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File 1994-00105

Name: 844 Grand Avenue – Revised Final Plan

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DOCUMENT DESCRIPTION:

		DENIAL – PC – 7/5/94 – Denial of vehicular traffic to alley approval of sign		
		DENIAL OF APPEAL – CC – 7/20/94 - Denial of appeal		
X	X	Correspondence		
X	X	Planning Commission Minutes – 7/5/94 - **		
X		Posting of Public Notice Signs – 6/24/94		
X		Planning Commission Notice of Public Hearing mail-out – 7/5/94		
X	X	City Council Meeting – 7/20/94 - **		
X	X	Revised Site Plan – to be scanned		



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

Receipt 1307
 Date 6-10-94
 Rec'd By MR
 File No. 105 94

Original
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 From Office

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 type="checkbox"/> Rezone				From: To:	
<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input checked="" type="checkbox"/> Final <i>revised</i>		<i>844 Grand</i>	<i>PB</i>	<i>Business</i>
<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

PROPERTY OWNER DEVELOPER REPRESENTATIVE

JED d. CAVONNE *CRANK ROBERTS*

Name Name Name

844 GRAND AVE. *844 GRAND AVE.*

Address Address Address

CO. J. CO 81501 *CO. J. CO 81501*

City/State/Zip City/State/Zip City/State/Zip

241-0745 *241-0745*

Business Phone No. Business Phone No. Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

Jed Cavanaugh *6/10/94*

Signature of Person Completing Application Date

Jed Cavanaugh

Signature of Property Owner(s) - Attach Additional Sheets if Necessary

2945-141-39-001
R.D. Nicholson
801 Ouray Ave.
Grand Junction, CO 81501-3327

2945-141-39-002
Josephine H. Liebelt
811 Ouray Ave.
Grand Junction, CO 81501-3327

2945-141-39-003
K. Allen & Janet L. Smith
821 Ouray Ave.
Grand Junction, CO 81501-3327

2945-141-39-004
William L. McGuire, et al.
829 Ouray Ave.
Grand Junction, CO 81501-3327

2945-141-39-005
William I. & Anna Belle Laramore
835 Ouray Ave.
Grand Junction, CO 81501-3327

2945-141-39-006
Charles Cole & Sarah Jennings Jewell
841 Ouray Ave.
Grand Junction, CO 81501-3327

2945-141-39-007
Arlene E & Marlene H. Johnsen
853 Ouray Ave.
Grand Junction, CO 81501-3327

2945-141-39-008
Edwin B. & Leigh S. Portson
2217 Stanley Hills Dr.
Los Angeles, CA 90046

2945-141-39-009
Kenneth Hunt
804 Grand Ave.
Grand Junction, CO 81501-3425

2945-141-39-010
Robert Richardon & Kirsten Grundahl
220 Walnut Ave. #2
Grand Junction, CO 81501-7451

2945-141-39-011
Robert G. & Joan Lucas
2000 N. 8th St.
Grand Junction, CO 81501-2900

2945-141-39-014
Jerry D. & Theresa V. Otero
P.O. Box 1374
Grand Junction, CO 81502-1374

2945-141-39-931
Mesa County
P.O. Box 20,000-5014
Grand Junction, CO 81502

2945-141-40-978
Mesa Development Services
P.O. Box 1390
Grand Junction, CO 81502-1390

2945-144-04-001
Ernest C. & Marilyn J. Hunt
801 Grand Ave.
Grand Junction, CO 81501-3424

2945-144-04-002
Robert L. Farmer
2246 S. Broadway
Grand Junction, CO 81503-4102

2945-144-04-003
Linda L. Craft
827 Grand Ave.
Grand Junction, CO 81501-3424

2945-144-04-006
Grand Junction Board of Realtors
851 Grand Ave.
Grand Junction, CO 81501-3424

2945-144-04-007
Karl T. & Theresa H. Bloom
861 Grand Ave.
Grand Junction, CO 81501-3424

2945-144-04-015
George Tracy
3035 F 1/2 Rd.
Grand Junction, CO 81504-5591

2945-144-04-976
Boy Scouts of America
P.O. Box 729
Grand Junction, CO 81502-0729

29456-141-39-015
Howard J. Galyean
539 Sparrn St.
Grand Junction, CO 81501-5047

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from Office

105 94

PRE-APPLICATION CONFERENCE

Date: 6/10/94

Conference Attendance: _____

Proposal: _____

Location: _____

Tax Parcel Number: 2945-141-39-012

Review Fee: \$50.00

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? _____

Adjacent road improvements required? _____

Area identified as a need in the Master Plan of Parks and Recreation? _____

Parks and Open Space fees required? _____ Estimated Amount: _____

Recording fees required? _____ Estimated Amount: _____

Half street improvement fees required? _____ 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.

