

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

*(Handwritten initials)*

**Original  
Do NOT Remove  
From Office**

Receipt 1456  
 Date 8-1-94  
 Rec'd By RSE  
 File No. 336 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 type="checkbox"/> Rezone				From: To:	
<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final			<i>PS</i>	<i>Warehouse</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

<input checked="" type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
Buescher-Sparkman Investments, a general partnership	<i>Keith Mumby</i>	Richard Sparkman
Name	Name	Name
P. O. Box 1789	<i>P.O. Box 398</i>	P. O. Box 1789
Address	Address	Address
Grand Junction, CO 81502	<i>65, Colorado 81502</i>	Grand Junction, CO 81502
City/State/Zip	City/State/Zip	City/State/Zip
(303) 243-0646	<i>242-7322</i>	(303) 243-0646
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.

*R. Sparkman*  
 Signature of Person Completing Application 7/27/94  
Date

Buescher-Sparkman Investments

By *R. Sparkman* General Partner  
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

# SUBMITTAL CHECKLIST

## PLANNED DEVELOPMENT REVIEW

Original  
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From Office

Location: 915 North Ave

Project Name: 50' x 60' addition

ITEMS	DISTRIBUTION																						
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.U.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	Water Field	
		+ 1755		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
● Application Fee <i>7740 + 15%</i>	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
● 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
● 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
● Evidence of Title	VII-2	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																			
○ Easements	VII-2	1	1	1	1												1	1	1				
○ Avigation Easement	VII-1	1		1																			
○ ROW	VII-3	1	1	1	1												1	1	1				
○ Improvements Agreement/Guarantee	VII-2	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	3	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Elevation Drawing	IX-13	1	1																				
● Site Plan	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
○ Grading and Drainage Plan	IX-16	1	2																				
○ 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-5,3	1	2																				
○ 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		

36  
136  
98

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.

