIL Grand Super. Prop.
C/O D Marabella
P.O. Box 729
Grand Junction, CO 81502

Summers, David
102 Lorey Dr.
Grand Junction, CO 81505

Gerharter, Earl
Dorothy, G.
127 Hillcrest
Grand Junction, CO 81501

Carnett Walter D
E L
240 Walnut Ave.
Grand Junction, CO 81501

39 94

Carnett, Walter D.
E L
240 Walnut Ave.
Grand Junction, CO 81501-7451

Gerharter Earl W.
Dorothy F.
127 Hillcrest
Gr. Junction, CO 81501-7442

DIL Grand Super. Prop.
C/O D. Marabella
P.O. Box 729
Gr. Jct. CO 81502-0729

Summers, David G.
102 Lorey Dr.
Gr. Jct. CO 81505-7032

Manning, Richard A.
ML
115 Lilac Lane
Gr. Jct. CO 81505-7021

Lipson, Gean F.
Robert L. Lipson III
296 W. Morrison CT
Gr. Jct. CO 81503-2500

Santy, Fraqnk

Santy, Frank
2117 N. 1st St.
Grand Jct. CO 81501-7472

Gartner, Daniel
Elizabeth
104 Lilac Ln.
Gr. Jct. CO 81501-7434

Slauson, Nora D.
Michail P.
105 Lilac Ln.
Gr. Jct. CO 81505-7021

Andrews, Otis George
ET AL
525 Lilac Ln.
Gr. Jct. CO 81505-7029

Jones, Nellie L.
128 Hillcrest
Gr. Jct. CO 81501-7442

HILLCREST PROF. GROUP
Attn: Dr. Moses
132 Walnut Ave.
Gr. Jct. CO 81501-7468

Brach Enterprises
444 Scenic Dr.
Gr. Jct. CO 81503-1570

McEvoy, James
105 Hillcrest Manor
Gr. Jct. CO 81501-7443

CLINIC
DAVID L. NOCK, DDS
Project Narrative

The proposed project includes construction of a 2,800 square foot, single story professional office building for use as a dental clinic for oral surgery located at 2033 N. 1st Street. The site is now vacant and is zoned for residential use. Dr. Nock requests a re-zone of the lot from RSF5 to Planned Business PB. The lot includes .38 acres, or approximately 16,651 square feet.

The site is located between Sections 1 and 2 of the First Street Corridor, at the intersection of North 1st Street and Walnut Avenue. Directly east of the site is a three-story dental office building where Dr. Nock currently leases office space. Directly south is a single story dental office building, City Market, and a gasoline service station. Residential uses occupy parcels to the north and west.

The new professional office building, with landscaped site and paved parking, would work well with existing commercial development on North 1st Street to the south and east. At the same time, the size of the proposed building and its low intensity use would complement existing residential use in Section 1 of the First Street Corridor to the north. The proposed dental clinic would provide a transition from Section 2 commercial use to Section 1 residential use, fitting well with each First Street Corridor use.

Access to the site is from North 1st Street on the east. The proposed curb cut would be located at the southeast corner of the site. Eight (8) parking spaces, including a van-accessible handicap space, will be provided to accommodate both employee and patient needs. Four (4) parking spaces are required.

Existing water and sewer services exist along North 1st Street. Natural gas and power are available at the site. Fire hydrants exist directly across North 1st Street to the east, and on Lorey Drive, southwest of the building site.

New paved surfaces would be drained to the southeast corner of the site and existing or improved sub-surface drainage culverts would be used, tying into Grand Valley Irrigation waste water piping. Conditional approval of this drainage concept has been granted by Grand Valley Irrigation. Existing soil conditions allow for the use of shallow building foundations. The proposed single story building would be constructed using a combination of brick masonry and stucco exterior walls, and both flat and pitched roofs, in keeping with the residential character of the neighborhood.

Dr. Nock's dental office operates from 8:00 a.m. to 5:00 p.m., Monday through Friday, throughout the year. The office schedules from 8 to 10 patients per day, far fewer than a general practice dental office which schedules 25-30 patients per day per dentist. Area lighting would be provided at the east parking area, and at building entrances. There would be a non-lighted, two-sided monument sign, eight (8) feet by three (3) feet, located within the property line along North 1st Street.

