



Subdivision Rezone R-1-D to C-1 Mesa United Bank

Date 12/8/76 Item # 89-76

Petitioner UNITED BANKS of Colo. Inc.

Preliminary Review Agencies Comments

Final Review Agencies Comments

City Eng. - Need 60' R.O.W. E. of section line for 28 road. Possible that there will be no left turn Allowed from Ct. Rd.



Action Taken

P.C. Approved 29 Dec. 1976

C.C. Approved 20 Jan 1977

Comments

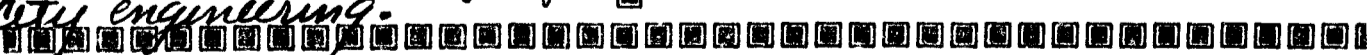
Subject to granting of Req'd R.O.W. on 28 rd & North Ave and possible granting of additional R.O.W. on Court Rd if determined necessary by city engineering.

Action Taken

P.C. \_\_\_\_\_

C.C. \_\_\_\_\_

Comments



ITEMS REQUIRED FROM DEVELOPER

- Check
- Drainage
- Improvements
- Utility Agreement
- Landscaping
- Guarantee
- Title Investigation
- Covenants
- Annexation
- Other (Specify)

*FD  
RAM*



**United Bank of  
Grand Junction**

December 3, 1976


City of Grand Junction  
Planning Commission  
Grand Junction, Colorado 81501

Gentlemen:

We hereby submit a Petition and Application for Rezoning for your review in the meeting of December 29, 1976. We have enclosed 15 copies each of the completed Petition and Application form, answers to questions under B, page 2, of the Rezoning Petition Procedures, the survey, and a vicinity map of the area.

If you need any further information, please let me know.

Sincerely,

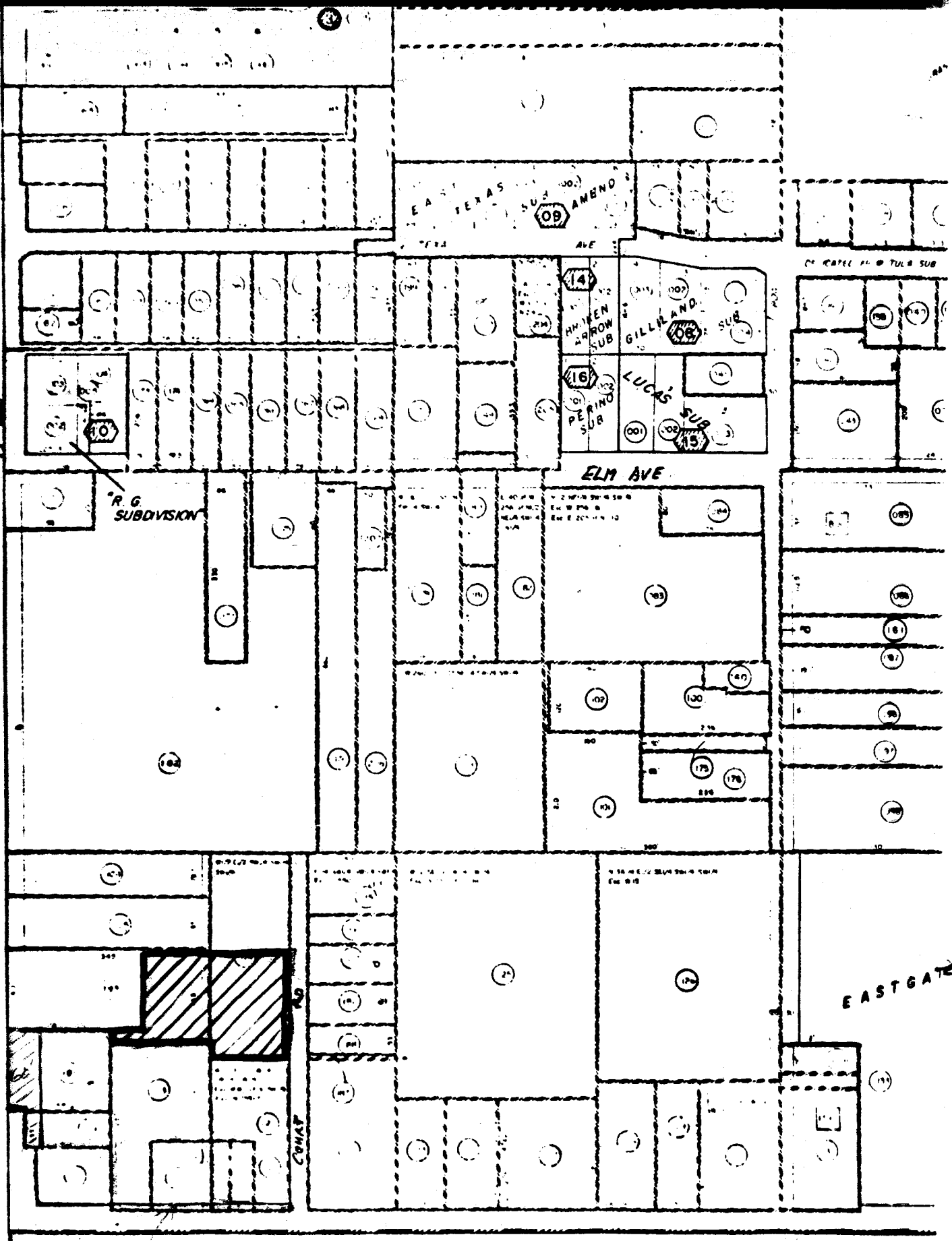
  
John H. Boogert  
Vice President-Cashier

JHB:pw

Enclosures

Adopting  
TIS RIW  
2945-24

← 23 ROAD →



10' ← NORTH AVENUE →

Adopting  
TIS R.I.E.  
2943-182

PETITION AND APPLICATION FOR REZONING

STATE OF COLORADO )  
COUNTY OF MESA ) ss.

