

Table of Contents

File PDR-1996-159

Name: 7TH Street Professional Offices - 1301 / 1305 North 7th Street

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
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X	X	Table of Contents
		*Review Sheet Summary
X	X	*Application form
X		Review Sheets
		Receipts for fees paid for anything
X	X	*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X	X	Legal description
		Appraisal of raw land
		Reduction of any maps - final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
X	X	*Review Comments
X	X	*Petitioner's response to comments
X	X	*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	X	Correspondence			
X		Photos			
X	X	7 th Street Corridor Guidelines - **			
X	X	Planning Commission Minutes - 8/6/96 - **			
X	X	City Council Minutes - ** - 8/2/196, 9/2/96, 9/18/96			
X	X	Ordinance No. 2974 - **			
X		Statutory Deed - Bk 2109 / Pg 397 - not conveyed to City			
X		Statutory Deed - Bk 2109 / Pg 409 - not conveyed to City			
X	X	Plat - Historic GIS Maps - **			
X	X	Elevation Maps			
X	X	Site Plan / Utility Composite			
X	X	Grading and Drainage Plan - to be scanned			
X	X	Landscape Plan			
X		Notice of Land Use Application - sent 9/12/96			



DEVELOPMENT APPLICATION

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

Receipt _____
Date _____
Rec'd By _____
File No. _____

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 checked="" type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input checked="" type="checkbox"/> Resub		As below	As below	As below
<input checked="" type="checkbox"/> Rezone			1301, 1305 N. 7th	From: RMF-32 To: PB	Proposed office
<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input checked="" type="checkbox"/> Final		"	"	"
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

<input checked="" type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
Laurel L. Coleman	P.C. Management L.L.C.	David Smuin
Name	Name	Name
1901 N. 7th St.	464 25 1/2 Road	1179 Santa Clara Ave
Address	Address	Address
Grand Jct. CO 81501	Grand Junction CO 81505	Grand Jct. CO 81503
City/State/Zip	City/State/Zip	City/State/Zip
(970) 256-7624	(970) 256-7624	(970) 242-4454
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 required 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.

X [Signature] Signature of Person Completing Application Date 6/19/96

X [Signature] Signature of Property Owner(s) - attach additional sheets if necessary Date 6/20/96

Schaack, James Walter
6025 W. Warren Pl.
Lakewood, CO 80227-2567

American Lutherun Church of GJ
1350 N. 7th Street
Grand Junction, CO 81501-3003

DHH, LLC
1204 N. 7th Street
Grand Junction, CO 81501

Hill, Faith M.
1204 N. 7th Street
Grand Junction, CO 81501-3074

Mesa Valley Education Assoc.
P.O. Box 4370
Grand Junction, CO 81502-4370

Swan, Audrey
727 Bunting Ave.
Grand Junction, CO 81501-3011

School District 51
2115 Grand Avenue
Grand Junction, CO 81501-8007

Dewey Investments LTD
2236 Tiffany Court
Grand Junction, CO 81503-1264

McKinney, Teresa Lyn
1307 N. 7th Street
Grand Junction, CO 81501-3035

Sickenberger, Etta P.
710 Ouray Avenue
Grand Junction, CO 81501-3326

Allen, Kelley R.
1317 N. 7th Street
Grand Junction, CO 81501-3035

Bloney, Bud R.
1635 Maple Court
Grand Junction, CO 81505-1582

Muhr, Mary Lynn
1327 N. 7th Street
Grand Junction, CO 81501-3035

Bank One
P.O. Box 1569
Grand Junction, CO 81502-1569

SUBMITTAL CHECKLIST

Udon 40 PB

PLANNED DEVELOPMENT

Location: *1301, 1305 N. 7th*

Project Name: *Western Professional Office*

ITEMS	DISTRIBUTION																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
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Site Plan <input checked="" type="checkbox"/> 11"x17" Reduction of Site Plan <input checked="" type="checkbox"/> Grading and Drainage Plan <input checked="" type="checkbox"/> Storm Drainage Plan and Profile <input type="checkbox"/> Water and Sewer Plan and Profile <input type="checkbox"/> Roadway Plan and Profile <input type="checkbox"/> Road Cross-Sections <input type="checkbox"/> Detail Sheet <input checked="" type="checkbox"/> Landscape Plan <input type="checkbox"/> Geotechnical Report <input type="checkbox"/> Final Drainage Rerport <input type="checkbox"/> Stormwater Management Plan <input type="checkbox"/> Phase I and II Environmental Report <input type="checkbox"/> Traffic Impact Study 	<ul style="list-style-type: none"> VII-1 VII-3 VII-3 VII-1 VII-1 VII-2 VII-1 VII-2 VII-2 VII-1 VII-2 VII-1 VII-3 VII-2 VII-3 VII-4 X-7 IX-13 IX-29 IX-29 IX-16 IX-30 IX-34 IX-28 IX-27 IX-12 IX-20 X-8 X-5,6 X-14 X-10,11 X-15 	<table border="1" style="width: 100%; border-collapse: collapse; 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NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.

PRE-APPLICATION CONFERENCE

Date: 5/3/96
Conference Attendance: Kathy P., David Smuin
Proposal: 49000 sq ft PB per office
Location: 1301, 1305 N. 7th St

Tax Parcel Number: 2945-114-00-03, 032
Review Fee: \$465.00

(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/TCP required? Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?
On-site detention/retention or Drainage fee required? Manage fee

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.

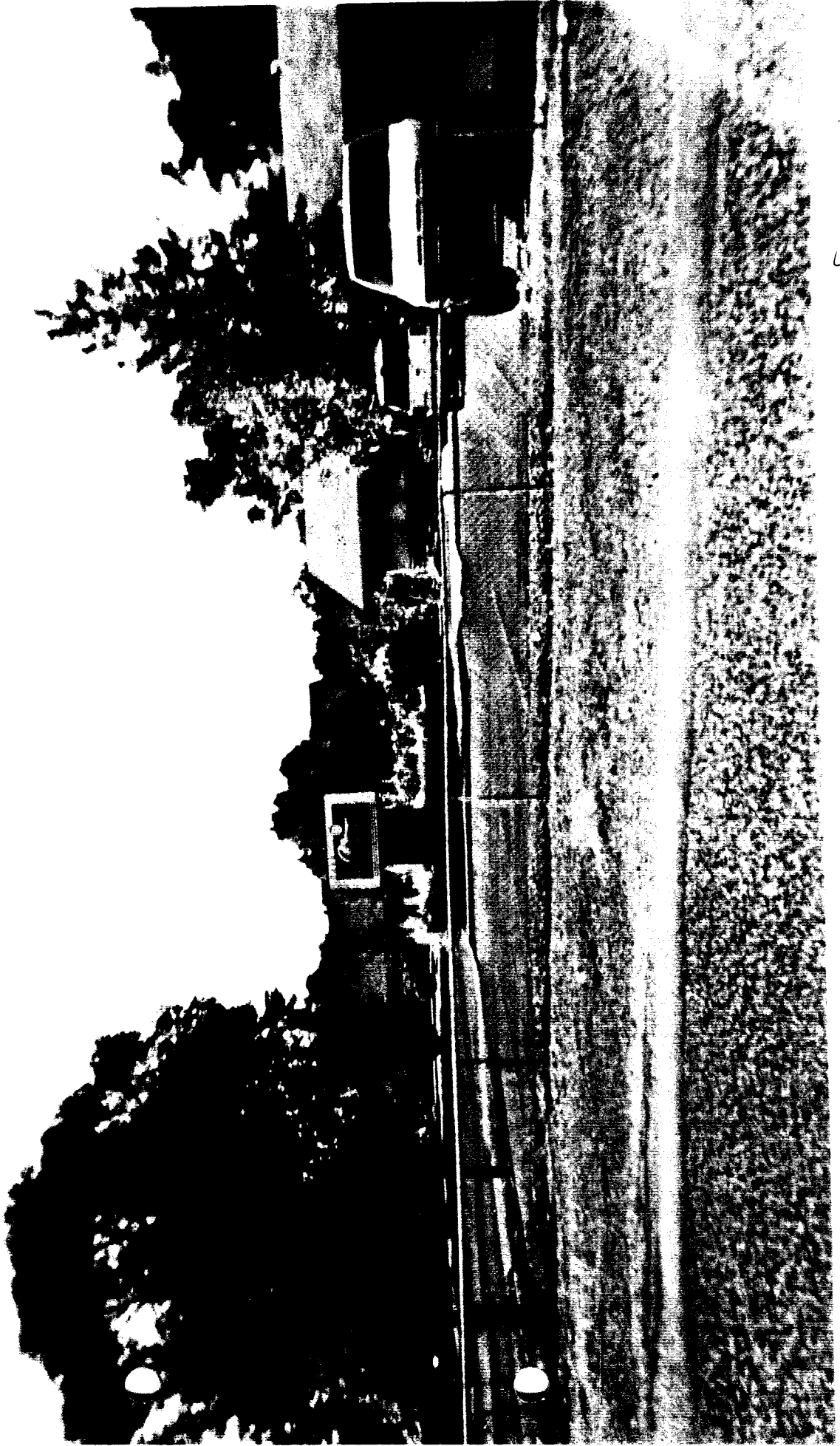
Signature(s) of Petitioner(s)