Construction would begin in September 1994 with completion and occupancy scheduled for April 1995.

REVIEW COMMENTS

Page 1 of 2

FILE #39-94

TITLE HEADING: Rezone from RSF-5 to PB

LOCATION: 2033 N 1st Street

PETITIONER: David & Sherryl Nock

PETITIONER'S ADDRESS/TELEPHONE: 2380 E Piazza Place
Grand Junction, CO 81506
243-5589

PETITIONER'S REPRESENTATIVE: Rob Jenkins, Chamberlin Architects

STAFF REPRESENTATIVE: Kathy Portner

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., MARCH 28, 1994.

CITY UTILITY ENGINEER
Bill Cheney

3/3/94
244-1590

WATER - 14" A.C. line located in 1st Street.

SEWER - Show location of proposed service connection and check elevation of sewer line where connection is being proposed to insure there is adequate grade from the building to the sewer line. This could be a problem since the building is located so far from the street.

U.S. WEST
Leon Peach

3/7/94
244-4964

No comments at this time.

GRAND JUNCTION POLICE DEPARTMENT
Mark Angelo

3/10/94
244-3587

1. I would recommend NO access off of 1st Street - already too many intersecting roadways.
2. I have talked to Dr. Summers at 102 Lorey Drive. He is willing to work with this doctor. In fact, he's looking at a parking issue after 1st Street is widened because it will take up the employee parking spaces. Maybe something can be done by working together to have a joint access off of Lorey Drive and maybe a joint parking lot.
3. Parking lot should have some parking lot lighting.
4. Is there going to be a fence to divide the property from the residential property to the north? I would recommend a fence to prevent pedestrian traffic.
5. What type of exterior doors are going to be used? Recommend solid metal or wood door with dead bolt locks. If the hinges are on the outside, pinning them shut.

6. Install a light over every exterior door.
7. If you have ground floor windows - ones that do not open or if they do, channel locks or wooden dowels to prevent them from being pried open.
8. Make sure shrubs are low ground cover type so you don't create hiding spots in front of windows.

GRAND JUNCTION DRAINAGE DISTRICT
John Ballagh

3/14/94
242-4343

The nearest Grand Junction Drainage District facility is the Buthorn Drain. The site at 2033 North 1st is not over or immediately adjacent to the Buthorn Drain.

CITY DEVELOPMENT ENGINEER
Jody Kliska

3/15/94
244-1591

1. Sight distance on 1st Street is a critical issue and access should not be allowed. Also, the location of the driveway between Hillcrest and Walnut creates a potential safety problem for turning vehicles. Access through adjoining property to Lorey Drive is encouraged.
2. The adjoining property's parking is currently in the right-of-way and shared parking would be a good solution.
3. A Drainage Report and Plan is required to provide details on pipe sizes, flow, runoff calculations.
4. Additional right-of-way on First Street will be required for a total of 40' from the section line. A 6' utility easement will also be required.

PUBLIC SERVICE COMPANY
Dale Clawson

3/16/94
244-2695

ELECTRIC & GAS: No objections.

CITY PROPERTY AGENT
Tim Woodmansee

3/16/94
244-1565

The east 10 feet of the subject property needs to be dedicated to the City for roadway and utilities purposes to accommodate the future widening of First Street.

GRAND JUNCTION FIRE DEPARTMENT
George Bennett

3/17/94
244-1400

We don't have a problem with this rezone. A fire flow survey will have to be conducted prior to any construction to determine the required flows and if any additional fire protection is needed.

COMMUNITY DEVELOPMENT DEPARTMENT
Kathy Portner

3/17/94
244-1446

See attached comments.

