

# Table of Contents

File 1978-0093

Date 9/20/00

Project Name: Walnut Office Center & College Place Apts.

<b>P</b>	<b>S</b>	<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>
<b>X</b>	<b>X</b>	<p><b>*Summary Sheet – Table of Contents</b></p>
		Application form
		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
		<b>*General project report</b>
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
		<b>*Mailing list</b>
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
<b>X</b>	<b>X</b>	<b>*Consolidated review comments list</b>
		<b>*Petitioner's response to comments</b>
		<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>
<b><u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u></b>		
<b>X</b>	<b>X</b>	Follow-Up Form
<b>X</b>		Review Sheet
<b>X</b>	<b>X</b>	Memo from Karl Metzner to O. Reed Guthrie – 8/6/82
<b>X</b>	<b>X</b>	Petition for Road Vacation
<b>X</b>		Letter from August Searcy to W.G.M. Investments re: landscaping tree status - no date
<b>X</b>	<b>X</b>	Letter from Karl Metzner to Reed Guthrie re: item tabled until next Commissioners meeting– 9/29/78
<b>X</b>		Letter from O. Reed Guthrie to City Planning –no date
<b>X</b>	<b>X</b>	Conditional Use Application
<b>X</b>	<b>X</b>	Bulk Development Application
<b>X</b>	<b>X</b>	Map of conditional use zone

CONDITIONAL USE APPLICATION

- 1) 15 copies of this application required. If question not applicable indicate by NIA.

Name and address of property owners and/or Developers.

WGM Investments  
Charles D. Wiman  
~~0 Reed Guthrie~~

Name	Name	Name
1005 North 12th		
Address	Address	Address
245-0227		
Business Phone	Business Phone	Business Phone

Walnut Office Center

Name of Development

North of Walnut St. on west side of 12th

Common Location of Development

Legal Description:

- 2) Site Plan Requirements - 15 copies of a proposed site plan at a scale of 1" = 20' and on a 24" x 32" sheet containing the following information.
- a) Title of development.
  - b) Zoning of property.
  - c) Location of property.
  - d) Locations and dimensions of all structures, proposed and existing.
  - e) Screening and landscaping plans identifying the type, location and quantity of all proposed and existing landscaping and screening.
  - f) A Traffic circulation plan showing location and dimensions of drives, parking and loading, walkways, streets, and alleys. (Proposed and existing).
  - g) A drainage plan showing proposed on site drainage system and ultimate off site disposal.
  - h) Location and type of any site limitations such as existing easements, ditches, extreme slopes etc.
  - i) Adjacent land uses and locations.
  - j) Names and addresses of all adjacent property owners.
  - k) Appropriate space for certification of approval by the president of Council and City Planner.

BULK DEVELOPMENT APPLICATION

- 1) 15 copies of this application required. If question not applicable indicate by N/A.

Name and address of property owners and/or Developers.

WGM Investments  
O. Reed Guthrie  
Charles D. Wiman

Harold P. & Ruth G. Moss

Name

Name

Name

1005 North 12th  
Address

964 Lakeside Ct.  
Address

Address

245-0227  
Business Phone

242-5045  
Business Phone

Business Phone

College Place Apartments

Name of Development

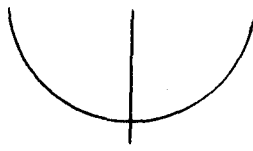
North of Walnut St. 11th & 12th St.

Common Location of Development

Legal Description:

- 2) Site Plan Requirements - 15 copies of proposed site plan at a scale of 1" = 20' and on a 24" x 32" sheet containing the following information.
- a) Title of development.
  - b) Zoning of property.
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  - k) Appropriate space for certification of approval by the president of Council and City Planner.