Signature(s) of Representative(s) 6/19/96



South of Site accepted parking on front lot

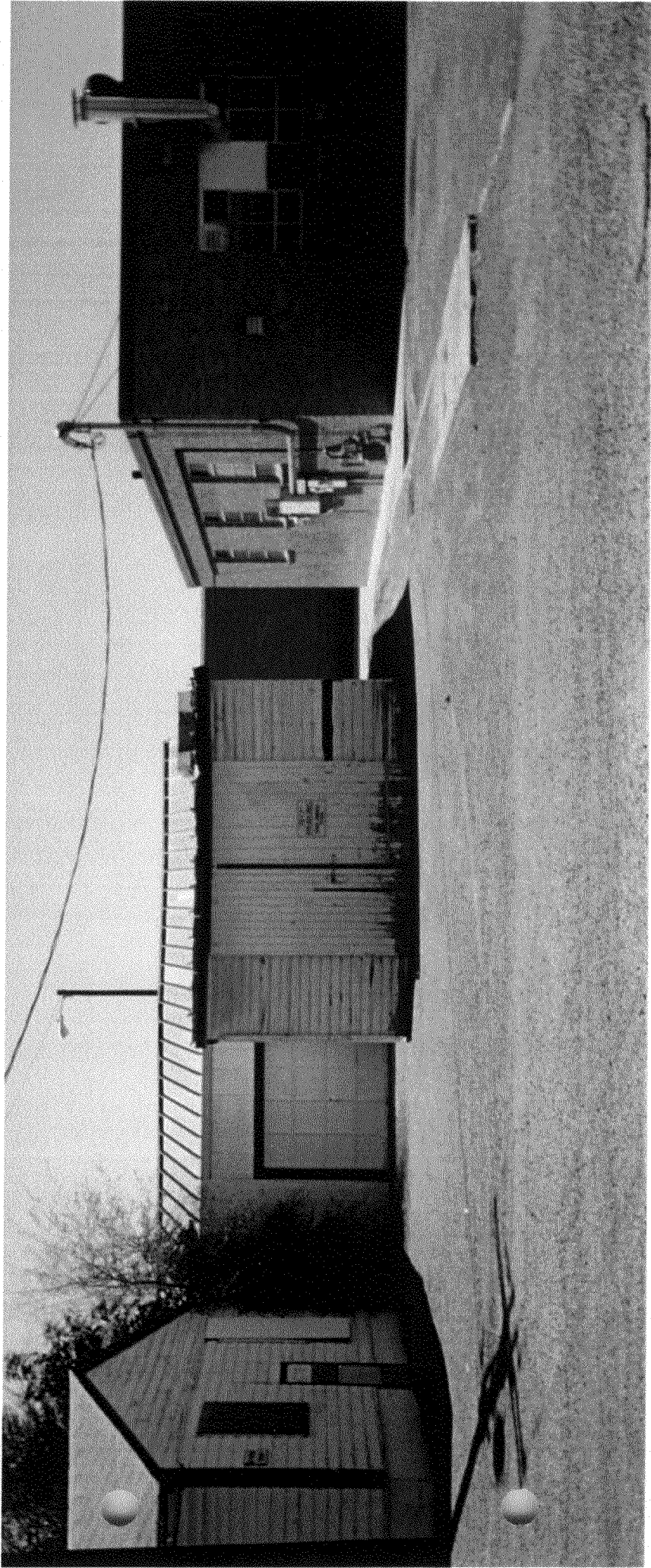
Bank ONE



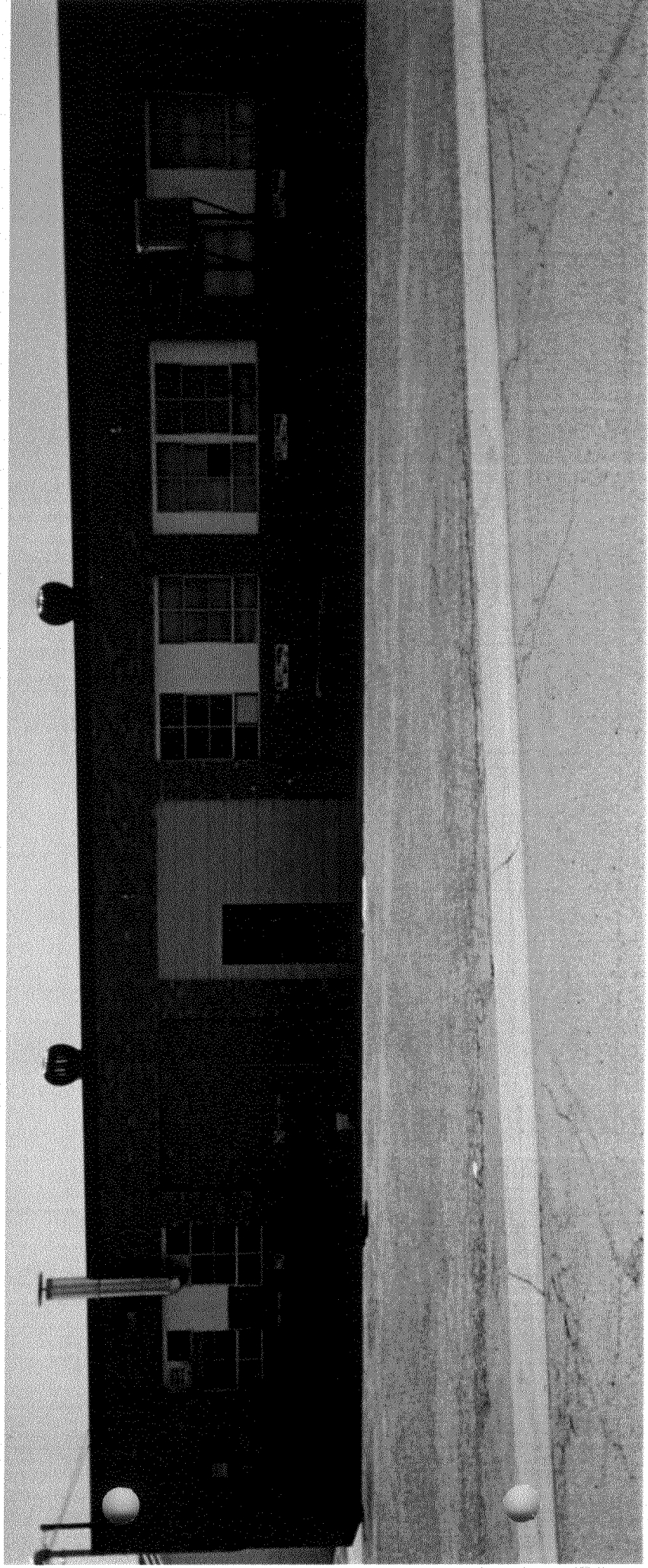
Northwest of site accepted parking front lot



North east side accepted parking on front lot
church



west behind site
Alley school



west behind site

Alley School



Southwest behind site
Alley school

GENERAL PROJECT REPORT

June 20, 1996

**SEVENTH STREET PROFESSIONAL OFFICES
1301 & 1305 NORTH 7TH STREET
GRAND JUNCTION, CO 81501**

**Prepared For:
SUPERIOR CONTRACTING INC.
464 -25 ½- Road
Grand Junction, CO 81505**

**Prepared By:
HydroTerra Environmental Consulting
1179 Santa Clara Avenue
Grand Junction, CO 81505
970-242-4454**

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1. General Location and Description	1
2. Public Benefit	2
4. Soils, and Drainage	4
5. Development Schedule and Phasing	5
6. Results and Conclusions	5

1. General Location and Description

The proposed project is within the Grand Junction City limits near the intersection of North 7th Street and Bunting Avenue (See Assessor's map in site plan submittal). This area is within the 7th Street Corridor for which the City has published guidelines for development. The guidelines for the area from Orchard Avenue south to Bunting Avenue state that "the area is appropriate for cultural and educational facilities, and professional offices, retaining the single family residential scale for all new development".

The project proposes a resubdivision, rezoning, and development of two parcels of Lot 19 of the Capitol Hill Subdivision. Parcel A (1305 North 7th) and Parcel B (1301 North 7th) total 0.29 acres. Both parcels are currently zoned (RMF-32) while current use is for single family residences (rentals). The current zoning (RMF-32) is not in keeping with the 7th Street Corridor guidelines, as it would be virtually impossible to retain a single family residential scale for a high density residential development. Additionally, it would not be desirable to have multiple family dwellings in proximity to the High School as they would tend to attract an element likely to prey on the student population. The proposed zoning change is to PB (Planned Business) and the proposed use is for professional offices. This use is very unlikely to cause problems with either residential neighbors or the High School. There will be no access between the High School and the proposed development.

A 4000 ft², single-story building with associated parking and landscaping are proposed for the site. This proposed development is in keeping with the 7th Street Corridor guidelines. The existing buildings (two houses, a garage and a shed) will be razed or moved and one building will be built to accommodate the proposed use. The resubdivision will reconfigure Parcels A & B into one parcel.

The subject parcels are bounded by North 7th Street on the east, an alley and the Grand Junction High School on the west and residences to the north and south. Bank One is located one lot to

the south of the subject property. A Lutheran Church and the Bunting Medical Building are located across 7th Street, east of the property. Colorado Federal Mortgage Corporation is located on the corner of Bunting and 7th, southeast of the property. Other businesses extend south along 7th to the North Avenue Corridor. Eight lots to the north of the subject property is the Behavioral Health Center. Other development, farther north along 7th Street, is also commercial in nature and provides professional office and retail business space mostly related to medical services.

The scale of the proposed development will be consistent with the scale of surrounding developments and the residential neighborhood. For example, the residence to the south of the subject property occupies a similarly sized parcel. The Church across the street occupies 3 lots, the Medical Building occupies a two parcel lot, and the home mortgage business on the corner of Bunting and 7th occupies a similarly sized parcel.

2. Public Benefit

The proposed project will help fulfill a need for additional professional office space along the 7th Street corridor. This development will provide the professional community with an increased choice of potential office locations. North 7th Street is a major traffic corridor and business development is an inevitable use along such streets because corridors provide the highest exposure of businesses to the public and the easiest access by the public to the businesses.

The proposed project will have one access onto 7th Street. Two way traffic will circulate the proposed parking area. No access to the alley will be provided. A block wall along the rear of the property will prevent access between the development and the High School. This use is less likely to degenerate into a problem area for high school students than a high density residential use.

Utilities are already present in the area. Telephone service, a gas line, and water and sewer are

currently available to the parcel along 7th Street. Electricity is available along 7th Street and in the alley behind the property. A fire hydrant is located directly east across 7th Street from the property, about 160 ft from the proposed building.

Utility providers to the property are as follows:

Public Service - gas and electric

City of Grand Junction - potable water

City of Grand Junction - sewer and drainage.

U.S. West - telephone service

.Considerations

- The current residences are old, shabby rentals. As such, they are not considered positive attributes in the primarily owner-occupied residential neighborhood.
- Land use in the surrounding area is mixed business and single family residential under the zoning designation of RMF-32, thus, the zoning is not consistent with either the current use or the 7th Street Corridor guidelines. Furthermore, the guidelines advocate business development consistent with this proposal.
- Consistent with the 7th Street Corridor guidelines, access will be limited to 7th Street and the alley will not be used for access.
- The number of employees is unknown at this time, but the city standard of 1 parking space for each 300 square feet of building space for professional offices was used to determine the parking area requirements (4000 ft² @ 300 ft²/parking space = 14 spaces).
- Anticipated hours of operation of the professional offices will be from 8 am to 5 pm.
- One free-standing sign is currently planned for the office building. The sign will be a monument type and will be located between the City sidewalk and the parking area adjacent to the shrub planter on the north side of the driveway. The sign height will be 42 inches and the total sign face area will be less than 50 ft². No lighting is planned for the sign. The sign will be constructed of brick and wood to match the building exterior.
- The street is classified as a principal arterial and the corresponding setbacks are shown on

the site plan.