STAFF REVIEW

FILE: #39-94
DATE: March 17, 1994
STAFF: Kathy Portner
REQUEST: Rezone to PB--Nock Clinic
LOCATION: 2033 N. 1st Street
APPLICANT: David and Sherryl Nock

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Clinic

SURROUNDING LAND USE:

NORTH: Residential
SOUTH: Business--Office
EAST: Business--Office/Residential
WEST: Vacant

EXISTING ZONING: RSF-5

PROPOSED ZONING: PB (Planned Business)

SURROUNDING ZONING:

NORTH: RSF-5
SOUTH: PB
EAST: PB and RSF-5
WEST: RSF-5

RELATIONSHIP TO COMPREHENSIVE PLAN:

The 1st Street Corridor Guideline provides guidance for two sections of 1st Street that may cover this site. The section from G Road to Walnut Avenue (which does not extend west of 1st Street) is noted as a having appropriate single family uses and zones. The guideline further states that commercial development is generally discouraged, but that multifamily uses may be appropriate near existing neighborhood shopping areas such as exists at 1st and Orchard. The guideline for the section between Walnut Avenue and Franklin Avenue also suggests the possibility for multi-family development near the neighborhood shopping areas and professional office developments which is compatible with the existing residential uses. It is Staff's opinion

that the proposed rezone to Planned Business at this site would be appropriate, given the grade difference between this site and the residential use to the north and the proximity to other business uses. However, site design conditions must be considered to mitigate any negative impacts this proposal could have on the surrounding area.

STAFF ANALYSIS:

The proposal is for a rezone and outline development plan approval for a 2,800 square foot, single story professional office building for use as a dental clinic on a .38 acres site.

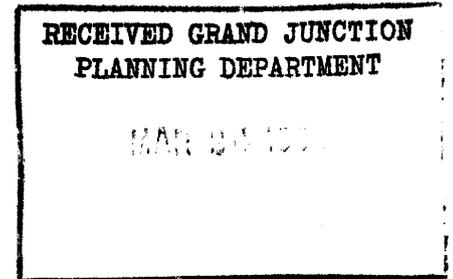
The following comments/issues are offered for the petitioner's response:

1. Platting of the parcel will be required with final plan approval.
2. Additional ROW along 1st Street will be required as per City Development Engineer requirements.
3. Driveway access onto 1st Street for a clinic is not acceptable. Driveway access should be provided as a shared access with the existing clinic to the south onto Lorey Drive. The site should then be redesigned to provide parking behind the building rather than along 1st Street. Shared parking area with the existing clinic is encouraged.
4. Half street improvements will be required for 1st Street and Lorey Drive from the driveway access point onto Lorey Drive to 1st Street.
5. Parking requirement will be on a medical/dental offices which requires four spaces for each doctor or dentist on duty during the busiest shift.
6. Payment into the parks and open space fund will be required. The fee is 5% of the appraised land value. An appraisal will be required with the final development plan.

STAFF RECOMMENDATION:

C H A M B E R L I N
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A R C H I T E C T S

March 23, 1994



Ms. Kathy Portner
Community Development Department
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501

RE: File #39-94, Rezone RSF-5 to PB
Nock Clinic

Kathy:

Petitioners David and Sherryl Nock request that their petition for a rezone from RSF-5 to PB at 2033 N. 1st Street be removed from the April 4, 1994, Planning Commission Meeting Agenda.

They appreciate your support of their proposal for a new Dental Clinic on the property and understand your concern for additional vehicular access off North 1st Street. They have begun negotiations with adjacent property owners for an easement between their property and Lorey Drive.

It is our understanding that the rezone application may be tabled for a period not to exceed two months while easement negotiations proceed, and that within two months, the rezone application may be reactivated without an additional application fee.

We are hopeful that an easement may be secured and that the project may proceed. Thanks for your assistance thus far.

Sincerely,

A handwritten signature in cursive script that reads "Robert D. Jenkins".

Robert D. Jenkins, AIA

RDJ/3-23port.404

· A P R O F E S S I O N A L C O R P O R A T I O N ·

437 MAIN STREET
GRAND JUNCTION, COLORADO 81501-2511
TELEPHONE (303) 242-6804
FAX (303) 245-4303



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

June 27, 1994

David and Sherryl Nock
2380 E. Piazza Place
Grand Junction, CO 81506

RE: File #29-94--Nock Clinic Rezone and Plan

Dear Mr. and Ms. Nock:

This is in follow-up to the rezone proposal for the Nock Clinic at 2033 N. 1st Street (City development file #39-94). The rezone application was submitted to our office on 3/2/94. Based on the review agency comments recommending no driveway access onto 1st Street, your representative, Rob Jenkins, requested the application be pulled from the April Planning Commission agenda to allow you time to negotiate an access onto Lorey Drive. I told Mr. Jenkins we could allow you two months to resubmit a new design under the original application and just pay a readvertising fee of \$50.00.