X [Signature] SEC/TUC/EAS
Signature(s) of Petitioner(s)

[Signature]
Signature(s) of Representative(s)

844 Grand Avenue Property Revised Final Plan

General Project Report

Location: 844 Grand Avenue, Grand Junction CO

Legal Description: Lots 21 and 22, Block 70, Grand Junction, Mesa County Colorado.

EXISTING FINAL PLAN

- Current City of Grand Junction Planning Dept. #9-82 Plan includes properties at 844 and 838 Grand Ave. (838 Grand property owned by separate entity).
- Surrounding land use -- Existing small businesses and governmental agencies along Grand Avenue. Older residential neighborhood on neighboring streets both sides of Grand Avenue with close proximity to downtown.

PROPOSED REVISED FINAL PLAN

The revised plan would adhere to all conditions of the existing Final Plan with the exception of those items specifically requested for change as described below:

Allowance for ingress/egress route through back alley of 844 Grand Avenue Property.

- Proposal.

Currently a small professional office employing 5 people is housed at the 844 Grand Avenue address. 8 off street parking spaces are located in the back of the property for use by employees and visitors. Access currently is restricted to a driveway shared by the adjoining Mesa County DAY offices and facilities, who have an additional 8 spaces of parking in the rear. Traffic into and out of the rear parking area is generally light during the day, with very light occasional use during the night time hours. Use of the back alley ingress/egress route is expected to be primarily by a limited number of office workers, and usually during early morning arrival and end of day departure. Most visitors to these offices generally find it easier to enter and exit the shared driveway off Grand Avenue than to find and enter an unfamiliar alley.

Additionally, there is a safety aspect that is of concern to some employees who must enter from and exit to Grand Avenue. Grand Avenue over the last few years has become an increasingly busy commuter route. This is especially so during Grand Junction's morning and evening 'rush hour.' Grand Avenue is not designed to handle heavy volumes of traffic with its narrow lanes, on-street parking, and numerous curb cuts. From a traffic planning point of view, the fewer vehicles using the Grand Avenue curb cuts will increase the margin of safety for those that utilize this route as well as for the neighborhood residents and workers. The use of the back alley ingress/egress route at 844 Grand by employees would relieve some of the traffic pressure off of Grand Avenue by having fewer vehicles at this mid-block curb cut stopping in the east bound drive lane (there is no center or turn lane) to try to cross oncoming westbound traffic. The sometimes prolonged wait for oncoming traffic to clear causes eastbound traffic to stack up behind the waiting car, or worse, drivers try to squeeze by between the turning car and parked cars on the south side of the street. Additionally, people exiting the driveway onto Grand Avenue often have their vision partially blocked by parked vehicles on the north side of the street.

For those that must negotiate this mid-block maneuver on a daily basis to get to and from work, it becomes not only an inconvenience but a matter of personal safety.

- Impact on the public

Increased light traffic in alley in 800 block between Grand Avenue and Ouray Street. Utilizing the back alley ingress/egress route into 844 Grand for access will not increase traffic on side streets beyond the alley. Property owners would be amenable to working with the adjoining alley neighbors to mitigate or eliminate any adverse effects expected from limited vehicle use of the alleyway.

Landscape Renovation at 844 Grand Avenue.

- Proposal

Install designed shrub beds incorporating perennial flowers, evergreen and deciduous shrubs.

- Impact on Public

No negative impact on surrounding neighborhood is anticipated.

Sign installation at front of 844 Grand Avenue.

- Proposal

Installed sign will be of size and character similar to other small business monument signage in 800 block of Grand Avenue and will adhere to all guidelines and code regulations of the City of Grand Junction.

- Impact on Public

No negative impact on surrounding neighborhood is anticipated.

Schedule and phasing of proposed items.

All proposed items will be installed following approval of Revised Final Plan by City.