- All utilities are available on or at the edge of the property. A fire hydrant is located directly east of the property on the east side of 7th Street.
- No special or unusual utility demands have been identified for the proposed development.
- There is already development in the area requiring public services and facilities. Thus, there will be minimal impacts on public facilities such as fire and police protection, sanitation, parks, schools, and irrigation.
- Impacts to traffic will be minimal as 7th Street provides 4 lane, two-way travel and a center left-turn lane. Access and egress will not require modifications to the existing street as the existing access will be used. The existing curb cut will be widened approximately 4 ft. to meet current city standards.
- The proposed building will be sited at the rear of the lot in order to be less conspicuous to passersby on 7th Street. The proposed landscaping will provide street trees in keeping with the existing 7th Street landscape and will provide screening from the adjacent residential parcels along the side setbacks.

4. Soils, and Drainage

The Natural Resources Conservation Service (formerly the Soil Conservation Service) identifies the soils on the parcel as Billings Silty Clay Loam (Bc). Based on the properties listed for this soil type, the project will not be adversely impacted by soils and no geologic hazards or constraints to the proposed development are identified.

Existing drainage from the property splits runoff to 7th Street on the east and to the alley on the west. Developed drainage will be routed to 7th Street, as the alley is not designed for runoff conveyance. The developer proposes to pay a drainage fee in lieu of onsite retention or detention of storm water runoff. Slopes across the property are approximately 0.5% and the property will be approximately 8600 ft² paved/roof and 4100 ft² landscape after development is complete.

5. Development Schedule and Phasing

The proposed development will be completed in two phases. Phase one will be razing or moving of the existing structures. Phase two will be construction of the proposed building and all associated parking and landscaping. Construction is scheduled to start as soon as all planning clearances are received, hopefully in the Fall of 1996.

6. Results and Conclusions

In summary, the proposed development is consistent with zoning and current use in the area. Significant impacts to existing infrastructure are not anticipated. Based on the scope of the planned development and the consideration of geologic hazards and drainage, the site appears to be well suited. The schedule provides for having a professional office space available for occupancy in 1996, and based on the growing demand for such space, there is a need in the community for this development.

REVIEW COMMENTS

Page 1 of 2

FILE #PDR-96-159

TITLE HEADING: 7th Street Professional Offices

LOCATION: 1301 & 1305 N 7th Street

PETITIONER: P.C. Management LLC

PETITIONER'S ADDRESS/TELEPHONE: 464 25 1/2 Road
Grand Junction, CO 81505
256-7624

PETITIONER'S REPRESENTATIVE: David Smuin

STAFF REPRESENTATIVE: Kathy Portner

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., JULY 26, 1996.

CITY COMMUNITY DEVELOPMENT

7/18/96

Kathy Portner

244-1446

1. As stated previously to the applicant, staff will not support this rezone; however, the following comments are on the site design if the applicant chooses to pursue the request.
2. The design should maintain a residential character with the building coming up to the front yard setback of the adjacent homes with the entire front yard being landscaping.
3. Parking should be to the rear of the building.

CITY DEVELOPMENT ENGINEER

7/16/96

Jody Kliska

244-1591

1. A power of attorney for future alley improvements will be required.
2. If this is to be replatted, where is the plat?
3. The parking in the front yard is inconsistent with the surrounding residential area. An access to both 7th St. and the alley would be permissible with parking in the rear.
4. Are there any specific office uses proposed as part of the rezoning? Trip generation varies from a low of 46 trips per day for a single tenant office, to 170 trips/day for a medical/dental office, to a high of 664 trips/day for a Motor Vehicle Office. These are offered for comparison based on the 4000 square foot building proposed.

CITY UTILITY ENGINEER

Trent Prall

244-1590

Please contact Jodi Romero of the City Customer Service Division at 244-1520 for information regarding water tap fees and sewer plant investment fees for the facility.

CITY FIRE DEPARTMENT

7/12/96

Hank Masterson

244-1414

1. The Fire Department has no problems with this proposal.

2. We will need one set of sealed building plans for our review. Allow 10 working days for plan reviews.

MESA COUNTY SCHOOL DISTRICT #51

7/17/96

Lou Grasso

242-8500

No comment.

MESA COUNTY BUILDING DEPARTMENT

7/3/96

Bob Lee

244-1656

We need 2 sets of sealed plans for our plan review. Need to allow 10-14 days for review. Walls less than 20' to property lines may need fire ratings.

TO DATE, NO COMMENTS RECEIVED FROM:

City Attorney

Comment Response Letter

File #PDR-96-159

July 26, 1996

Location: 1301 and 1303 North 7th Street

Petitioner: P.C. Management LLC
464 25 ½ Road
Grand Jct, CO 81505
256-7624

Petitioner's Representative: David Smuin, HydroTerra Environmental

Staff Representative: Kathy Portner, Community Development Dept.

Community Development Department
Kathy Portner

Comment: As stated previously to the applicant, staff will not support this rezone; however, the following comments are on the site design if the applicant chooses to pursue the request.

Response: The applicant wishes to pursue the request for rezone. The applicant purchased the property because the proposed use for professional offices was supported by the City guidelines for this portion of 7th Street. It seems unreasonable at this point for the City to deny the request. Development consistent with current zoning, RMF-32, would be inconsistent with the single family residential concept, and School District 51 would definitely oppose development of multi-family residences in the area. There have already been problems between local residents and students along this portion of 7th Street, and the problems would be exacerbated by multi-family residential development. A case in point here are the problems at West Middle School related to the nearby apartment buildings. Vandalism and illegal consumption of alcohol and tobacco are some of the issues of concern.

Comment: The design should maintain a residential character with the building coming up to the front yard setback of the adjacent homes with the entire front yard being landscaped.

Response: The character of the area is no longer strictly residential even though there are residences on either side of the proposed development. There are already several other businesses in the neighborhood. Additionally, the residence to the south sits near the rear of the lot with a building setback similar to that proposed for this development. The next lot south of the residence contains parking for the Bank One parking lot which extends to within 5 ft of the sidewalk along 7th Street. Thus, the proposed development is in keeping with the existing character.

The developer is proposing to include more than 10 times the required landscaping with the development. This will enhance the area, especially considering that half of

the residential yard to the south is bare soil and weeds. Many of the residences along this section of 7th Street are old and shabby and the proposed new development would definitely enhance the appearance of the neighborhood.

Comment: Parking should be in the rear of the building.

Response: The City guidelines for this portion of 7th Street say that access should be limited and not be through the alleyway. Putting the parking in the rear will require alleyway access, thus going against the City guidelines. Furthermore, School District 51 representatives wish to discourage access between the alley and 7th Street. There have been problems with vandalism and other crimes related to access of high school students along this portion of 7th Street. It would be better to limit access to only 7st Street. The landscape design and proposed fencing will serve to screen the parking area from passersby on 7th Street and will be much more attractive than the existing buildings and landscaping.

City Development Engineer
Jody Kliska

Comment: A power of attorney for future alley improvements will be required.

Response: No alley improvements are planned for this development; however, if the City plans to make improvements, a power of attorney will be provided.

Comment: If this is to be replatted, where is the plat?

Response: The plat will be provided with these comment responses.

Comment: The parking in the front is inconsistent with the surrounding residential area. An access to both 7th Street and the alley would be permissible with parking in the rear.

Response: See responses to 2nd and 3rd comments from the Community Development Department.

Comment: Are there any specific office uses proposed as part of the rezoning? Trip generation varies from 46 trips per day for a single tenant, to 170 trips for a medical/dental office, to a high of 664 trips/day for a Motor Vehicle Office. These are offered for comparison based on the 4000 ft² building proposed.

Response: There are currently no tenants identified for office occupancy; however, it is likely that the tenant will be related to either insurance or medical services and the trip generation will be moderate. Traffic flow for business versus residential is also a consideration. Business traffic will begin around 8 am, continue through the day and end around 5 pm, whereas residential traffic is bimodal with the heaviest traffic before 8 am and between 4 and 5 pm. Thus, development of professional offices in the area will have less impact on local residential traffic than additional residences would.

**City Utility Engineer
Trent Prall**

Comment: Please contact Jodi Romero of the City Customer Service Division at 244-1520 for information regarding water tap fees and sewer plant investment fees for the facility.

Response: The contact will be made, and fees will be paid.

**City Fire Department
Hank Masterson**

Comment: The fire department has no problems with this proposal.

Response: No response required.

Comment: Submit complete building plans for our review and approval. Allow 10 working days for plan reviews.

Response: The complete building plans will be submitted for review during the building permit application process.

**Mesa County School District 51
Lou Grasso**

Comment: None.

Response: No action required.

**Mesa County Building Department
Bob Lee**

Comment: We need two sets of stamped plans for our plan review. Need to allow 10-14 days for review. Walls less than 20' to property lines may need fire ratings.

Response: Two sets of stamped plans will be provided for review. The applicable and required Codes will be followed for construction of the building.

HydroTerra
Environmental Consulting
1179 Santa Clara Ave.
Grand Junction, CO 81503
Phone/Fax(970) 242-4454

Council direction

STAFF REPORT

FILE: PDR-96-159

DATE: July 31, 1996

STAFF: Kathy Portner

REQUEST: Rezone and Final Plan--7th Street Professional Offices

LOCATION: 1301 and 1305 N. 7th Street

APPLICANT: P.C. Management L.L.C.

Alley Access - Yes
NO PARKING in front
Adjust SETBACKS
MAKE it more residential
Fencing like a Box - NO

EXECUTIVE SUMMARY:

A request to rezone the property at 1301 and 1305 N. 7th Street from RMF-32 to PB and final plan for an office building.

EXISTING LAND USE: Two single family homes

PROPOSED LAND USE: Office

SURROUNDING LAND USE:

NORTH: Single Family Residential
SOUTH: Vacant lot and Single Family Residential
EAST: Business and Residential
WEST: Grand Junction High School

EXISTING ZONING: RMF-32

SURROUNDING ZONING:

NORTH: RMF-32
SOUTH: RMF-32
EAST: RMF-32 and PB
WEST: PZ (Public Zone)

RELATIONSHIP TO COMPREHENSIVE PLAN:

The 7th Street Corridor Guidelines state that cultural and educational facilities and professional offices are appropriate for this portion of the corridor. The Guideline also states that such development should retain the residential scale for all new development.

The draft Growth Plan identifies this area for residential, 4 to 7.9 units per acre.

STAFF ANALYSIS:

The proposal is to rezone the properties, located at 1301 and 1305 N. 7th Street, from RMF-32 to PB (Planned Business) for a professional office building. There are currently two older single family homes on the properties. Between this property and the Bank One property to the south is a vacant lot and one single family home. The adjacent zoning to the north and south is RMF-32 and the zoning to the west is PZ (Public Zone) for Grand Junction High School.

Rezone Request

The following criteria must be satisfied for a rezoning request:

A. Was the existing zone an error at the time of adoption?

There is no evidence that the existing zone was an error. The zoning to the north and south is also RMF-32.

