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Fil	e	1978-0068
Da	te	9/1/00 Project Name: Downtown Redevelopment
P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the
r	c	ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There
e s	a n	are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been
e	n	included.
n	e	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a
t	d	quick guide for the contents of each file.
		Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed
X	X	in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.  *Summary Sheet – Table of Contents
	4	Application form
	$\dashv$	Receipts for fees paid for anything
$\dashv$	$\dashv$	*Submittal checklist
X	X	*General project report
$\exists$	$\dashv$	Reduced copy of final plans or drawings
		Reduction of assessor's map
	$\exists$	Evidence of title, deeds
		*Mailing list
		Public notice cards
		Record of certified mail
-		Legal description Appraisal of raw land
-	$\dashv$	Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
	-	Other bound or nonbound reports
	7	Traffic studies
	$\neg$	Individual review comments from agencies
		*Consolidated review comments list
		*Petitioner's response to comments
		*Staff Reports
_	_	*Planning Commission staff report and exhibits
		*City Council staff report and exhibits *Summary sheet of final conditions
	-	*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or
		expiration date)
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:
X	X	Follow-Up Form
X		Review Sheets
X	X	Letter form Del Beaver to Loran Dake re: conditions and requirements – 7/27/78
X	X	City Council Agenda - ** - 9/6/78
X	X	Planning Commission Minutes - ** - 7/25/78
X	X	Plan for Redevelopment from Downtown Development Authority
X	X	Planning Commission Minutes - ** - 7/25/78
X	X	Site Plan should be scanned on CD ROM - **
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### DOWNTOWN DEVELOPMENT AUTHORITY

"Plan for Redevelopment"

### Introduction

In an effort to keep the downtown healthy, the Downtown Development Authority has assembled two and a half blocks for redevelopment purposes on the west end of the shopping park. The current redevelopment plan calls for a multiple use concept, including commercial, retail parking and community uses.

# Approach

Our current approach includes:

- Preparing a plan of action which coordinates public and private interests;
- 2. Keeping the land assembled for continuity of the project;
- Continuing to encourage developers to submit proposals for development of the site;
- Examining possible financing arrangements including federal, local and private.

## The Concept

The multiple use concept has evolved from the various expressed interests. Our major considerations for this project are:

- 1. To enhance the existing shopping mall;
- 2. To compliment existing facilities and activities at Two Rivers Plaza;
- 3. To provide sufficient parking for existing and proposed uses;
- To provide smooth pedestrian and vehicular access to and from the project.

Parking The overall plan is based on a "two-layer" useage of the
land with parking 1/2 level below the street and a pedestrian plaza and buildings 1/2 level above the street. The
multiple useage of the land makes it more attractive to
potential developers by compensating somewhat for the
high land costs.

Commercial -

The Southeast block would be considered for commercial uses. A current proposal for this block includes a hotel and an office building. The site could also accommodate a financial institution.

# DEVELOPMENT DEPT.



P.O. BOX 897 - GRAND JUNCTION, COLORADO - 81501 DIAL (303) 243-9200 ext. 343

# 68.78

Grand Junction Planning - Mesa County Planning - Building Department

July 27, 1978

Loran Dake, Acting Director for the Downtown Development Authority Horizon's West Dev. Corporation 2721 North 12th Street, #22 Grand Junction, Colorado 81501

Dear Loran:

The Grand Junction Planning Commission at the regularly scheduled meeting on July 25, 1978, approved the Outline Development Plan for the Planned Development Business - Downtown Redevelopment Project.

The following conditions and requirements were attached to the approval:

- 1. Police indicated a need for access to and from Two Rivers Plaza.
- 2. The Fire Department indicated that close working relationships will have to occur between the Developer and the Fire
  Department to ensure fire protections to minimum standards.
  Consideration should also be given to pumper company and
  fire fighter access to all parts of the complex including
  subgrade parking areas; i.e., design floor to support trucks
  and provide vertical and horizontal clearances.

This item is scheduled for the City Council meeting of August 16, 1978 at 7:30 p.m. in the City Council Chambers.

If you have any questions concerning this approval, please contact us prior to that meeting.

A. a.

Del Beaver

Senior City System

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2 Rivers Plaza	
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Streets, etc.	
P.C. App. July 25 78  C.C. Appeared 6 Sest. 28	Action Taken P.C.
P.C. App. Jong	P.C.
Comments	Comments
TTEME DECLIFI	
Check Utility Agre	RED FROM DEVELOPER eementTitle Investigation Covenants
Drainage Landscaping	Covenants Annexation Other (Specify)