REVIEW COMMENTS

Page 1 of 1

FILE #105-94

TITLE HEADING: Revised Final Plan -
Ciavonne & Associates

LOCATION: 844 Grand Avenue

PETITIONER: Ciavonne & Associates

PETITIONER'S ADDRESS/TELEPHONE: 844 Grand Avenue
Grand Junction, CO 81501
241-0745

PETITIONER'S REPRESENTATIVE: Ted Ciavonne

STAFF REPRESENTATIVE: Kathy Portner

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS
REQUIRED ON OR BEFORE 5:00 P.M., JUNE 24, 1994.

DOWNTOWN DEVELOPMENT AUTHORITY 6/14/94
Barbara Creasman 244-1457

Okay.

CITY DEVELOPMENT ENGINEER 6/15/94
Jody Kliska 244-1591

Modify existing fence to allow sight distance for vehicles entering alley.

COMMUNITY DEVELOPMENT DEPARTMENT 6/20/94
Kathy Portner 244-1446

See attached comments.

GRAND JUNCTION POLICE DEPARTMENT 6/22/94
Dave Stassen 244-3587

See attached comments.

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

JUN 24 1994

SITE REVIEW RESPONSE

DATE: 06-22-94

TO: Kathy

FROM: Dave Stassen / Police Department

REFERENCE: File No. 105-94

In response to the site proposal submitted for 844 Grand Avenue, I had three concerns from a Law Enforcement and Personal Safety perspective.

The first concern I had was raised by the petitioner, that of traffic impact on Grand Avenue during peak traffic times. I don't think that five employees entering the business from Grand Avenue in the mornings will cause a significant traffic snarl. This could be dealt with by having the employees simply enter the area from the East instead of the West. This may cause a minor inconvenience to the employee, but would solve that particular concern.

The second point I would address is that due to the nature of the adjoining facility (Day House) and the at-risk juveniles they deal with, limiting access to the rear of these buildings would alleviate the problem of other juveniles entering that area and disrupting the work being done by the staff there. This has been a problem in the past since undesired juveniles entered the area through the existing gate in the fence and started a disturbance with clients of Day House.

The final concern I would address is from an overall Crime Prevention perspective. One way in - one way out is a preferred concept for buildings situated like this. By requiring persons to enter the rear of the property by passing between the two buildings, the perception of being seen creates a discouragement for persons with no business behind the building from being there.

Another advantage to not allowing entrance/egress from the rear is that if a person is in the rear of the business for the purpose of creating trouble for the employees, he would have to enter and leave that area from Grand Avenue and between the buildings. This entrance/egress set up itself is a form of deterrence in keeping undesirable persons out of the rear of the buildings.

Clavonne & Associates, Inc.

SITE PLANNING • LANDSCAPE ARCHITECTURE
844 GRAND AVE., GRAND JUNCTION, CO
303-241-0745 • FAX 241-0765 • 81501

June 28, 1994

City of Grand Junction
Community Development Department
Atten. Kathy Portner

RE: Responses to Review Comments for 844 Grand Ave. Revised Plan

Dear Ms. Portner,

First let me thank you for accurately noting in your staff report that we were not aware of any restricted access issues prior to removing our fence. There was absolutely no method of notification to us: it is not on the Plat, it is not on the Title, it was not passed along from previous owner to previous owner to us. Had we been aware of this access concern of our Planned Business zone we would still be pursuing this revision, however, it would NOT be after the fact and it would NOT be during our busy season.

In response to the review comments:

- the DDA appears to have no concerns.
- City Engineering appears to be concerned with sight distance entering the alley, but not the issue of access. In conversations with City Engineering I was told that they support the use of alleys and subsequent reduction of driveway access onto Grand Avenue.
- the Planning Staff referenced the Grand Avenue Corridor Guidelines. These guidelines discourage (not prohibit) alleyway usage as access to private parking lots, they also state that non-residential development should not adversely affect existing nearby neighborhoods by increasing traffic, on-street parking, noise, etc. Much of the traffic that might use the alley, will in fact use the residential streets if the alley option is not available. In our case, the use of the alley provides a lesser impact on the adjacent neighborhood.
- the Planning Staff summary of the 1982 submittal is succinct and fairly accurate. I would note two additional points: in 1982 the City Engineer did not object to alley access from 838 Grand Ave., just the one-way circulation which forced use of the alley; when the 1982 developer decided to postpone his application for 838 Grand, and then re-submit a larger application for 838 and 844 Grand, he took the alley access decision away from staff by offering a single access from Grand Ave. To me this is quite different from being required to omit alley access.
- the Planning Staff noted that there is no alley access from ANY business along the 800 block of Grand with the exception of a property management business. This comment might be clarified to say the NORTH side of the 800 block of Grand, as for EVERY BUSINESS along the south side of Grand has alley access. In addition, the staff report noted that two multifamily structures on the north side of Grand also have alley access. It is our perception that each of those multifamily structures can generate larger traffic volumes than this business.
- the Police provided three comments. Their first comment concerned that of only "five employees" not really causing a "traffic snarl" on Grand Ave., and that at our inconvenience we could approach our driveway from the east. Inconvenience is a factor, but safety is a far greater factor. Pulling out of our driveway can be very unsafe at times, particularly when vehicles are parked on Grand Ave. on each side of our drive. In the short time we have been here we have all had close calls with vehicles and bicycles, particularly during rush 'hour'. Additionally, in order



