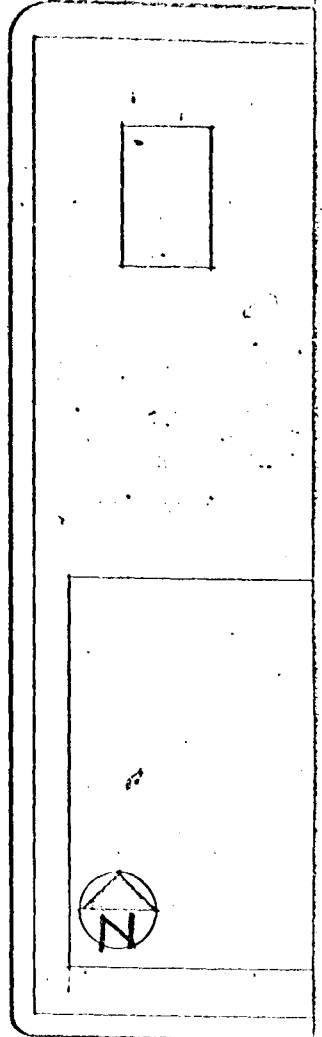
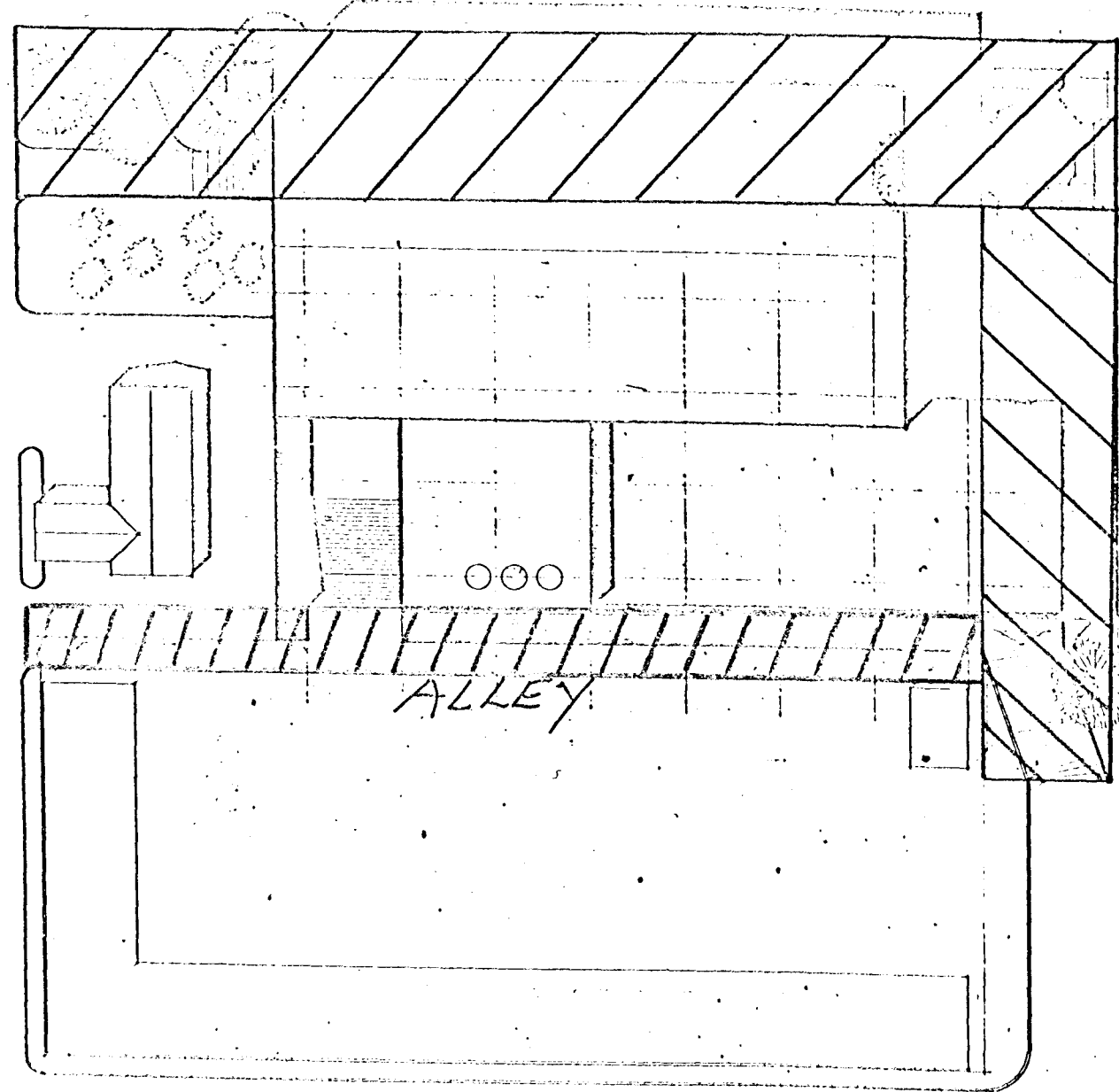