B. Has there been a change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc?

The applicant argues that there has been a change in character due to the increased traffic on 7th Street, the deterioration of some of the homes and other zone changes along 7th Street. However, there are still a substantial number of dwelling units along this section of the corridor and very few zone changes on this side of 7th Street north of Bank One.

C. Is there an area of community need for the proposed rezone?

Staff does not concur that there is a need for this rezone in this location.

D. Is the proposed rezone compatible with the surrounding area or will there be adverse impacts?

The proposed rezone is not compatible with the surrounding residential uses.

E. Will there be benefits derived by the community, or area, by granting the proposed rezone?

No.

F. Is the proposal in conformance with the policies, intents and requirements of this Code, with the City Master Plan, and other adopted plans and policies?

The 7th Street Corridor Guidelines do suggest that professional offices might be appropriate along this portion of 7th Street, but only if it is compatible with the surrounding residential uses. The City's draft Growth Plan shows this area remaining residential.

G. Are adequate facilities available to serve the development.

Adequate facilities do exist or could be reasonably extended.

Staff does not think the rezone request meets the rezoning criteria.

Site Design

The design of the site and building is not in keeping with the residential character of the corridor. The few rezonings that have been done along the 7th Street corridor were for businesses to occupy the existing residential structures. The proposed building design is not residential in character.

Having the building setback to the rear of the property with all the parking in front is also not in keeping with the residential character of the corridor. The parking should be oriented to the side and/or rear of the building with access to both 7th Street and the alley.



STAFF RECOMMENDATION:

Staff recommends denial of the rezone and final plan.



PLANNING COMMISSION RECOMMENDATION:

At their August 6, 1996 hearing Planning Commission denied the request for rezone and final plan.

The applicant has appealed the denial.

City Council
MOTION TO Deny Appeal of PLAN 7-0
MOTION TO Approve ZONING 1-6

August 6, 1996

To: Members of Grand Junction Planning Commission

From: Richard F. Dewey
2236 Tiffany Ct.
Grand Junction, CO 81503

Subject: Rezone Request for 1301 and 1305 North 7th Street PDR-96-159
[Planned Development Review -- 7th Street Professional Offices]

I am Richard F. Dewey and I have owned the 100 foot property just south of this proposed rezone request since 1972 therefore I am quite familiar with this area of our city.

I object to this current proposal as outlined by P. C. Management LLC

Their proposal is not in keeping with the character of the other North 7th Street properties in this vicinity. There isn't enough grass area in the front of the proposed parking lot. The building is set way to far back on the lot to line up with other residences along this street. Parking is too close to the front sidewalk. The sign proposed for this project is much too large, [4' X.12', with added height for base support.] The back of the building is located on the lot line which I don't believe makes a very nice looking project with relation to my property.

I also believe that parking in the back would make a better looking project and be less of a safety hazard than coming directly off of North 7th Street.

Based on the above statements I concur with the Grand Junction Planning Staff's recommendation that the present proposal for the Professional Offices should be denied.

In conclusion I would not object to a well-planed professional office building in this location that looks something like the Doctor's offices located directly across North 7th Street from this proposal., The parking is located in the back of the office complex and the front has a nice lawn area that doesn't distract from the buildings in this area. I would also prefer not to have the big wooden fences installed along both sides of this project.

Richard F. Dewey
2236 Tiffany Ct.
Grand Junction, CO 81503

August 7, 1996

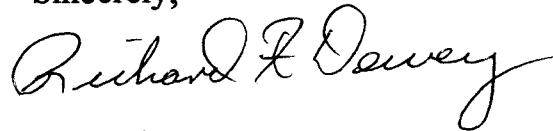
Ms. Kathy Porter
Staff Representative
Grand Junction Planning Commission
250 North 5th Street
Grand Junction, CO 81501

Dear Kathy,

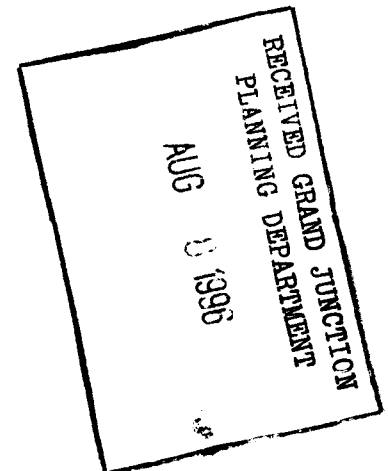
I am enclosing a copy of a statement made for last night's Grand Junction Planning Commission meeting concerning rezoning request for 1301 and 1305 North 7th Street. I did not hand this statement in last night as I discovered at the last minute that I had left out part of my statement.

I also sent a copy of this statement to P. C. Management LLC

Sincerely,



Richard F. Dewey

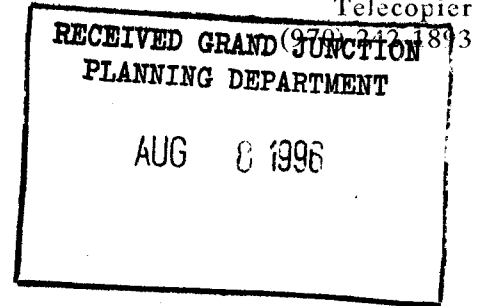


COLEMAN, JOUFLAS & WILLIAMS, LLC
ATTORNEYS AT LAW
2452 Patterson Road, Suite 200
P.O. Box 55245
Grand Junction, CO 81505

Joseph Coleman
Gregory Jouflas
John Williams

Telephone
(970) 242-3311

Telecopier



August 8, 1996

VIA HAND DELIVERY

Grand Junction Development Department
250 North Fifth Street
Grand Junction, CO 81501

APPEAL

Re: PDR-96-159
Rezone of 1301 & 1305 North 7th Street
Petitioner: PC Management, Inc.

Ladies & Gentlemen:

The purpose of this letter is to request in writing that the Planning Commission's recommendation for denial of this matter be scheduled to be heard by the Grand Junction City Council. PC Management, my client, is "appealing" the Planning Commission's decision and desires that its rezone request be heard by the entire City Council.

I anticipate, based on the timing of this letter, that my client will be scheduled to be heard at the next City Council meeting. This date is appropriate and acceptable to PC Management. However, my client, to succeed in a rezone application, requires the affirmative vote of five council members. It is important that all seven council members are present so that PC Management gets a full and fair hearing. We will be prepared to present PC Management's request at the next City Council meeting. Please be advised, however, that if less than all seven members are at the meeting, we will request that the matter be tabled and rescheduled for the next meeting.

Please call if you have any questions or comments.

Very truly yours,

COLEMAN, JOUFLAS & WILLIAMS, LLC


Joseph Coleman

Enclosure

xc: PC Management, Inc.

From: Lou Grasso
Mesa Co. Valley School Dist. 51
2115 Grand Avenue
Grand Jct. Co. 81501

To: Ms. Kathy Portner
City of Grand Junction
Community Development
250 N.5th
Grand Jct. Co. 81505

Subject: Coleman Rezone Proposal-North 7th st.

As indicated to you in our phone conversation, I had indicated "no comment" on the review sheet for this rezone request. At that time, I had not been able to contact the Principal of Grand Junction High School. I have now been able to discuss the request with the Principal and we would like to express the following.

We are not opposed to the rezone request to allow commercial development. Assuming that the development would be similar to the businesses now existing on the west side of seventh street east of the high school, we do not see any conflict with operation of the school.

Further, we believe that the commercial development would be preferable to the current zone classification which we understand would allow high density/multiple housing. At other school locations in the valley where the school is adjacent to high density/multiple housing, we have experienced problems that do not seem to occur where the housing is lower density/single family housing.

Please feel free to contact me if you have any further questions regarding this matter.



COLEMAN, JOUFLAS & WILLIAMS, L.

ATTORNEYS AT LAW
2452 Patterson Road, Suite 200
P.O. Box 55245
Grand Junction, CO 81505

Joseph Coleman
Gregory Jouflas
John Williams

Telephone
(970) 242-3311

Telecopier
(970) 242-1893

August 15, 1996

VIA HAND DELIVERY

Mayor Linda Afman
City of Grand Junction
250 North Fifth Street
Grand Junction, CO 81501

Mr. James R. Baughman
City of Grand Junction
250 North Fifth Street
Grand Junction, CO 81501

Mr. Reford Theobald
City of Grand Junction
250 North Fifth Street
Grand Junction, CO 81501

Mr. David Graham
City of Grand Junction
250 North Fifth Street
Grand Junction, CO 81501

Mr. R.T. Mantlo
City of Grand Junction
250 North Fifth Street
Grand Junction, CO 81501

Ms. Janet L. Terry
City of Grand Junction
250 North Fifth Street
Grand Junction, CO 81501

Mr. Ron Maupin
City of Grand Junction
250 North Fifth Street
Grand Junction, CO 81501

Re: Rezone of Property Located at 1301 & 1305 N. 7th Street
File No. PDR-96-159

Ladies & Gentlemen:

This office represents PC Management, Inc., the owner of two lots at 1301 and 1305 North 7th Street, Grand Junction, Colorado. PC Management wishes to construct a 4,000 square foot, single-story professional office building on those properties. This requires a rezone to "PB".

I wish to provide you with summary information concerning the requested rezoning, scheduled for the City Council's August 21, 1996 meeting. I understand that this matter should be on the consent calendar for that meeting (first reading). However, some background information may be helpful to you, particularly if the item is not on the consent calendar.

1. Background. The property is currently zoned RMF-32. PC Management is requesting a PB zoning. The requested zoning and the specific development was designed to comply with the existing "7th Street Corridor Guidelines" applicable for the area from Horizon Drive to Hill Avenue. This portion of 7th Street is classified as a "Major Arterial" and the applicable portion of

the Guidelines recognized this portion of 7th Street as a combination of residential, non-residential and transition areas. The Guidelines state:

Horizon Drive to Hill Avenue - area of transition from single family residential to business.

The requested zone change is consistent with the following 7th Street General Guidelines: (i) the request is in the context of a "planned" development; (ii) the professional building will not create traffic or on-street parking problems and its hours of use will not create lighting or noise problems; (iii) the professional building will consolidate two curb cuts into a single access point off of 7th; (iv) alleyway usage for access to a private parking lot is prevented; and (v) the neighborhood already includes many businesses (approximately 11 in the quarter mile section of 7th north of North Avenue); and (vi) the applicant has personally contacted all immediate neighbors. Two neighbors, District 51 and the neighbor to the North, fully support the zone change. The neighbor to the south opposes, but his property is already significantly impacted by the much larger commercial banking facility (Bank One) which adjoins his land.