to approach the business from the east as this officer suggests, we will be putting our traffic onto Ouray, and directly into the adjacent residential neighborhoods, rather than the option of driving along the zoning 'edge' if we are allowed to use the alley. Their second point concerned that of our joint use with the Day House next door, and the concerns of other juveniles having access to Day House and disrupting them. I met with the Director of Day House, Ms. Treva Houck, who saw no association between our alley access and their day to day operations. In addition, there is no fence along the entire west edge of the Day House property, which further negates the officers comment. The third concern of the police is that one-way in and out is better for crime prevention. This is not my area of expertise (although I'm a reformed juvenile delinquent), but I disagree with this perspective. If someone is robbing my business, you won't see them from Grand Ave., you will see them from the alley. If some non-driving vandal is vandalizing my building, there is a better chance of surprising him when he has to watch two different entries. I see the alley access as greater criminal deterrence, not greater criminal opportunity.
-we thank you for supporting our sign.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ted J. Ciavonne". The signature is written in dark ink and is positioned to the right of the word "Sincerely,".

Ted J. Ciavonne

STAFF REVIEW

FILE: #105-94
DATE: June 29, 1994
STAFF: Kathy Portner
REQUEST: Revised Final Plan
LOCATION: 844 Grand Avenue
APPLICANT: Ciavonne and Associates

*Mention that
ped. / bicycle access
should be allowed*

EXISTING LAND USE: Professional Office

PROPOSED LAND USE: Professional Office

SURROUNDING LAND USE:

NORTH: Single family residential
SOUTH: Professional Office
EAST: Professional Office
WEST: Professional Office

EXISTING ZONING: PB (Planned Business)

PROPOSED ZONING: Same

SURROUNDING ZONING:

NORTH: RMF-32 (residential multi-family, 32 units/acre)
SOUTH: B-1 (limited business)
EAST: PB
WEST: PB

RELATIONSHIP TO COMPREHENSIVE PLAN:

The property is within the planning boundaries of the Grand Avenue Corridor Guidelines and the Downtown Residential Neighborhood Guidelines. The Grand Avenue Guidelines discourage the use of alleyways as access to private parking lots. The Guidelines further state that non-residential development should not adversely affect existing residential neighborhoods by increasing traffic, on-street parking, lighting noise, etc.

STAFF ANALYSIS:

In 1982 the properties located at 838 and 844 Grand Avenue were approved for rezoning to PB (Planned Business) for office use. Originally the rezone and plan was proposed for only 838 Grand and would have required egress onto the alley from the parking lot. Staff was opposed to that, as was Planning Commission and City Council. The petitioner then purchased the adjacent property at 844 Grand and included it in the rezoning request and proposed a shared driveway access for the two properties. The shared driveway allowed two-way access and eliminated the need for the alley egress. The approved revised plan showed no access to the alley and showed a 6' privacy fence along the alley.

Ciavonne and Associates recently purchased the building at 844 Grand and removed a section of the alley fence to provide ingress and egress to the alley. They were not aware of the required restricted access to the alley. Code Enforcement received a complaint from a nearby resident that the fence had been removed and the alley was being used for the business. Ciavonne and Associates have blocked off the access temporarily pending the outcome of their request to delete the restriction of alley access.

There is no alley access from any of the businesses along the 800 block of Grand, with the exception of a property management business located along 8th Street with a driveway access onto the alley for one car. There are two multi-family structures south of the alley with access to the alley. Of the 8 homes north of the alley only one appears to have multiple units in it.

