

# Table of Contents

File 1977-0005

Date 5/15/00

Project Name: Pavlakis and Co. Development

P r e s e n t	S c a n n e d	<p><b>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, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</b></p> <p><b>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</b></p> <p><b>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</b></p>
X	X	<p><b>*Summary Sheet – Table of Contents</b></p> <p>Application form</p> <p>Receipts for fees paid for anything</p> <p><b>*Submittal checklist</b></p> <p><b>*General project report</b></p> <p>Reduced copy of final plans or drawings</p> <p>Reduction of assessor's map</p> <p>Evidence of title, deeds</p> <p><b>*Mailing list</b></p> <p>Public notice cards</p> <p>Record of certified mail</p> <p>Legal description</p> <p>Appraisal of raw land</p> <p>Reduction of any maps – final copy</p> <p><b>*Final reports for drainage and soils (geotechnical reports)</b></p> <p>Other bound or nonbound reports</p> <p>Traffic studies</p> <p>Individual review comments from agencies</p> <p><b>*Consolidated review comments list</b></p> <p><b>*Petitioner's response to comments</b></p> <p><b>*Staff Reports</b></p> <p><b>*Planning Commission staff report and exhibits</b></p> <p><b>*City Council staff report and exhibits</b></p> <p><b>*Summary sheet of final conditions</b></p> <p><b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b></p>
<b>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</b>		
X	X	Follow-Up Form
X		Review Sheets
X	X	Site Plan
X	X	Vicinity Map
X	X	Memo from Karl Metzner to Darrel Lowder – 8/6/77
X	X	Petition and Application for Rezoning
X	X	Proposal Statement
X	X	Impact Study
X	X	Letter from Jim Boogert to Planning Commission – 1/21/77
X	X	Owners of Property 100 feet or Less

Subdivision PD-B - 28th & Elm

Date 1-6-77 Item # 5-77

Petitioner PAULACKIS & Co.

Preliminary Review Agencies Comments

Final Review Agencies Comments

Eng. - require 65' R.O.W. east of section line for 28 rd. construction. Also require power of ATTY for improvement district.  
Comment from Steve McKee to provide access to Elm Ave. -

Action Taken

P.C. APPROVED 9 Feb 77

C.C. Approved 2 Mar 77

Comments  
CONDITIONS

- 1) Exclusion of adjacent property owners in the PD-B if they wish.
- 2) R.O.W. for E-W ROAD & Power of ATTY for future improvements.
- 3) Connection to Ct. ROAD.
- 4) 35' add'l dedication for 28 rd. (65' from section line)