ERAL A. YOUNG  
2303 N. 15<sup>TH</sup>  
GRAND JUNCTION COLO. 81501

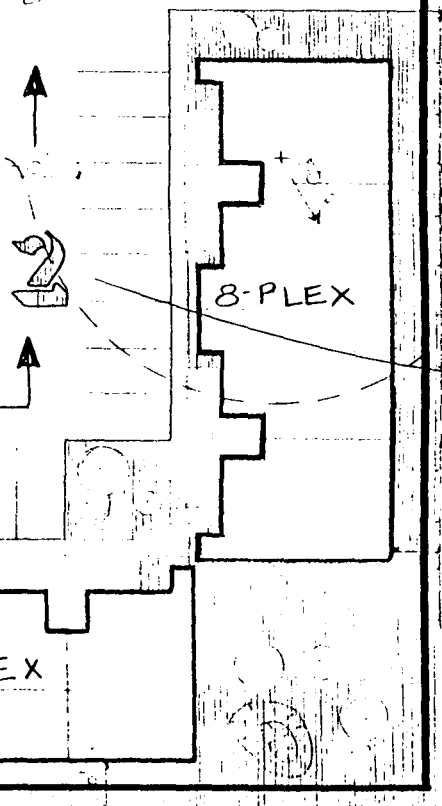
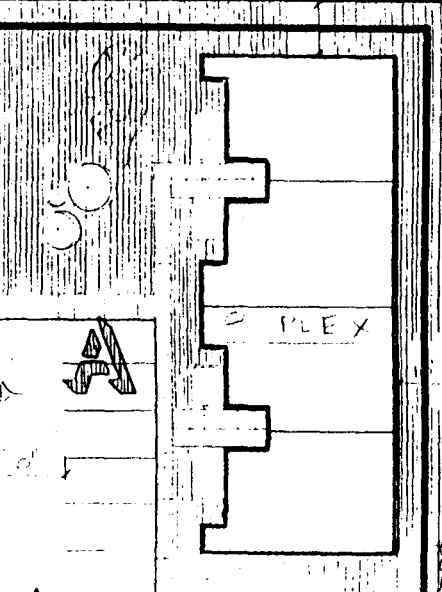


265'-0"

EXISTING OH  
ELEC. LINE

FRANCIS MC CALISTER  
707 PUTTICK DR.  
GRAND JUNCTION COLO. 81501

99.69'



15' UTILITY EASEMENT

160'-0"



120' x 45'  
5400 SQ. FT.  
3-LEVELS  
PARKING 54

**PARCEL 1**

WALNUT OFFICE CENTER

Zone - CONDITIONAL USE

FEENCE

160'-0"

MARY LOU REED  
275 W. 1<sup>ST</sup> APT. 211  
GRAND JUNCTION COLO. 81501

40'-0"

200'-0"

12<sup>TH</sup> STREET

FILE # 93-78

COMMENTS:

MOUNTAIN BELL

Require ten (10) feet utility easements as shown in red on attached plat.



## CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

MEMO

TO: O. Reed Guthrie

FROM: Karl Metzner, Acting Director

DATE: August 6, 1982

RE: Walnut Office Center, Conditional Use

This is to confirm that the conditional use approval for the Walnut Office Center on North 12th Street is still valid and in effect. Approval was granted in November, 1978, and a revised plan was approved 10/6/80.

KGM/mm

# WGM

Commercial & Residential Construction and Management

Chuck Wiman  
O. Reed Guthrie

1005 N. 12th Street, Grand Junction, Colorado 81501

Ph. (303) 245-0227

TO: Grand Junction City Planning

SUBJECT: Property on North 12th  
2945-111-00-097,098,084

Request for:

- 1). RoW Vacation
- 2). Conditional use B-1 in R-3
- 3). Bulk development

WGM Investments has a contract for purchase for parcels 097 & 098 contingent upon acceptable city approvals for the construction of an office building & apartments. Judge Harold P. Moss owns parcel 084 & is joining the WGM partnership for the development of all three parcels. All parcels will be in common ownership by the general partnership & will be developed as such.

Title will be transferred to show the common ownership of these properties upon indication by planning that the proposed project is feasible.

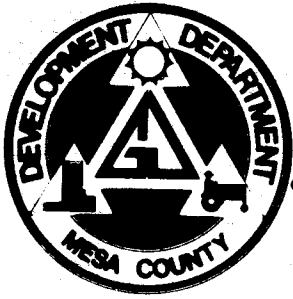
WGM Investments



O. Reed Guthrie, Partner

CITY - COUNTY  
DEVELOPMENT DEPT.

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



Grand Junction Planning - Mesa County Planning - Building Department

September 29, 1978

Mr. Reed Guthrie  
WGM Investment  
1005 North 12th Street  
Grand Junction, Colorado 81501

Re: File #93-78

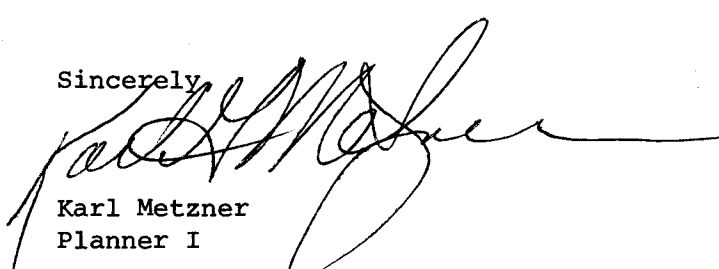
Dear Mr. Guthrie,

The item referenced above was tabled by the Grand Junction Planning Commission on September 26, 1978. This item will be heard again at the next regular meeting of the Planning Commission on October 31, 1978.