10-94

2945-141-03-013  
SHERWIN-WILLIAMS COMPANY  
& TAX DEPT  
PO BOX 6027  
CLEVELAND, OH 44101-2042

2945-141-03-014  
RAY A MEACHAM  
EMMA LEE B  
702 GOLFMOORE DR  
GRAND JUNCTION, CO 81506-1883

2945-141-04-022  
MSSW INC  
PO BOX 2797  
GRAND JUNCTION, CO 81502-2797

2945-141-04-023  
CRAIG A SHELLEY  
ELAINE M SHELLEY  
715 HORIZON DR  
GRAND JUNCTION, CO 81506

2945-141-04-025  
MSSW INC  
PO BOX 2797  
GRAND JUNCTION, CO 81502-2797

2945-141-04-027  
BUESCHER-SPARKMAN INVESTMENTS  
PO BOX 1789  
GRAND JUNCTION, CO 81502-1789

2945-141-10-014  
DAVID L PIPE  
JACQUELYN GERHARD  
844 TELLER AVE  
GRAND JUNCTION, CO 81501-3241

2945-141-10-015  
HELEN TILLOTSON  
856 TELLER AVE  
GRAND JUNCTION, CO 81501-3241

2945-141-10-016  
HERBERT E KEESECKER  
GERALDINE H C/O K KEESECKER  
1661 COLUMBIA DR  
ENGLEWOOD, FL 34223-1517

2945-141-09-009  
JESSE A GUILLEN  
MELISSA LYNN  
904 TELLER AVE  
GRAND JUNCTION, CO 81501-3243

2945-141-09-010  
T K BAUGHMAN  
M E  
918 TELLER AVE  
GRAND JUNCTION, CO 81501-3243

2945-141-09-011  
JOY J JOHNSON  
C/O MARGARET M MYERS  
936 TELLER AVE  
GRAND JUNCTION, CO 81501-3243

2945-141-09-012  
PATRICK T ZAMORA  
LORETTA P  
942 TELLER AVE  
GRAND JUNCTION, CO 81501-3243

2945-141-09-001  
STEVEN O PAYNE  
DEBORAH A  
915 BELFORD AVE  
GRAND JUNCTION, CO 81501-3132

2945-141-09-005  
ROBIN LYNNE ELY  
SANDRA J ALTLAND  
931 BELFORD AVE  
GRAND JUNCTION, CO 81501-3132

2945-141-09-006  
SARAH E OLIVER  
ETAL  
945 BELFORD AVE  
GRAND JUNCTION, CO 81501-3132

2945-141-10-005  
TYRONE R LOCKHART  
DELANO B  
830 LINCOLN AVE  
STEAMBOAT SPRINGS, CO 80487

2945-141-10-008  
GRACE E BLANEY  
929 N 9TH ST  
GRAND JUNCTION, CO 81501-3114

2945-141-10-006  
MARGARET R VALLES  
847 BELFORD AVE  
GRAND JUNCTION, CO 81501-3130

2945-141-10-007  
CHARLES S MCINTYRE  
ROBERTA R  
807 LA PAZ CT  
GRAND JUNCTION, CO 81506-1883

2945-114-19-010  
FANNIE R SUSMAN  
601 HORIZON PL APT 215  
GRAND JUNCTION, CO 81506-1909

2945-114-19-011  
BUD R BLANEY  
LEE ANN  
1635 MAPLE CT  
GRAND JUNCTION, CO 81505-1582

2945-114-19-012  
DON ADAMS  
CLARA  
900 NORTH AVE  
GRAND JUNCTION, CO 81501-3105

2945-114-19-021  
NEWTON L KOSER  
2360 S GARFIELD ST  
DENVER, CO 80210-5615

2945-114-19-023  
JOHN L MOSS  
2554 EL CORONA DR  
GRAND JUNCTION, CO 81506

2945-141-10-016  
HERBERT E KEESECKER  
GERALDINE H C/O K KEESECKER  
1661 COLUMBIA DR  
ENGLEWOOD, FL 34223-1517

2945-141-09-014  
ROBERT L JOHNSON  
JACQUELINE V  
1611 CRESTVIEW DR  
GRAND JUNCTION, CO 81506-4012

2945-141-09-013  
STANLEY D CARLSON  
CINDY K  
606 VIEWPOINT DR  
GRAND JUNCTION, CO 81506-8223

Art Butts  
403 Teller Avenue  
Grand Junction, CO 81501

Keith Mumby  
P.O. Box 398  
Grand Junction, CO 81502

2945-141-09-004  
MARY MADRID  
AKA DORA LUCERO C/O E CARDONA  
3093 GUNNISON AVE  
GRAND JUNCTION, CO 81504-6372

2945-141-09-003  
DWIGHT D GUTHRIE  
CLAIREEN RAE CLINE  
632 AMERICANA DR  
GRAND JUNCTION, CO 81504-5992

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

2945-141-09-008  
ROBERT G LUCAS  
JOAN  
2000 N 8TH ST  
GRAND JUNCTION, CO 81501-2900

2945-141-09-007  
ROBERT G LUCAS  
JOAN  
2000 N 8TH ST  
GRAND JUNCTION, CO 81501-2900

Richard Sparkman  
P.O. Box 1789  
Grand Junction, CO 81502

2945-141-09-002  
A W ELSE  
N I  
926 N 9TH ST  
GRAND JUNCTION, CO 81501-3115

# REVIEW COMMENTS

Page 1 of 2

FILE # 136-94

TITLE HEADING: Planned Development - North Ave. Furniture Expansion

LOCATION: 915 North Avenue

PETITIONER: Richard Sparkman

PETITIONER'S ADDRESS/TELEPHONE: P.O. Box 1789  
Grand Junction, CO 81502  
243-0646

PETITIONER'S REPRESENTATIVE: Art Butts

STAFF REPRESENTATIVE: Tom Dixon

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**NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., AUGUST 25, 1994.**

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MESA COUNTY BUILDING DEPT.  
Bob Lee

8/09/94  
244-1656

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We will need two sets of architecturally stamped plans for our plan review.

No other comments.

CITY DEVELOPMENT ENGINEER  
Jody Kliska

8/09/94  
244-1591

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How much parking is lost with this building and what is the required number of spaces? Site plan does not adequately show this.

CITY UTILITY ENGINEER  
Bill Cheney

8/16/94  
244-1590

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Water: No comment.

Sewer: A "Plant Investment Fee" of \$750 will be required if the proposed building includes bathroom facilities.

**CITY PARKS AND RECREATION**  
**Don Hobbs**

**8/08/94**  
**244-1542**

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If an open space fee is required for this action, we will need an appraisal.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Tom Dixon**

**8/15/94**  
**244-1447**

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See attached comments.

PETITIONER'S RESPONSE TO STAFF REVIEW COMMENTS

**File:** #136-94  
**Date:** August 25, 1994  
**Staff:** Tom Dixon  
**Request:** Warehouse Building in Planned Business (PB) Zone  
**Location:** 915 North Avenue  
**Applicant:** Richard Sparkman

The responses shall be to each numbered paragraphs of Probable Staff recommendations.