I understand from Mr. Jenkins that you have been unsuccessful in obtaining an access onto Lorey Drive and you probably will not proceed with the project. Given the amount of time that has elapsed since the original submittal, if you wish to proceed with the project in any form a complete new submittal with the full fee will be required. If you do plan to proceed with the project or if you have other questions you can contact me at 244-1446.

Sincerely,

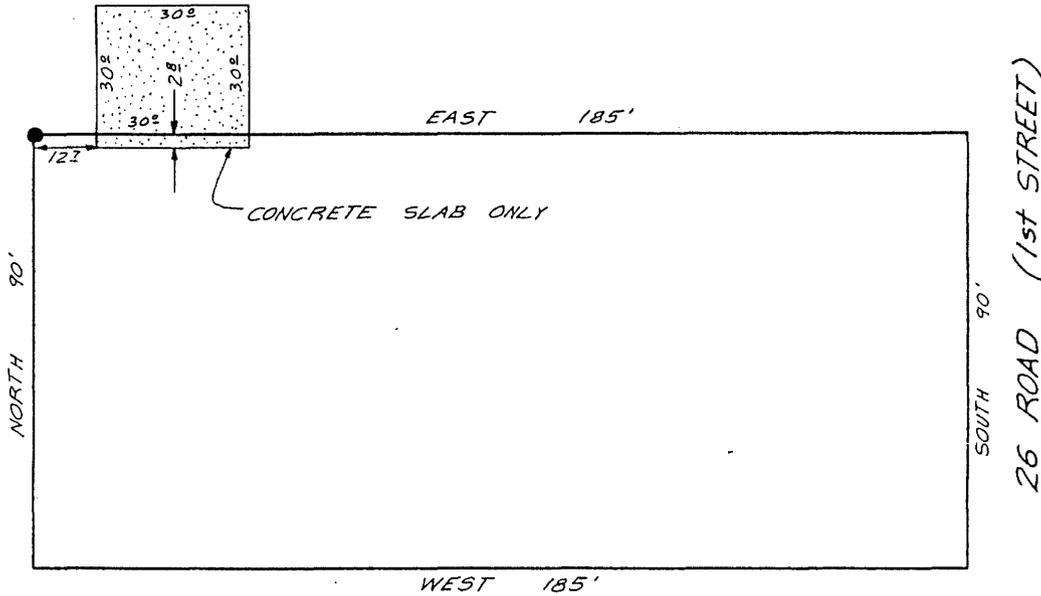
A handwritten signature in cursive script, appearing to read "Katherine M. Portner", is written over a horizontal line.

Katherine M. Portner
Planning Supervisor

xc: Rob Jenkins

IMPROVEMENT LOCATION CERTIFICATE

2033 North 1st Street, Grand Junction, Colorado
 Beginning at a point 16 feet South of the Northeast Corner of the S½ SE½ NE½ of Section 10, Township 1 South, Range 1 West of the Ute Meridian;
 Thence South 222 feet, thence West 215 feet, thence North 222 feet, thence East 215 feet to the point of beginning,
 EXCEPT the East 30 feet as conveyed to Mesa County by instrument recorded in Book 939 at Page 64 of Mesa County records,
 AND EXCEPT Beginning at a point 16 feet South of the Northeast Corner of the S½ SE½ NE½ of Section 10, Township 1 South, Range 1 West of the Ute Meridian; Thence South 132 feet, thence West 215 feet, thence North 132 feet, thence East 215 feet to the point of beginning,
 Mesa County, Colorado