The one ingress/egress access to Grand Avenue appears to be sufficient for circulation through the parking lots for the two businesses at 838 and 844 Grand. Staff recommends against allowing alley access.

Ciavonne and Associates is also proposing a free standing monument style sign as a part of the revised plan. The proposed sign is a non-illuminated 3'6" H x 5' L x 1'6"W. The sign is appropriate for the Grand Avenue corridor.

STAFF RECOMMENDATION:

Recommend denial of the request to allow alley access.
Recommend approval of the proposed sign.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #105-94, I move we deny the request to allow alley access and approve the proposed sign.

Clavonne & Associates, Inc.

SITE PLANNING • LANDSCAPE ARCHITECTURE
844 GRAND AVE., GRAND JUNCTION, CO
303-241-0745 • FAX 241-0765 • 81501

RECEIVED GRAND JUNCTION

DATE

JUL 8 1994

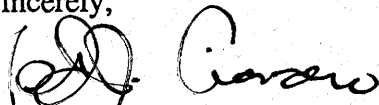
July 8, 1994

Ms. Kathy Portner
Grand Junction Planning
250 North 5th St.
Grand Junction CO 81501

Dear Kathy:

Ciavonne & Associates, Inc. elects to appeal the hearing decision to council.

Sincerely,


Ted Ciavonne, President





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

July 13, 1994

Dear Property Owner:

At their July 5, 1994 hearing, the Planning Commission denied the request by Ciavonne and Associates to allow vehicular access to the alley from 844 Grand Avenue. Ciavonne and Associates has appealed that decision to the City Council. City Council will hear the appeal at their July 20, 1994 hearing at 7:30 p.m. in the City/County Auditorium, City Hall. Public testimony will again be taken.

If you have questions you can contact the Community Development Department, 244-1430.



STAFF REVIEW

FILE: #105-94
DATE: July 13, 1994
STAFF: Kathy Portner
REQUEST: Revised Final Plan
LOCATION: 844 Grand Avenue
APPLICANT: Ciavonne and Associates

EXISTING LAND USE: Professional Office

PROPOSED LAND USE: Professional Office

SURROUNDING LAND USE:

NORTH: Single family residential
SOUTH: Professional Office
EAST: Professional Office
WEST: Professional Office

EXISTING ZONING: PB (Planned Business)

PROPOSED ZONING: Same

SURROUNDING ZONING:

NORTH: RMF-32 (residential multi-family, 32 units/acre)
SOUTH: B-1 (limited business)
EAST: PB
WEST: PB

EXECUTIVE SUMMARY:

An appeal of a Planning Commission denial of a request to revise the final plan for 844 Grand Avenue to allow vehicular access to the alley.

RELATIONSHIP TO COMPREHENSIVE PLAN:

The property is within the planning boundaries of the Grand Avenue Corridor Guidelines and the Downtown Residential Neighborhood Guidelines. The Grand Avenue Guidelines

discourage the use of alleyways as access to private parking lots. The Guidelines further state that non-residential development should not adversely affect existing residential neighborhoods by increasing traffic, on-street parking, lighting noise, etc.

STAFF ANALYSIS:

In 1982 the properties located at 838 and 844 Grand Avenue were approved for rezoning to PB (Planned Business) for office use. Originally the rezone and plan was proposed for only 838 Grand and would have required egress onto the alley from the parking lot. Staff was opposed to that, as was Planning Commission and City Council. The petitioner then purchased the adjacent property at 844 Grand and included it in the rezoning request and proposed a shared driveway access for the two properties. The shared driveway allowed two-way access and eliminated the need for the alley egress. The approved revised plan showed no access to the alley and showed a 6' privacy fence along the alley.

Ciavonne and Associates recently purchased the building at 844 Grand and removed a section of the alley fence to provide ingress and egress to the alley. They were not aware of the required restricted access to the alley. Code Enforcement received a complaint from a nearby resident that the fence had been removed and the alley was being used for the business. Ciavonne and Associates have blocked off the access temporarily pending the outcome of their request to delete the restriction of alley access.

There is no alley access from any of the businesses along the 800 block of Grand, with the exception of a property management business located along 8th Street with a driveway access onto the alley for one car. There are two multi-family structures south of the alley with access to the alley. Of the 8 homes north of the alley only one appears to have multiple units in it.

The one ingress/egress access to Grand Avenue appears to be sufficient for circulation through the parking lots for the two businesses at 838 and 844 Grand. Staff recommends against allowing alley access.