Action Taken

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

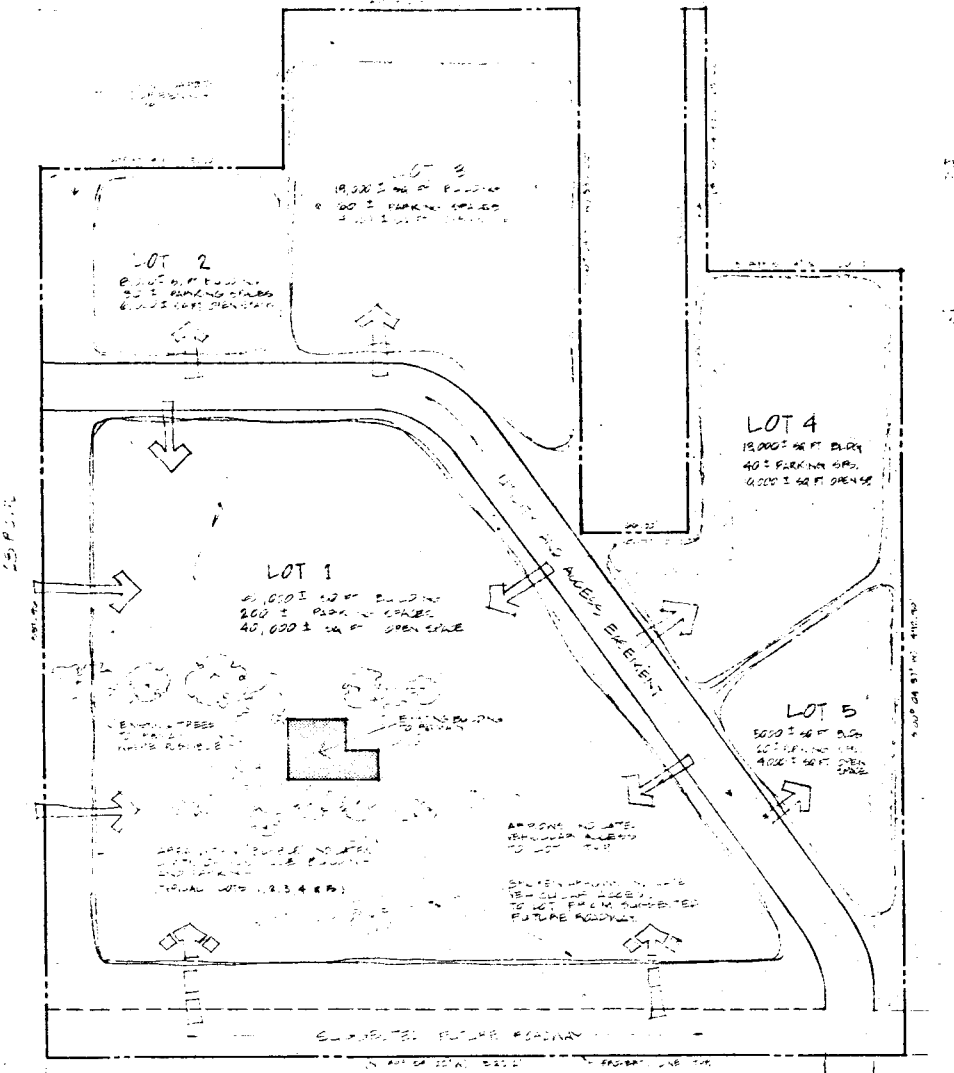
C.C. \_\_\_\_\_

Comments

ITEMS REQUIRED FROM DEVELOPER

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