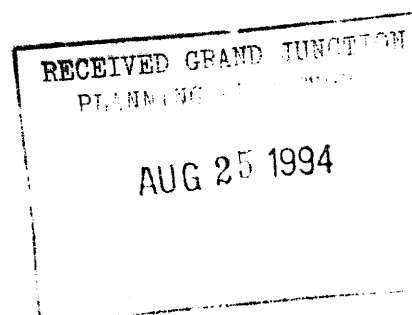
1. It would appear that the east, west and south (not north) exterior of the building should have a wood facade because the south exterior faces on Belford. The exterior wall will be finished in cedar siding the same as the North Avenue Furniture building and of office buildings to the west.

2. No landscaping on the east side or south side of the site will be removed.

3. The change of use is satisfactory in the event the warehouse is sold separately from the North Avenue Furniture building.

4. A scaled site plan from the east boundary of the site to 9th Street (east and west) and from the alley to Belford (north and south) will be provided.

5. The number of parking spaces lost and the number gained by the removal of the storage trailers will be shown on the scaled site plan. There are no shared parking arrangements. The traffic circulation will remain unchanged because all street entrances and exits remain the same. The new parking lot will allow truck unloading to be done adjacent to the alley instead of the truck being parked in the alley.





STAFF REVIEW (Final)

FILE: #136-94

DATE: August 30, 1994

STAFF: Tom Dixon

REQUEST: Warehouse building in Planned Business (PB) zone

LOCATION: 915 North Avenue

APPLICANT: Richard Sparkman

EXISTING LAND USE: Office and retail

PROPOSED LAND USE: Warehouse

SURROUNDING LAND USE:

NORTH: Retail and warehouse  
SOUTH: Residential  
EAST: Office  
WEST: Office

EXISTING ZONING: PB (Planned Business)

SURROUNDING ZONING:

NORTH: C-1  
SOUTH: RMF-32  
EAST: RMF-64  
WEST: C-1

RELATIONSHIP TO COMPREHENSIVE PLAN:

No plan has been adopted for this area of the City.

STAFF ANALYSIS:

This proposal is to place a 50- x 60-foot metal frame warehouse building in a Planned Business zone. The warehouse will be used for storage of carpets and pads which are currently being stored in the warehouse portion of North Avenue Furniture and in truck trailers parked in the parking lot. North Avenue Furniture is directly north and across the alley from the proposed building and is located in a C-1 zone.

The PB zone was applied to this portion of the block in 1973. A rezone (#46-73) was requested from R3 (Residential) and P (Parking) to the PB zone in order to develop the site

- building is @ 6' higher than building to the west
- striping in parking lot is different than the plan
- landscaping is good
- cedar sides on all three sides

with an office/retail complex. The development was proposed to have buildings no taller than one and one-half stories. The exterior of these buildings were approved to be built with cedar side boards in order to ensure compatibility with the residentially zoned area on the south side of Belford Avenue between 9th and 10th Streets. The rezone was approved and the development built as proposed.

The addition of the proposed 3,000-square-foot warehouse building involves several issues. Impacts such as compatibility, aesthetics, loss of parking and placement of such a use at the nearest point to a residential area all need to be considered. Planned development zones are intended to promote harmonious and compatible development and to encourage the utilization of design elements to achieve this.

The location of any structure in this PB zone should have an appearance that closely resembles the office complexes on each side of it. This means an exterior of wood. A metal building, even of a brownish color, does not sufficiently satisfy the need for continuity of appearance and similarity of materials.

The need to retain existing planting areas in the parking lot will provide a landscape buffer to the south side of Belford Avenue where existing residences are located. The retention of all remaining landscaping is especially important because landscaping identified and approved in #46-73 has been removed and never replaced. These areas have now been asphalted or paved over. In order to conform with the approved plan, previously approved landscaping must be replaced. In addition, all existing landscaping should be retained in the parking lot in order to screen the proposed building and to make this request adhere to the intent and purpose of the PB zone.

The proposed structure will eliminate eight to ten parking spaces. On several trips to the site, all on working days, excess parking was evident. The parking lot currently has several large transport trailers parked which are already being used as storage for North Avenue Furniture. These storage trailers are not approved uses on the site and need to be removed for they are in violation of the zoning code. Their placement eliminates at least eight parking spaces although there appears to be no adverse impact on the parking needs of the site. Currently, one or two of the offices are vacant.