MAIN ST

# 50-10  
# 59-73  
# 2-74



PROJECT NO.	
DRAWN BY	
DATE	
SHEET	
SITE PLAN	
SCALE 1/4" = 1'-0"	
NO.	

COLORADO

December 3, 1973

The request for this vacation came from Mr. Don Warner, Special Projects Coordinator per a phone call. No other information was included.

Joan Brown

~~W/2 of W/2~~  
of 12-6-73  
W/2 of 2nd  
2 Main St  
Alley So of  
Main St

GOLDEN, MUMBY & SUMMERS

ATTORNEYS AT LAW

JAMES GOLDEN  
FETH G. MUMBY  
K. K. SUMMERS

COURTHOUSE PLACE BUILDING - 300 N. 6TH STREET

P. O. BOX 398

GRAND JUNCTION, COLORADO 81501

AREA CODE 303  
TELEPHONE 242-7322

December 6, 1973

Mr. Harvey M. Rose, City Manager  
Grand Junction City Hall  
5th and Rood  
Grand Junction, Colorado 81501

Re: Multi-Purpose Building

Dear Mr. Rose:

As one of the owners, and attorney for the remaining owners, of the property located at the Southeast corner of 2nd and Main Street, I have noted with interest the published reports on the design of the above captioned building which suggests that one-half of Main Street between 1st and 2nd and one-half of South 2nd Street between Main and Colorado may be vacated to accommodate the building.

It is my belief that any change in the width of either Main Street or South 2nd Street will directly affect the access to the property at the Southeast corner of 2nd and Main Street and thereby affect the value thereof.

It is my recollection that at the time the issue of the multi-purpose building was presented to the voters, it was represented to the voters that there was sufficient parking in the downtown area to satisfy the needs of the building and that the tract of ground on which the building was to be constructed was sufficient. Apparently, from the published newspaper reports, the architects are now of the opinion that there is not sufficient parking in the area and that it is necessary to encroach upon the public right of way in order to provide additional parking and additional room for the building.

Mr. Harvey M. Rose  
December 6, 1973  
Page 2...

As a person whose property may be directly affected by the planning which is ongoing, I believe that it is incumbent upon the City and its planner to keep the adjoining property owners fully informed, in order that the property owners may make a decision as to whether or not the proposed project is beneficial or harmful to the property owners property on direct information rather than through newspaper accounts.

Sincerely yours,

GOLDEN, MUMBY & SUMMERS

By 

JG:bh

cc: Robert VanDeusen  
Ted Baughman

December 10, 1973

Golden, Mumby, & Summers  
Attorneys At Law  
P. O. Box 398  
Grand Junction, CO 81501

Attn: Jim Golden

Dear Mr. Golden:

We agree with the statement in your letter on advising all property owners of plans which might affect their property. The newspaper picked up their story because of our steps to notify the public. We have asked for a public hearing before the planning commission at their regular December meeting and this request was the source of media comment.

We feel that the location of the Multi-Purpose Building and the people traffic generated by its construction will materially add to the value of your property. Access to your property and other property in the area will not be cut off, and we will have traffic circulation plans to present at the hearing Thursday December 27th at 8 a.m.

After looking at many designs it appears that the design using parts of these streets for building and parking access would best serve the needs of the citizens of Grand Junction.

If you have further questions prior to the public hearing, feel free to contact me or come to the office and go over the proposal.

Sincerely,



Harvey M. Rose  
City Manager

✓ cc: City Planning Department

C  
O  
P  
Y

Grand Junction Colorado 81501  
1215 Main  
I - 22. - 74.

Grand Junction Colorado 8  
Planning Commission;

Dear Sirs;

I am truly sorry to read about your plans for the future of the down town Grand Junction, you are still mowing in the small circle, of long - long ago.