Ciavonne and Associates is also proposing a free standing monument style sign as a part of the revised plan. The proposed sign is a non-illuminated 3'6" H x 5' L x 1'6"W. The sign is appropriate for the Grand Avenue corridor.

STAFF RECOMMENDATION:

Recommend denial of the request to allow vehicular alley access.

PLANNING COMMISSION MOTION:

At their July 5, 1994 hearing Planning Commission denied the request to allow vehicular access to the alley.

#105-99

DILLON-HUNT P.C.
ARCHITECTURE · FACILITY MANAGEMENT

FS: CIAVONNE.LTR:096

July 15, 1994

Grand Junction Community Development Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668

RE: Ciavonne & Associates Alley Access

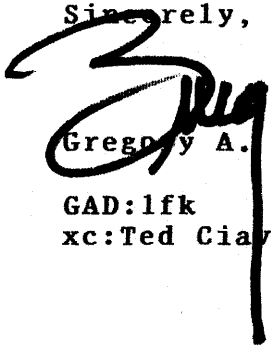
Dear City Council Members:

We received notice that Ciavonne and Associates have been denied access to the alley at their office. This project was originally designed by our office, and at the time we also wanted to get alley access for reasons of safety. Cars parked along Grand Avenue block the view in either direction, coupled with the fact that traffic on Grand is moving at 10 to 15 Mph over the limit makes a mid-block entry worse than at an intersection. Check the accident record for Ninth and Grand.

When we were before the Planning Board at the time our office was being considered, some residential neighbors complained that an office has a negative impact on residential. We have found the reverse to be true in that the offices are closed after business hours, and we have been impacted with noise, trash, and vandalism. Also the offices generally take better care of their property.

I am definitely in favor of their position, and I would like to request that Council consider the real safety issues over that of concerns that are primarily based upon resistance to change. If you have any questions, please do not hesitate to contact me.