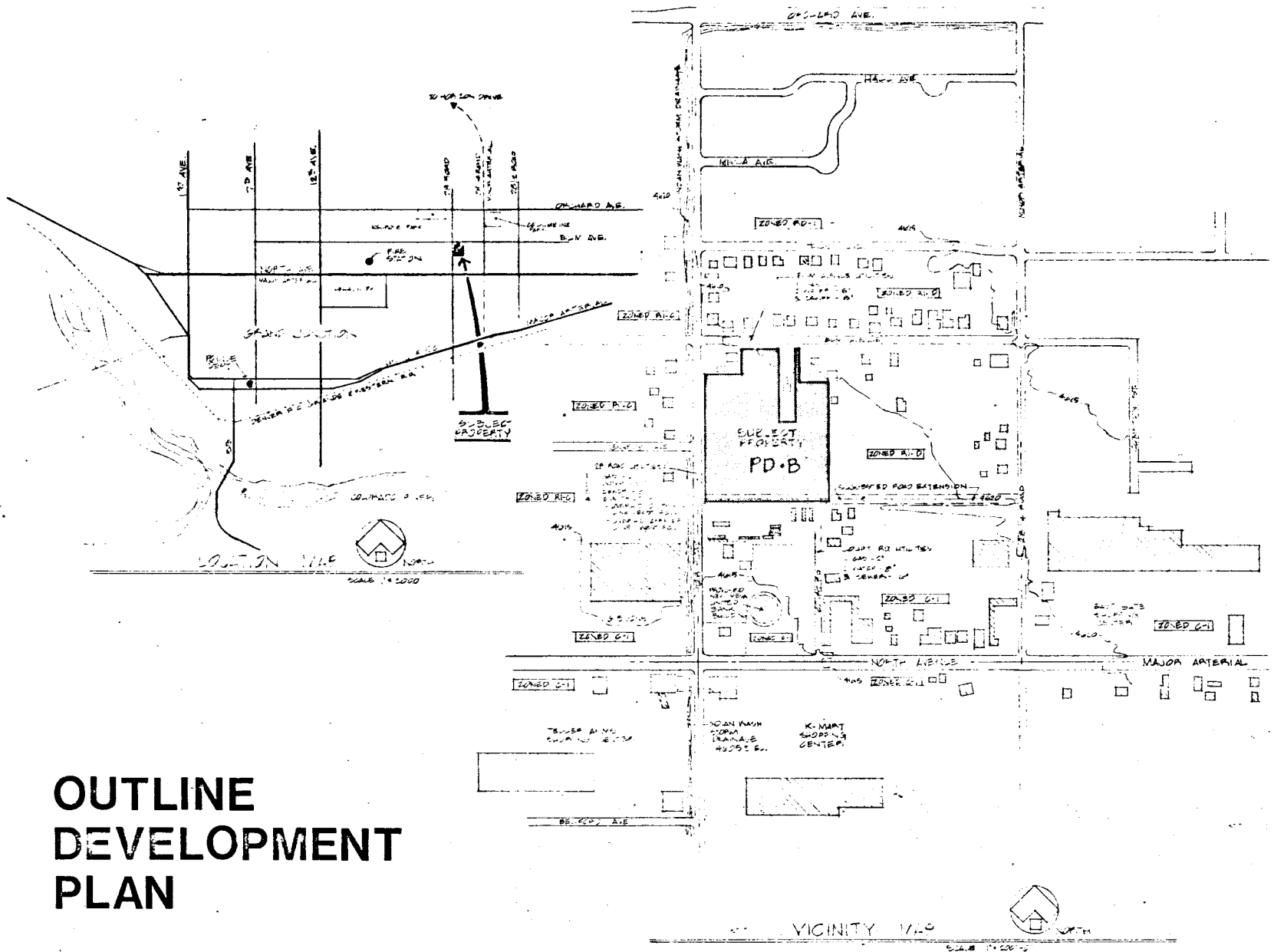
# OUTLINE DEVELOPMENT PLAN



JAMES M. MOYERS AND ASSOCIATE:  
 PLANNING, SURVEYING AND REGIONAL PLANNING  
 1000 YORK STREET  
 DUNN, MASSACHUSETTS 01929  
 TELEPHONE: 548-1156