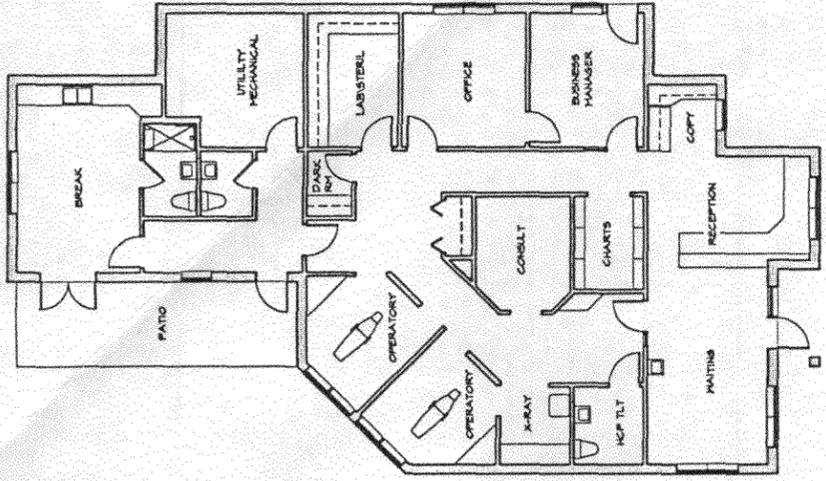
39 94

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Otis Andrews, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 8-26-88 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

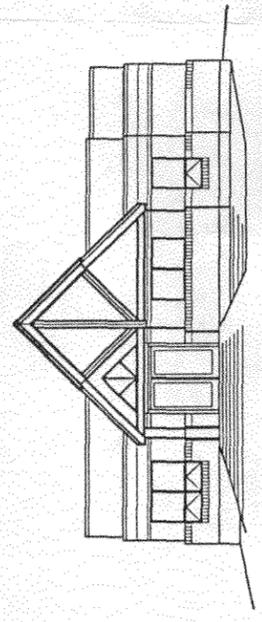
IT IS HEREBY CERTIFIED THAT THE ABOVE-DESCRIBED PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD BOUNDARY.