Reasons given for tabling this item and necessary corrective measures are as follows:

- 1). Revise building siting and access to provide better circulation for emergency vehicles.
- 2). Revise landscaping as per city parks recommendations.
- 3). Show fire hydrants as per fire department recommendations.
- 4). Show trash container locations.
- 5). Note improvements to 11th Street on the plat.
- 6). Easements for undergrounding elec. service.

Sincerely,

  
Karl Metzner  
Planner I

KM/ks



REVIEW SHEET SUMMARY

FILE # 93-78

ITEM Walnut Office Center & College Place Apartments

MEETING DATE \_\_\_\_\_

COMMENTS:

Police Department - Vandertook

11th Street not a thru St. at this time. If pushed thru, which I recommend, then I go along with plan. Otherwise no.

City Engineering - Jensen

No Utilities shown. Trash not addressed from Parcel 1.

City Parks - Idleman

Would like to see a more detailed study of plant material than (A. Elm, B. Evergreen, C. Maple), this doesn't tell us much. The B.U. Landscaping (I am assuming it to be built-up?) Appears that the old shotgun approach is being used. I have to ask why are the placement of the berms where they are? They do nothing for the complex except to make it harder to maintain. With a 2 story 8-plex you need a large berm to keep in scale the proposed berms appear only as pimples in the lawn not as a real functional landscape feature.

Public Service

Gas: Note location of existing 2" gas line in easement. Possibly will require blanket easement depending on service needs and locations.

Electric: Existing OH line can be removed if existing 4-plex rewired for UG service. Need 10' wide easement for UG electric as shown in red. (HB)

City Fire - Mantlo

Open 11th St. from Walnut to Bookcliff Avenue. This area is fed generally by a looped six inch system capable of supplying the required fire flow, however the number of hydrants is inadequate for the proposed development. Install the following, supplied by not less than 8" dia. pipe from the existing grid.

- 1.) 11th St. parking lot entrance
- 2.) Near the SE corner of existing four-plex
- 3.) SE corner of Office Center on 12th St.

City Engineer - Ron Rish

- 1.) I take no exception to the street vacation if all properties involved will still have public street access.
- 2.) 11th Street should be fully improved with curb, gutter and sidewalks on both sides from Walnut Avenue to the North line of the proposed development.
- 3.) I believe 11th St. has a piece at the north end (@ Bookcliff) which may have been vacated. This should be checked. When (if ever) will 11th be opened to Bookcliff?
- 4.) Access @ 12th looks ok.
- 5.) All site drainage should be carried to either 11th or 12th streets by swaling parking lot pavements.

Traffic Engineer - S. McKee

With as many units as are planned, access to 11th St. should be given special consideration. Particularly sight distance (placement of trash container), and landscaping plans. Distance between driveways is very close - should 11th St. be extended to Bookcliff Avenue. Two accesses may be a detriment creating vehicular conflicts which could be avoided by utilizing one well constructed access. Improvements for 11th St. should be included with the development - the extent of improvements to 11th St. are dependent on whether it will intersect with Bookcliff.

Grand Junction Drainage

Did not comment.

DEVELOPMENT DEPARTMENT RECOMMENDATION

Recommended approval based on: curbs, gutters, and full street mat improvements on 11th Street plus sidewalks on petitioners side.

25' R.O.W. to be dedicated on west side of parcel to north of Cedar Ct. R-3 Residential use on 12th is not the best use in this area.

PLANNING COMMISSION RECOMMENDATION

GOVERNING BODY DECISION

Subdivision Walnut Office Center & College Place Apts

Date 5 Sept 78 Item # 93-78

Petitioner W.G.M. Investments

W. of 12<sup>th</sup> St. between  
Walnut ave & Bookcliff Av

Review Agencies Comments

Review Agencies Comments

Case. USE APP. as per  
Staff comments  
Look at relocating  
trash for more efficiency  
Excement over Sewer  
Line  
Stop Sign



Action Taken

Action Taken

P.C. Approved 10/31/78

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

C.C. 11

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

Comments

Comments

Subject to Realignment  
of internal access  
& staff comments  
etc for SW on W side  
of 11th



ITEMS REQUIRED FROM DEVELOPER

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