DATE: 1/15/76

SCALE: AS SHOWN



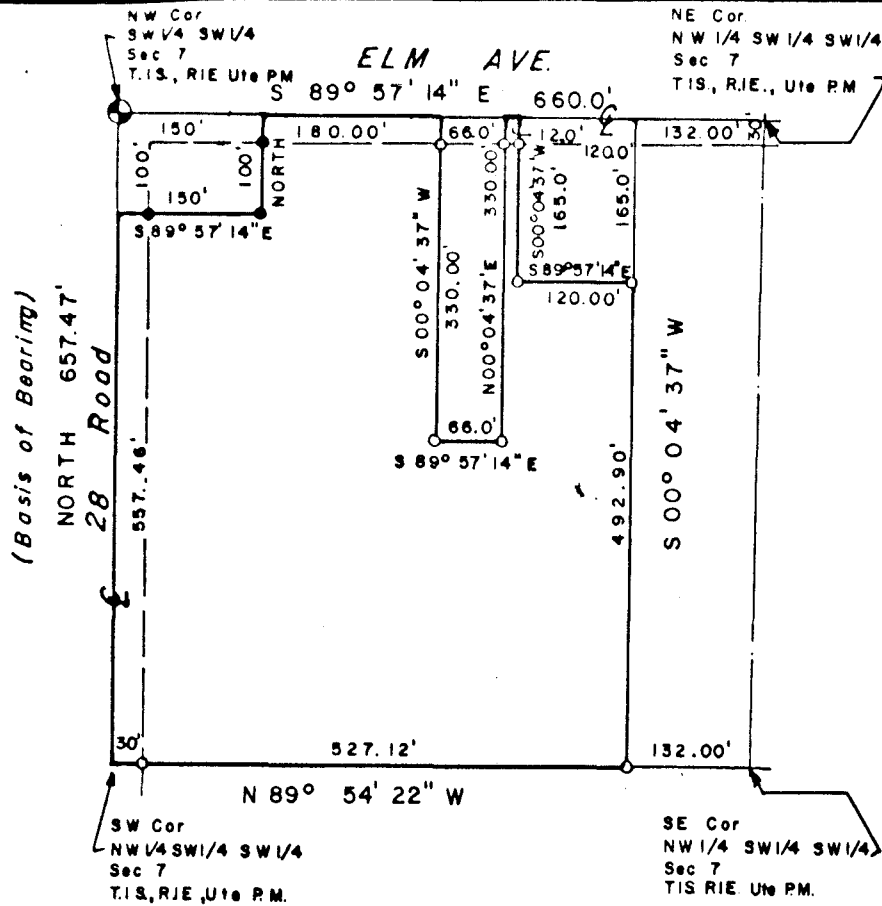
**OUTLINE  
DEVELOPMENT  
PLAN**

JAMES V. BURNETT & ASSOCIATES  
URBAN, COUNTY AND REGIONAL PLANNING  
1000 W. 12TH STREET, SUITE 100  
DENVER, CO 80202  
TEL: 303.733.1111

STANLEY E. PAVLAKIS & ASSOCIATES  
ARCHITECTS AND PLANNERS  
1000 W. 12TH STREET, SUITE 100  
DENVER, CO 80202  
TEL: 303.733.1111

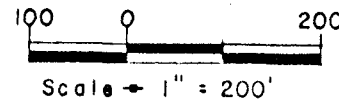
**PAVLAKIS AND COMPANY**

SHEET 1 OF 2  
DATE: 10/11/77  
BY: JVP



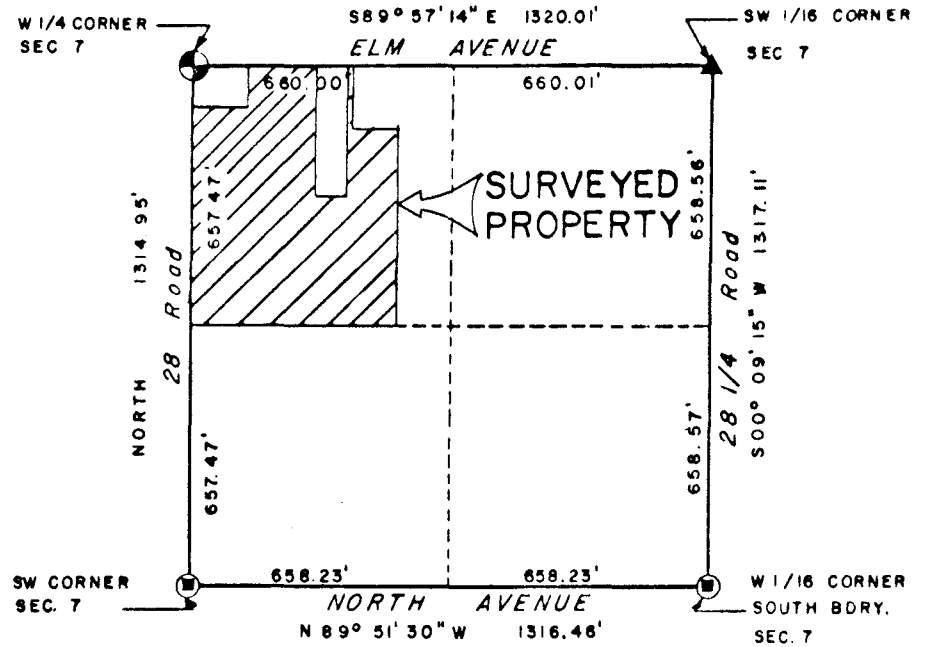
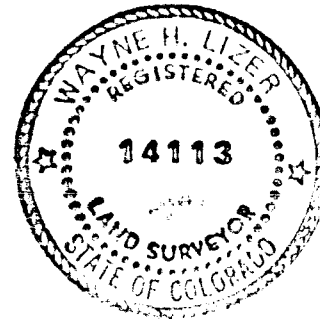
**LEGEND**

- ⊕ Mesa County Brass Cap
- ⊙ City Monument
- ▲ Reference Location Mesa County Survey Monument
- Found Rebar
- Set Rebar w/ Cap Mk'd. Armstrong P.E.L.S. 11441



**LEGAL DESCRIPTION**

NW 1/4 SW 1/4 SW 1/4, Sec. 7, Township 1 South, Range 1 East of the Ute Principal Meridian, Excluding the East 132 feet and excluding the West 120 feet of the East 252 feet of the North 165 feet; and excluding the West 66 feet of the NE 1/4 NW 1/4 SW 1/4 SW 1/4; and excluding the North 100 feet of the West 150 feet, City of Grand Junction, Colorado



**LOCATION MAP**

SW 1/4 SW 1/4 Sec. 7 T. 1 S., R. 1 E., Ute P.M.  
Scale -> 1" = 500'

**SURVEYOR'S CERTIFICATE**

I, Wayne H. Lizer, a registered land surveyor in the State of Colorado do hereby that this survey was made under my direct supervision and that this plat represents said survey.