The Corridor Policy expressly provides:

- South of Orchard to Bunting Avenue is appropriate for cultural and educational facilities and professional offices, retaining the single family residential scale for all new development.
- Access should be limited to those streets accessing 7th Street and not the alleyway or streets parallel to 7th Street.
- The alleyways should not service private parking lots or provide access for non-residential development except when extenuating circumstances are shown to make this type of access more appropriate than other alternatives. [emphasis added]

The subject property is identified on the attached map. The proposed office building is a single story structure (in line with the height of residences and lower than nearby business and church structures), with plans for 10 times the City-required landscaping to ensure compatibility with adjoining residences. This, in part, explains the strong support voiced by the neighbor in the residence immediately to the north. While the Planning Staff questioned the location of parking in the front, such parking is mandatory, to comply with the Corridor's Guideline to avoid alley access. (The School District also preferred no alley access). Finally, the one-story planned professional office is far more in line with the scale of the neighborhood than would be a high density residential structure based on the 32 units per acre existing zoning.

2. Planning Commission. PC's rezoning request was denied by the Grand Junction Planning Commission at its meeting on August 6, 1996. On August 8, 1996, this office, on behalf of PC Management, filed its Appeal of the Planning Commission denial.

One of the stated reasons for the Planning Commission denial was the perception that the request did not meet the criteria for rezoning. We respectfully disagree. First, the existing zoning for multiple residences (32 per acre) encourages high density rental units. This may have been an error when first adopted or at least is inappropriate at the present time. The property is adjacent to the rear boundary of Grand Junction High School, a difficult area to patrol. Schools must be ever vigilant against the distribution of drugs and alcohol on or adjacent to school premises. Schools must consider the wisdom of encouraging rental apartments adjacent to 1700 young, impressionable students who will frequently be left, well into the evening, at the school with parental expectations of school-supervised activities, not enticements or invitations from 18 to 20 year old renters who invite 14 and 15 year olds to "come to my house, to use the phone, relax, party or whatever". Encouraging a zoning classification which potentially increases the prospects of unsupervised 13 to 18 year-old students mingling with young adult, apartment dwellers may be a situation that should not be blindly encouraged, when reasonable, better land uses are available. District 51 has the foresight, in the case before you, to encourage its neighbors to use their land in a manner that eases, rather than increases the potentiality for future problems. Early prevention is far less expensive than later increases in school security personnel.

School District 51 was contacted prior to the Planning Commission hearing and advised of the request for PB zoning. The school had no problem with the request. However, when the Planning Staff assumed the position that the lots should retain their RMF-32 classification, the school's interest in the rezone took on a different light. The School District had only a short amount of time after learning that its earlier "no comment" could inadvertently increase the prospects of an apartment complex adjoining the High School property. The District, therefore, attempted to provide input by telephone. However, their telephone calls to the Planning Department were inadvertently not answered. Moreover, the message left by Dr. Lou Grasso was inadvertently not placed in the Planning Department's file or presented to the Planning Commission. These oversights were both unfortunate and prejudicial to PC's presentation to the Planning Commission. School District 51 prefers and supports the PB usage over the existing zoning that encourages apartments.

The presence of Grand Junction High School and the foreseeable funding shortfalls it will face into the future, points to a conflict between neighboring apartments and student safety (personal safety and traffic safety in the alley). This fact constitutes a change or growth trend that supports the rezone. These facts also demonstrate a community need for a change from a zoning that encourages apartments to professional offices, a use that simultaneously complies with the 7th Street Corridor Guidelines and the wishes of the dominant neighbor in the area, i.e. District 51.

The rezone would also be compatible with the surrounding area. The enclosed map, with highlighted portions of the immediate area; indicates multiple businesses, commercial establishments and a church within the 1/4 mile north of North Avenue. Considering approximate street frontage,

the non-residential usages (including offices, church and commercial) are almost three times greater than the remaining residential use. The 100 foot frontage to be rezoned to a heavily landscaped professional office will be compatible with and an asset to the surrounding area. The professional office is typical, not atypical of the neighborhood.

PC's professional building, as depicted on the attached site plan and landscape plan, will not detract from the integrity of the neighborhood. In fact, a professional office will be able to maintain a higher standard of maintenance and landscaping than any multi-family residences would, considering that placement of an apartment building on a major arterial will not, as the residential rental market varies, insure long term maintenance of the landscaping.

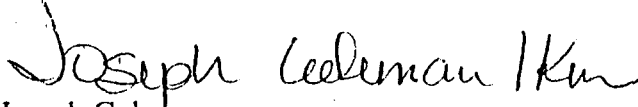
A final criterion for a rezoning application is conformance with applicable plans or policies. As noted above, PC complied with the 7th Street Corridor Guidelines, e.g. shared access between multiple lots, professional offices, no alley access, neighborhood input, etc. PC should not be penalized for designing a project specifically to comply with the published Guidelines.

I do not intend to argue PC's case fully in this letter, merely to acquaint you with our position. At the appropriate hearing (I believe the first Wednesday of September), I will detail the Planning Commission's erroneous reliance on the incorrect 7th Street Corridor Guidelines (its reliance on the guidelines applicable to area South of Hill); its erroneous reliance on "draft" Growth Plans which, even if later adopted, are only advisory, in contrast to a zoning ordinance. See Theobald v. Board of County Commissioners, 644 P.2d 943 (Colo. 1982).

Hopefully, the above summary is a helpful introduction. PC believes that upon careful review, at least five of the Council members will recognize the benefits which PC, District 51 and the immediately adjacent landowner see the proposed project bringing to the neighborhood.

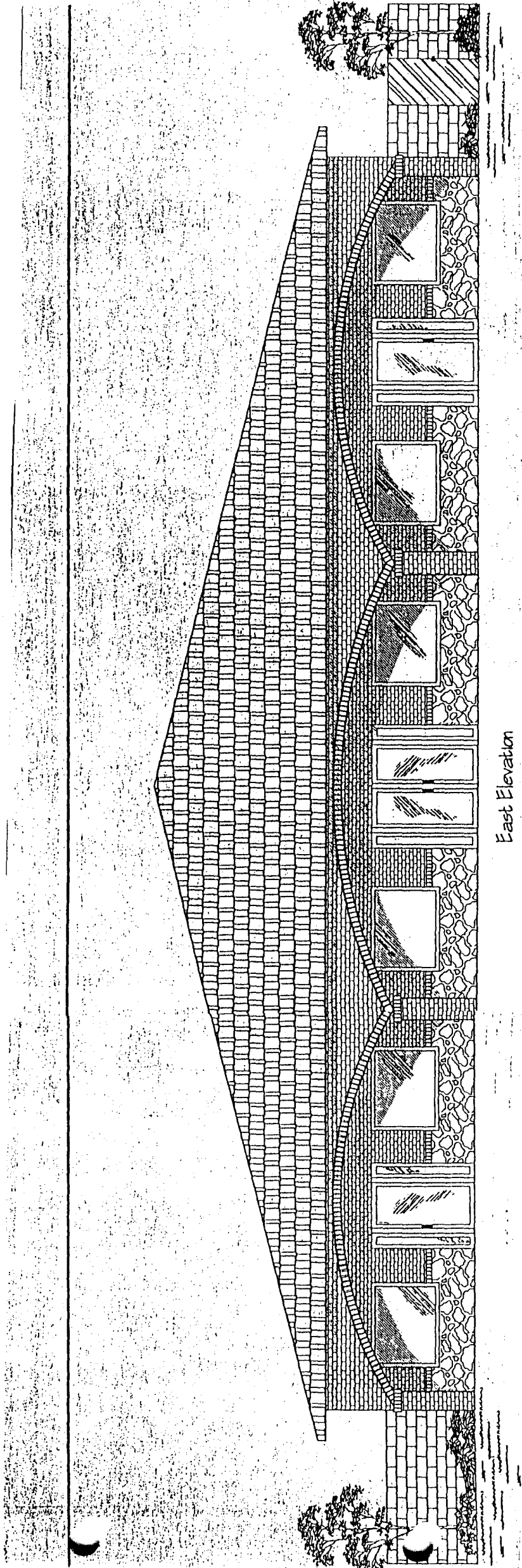
Very truly yours,

COLEMAN, JOUFLAS & WILLIAMS, LLC


Joseph Coleman

Enclosure

xc: PC Management, Inc.
Mark Achen, City Manager
Dan Wilson, City Attorney
Stephanie Nye, City Clerk
Dr. Lou Grasso



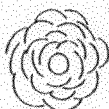


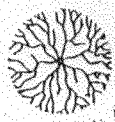
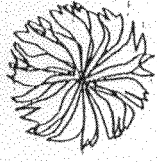


East Elevation

HydroTerra Environmental Consulting <small>11700 Grand Junction Center Blvd Grand Junction, CO 81505-2100 Phone: 970.243.7100</small>	Superior Contracting 464 25 1/2 Road Grand Junction, CO 81505	Landscape Plan P.C. Management LLC 1301 and 1305 N. 7th Street Grand Junction, CO 81501	Revisions <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Date</th> <th>Remarks</th> <th>By</th> </tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	Date	Remarks	By																											
Date	Remarks	By																															
Project: Landscape Plan Scale: As Shown Date Drawn: June 16, 1996 Latest Revision: No Revisions Sheet 3 of 3																																	

Landscape Calculations

Required	Proposed
10% of gross land area $0.10 \times 14,900 = 149\text{ft}^2$	Front setback—1173ft ²
5% of interior parking area $4857\text{ft} \times 0.05 = 243\text{ft}^2$	Street frontage— 962ft ²
Total = 392ft ²	Side setback—2032ft ²
	Total = 4167ft ²