The original approval of #46-73 had a total of 84 on-site parking spaces. Based on current code requirements for offices, the requirement would be for 45 spaces based on a building area of 13,300 square feet (the amount of square footage approved in #46-73). Retail use would have a parking requirement of 67 spaces. Based on these code requirements, the loss of eight to ten parking spaces will not bring the provision of off-street parking spaces below code requirements. Full occupancy of office space should not create a parking shortage because of the proposed warehouse building.

The petitioner is proposing to locate the warehouse building on the south side of the property, 26 feet away from the curb of Belford Avenue. A landscape buffer 10 feet wide, the sidewalk, and a parking strip are between the curb and the proposed building. At the pre-application conference, staff recommended that the warehouse building be located next

to the alley to facilitate easy use between the building and North Avenue Furniture and to preserve existing landscaping. The proposed location will require that the last remaining landscaped island in the parking lot, which has mature trees (a maple and a locust), be removed. This is contrary to the initial approved plan and cannot be justified on the basis of simple desire to place the building on this portion of the property.

If the use will be warehouse in nature, the maximum distance between the use and the residential area to the south should be required. Therefore, staff recommends that the placement of the building be within five feet of the alley right-of-way and no taller than 20 feet. Furthermore, placement of the building in close proximity to the furniture store provides better assurance that the building will remain under use by North Avenue Furniture. Future change of ownership of the building (if different than North Avenue Furniture) should be reviewed by staff to check for change of use, service availability, and other factors relating to a possible more intense use.

#### STAFF RECOMMENDATION:

The proposed building should only be approved in a PB zone with the following conditions and/or when the following issues have been addressed and resolved:

- 1) The east, west and south exterior of the building shall have a wood facade on all exterior wall faces. Wood panels shall be brown or tan in color to provide a compatible appearance with surrounding development.
- 2) No landscaped areas may be removed for the placement of this building or to add parking elsewhere on the site. Landscaping approved under #46-73 shall be replaced within the parking lot equal to the amount covered over.
- 3) The warehouse building is an accessory use for North Avenue Furniture. If future circumstances change the ownership of the warehouse building, the use shall convert to office or retail within 90 days of the sale date. The change of use shall be reviewed and approved administratively.
- 4) A site plan showing the entire site between the alley, 9th Street, Belford Avenue, and the west property line is necessary.
- 5) The location of the building shall be within 5 feet of the alley right-of-way in order to maximize the separation between the warehouse use and residences to the south.
- 6) All trailers on the site shall be removed prior to planning clearance.
- 7) The maximum height of the warehouse building shall not exceed 20 feet.
- 8) All existing trailers on the site shall be removed within 14 days of this approval so that no off-street parking shortage is created by building construction activity.

PLANNING COMMISSION MOTION:

Mr. Chairman, on item #136-94, I move that we approve this request, subject to the staff recommendations stated in the staff report.

May 17, 1995

**MEMO**

**To:** Chief Beaty

**From:** Hank Masterson

**Subject:** Hydrant requirements at North Avenue Furniture-response to questions from Mark Achen.

Regarding hydrant requirements for commercial buildings: Grand Junction Fire Department required hydrants within 150' of all exterior portions of commercial buildings because the UFC requires an approved water supply capable of providing the required fire flow within this 150' foot distance. This policy was in effect until November, 1994.

In response to questions from developers and my own concerns with this policy, we requested a code interpretation from the International Fire Code Institute on this subject. The main problem I found with our policy was that no provision was made for the size of the building in question-a 1,000 square foot building was treated the same as a 100,000 square foot building. Also, the 150' spacing rule often resulted in hydrants being placed at the same point as the fire department pumper would be parked to fight the fire-so no provision was made for our ability to lay supply lines from a hydrant. IFCI responded to these concerns, stating that the code intent was to provide a means for the fire department to bring the necessary water supply to within 150' of all portions of a building. So, if access roads are provided, the water supply can be provided by the fire department laying a supply line from the nearest hydrant to the point 150' away. The water supply is then the fire department pumper and the 150' distance is assumed to be the average length of attack lines off the truck. Hydrant spacing requirements are based on the calculated fire flow requirements of the building and these are listed in the UFC, Appendix III-B, Table A-III-B-1. This specifies the minimum number of hydrants required, the average spacing between hydrants and the maximum distance from any point on a street or road frontage to a hydrant. As the fire flow requirement increases the number of required hydrants increases, the average distance between hydrants decreases, and the maximum distance to hydrants decreases. Based upon the code interpretation provided by IFCI, the Grand Junction Fire Department changed our hydrant placement policy to reflect this new information. The North Avenue Furniture warehouse building was reviewed using our new policy.