*Wayne H. Lizer*  
WAYNE H. LIZER L.S. No. 14113

<b>ARMSTRONG ENGINEERS</b> ENGINEERING - SURVEYING CONCRETE & SOILS TESTING	
As Shown	<b>PAVLAKIS &amp; COMPANY</b> 516 28 ROAD
10/6/16	
SAD	<b>SHEET 1 of 1</b>
W.H.L.	
JOB NUMBER 76919	

PETITION AND APPLICATION FOR REZONING

STATE OF COLORADO)  
COUNTY OF MESA        ) ss.

TO THE PLANNING COMMISSION OF THE CITY OF GRAND JUNCTION

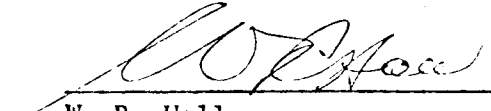
Gentlemen:

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:

NW $\frac{1}{4}$  SW $\frac{1}{4}$  SW $\frac{1}{4}$ , Section 7, Township 1 South, Range 1 East of the Ute Meridian excluding the East 132 feet and excluding the West 120 feet of the East 252 feet of the North 165 feet; and excluding the West 66 feet of the NE $\frac{1}{4}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$  SW $\frac{1}{4}$ ; and excluding the North 100 feet of the West 150 feet.

Containing 6.7 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 R1-D zone to PD-B zone.


Respectfully submitted,

  
\_\_\_\_\_  
W. R. Hall  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF COLORADO)  
COUNTY OF MESA        ) ss.

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of SEPTEMBER By W. R. Hall for the purposes therein set forth.

My commission expires: AUGUST 3, 1980

  
\_\_\_\_\_  
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.

PROPOSAL STATEMENT  
Pavlakis & Company  
Charbliss/Dillon & Associates,  
James Bowers & Associates  
January 6, 1977

1. Explanation of the character of the planned development and the manner in which it has been planned to take advantage of the Planned Development Regulation.

The Planned Development Regulation allows great flexibility in order to encourage excellence of design and maximum use of innovative spatial relationships between buildings through landscaping and open space arrangements.

The project as proposed will retain that flexibility of design to meet specific needs of as yet unidentified tenants and owners. The outline development plan establishes a direction and a quality of development sufficient to identify impacts and to propose a direction for the solution to potential development problems.

A statement of the standards for the project against which each increment of development may be measured and evaluated will allow the City Planning Commission to exercise full control over each phase of the development to assure the best possible results at each stage of the project's development.

The project is divided into two basic portions:

Lot 1 - conceived as a contiguous campus-type office development with the present house used as a focus. Offices will be developed around a central landscaped court within which the present house is to be retained. It is intended that the house be remodeled to serve as common conference, recreation and administrative office space for the complex. The surrounding offices are conceived to be 2 to 2½ story buildings designed in a residential character sympathetic with the architecture of the existing house.

Lots 2, 3, 4, 5 - conceived as land to be developed independently but within the same character, style and scale as the office complex situated on Lot 1.

Throughout the project common development standards would be adhered to as follows:

Open Space: At least 30% of the site area will be retained as landscaped open space. The paved portions of off-street parking areas and access roads will not be considered as open space.

Off-Street Parking: At least one off-street parking space will be developed for each 300 net leaseable square feet of building floor area. Parking lots shall be broken up into small lots with landscaped separations.

Maximum Building Height: On the northern half of the property a height of 25 feet and the southern half of the property a height of 35 feet.