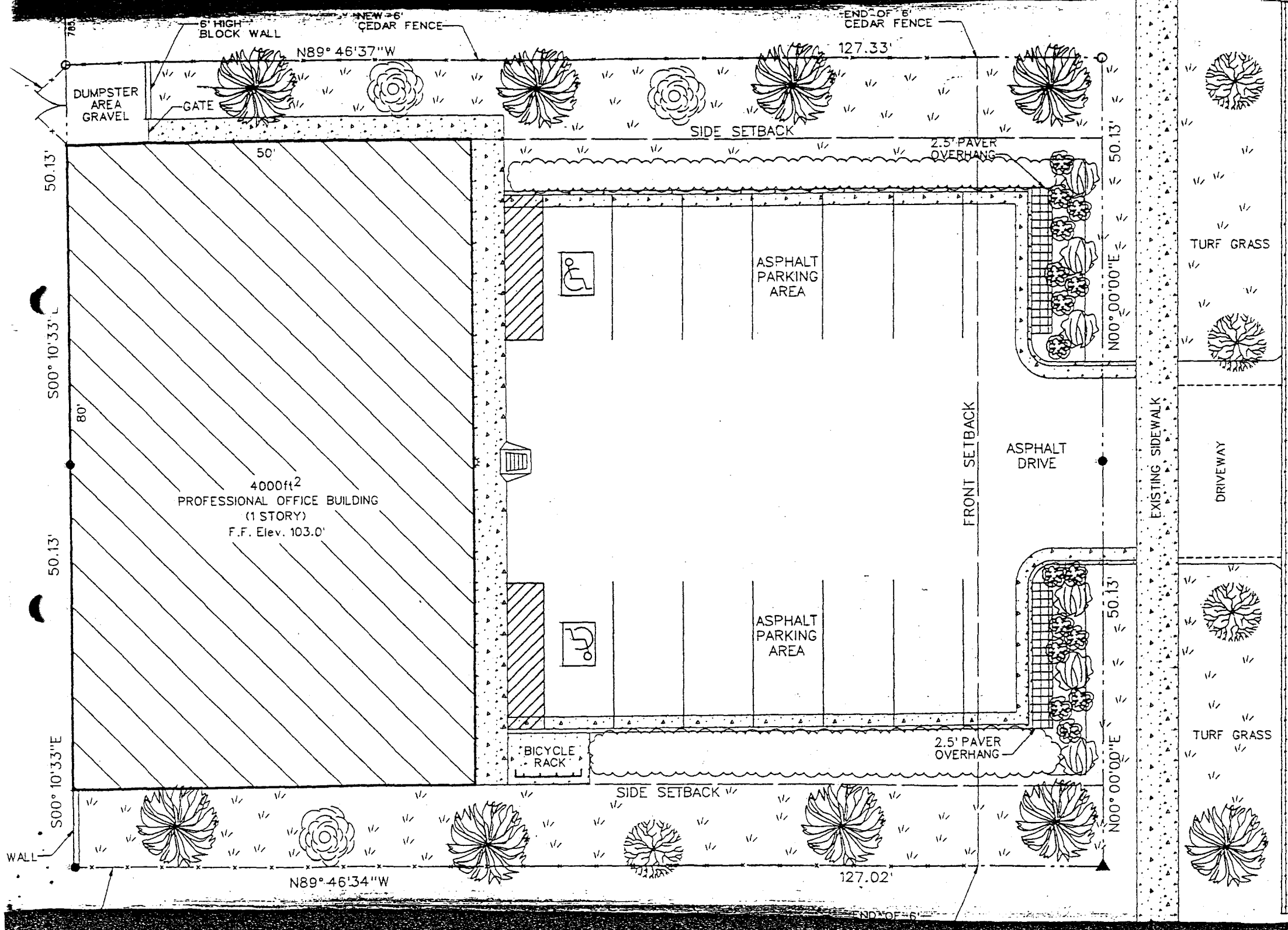
Landscape Legend (Proposed Plants)

- | | |
|---|--|
|  | Tree —Crabapple (<i>Malus</i> spp.)
12' at maturity Quantity — (3)
1 1/2 Caliper Min. Purchase Size |
|  | Shrub —Golden Current (<i>Ribes aureum</i>)
6' at maturity Quantity — (6)
5 gal. Minimum purchase size
Prepare planting bed with wood chip mulch |
|  | Shrub —Barberry (Redleaf) (<i>Berberis thunbergii</i>)
4' at maturity Quantity — (16)
5 Gal. Minimum purchase size
Prepare planting bed with wood chip mulch |
|  | Existing tree —American ash
(<i>Fraxinus americana</i>)
Quantity — (4) |
|  | Tree —American ash (<i>Fraxinus americana</i>)
25-40' at maturity Quantity — (9)
Minimum purchase size—2 1/2 caliper |
|  | Hedge —Privet on 4' centers (<i>Ligustrum vulgare</i>)
Size at maturity—6'. Quantity — (30)
Minimum purchase size — 5 gal.
Prepare planting bed with wood chip mulch |
|  | Turf grass
American blue grass
(Relatively drought tolerant) |

Landscape Notes

All landscaping requirements and installation shall conform to City of Grand Junction Zoning and Development Code (July, 1989 as amended)

An underground pressurized irrigation system shall be installed to serve all landscaped areas.



N00° 00' 00" E BASIS OF BEARING (ASSUMED)

Sept. 4, 1996

To: Members of Grand Junction City Council

From: Richard F. Dewey
2236 Tiffany Ct.
Grand Junction, CO 81503

Subject: Rezone Request for 1301 and 1305 North 7th Street PDR-96-159
[Planned Development Review -- 7th Street Professional Offices]

I am Richard F. Dewey and I have owned the 100 foot property just south of this proposed rezone request since 1972 therefore I am quite familiar with this area of our city.

I object to this current proposal as outlined by P. C. Management LLC

Their proposal is not in keeping with the character of the other North 7th Street properties in this vicinity. There isn't enough grass area in the front of the proposed parking lot. The building is set way to far back on the lot to line up with other residences along this street. Parking is too close to the front sidewalk. The sign proposed for this project is much too large, [4' X.12', with added height for base support.] The back of the building is located on the lot line which I don't believe makes a very nice looking project with relation to my property.

I also believe that parking in the back would make a better looking project and be less of a safety hazard than coming directly off of North 7th Street.

Based on the above statements I concur with the Grand Junction Planning Staff's recommendation that the present proposal for the Professional Offices should be denied.

In conclusion I would not object to a well-planned professional office building in this location that looks something like the Doctor's offices located directly across North 7th Street from this proposal., The parking is located in the back of the office complex and the front has a nice lawn area that doesn't distract from the buildings in this area. I would also prefer not to have the big wooden fences installed along both sides of this project.

TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY, USE
SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

Parcel A- The North 50 feet of the South 250 feet of Lot 19 of Capitol Hill Subdivision, Mesa County,
Colorado.

Parcel B- The North 50 feet of the South 200 feet of Lot 19 of Capitol Hill Subdivision, Mesa County,
Colorado.

Revisions	Notes	Remarks

P.C. Management LLC
 Landscape Plan
 1301 and 1305 N. 7th Street
 Grand Junction, CO, 81501

Superior Contracting
 464 25 1/2 Road
 Grand Junction, CO, 81505

Hydroterra
 Environmental Consulting
 1000 E. 1st Street
 Grand Junction, CO, 81501

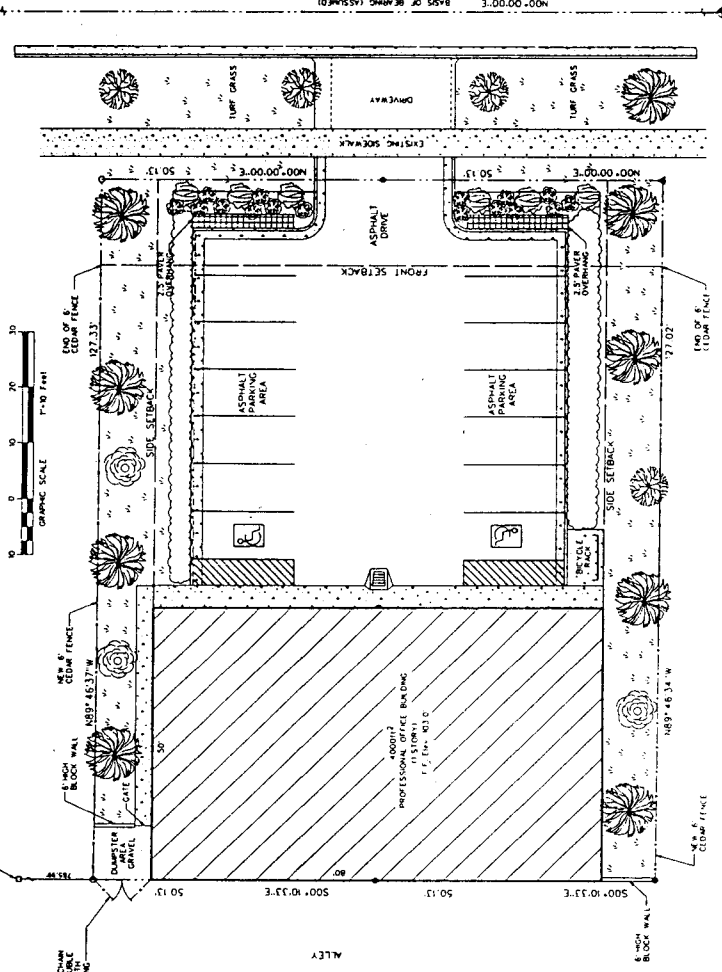
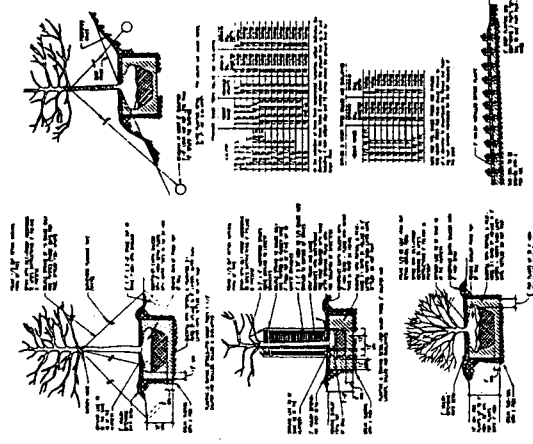
Project	Landscape Plan
Scale	As Shown
Date Drawn	June 16, 1998
Drawn By	
Checked By	
No. Revisions	
Sheet No.	

ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH THE CITY OF GRAND JUNCTION SPECIFICATIONS AND STANDARDS DETAILS. THE CONTRACTOR SHALL HAVE A SIGNED COPY OF THE PLANS AND A COPY OF THE CITY OF GRAND JUNCTION SPECIFICATIONS AND STANDARDS ON THE JOB SITE.