Please come out of the woods, before it is too late, to save the down town.

In this days and age you got to think big, and plan big.

Why are you wasting your time, on the idea of making this street, or that street, one way traffick, make them wider, Make the Main Street a 6 lane from the shopping park the free way, please do not make the down town a small corral.

The man that suggested to include North Ave. and I2 Street, come close to be on the right track, dont surrender any more to North Ave. your old time planing have gævin away too much already.

My idea is that the parking meters are not helping to keep down town a life. A person can risk bëing out

an extra Dollar, if he is not careful, so why risk it.  
But if you insist on being the last one to drive the  
last nail in to the coffin of down town shopping park  
be my guest.

Good luck to you all, you sure will need it, when  
the finally is read, it wont look so good in in the  
print, but lets face it, you all was in on it.

Thank you

John Edman



February 12, 1974

Mr. Harvey Rose, City Manager  
City Hall  
Grand Junction, Colorado 81501

Dear Harvey,

I am writing in response to the Planning Commission's recommendations when they approved the vacation of half of Main and Second Streets at their recent meeting. I have listed the concerns expressed in their motion, followed by our response:

- a. "respect Main Street and the design criteria established in Operation Foresight, i.e. plantings, seating, people amenities provided in the public right-of-way."

In our latest scheme we have moved the building to the west, making possible a larger terrace that extends half way across Main on the east side of the building. This terrace will look down Main Street and include plantings, canopies, etc., using the same vocabulary as the Foresight development.

- In our view, this and future civic developments should be treated as the end point of the retail area, not as a continuation. In other words, thru traffic should be encouraged to use Rood and Colorado as a long range goal. This also recognizes that a shopping area should have finite limits and not be allowed to sprawl in a strip fashion. The multi-purpose building can accentuate this concept to its own benefit and the benefit of its neighbors.

- b. "review the advisability of the design of the building around a temporary facility (La Court Office)."

The space now occupied by the La Court office can act as a valuable safety valve for future expansion to the west. In addition, the terms of the purchase dictate that if this overflow area is used now, the price goes up \$100,000.

- c. "provide adequate loading and standing spaces for buses, cabs, and private autos which will require access to the building."

This point was also discussed at the Chamber of Commerce Directors meeting. Consequently we have revised the traffic flow so that cars enter and leave under the terrace at the east end of the complex (the vacated portion of 2nd Street). This permits much better loading and standing space....a good suggestion. There will be sidewalks along entire east and north edges of the property.

- d. "provide adequate off-street loading and service space for trucks, trailers and other service vehicles making delivery of foods, exhibit materials, etc. to the building."

We feel sure this space is adequate now. Present and future plans with the hotel call for this space to be used jointly and expanded as necessary.

- e. "assume responsibility for the provision of adequate additional parking in the immediate vicinity for persons using the facility."

As I understand it, this has been the city's position from the outset, and the Parking Authority is moving in this direction.

- f. The second motion states, "I make a motion that the Planning Commission recommend that the City Council provide public assurances that further development as contemplated can be accomplished without a major commitment of public funds or resources without advance public knowledge, or that the lack of such additional development will not unnecessarily restrict access to, nor esthetically detract from, Operation Foresight and downtown Grand Junction. And that, in addition, there be a review of the apparent policy of actions of the city in excluding the public from the planning process for public buildings and/or spaces."

I would like to point out that there were two meetings held by the Council (one with the downtown realtors, one with the Lions Club board, and three meetings with the Planning Commission and staff, plus numerous meetings with the Site Selection and Building Committees. All of these meetings have been Public) where schematic designs were shown and discussed at length. In addition, there was a special briefing session held at our office on the Friday before Christmas for members of the Planning Commission to prepare them for their meeting at the end of December. As I recall, all members attended except one - the author of this motion.

I further feel that the site selection was handled in as democratic a way as possible and was actually approved at the ballot box by all the citizens of Grand Junction.

As you know, I am a firm believer in the value of Planning Commissions. I believe in this case their input has been valuable in terms of traffic circulation and general relation to the City pattern. However, the decisions as to size of the facility and cost control must rest with the City and its professional consultant - the architect.

Sincerely,

R. A. Van Deusen

RAV/bl

cc: Stan Anderson, Mayor

Jim Wysocki

Jane Quimby

Levi Lucero, Chairman

Grand Junction Planning Comm.