Proposed Uses: A maximum of 15% of the total leaseable building area will be used for service, retail, and restaurant purposes. These uses which will be primarily oriented to serve the employees and users of the office park complex will include such uses as a barber shop, beauty shop, office supply store, lunch counter-restaurant, and pharmacy.

A maximum of 10% of the total leaseable building area will be used for recreational and conference purposes developed for use by the employees and users of the office park. A minimum of 75% of the total leaseable building area will be used for office and clinic purposes.

Each phase of the project will be returned to the Planning Commission for approvals before construction of that phase is allowed to begin.

2. Statement of proposed financing.

The financing is proposed to be from private sources and will be staged along with the development from various lending institutions.

3. Statement of the present ownership of all the land included within the planned development.

The land is presently owned by W. R. Hall and has been optioned for purchase by Pavlakis & Company.

4. General indication of the expected schedule of development.

Development is anticipated to begin on the north-west portion of the property and move south and east over a period of time not anticipated to exceed five years.



IMPACT STUDY  
Pavlakis & Company  
Rezoning R1-D to PD-B  
Chambliss/Dillon & Associates,  
James Bowers & Associates  
January 6, 1977

1. Need for such additional zone change.

The PD-B zone is development specific - it does not exist except to serve relatively specific site and user needs. The City of Grand Junction presently lacks small scale office park facilities such as are being proposed here. The use of the PD-B zone allows the development of amenities with full control by the City of the impacts. The development as proposed will allow meeting a variety of office and service needs in an environment which is not being, and probably cannot be met in any other zone. The location is central to one of Grand Junction's fastest growing commercial areas. It will provide offices for a variety of business to serve that area. Offices allowed and being proposed include attorneys, doctors, medical, insurance, etc.

2. Neighborhood to be served.

The office park will provide specific office and service facilities that are not otherwise being met and are inappropriate within the C-1 commercial development along North Avenue. That existing development - Teller Arms, K-Mart, Woolco, Gibsons, etc. - serves high volume retail trade needs of the city and region. The office service facilities to those businessmen will be relatively low volume and properly should be placed in a more subdued environmental setting. In a larger sense it will also provide office facilities serving the entire city as well as regional needs for quality office space. Its location between the intersections of North Avenue and 28 Road and 28½ Road give it excellent north and south access to the entire city and beyond.

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

The property between 28 Road and 28½ Road, north of the relatively narrow strip development along North Avenue and south of Elm, remains largely undeveloped. The suggestion of the developers that an east-west road be opened between 28 Road and 28½ Road would allow a valuable parcel of land to be put to beneficial use. This development and other low traffic volume impact developments could act as a buffer between the residential development along and north of Elm Avenue and the commercial zone to the south. This development will direct traffic to 28 Road and to the major traffic controlled intersection at North Avenue. No traffic will be opened directly onto Elm Avenue. The development will be fully landscaped and landscape screening will be provided to the north.

4. Access to Area: Traffic Patterns.

Two alternatives are suggested by the developers, and may be sequentially developed. First, the project will be open eastward to 28 Road and traffic will be funnelled onto a widened and improved 28 Road, as planned by the City and scheduled for improvement this year. On 28 Road the majority of the traffic will be directed southward to the signalized intersection at North Avenue and then dispersed south, east or west on major roadways. Some of the traffic will travel north to Elm or Orchard. Second, if the City does opt to extend the east-west roadway between 28 Road and 28½ Road, traffic can also leave the site to the south and then to 28½ Road - a minor arterial - then north eventually to connect with Horizon Drive and with the Airport or I-70 or south to connect with the Freeway for destinations south and west or east.

5. Accessibility of utilities.

All public and private utilities are presently available to or are already on the property. See the Vicinity Map for the location of services.

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

Storm drainage, sewer and water service are all adequate to serve this development. Such a commercial development will require somewhat less sewer and water service than comparable residential development. The relatively large landscaped open space will add minimum storm drainage burden.

The location is within 2 minutes running time from the fire station located at 18th and North Avenue. The offices will be housed in 2 or 2½ story fireproofed buildings and arranged so as to be fully accessible to fire fighting apparatus. It is anticipated that the impact of such a project will be minimal.

The office uses and services proposed to be housed in the project will have a minimum requirement for police surveillance or protection. Their impact should therefore be negligible.