Legend

- ◊ FOUND CITY BLOCK CORNER MONUMENT
- FOUND T. PIPE
- SET IS REBAR W/ALUM COP SURVEY
- ▲ SET BRACE TAG IN TOWER STAIRWELL 5' x 7.00'
- ◻ FOUND H. REBAR
- ◻ CONCRETE

Planting Detail



Landscape Legend (Proposed Plants)

- Tree - Crabapple (Malus spp.)
12" at maturity Quantity - (3)
- Shrub - Cotoneaster (Cotoneaster) Purchase Size 5 gal. Minimum purchase size 2 1/2 gallon. Prepare planting bed with weed chip mulch.
- Shrub - Barberry (Berberis) (Berberis Inunberg)
5 gal. Minimum purchase size 2 1/2 gallon. Prepare planting bed with weed chip mulch.
- Existing tree - American ash Quantity - (4)
- Tree - American ash (Fraxinus americana)
75-80" at maturity Quantity - (3)
Minimum purchase size - 2 1/2 gallon.
Hedge - Privet on 4" centers (Ligustrum vulgare)
Size at maturity - 6" Quantity - (30)
Prepare planting bed with weed chip mulch.
- Turf grass
American blue grass
(Relatively drought tolerant)

Landscape Calculations

Required	Discard
10% of grass total area 0.10 x 14,500 = 1,450 sq ft	Plant setback - 11,700 sq ft
5% of interior parking area 48,571 x 0.05 = 2,429 sq ft	Street frontage - 9,620 sq ft
Total = 3,879 sq ft	Site setback - 20,370 sq ft
	Total = 418,702

Landscape Notes

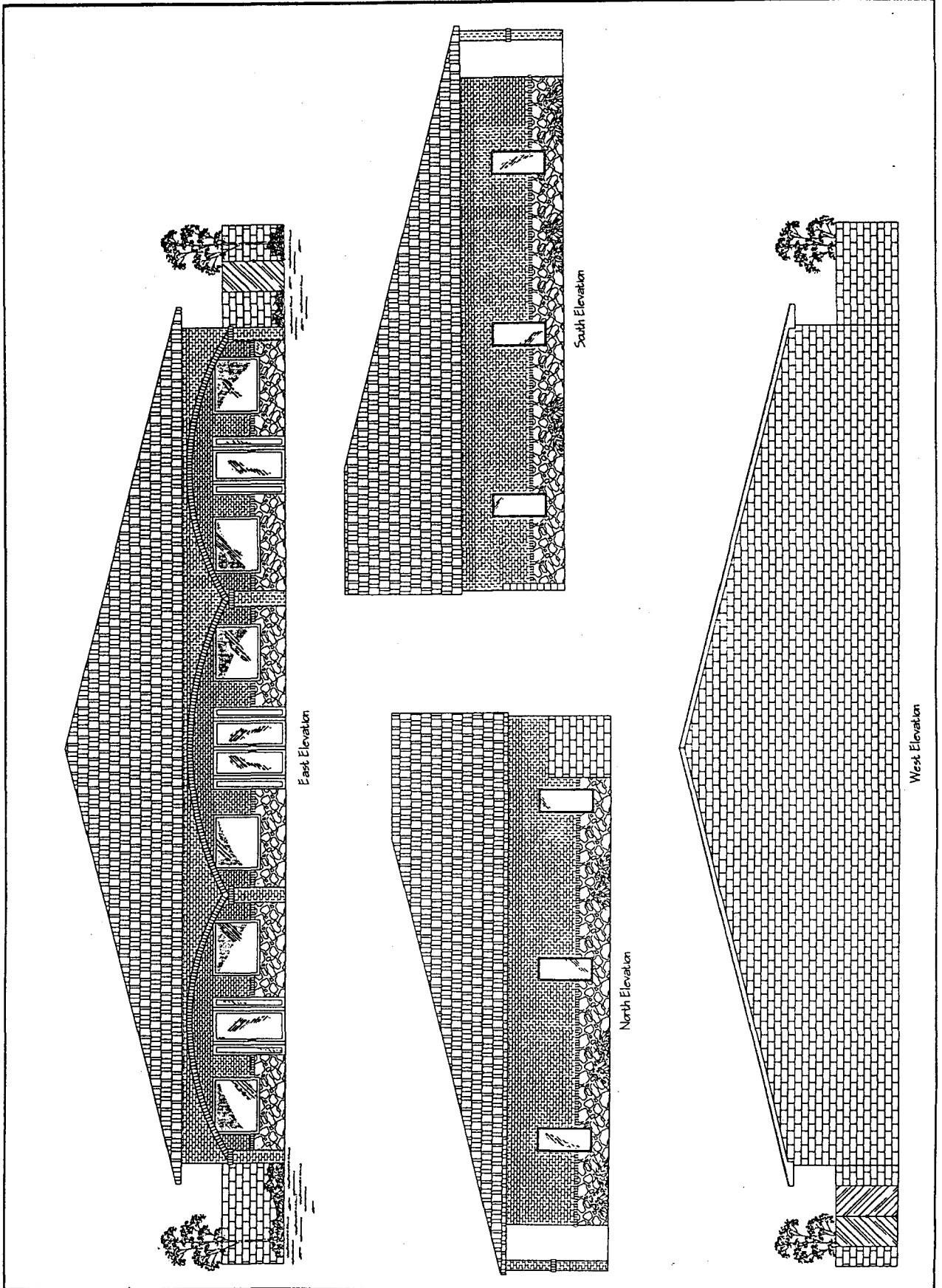
All landscape elements and installation shall conform to the City of Grand Junction and Development Code (July, 1988 as amended). An underground desaturated irrigation system shall be installed in 10% of landscaped area.

Client Name	
Project Name	
Site No.	
Scale	
Date	

PROJECT:
NORTH 7TH STREET
ELEVATIONS
Scale: 1/4" = 1'

PREPARED FOR:
Grand Junction, Colorado 81505
(970) 256 7624

PRELIMINARY DESIGN
711 E. Cleveland Ave., Ft. Collins, Colorado 80521
(970) 858 1454

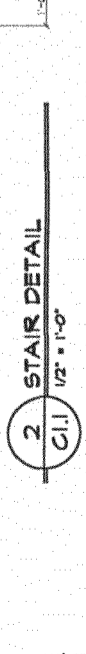
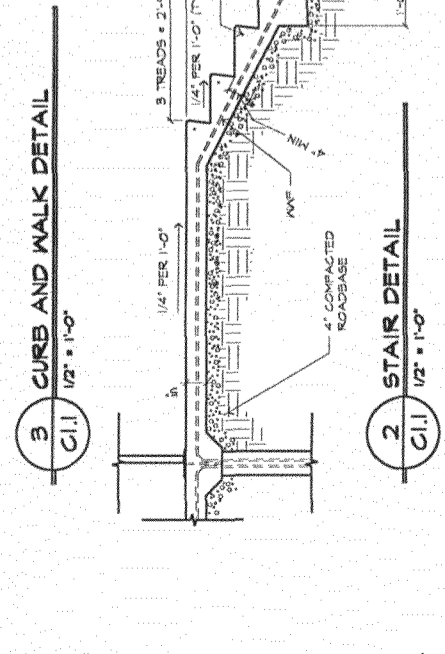
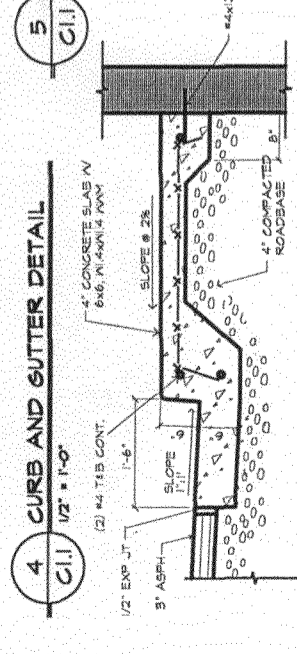
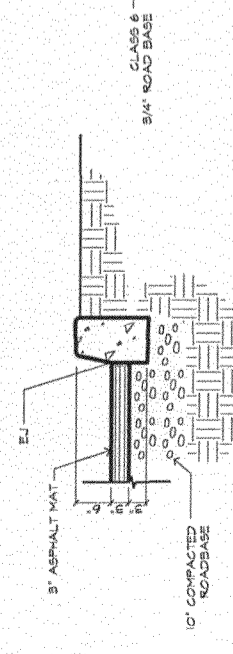
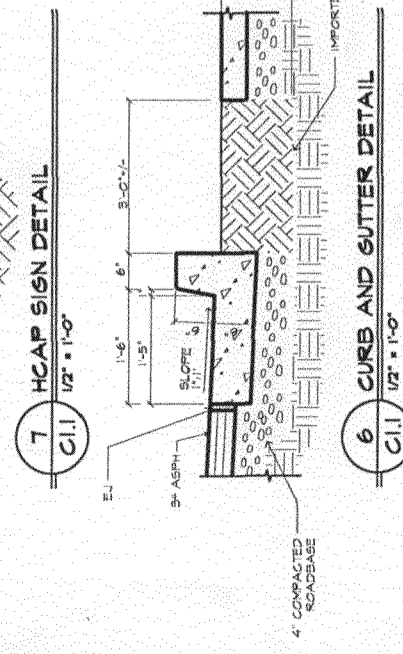
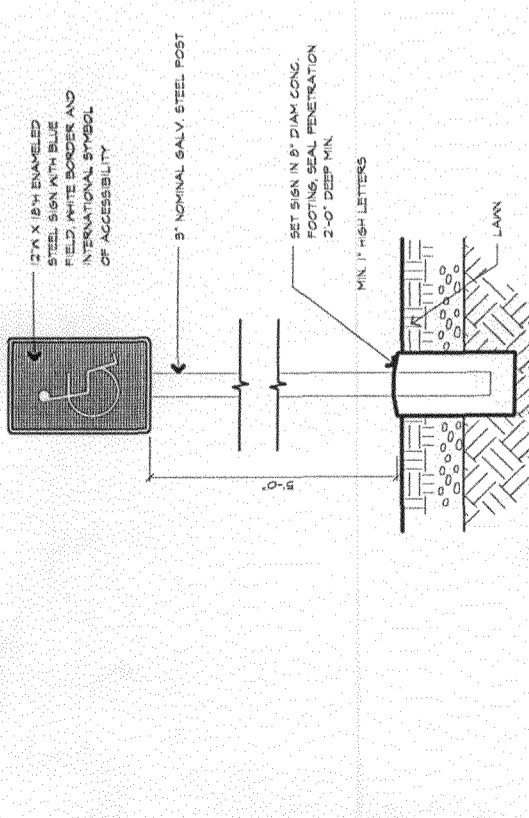
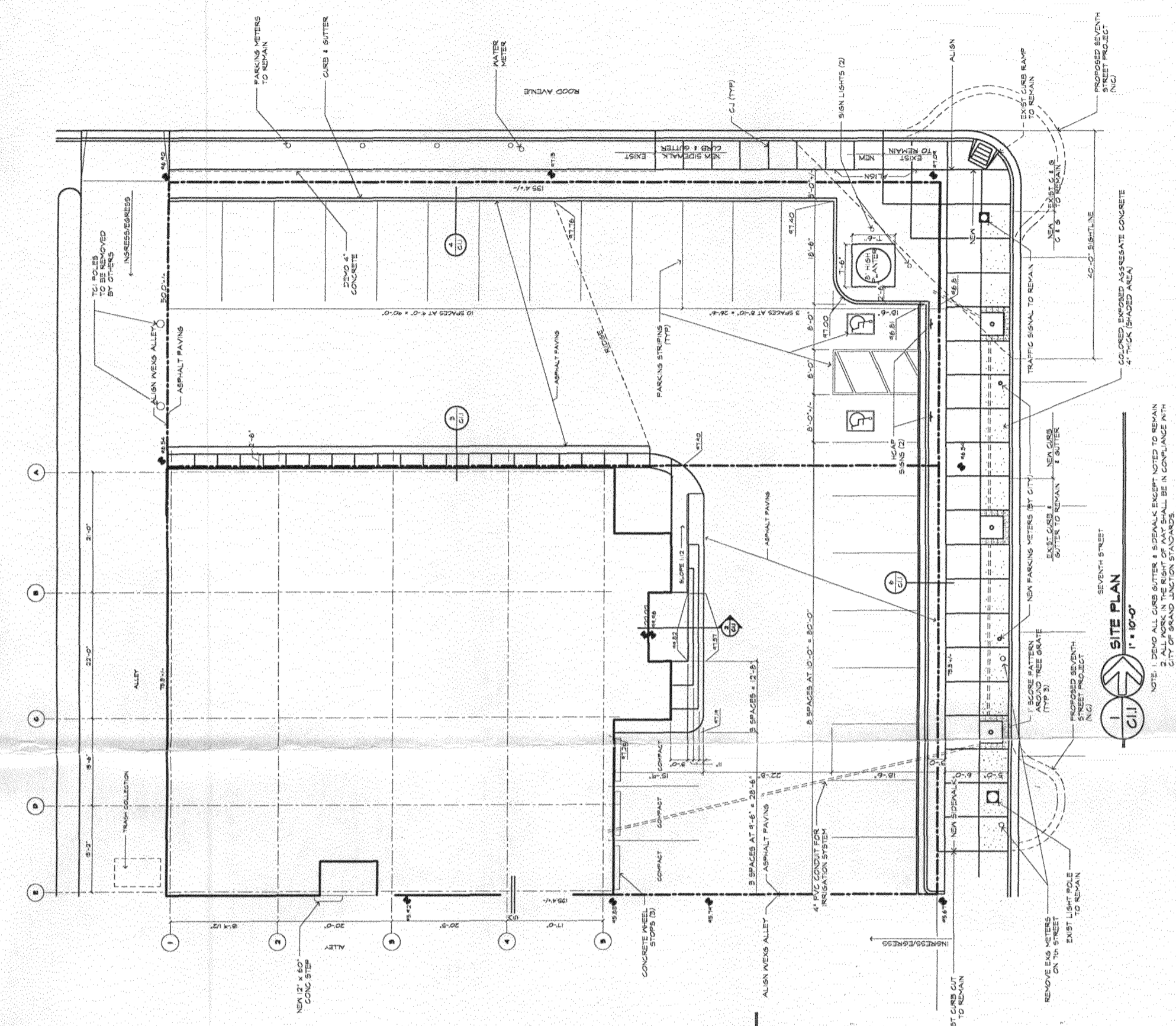