For the new warehouse building at North Avenue furniture: the building size is 3,000 square feet, it is noncombustible construction(structural frame is steel), and the required fire flow is 1,000 GPM(I added 250 GPM because of the combustible wood siding added to the building). Table A-III-B-1, for a fire flow of 1,750 GPM or less, requires one hydrant, with the maximum distance from any road frontage point to a hydrant(which is the point the fire pumper would be placed to be within 150' of all exterior portions of the building) is 250'. At the southwest corner of this property, a fire department pumper could be placed and be within 150' of all exterior portions of this building. This point is 162' from a hydrant located at 10th and Belford. This hydrant is supplied by a 6" looped line tied into an 8" line on 9th Street and an 8" line on 12th, which are in turn looped to a 12" line on North Avenue. So, this hydrant will easily supply the 1,000 GPM fire flow required. Also, there are additional hydrants available: one to the west along Belford and 260' from the southwest corner of the building

and one at the corner of 9th street and North Avenue. So, the water supply for this building exceeds the requirements of the UFC.

The American Furniture building hydrant requirements were based on our previous interpretation of the fire code-the 150' spacing rule. However, the situations are different because the American Furniture building is considerably larger-perhaps 30,000 square feet, so even under our current policy the fire flow would be much larger and the number of hydrants required would be greater along with reduced spacing between hydrants and less distance from hydrants to access points at the building.

I hope this makes sense and answers any questions Mark Achen may have.

*Hank*



City of Grand Junction, Colorado  
250 North Fifth Street  
81501-2668  
FAX: (303) 244-1599

May 19, 1995

Ray Meacham  
% 865 American Furniture  
North Avenue  
Grand Junction, CO 81501

Dear Mr. Meacham,

The Community Development Department has reviewed the concerns you raised concerning North Avenue Furniture's recent warehouse addition. It may be useful to give you some background concerning their request before trying to address the various issues you are concerned about regarding North Avenue Furniture's placement of the warehouse addition on the south side of their property.

North Avenue Furniture came to the City last summer with a proposal to add a warehouse building to its site. The warehouse was needed, according to their account, since the business was having to store its large inventory of carpets in several semi-trailers which were parked on its parking lot on the south side of its property. Art Butts, who was representing North Avenue Furniture and its owner, Richard Sparkman, was informed that a review and approval by the Planning Commission would be necessary since the property was zoned Planned Business (PB) and the proposed warehouse constituted a significant modification to the approved plan.

Tom Dixon, Senior Planner in the Community Development Department, set up and later met with Mr. Butts in a pre-application conference to go over submittal requirements for a Planned Development review and also to provide some guidance on how and where staff thought the warehouse addition might be most appropriately located. Mr. Dixon recommended at that time that the proposed warehouse building be located just across the alley near the existing furniture store for four reasons. These were: 1) so that it would be conveniently situated and easily accessed from the main store, 2) this location would maximize the separation between the new building and the existing single-family residential development on the south side of Belford Avenue, 3) this location would allow the retention of an existing landscaped island which had a mature locust tree as well as other vegetation, and 4) this location would minimize the number of parking spaces that would be lost.

Mr. Dixon's recommendation to Mr. Butts were contrary to the proposed building's location, as illustrated on a site plan presented at the pre-application conference. According to Mr. Butts, the owner wanted the warehouse building to be situated on the extreme south

half of the North Avenue property. Some of his reasoning had to do with wanting to retain as much parking as possible near the back entrance to the North Avenue Furniture building and to allow the proposed building to follow the same setback along Belford Avenue as an existing office building located on the northeast corner of Belford and 9th Street and adjacent to the proposed building.

When North Avenue Furniture submitted their proposal for review, the location of the proposed addition was the same as presented at the pre-application conference (see attached site plan). Although aware of staff objections, they wanted to pursue this proposal before the Planning Commission. Mr. Butts was aware of staff's position, as discussed previously. At this time, Mr. Dixon conveyed an additional concern regarding the exterior of the building after learning from Mr. Butts that a metal building was intended for the warehouse. Mr. Dixon stated that whichever location the building got approval for, the exterior facade should be similar to the stained cedar finishes of adjacent buildings on the block.