OWNERS OF PROPERTY 100 FEET OR LESS  
FROM PAVLAKIS & COMPANY DEVELOPMENT

Moore, J.C. & V.L.  
2802 Elm Avenue  
Grand Junction, Colo.

VonBurg, Earl & A.  
2810 Elm Avenue  
Grand Junction, Colo.

Creel, Thelma R. & Kristie L.  
2608 G Road  
Grand Junction, Colo.

Syrja, Anna M.  
6630 West Nancy Road  
Glendale, Arizona 85306

Shaffer, Samuel L. & Emma L.  
1615 Poplar Drive  
Grand Junction, Colo.

Cattles, Charlene  
2629 Elm Avenue  
Grand Junction, Colo.

Grant, Russell A.  
1408 26 Court  
Grand Junction, Colo.

Carmichael, Stiles J.  
2650 North Avenue  
Grand Junction, Colo.

Wieker Enterprises  
474 20th Avenue  
Indian Rock Bch, Florida 33533

Blackwell, Rosa L. &  
Anderson, G.B.  
2801 Elm Avenue  
Grand Junction, Colo.

Jones, George W. & R.  
2805 Elm Avenue  
Grand Junction, Colo.

Lowdermilk, Anna T. & Carson E.  
2809 Elm Avenue  
Grand Junction, Colo.

Warren, Helen M.  
1002 Bookcliff Avenue  
Grand Junction, Colo.

Stapleton, Gussie & Ruben  
2813 Elm Avenue  
Grand Junction, Colo.

Warren, Leo  
1002 Bookcliff Avenue  
Grand Junction, Colo.

Young, Earl A. & Floy E.  
2303 North 1st Street  
Grand Junction, Colo.

Cole, Raymond  
3376 C Road  
Grand Junction, Colo.

Village Land Co. (Pavlakis)  
5670 East Evans  
Denver, Colo. 80222

Miracle, Hubert & E.  
510 Court Road  
Grand Junction, Colo.

West, Nina B.  
508 Court Road  
Grand Junction, Colo.

P.O. Box 1568  
28th and North Avenue  
Grand Junction, Colorado 81501  
Telephone: (303) 242-8822



**United Bank of  
Grand Junction**

JAN 21 1977

January 21, 1977

Grand Junction Planning Commission  
Grand Junction, Colorado 81501

Ladies and Gentlemen:

We were given the opportunity to review preliminary plans of a parcel of land, known as the W. R. Hall property, located north of our proposed new bank location.

If careful consideration is given to the development of each individual parcel displayed on the plans, it will enhance the area and tend to stimulate future development of similar areas located on both sides of North Avenue.

We do not oppose controlled development of the area for use of light commercial companies. It is our opinion that industrial development of any kind should be kept to the outlying areas of our city.

Sincerely,

A handwritten signature in black ink, appearing to read "John H. Boogert", written over a horizontal line.

John H. Boogert  
Vice President-Cashier

JHB:pw

August 16, 1977

TO: Darrel Lowder - City Engineer  
FROM: Karl Metzner - City Planning *KMM*  
SUBJECT: RIGHT-OF-WAY FROM PAVLAKIS AND COMPANY DEVELOPMENT-  
28 ROAD

The following is the sequence of events on the deed for right-of-way which you received on August 15, 1977.

On January 6, 1977 our office received and processed an application and outline development plan for a proposed office use in a Planned Development-Business zone. At that time the developer was advised that additional right-of-way would be required for 28 Road. This was in accordance with the city policy of requiring full  $\frac{1}{2}$  street dedication by all projects fronting on streets with substandard dedication. Since 28 Road is designation as a major arterial on the existing roadway plan, the full  $\frac{1}{2}$  street dedication should be 50'. However, because of Indian Wash, which is in the West portion of the right-of-way, an additional 15' of right-of-way was required. Note that similar requirements were established for developments on Orchard Avenue for that portion adjacent to Indian Wash. This is a normal situation where physical conditions exist which require a right-of-way to be off centered.

The item then was heard before the Grand Junction City Council on March 2, 1977 and approved with the same stipulation. Since that date, our department has been corresponding with the petitioners to get the necessary deed for the required right-of-way.

KGM:dlw