East Elevation

South Elevation

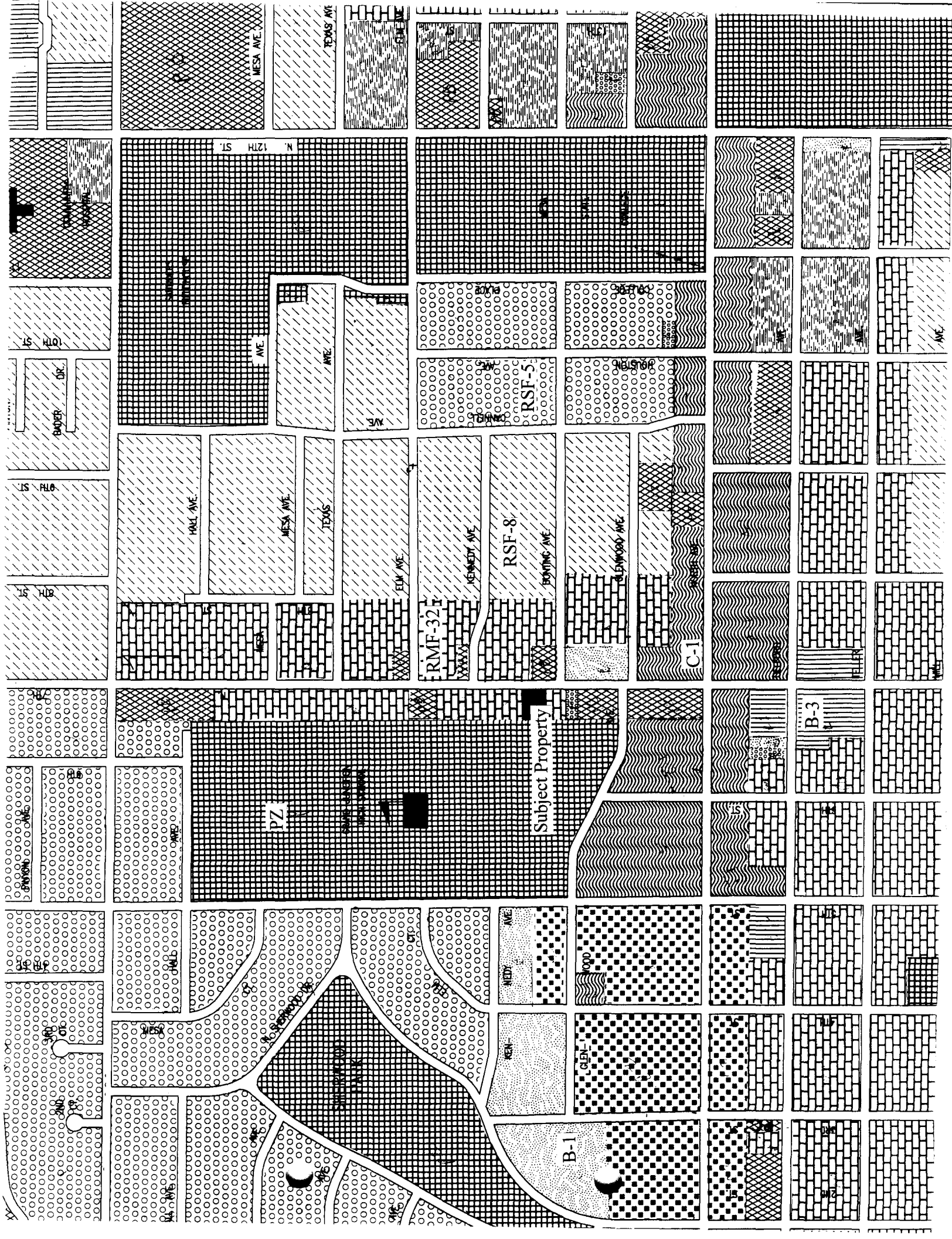
North Elevation

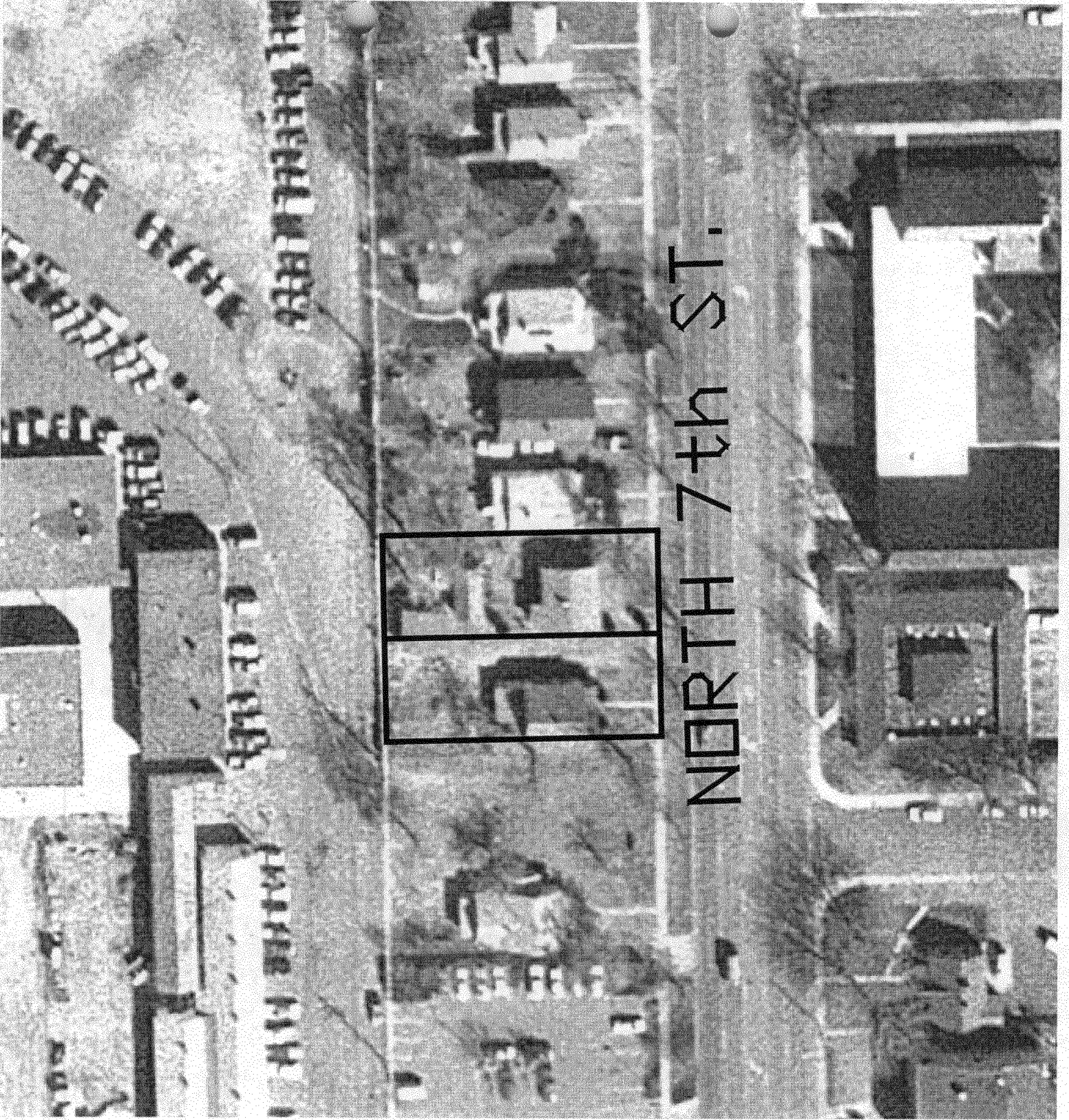
West Elevation



SITE PLAN
 1" = 10'-0"

NOTE: 1. DEMO ALL CURB GUTTER & SIDEWALK EXCEPT NOTED TO REMAIN
 2. ALL WORK IN THE RIGHT OF WAY SHALL BE IN CONFORMANCE WITH CITY OF GRAND JUNCTION STANDARDS





NORTH 7th ST.

David Smuin
249-4454

Revised Layout for 7th St. Commercial Development