Sincerely,



Gregory A. Dillon

GAD:lfk
xc:Ted Ciavonne

Grand

1 bus. MF MF
2 bus. MF MF
3 bus. MF MF
bus. MF MF

bus. MF MF
MF MF MF MF

alley

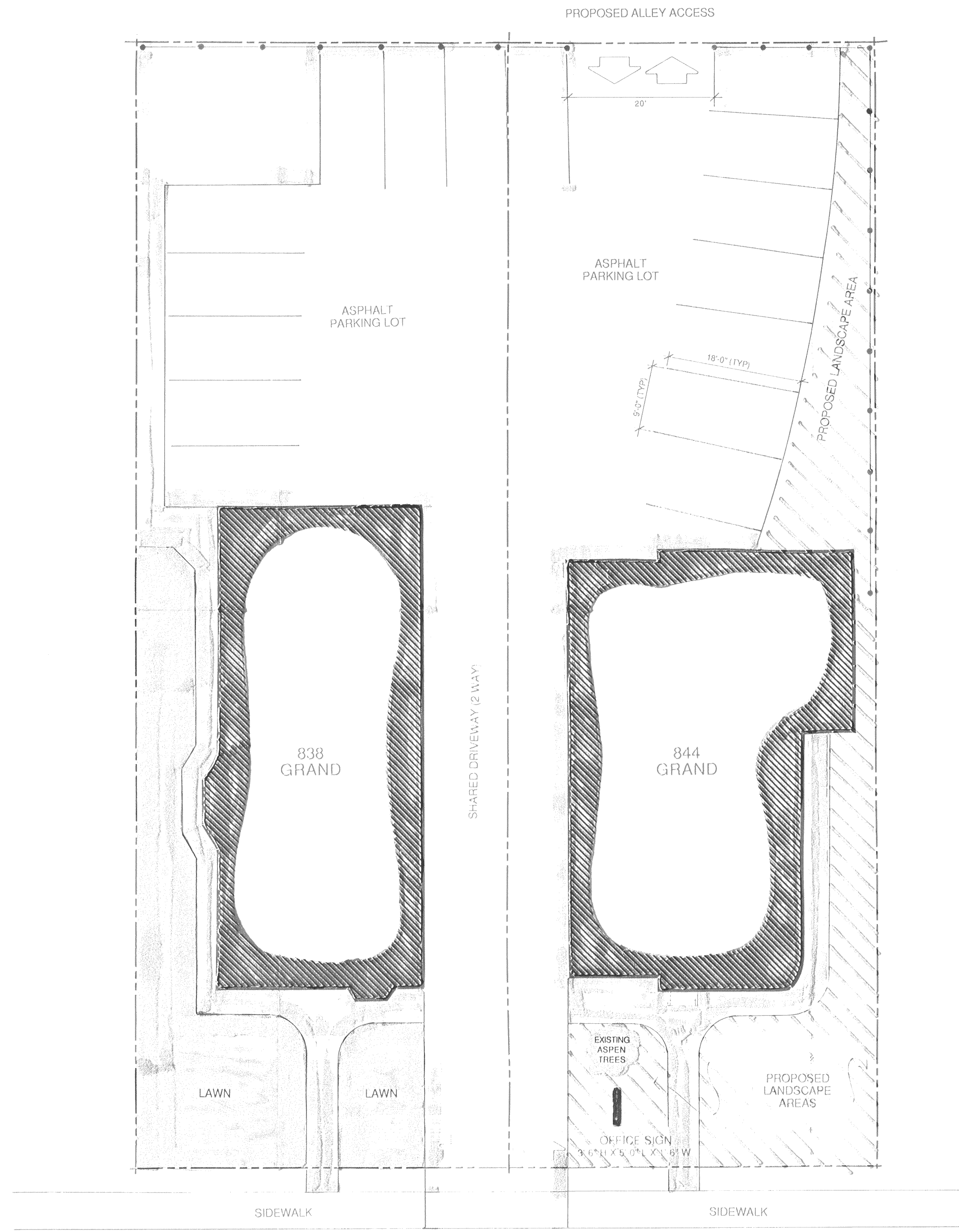
access - garage & driveway

5x 11x 13x 5x 5x 5x 5x

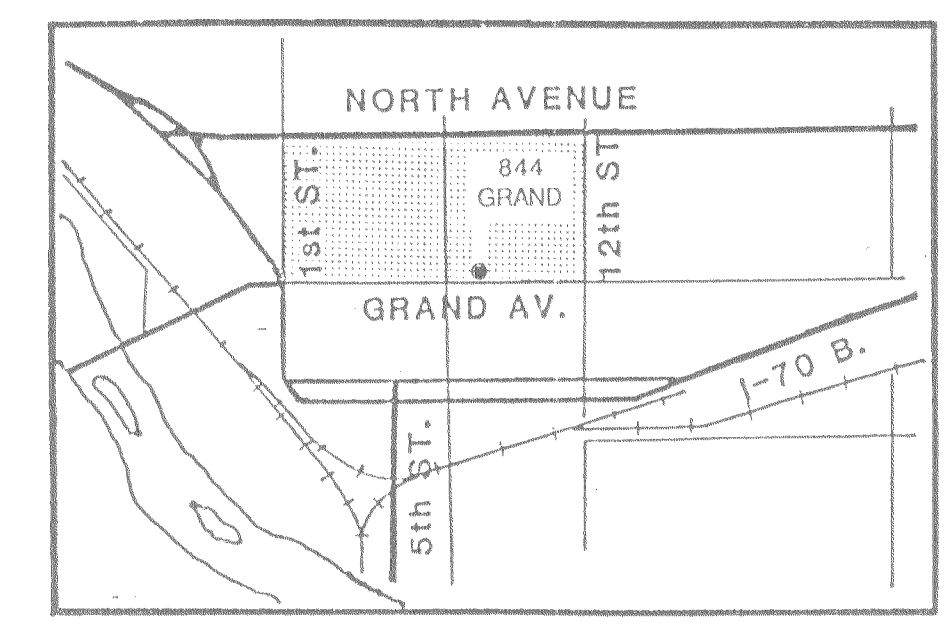
Driveway

946

897
897
897
897



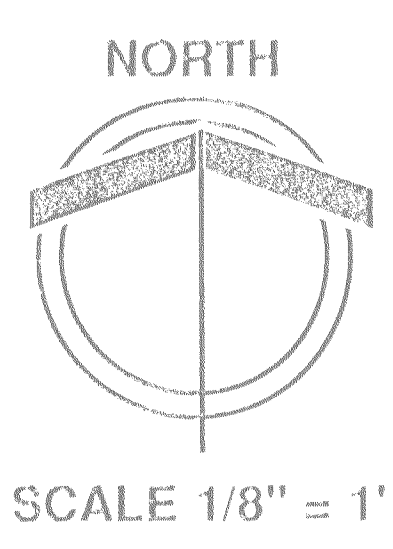
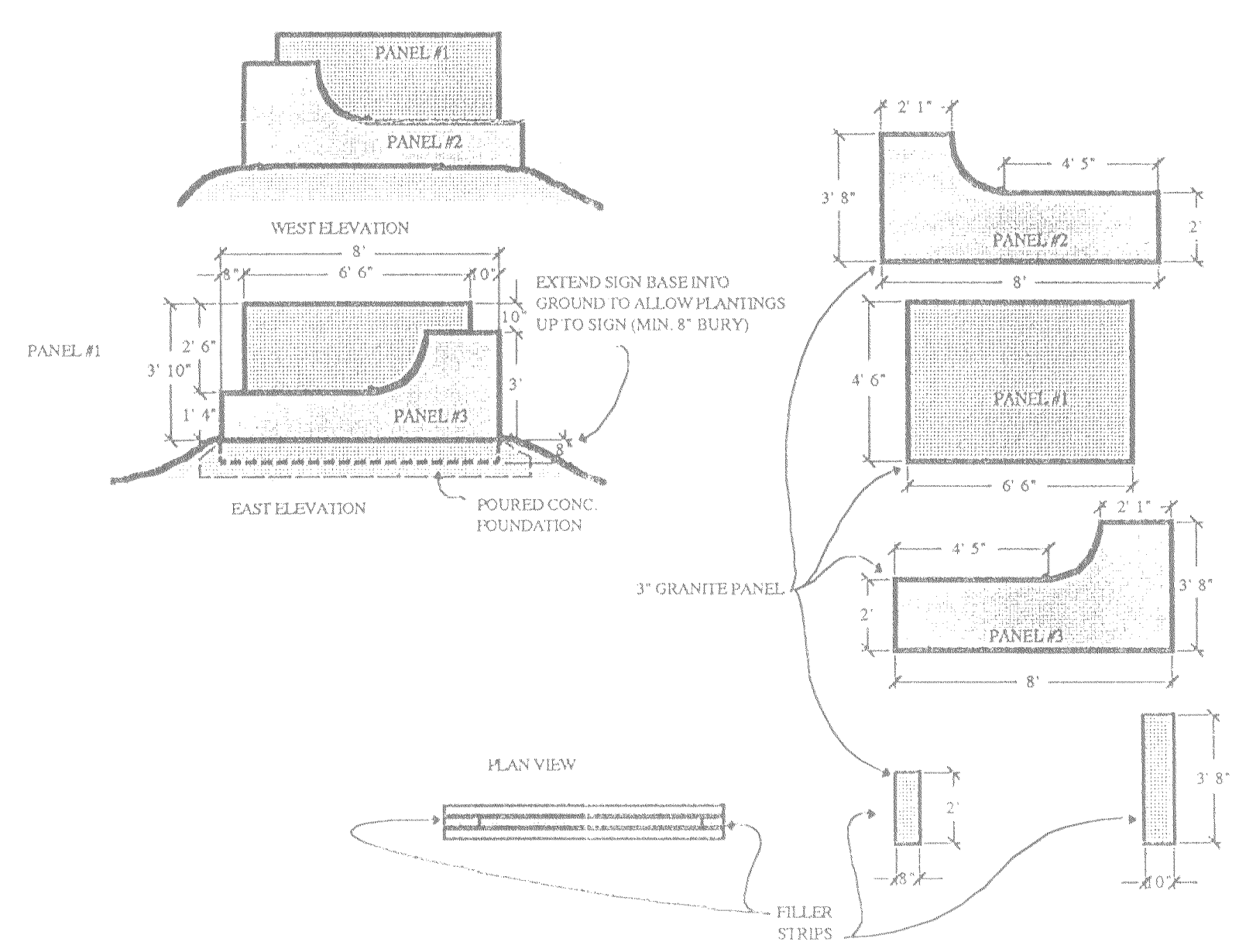
VICINITY MAP



LEGEND

- — ● 6' WOOD FENCE
- PROPERTY LINE

OFFICE SIGN



REVISED SITE PLAN
844 GRAND AVENUE

705 94
Original
Do NOT Remove
From Office

DRAWN _____
CHECKED _____
JOB NO. _____
DATE _____
REVISIONS: _____

SHEET NO. _____

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Grand County, CO 80430
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105-94

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