William O. Roy
 WILLIAM O. ROY P.L.S. 12901

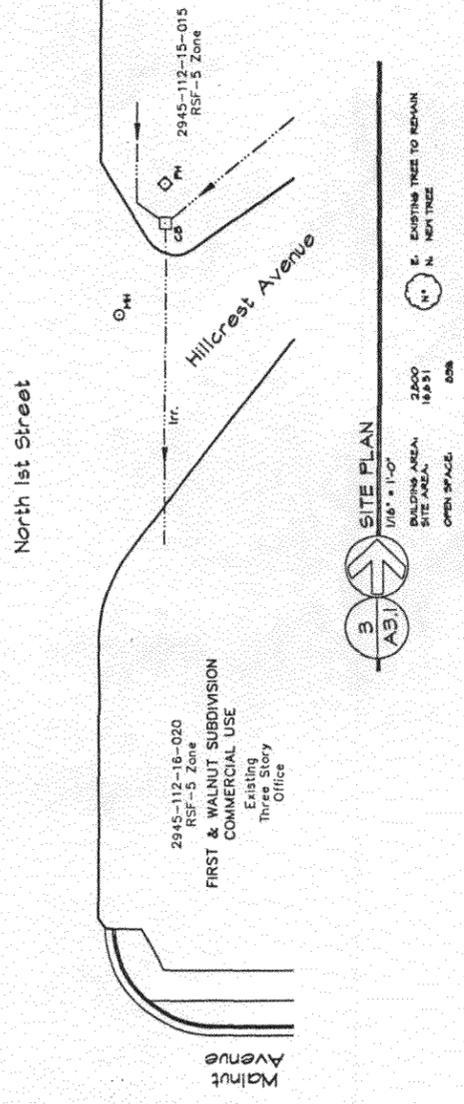
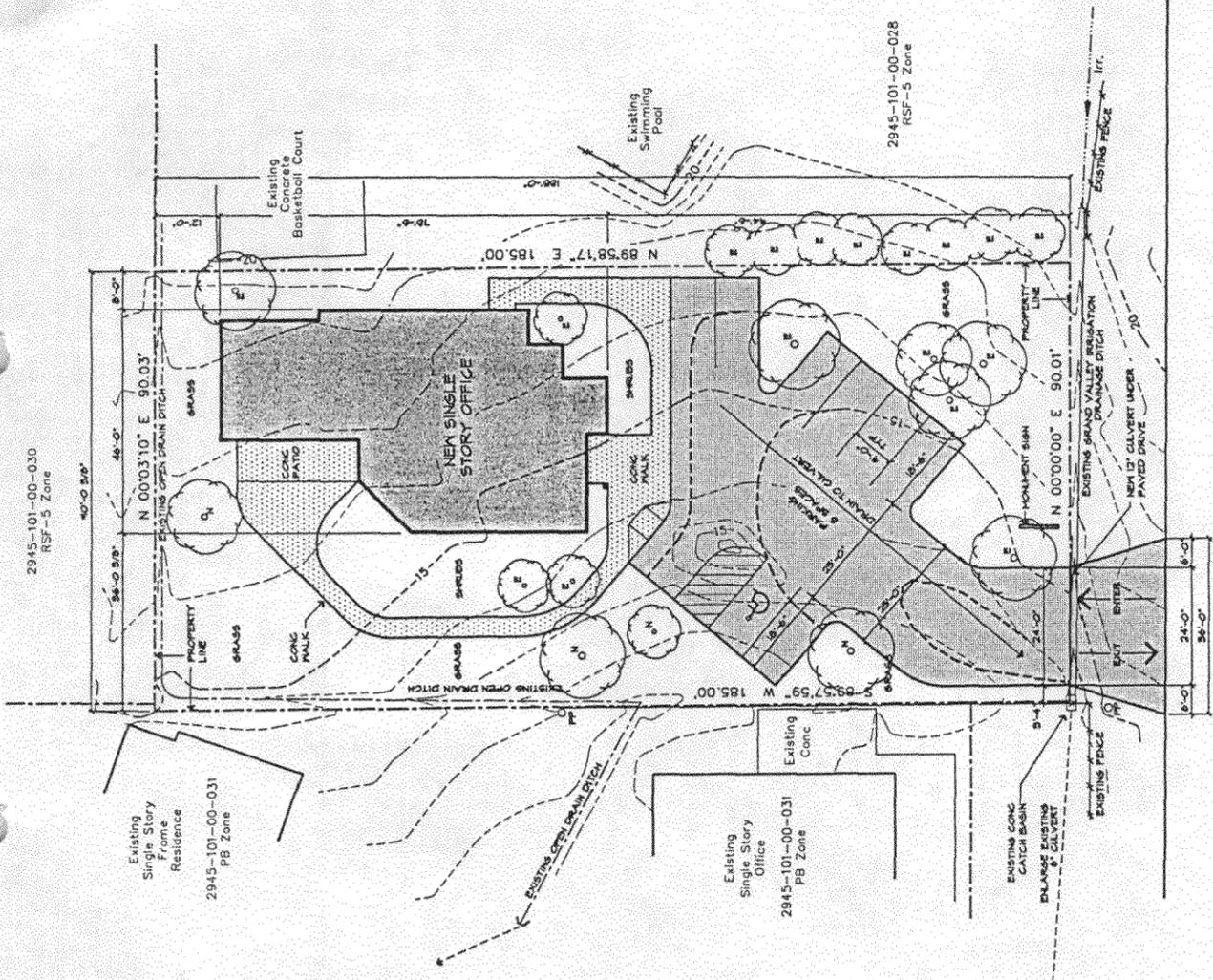
	JOB NO. 4878	CENTURY SURVEYING P.O. BOX 356, GRAND JCT., COLORADO 81502 TELEPHONE 303-241-2667	
	SCALE: 1" = 30' ● = PINS FOUND ○ = PINS SET	FIELD WORK: S. J.	DATE FIELD WORK: 8-26-88
		DRAWN BY: C. A. K.	DATE DRAWN: 8-29-88



1 FLOOR PLAN
 1/8" = 1'-0"
 2,000 68#



2 EAST ELEVATION
 1/8" = 1'-0"



3 SITE PLAN
 1/8" = 1'-0"
 BUILDING AREA: 2,000
 SITE AREA: 19,591
 OPEN SPACE: 208

EXISTING CONTIGUOUS -
 NEW CONTIGUOUS - - -

239 98