The Planning Commission, at its September 6th meeting (minutes attached), approved the proposed location of the warehouse building as presented by the petitioners. This approval allowed the removal of the landscaped island, required the removal from the site of all semi-trailers within 14 days after construction was begun, allowed the height of the building to match that of the building to the west (the office building), required a wood finish for all exterior portions of the building except the north side, and permitted the location of the building near the south property line with a setback of some 10 feet.

One of the issues you are concerned about is the discrepancy between the required setback for your building and the one for the new warehouse building. The PB zone has no established setbacks. The setback is proposed by the petitioner and then a response is made by staff as to its appropriateness. In this instance, North Avenue Furniture proposed a setback to match the existing 10-foot setback of the adjacent office building. The Planning Commission was agreeable and approved the building location as proposed. On property with a C-1 zoning designation such as yours, the setbacks are established. However, in a C-1 zone, a development proposal such as the one for American Furniture only requires a Site Plan Review which involves no public hearing.

You also raised the issue of the loss of landscaping from the North Avenue site. Staff sought a condition to retain the one landscaped island in the parking lot but the Planning Commission approval allowed its removal without any compensating addition of landscaping.

A third issue you mention involves the loss of parking. Mr. Dixon calculated the required parking spaces for North Avenue Furniture and went to the site on several occasions to count parking spaces and to observe parking demand. Based on the assumption that North Avenue Furniture's existing building was utilized as retail use, he calculated that their parking requirement would be 67 off-street spaces. In actuality, North Avenue Furniture uses part of their main store for warehouse use. If Mr. Dixon had calculated parking requirements based on a combined retail/warehouse, the required number of parking spaces



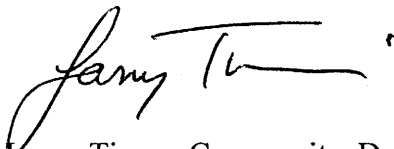
would have been less than 67 since retail uses have a higher requirement for parking than warehouse uses. He determined that North Avenue Furniture, even with the warehouse addition, still provided some 84 parking spaces. This exceeded their required number of spaces. It was also noted by Mr. Dixon that there was a surplus of unused parking spaces within their parking lot each time he visited the site.

The issue of parking North Avenue Furniture semi-trailers on 9th Avenue was brought up. Apparently this has been resolved by the Police Department's action of informing Mr. Sparkman that vehicles (including trailers) could not be parked on the street for more than 24 hours. However, Mr. Dixon did inspect the property on May 17th and noted that the trailer now parked on the west side of the new building violates the Planning Commission approval which required that the trailers be removed from the site within 14 days of the building's initial construction. An enforcement action will be necessary at this point to require North Avenue Furniture to abide by their approval. As far as North Avenue Furniture using the truck as advertising, the sign section of the Zoning and Development Code is silent on this and therefore provides no restriction or limitation.

It should be noted that during the Planning Commission hearing, although public testimony raised various issues regarding this proposal, we received no testimony concerning the setbacks or landscaping. The lack of such testimony could have caused the Planning Commission to conclude that these were not important issues for surrounding residents and property owners and, therefore, provided a rationale for going with the petitioner's requested building location and elimination of landscaping.

Finally, you are concerned about how the Fire Department treated your situation differently from North Avenue Furniture in that you were required to install a new fire hydrant and they were not. Attached you will find a copy of a memorandum from Hank Masterson to Rick Beaty, Fire Chief, regarding the policy of requiring fire hydrants. I hope this answers your questions on how two seemingly similar situations could, in fact, be treated differently due to the singular circumstances of each.

Sincerely,



Larry Timm, Community Development Director

cc: Mark Achen, City Manager

memo to file:

Keith Mumby said on the phone today (7/31/95) that the building was built to the height of the existing building to the west as per the Planning Commission's condition. However, the owners of the building to the west have since removed the facade on the roof that was blocking equipment on the roof. He was unsure if they plan on returning the facade to the roof. Also, Bob Lee at the building department said the plans show the building being 21 feet high.

Mike Pelletier, associate planner

LEGAL DESCRIPTION

All of LOTS 7 through 16 inclusive,  
BLOCK 3,  
CITY OF GRAND JUNCTION;  
and all of LOTS 21 through 26 inclusive,  
BLOCK 3,  
CITY OF GRAND JUNCTION;  
EXCEPTING the South 116.5 feet of said LOT 26  
and also excepting the South 116.5 feet of the  
West 17.5 feet of said LOT 25

MESA COUNTY, COLORADO

136 94

Original  
Do NOT Remove  
From Office

EXHIBIT OF LOTS 21-32 BLOCK 3  
CITY OF GRAND JUNCTION, COLORADO

NOTE:

1. THIS IS AN EXHIBIT ONLY, AND DOES NOT REPRESENT A TRUE AND ACCURATE SURVEY.
2. LOT AND PROPERTY LINES ARE APPROXIMATE ONLY.