TO THE PLANNING COMMISSION OF THE CITY OF GRAND JUNCTION

Gentlemen:

We, the undersigned, being the owners of the following described property, situated in the City of Grand Junction, County of Mesa, State of Colorado, to-wit:

LEGAL DESCRIPTION

A tract of land located in a part of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the Southwest cor. of said Section 7; thence South 89°52'00" East, along the South line of the said Southwest Quarter (SW $\frac{1}{4}$ ) of Section 7, with all bearings contained herein being relative thereto, a distance of 493.47 feet; thence North 00°00'45" West 302.15 feet; thence North 89°54'38" West 15.00 feet to the True Point of Beginning; thence continuing North 89°54'38" West 134.47 feet, thence North 00°00'30" West 188.77 feet; thence North 90°00'00" East 134.45 feet; thence South 00°00'45" East 188.97 feet to the True Point of Beginning.

Containing 3.6\* acres, more or less, do respectfully petition and request that the Planning Commission amend the zoning ordinance of the City of Grand Junction by changing said above described land from Residential zone to Light Commercial zone.

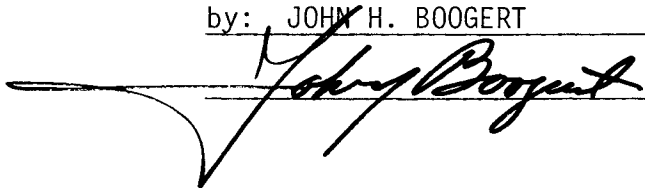
\*NOTE: South portion already zoned Light Commercial.

Respectfully submitted,

Request pertains to North portion as marked in red on Exhibits I and II.

UNITED BANKS OF COLORADO, INC.

by: JOHN H. BOOGERT



STATE OF COLORADO )  
COUNTY OF MESA ) ss.

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of December 1976 by John H. Boogert for the purposes therein set forth.

My commission expires: April 9, 1979

[Signature]  
Notary Public

NOTE: Filing of a petition to rezone requires a deposit of \$270.00 with the Planning Office to defray the cost of the amendment.

## REZONING PETITION

The following specific data is provided to the Committee in answer to the questions under B, page 2:

1. Need for such additional zone change.

Of the 3.6 acres acquired by the bank for the purpose of erecting a new bank building, the south portion (see attached Exhibits I and II) is zoned light commercial and the north parcel, colored red, is zoned residential. It is this parcel for which rezoning is being petitioned. It is the bank's plan to develop the entire 3.6 acres into a banking and office facility which will include detached drive-thru facilities as well as customer and employee parking. The rezoning of the subject parcel will permit development, i.e. parking, traffic access or drive-thru banking, as well as permit the construction of a larger building than would have been possible on the ground already zoned light commercial.

2. Neighborhood to be served.

The bank's service area will essentially remain unchanged. Its principal service areas include the commercial section on North Avenue, Teller Arms Shopping Center, K-Mart, Woolco and Gibson's, household accounts concentrated in areas south of Teller Arms and north of North Avenue, and a widely scattered customer base throughout Mesa County.

3. Impact, present and future, on surrounding area, developed and undeveloped.

The new banking facility will bring additional office space to the east end of North Avenue, a development which will tend to counterbalance the existing intensive development of retail shopping facilities and fast food service operations. The development will remove a number of older wood frame buildings and improve the appearance of North Avenue and 28 Road. The development should also provide incentive for property improvement to occur on adjacent land tracts, particularly if light commercial rezoning were to be extended beyond that which is petitioned for herein.

4. Access to area; traffic patterns.

The building site is bounded on the west by 28 Road, on the south by North Avenue, and on the east by Court Road. It is anticipated that adequate access to the property could be provided from 28 Road and Court Road. This plan would call for maintaining a continuous curb on North Avenue and, therefore, require that North Avenue traffic access the property via 28 Road or Court Road. Under this possible arrangement, Court Road would require widening and traffic controlled devices would be required to provide controlled access, specifically turn signals at the intersection of 28 Road and North Avenue, and a south left-turning lane on 28 Road.

5. Accessibility of utilities.

All utilities are presently available to and on the property. Several right-of-way problems will have to be worked out with the telephone company and Public Service. No major problems are expected in this respect.

6. Impact on City facilities; sewer, water, sanitation, fire, police, traffic, etc.

Sewer and water to the property are wholly adequate for the proposed building. It is entirely possible that the parcel of land for which rezoning is being petitioned will not require either water or sewage service. Potential demand on fire department protection should be decreased by razing several old wood frame buildings which will be replaced by a single, modern building, constructed under new building codes. No change in police protection is anticipated.