SCALE: 1" = 30'

OFFICE N. OF ALLEY 27  
OFFICE S. OF ALLEY 40

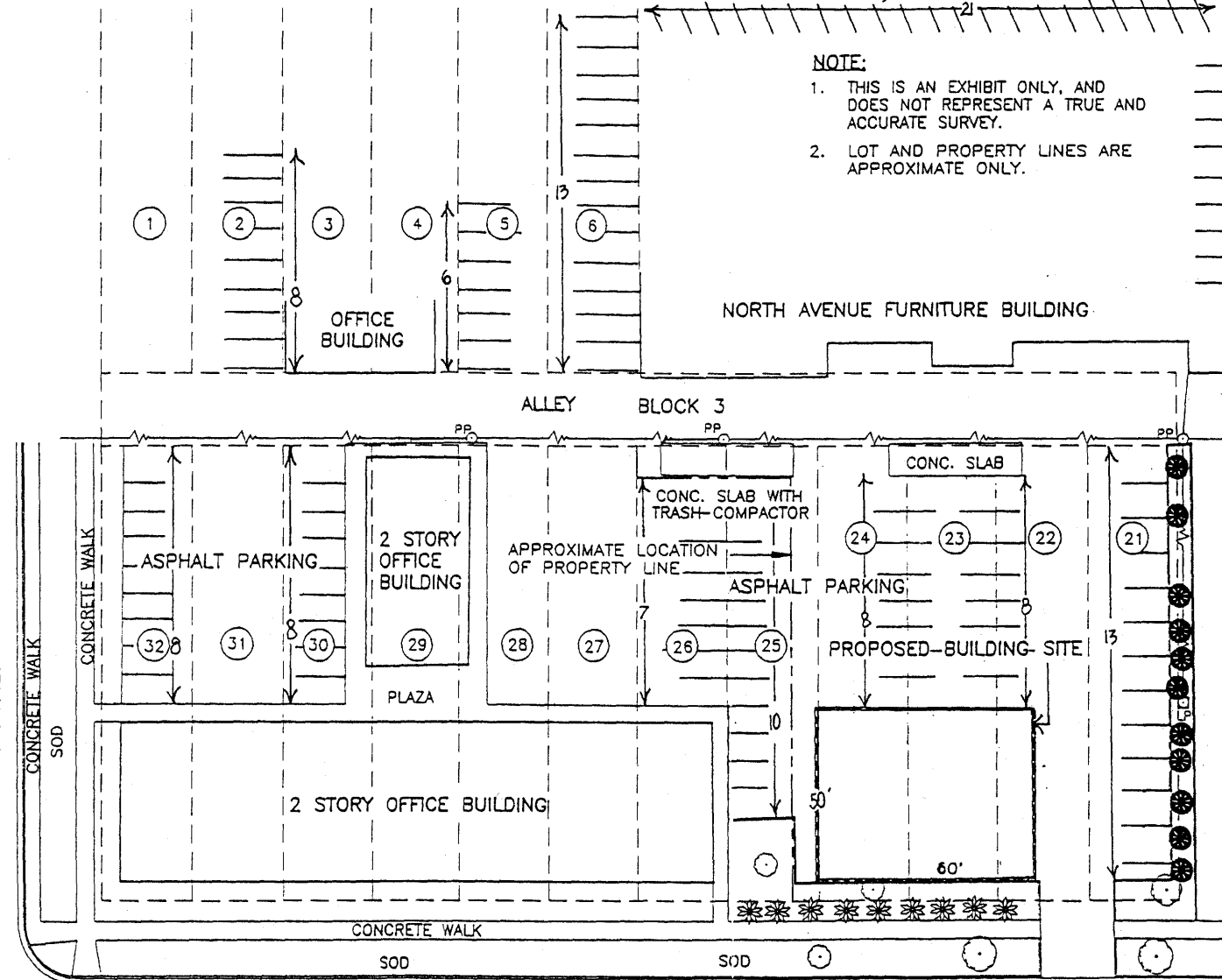
ACCEPTED *Tom Dixon 10-12-94*  
ANY CHANGE OF CURBS MUST BE APPROVED BY THE CITY PLANNING DEPT. THIS IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

LEGEND:

- OVERHEAD UTILITY
- POWER POLE
- LIGHTPOLE
- EVERGREEN TREE
- SHRUBS
- DECIDUOUS TREE
- LOT NUMBER

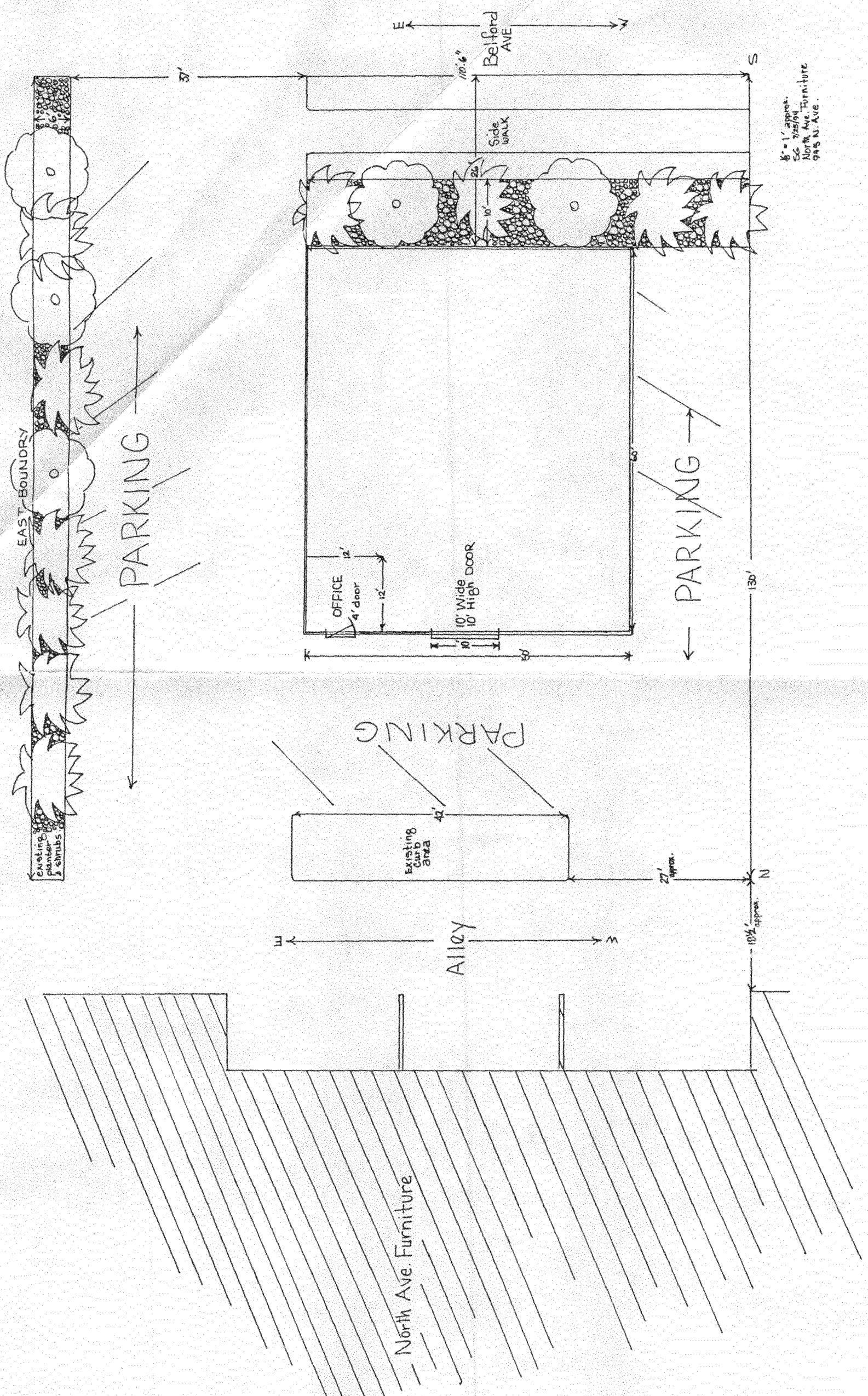


EXHIBIT FOR  
NORTH AVENUE FURNITURE  
OF LOTS 21-32 BLOCK 3  
CITY OF GRAND JUNCTION, CO  
SURVEYED M.J.H. DRAWN A.L.W.  
GRAND JUNCTION, CO. 8-29-94



BELFORD AVENUE

136 94



8" = 1' approx.  
 SC 7/25/94  
 North Ave. Furniture  
 945 N. Ave.

North Ave. Furniture