

Table of Contents

File 1979-0088
Date 12/12/00

Project Name: G & S Investments – Rezone R-3 to P.B.

P **S** A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the
r **s** **ISYS** retrieval system. In some instances, not all entries designated to be scanned are present in the file. There
e **a** are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been
s **n** included.
e **n** Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a
n **e** quick guide for the contents of each file.
t **d** 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.

X	X	*Summary Sheet – Table of Contents
		Application form
		Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
X	X	*Mailing list
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or nonbound reports
		Traffic studies
		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	Action Sheet	X	X	Private Escrow Agreement
X	X	Review Sheet Summary	X	X	Gamma Radiation Survey Form
X		Review Sheets	X		Deed of Trust
X		Vacation Application	X		Contract for Sale
X	X	Letter from Arthur Ingvertsen to G & S Inv., Ltd. Re: Request for Rezoning - 7/15/80	X		Rezone Application
X		Letter from Don Newton to Doss Simpson re: sewer line-12/3/80	X	X	Letter from Sarah Simpson to Bob Bright re: Signage Program for College Square - 9/11/80
X		Final Development Plan Application	X	X	Letter from Doss Simpson to Bob Goldin - 10/4/82
X		Vacation Application			
X	X	Planning Commission Minutes - ** - 5/27/80			
X	X	Letter from Sue Drissel to Doss Simpson re: approval of item with conditions- 5/29/80			
X	X	Planning Commission Minutes - ** - 12/18/79			
X	X	Geological Report			

Acres _____
Units _____
Density _____

ACTION SHEET

File # 88-79
Zone PB
Tax Area Code _____

Activity G&S Investments Ltd. & Request for alley Vacation
Phase Final Plan - Phase I Date Neighbors Notified 4-18-80 - 5-16-80

Date Submitted 1 April 80 Date CIC/MCC Legal Ad 7-8-80
Date Mailed Out _____ CIC notified neighbors
PC Hearing Date 29 April 80

Review Agencies _____ 10 day Review Period - Return By _____

- | | |
|--|---|
| <u>Send</u> | <u>Send</u> |
| _____ COUNTY ROAD DEPARTMENT | <input checked="" type="checkbox"/> FIRE <u>city</u> |
| _____ COUNTY HEALTH DEPARTMENT | _____ IRRIGATION _____ |
| _____ COUNTY SURVEYOR | _____ DRAINAGE _____ |
| _____ COMTRONICS | _____ WATER (UTE, CLIFTON) _____ |
| _____ GRAND VALLEY RURAL POWER | _____ SEWER _____ |
| <input checked="" type="checkbox"/> MOUNTAIN BELL | <u>2 review sheets</u> <input checked="" type="checkbox"/> CITY ENGINEER/ <u>TRANSP. ENGINEER</u> |
| <input checked="" type="checkbox"/> PUBLIC SERVICE | _____ MACK, LOMA, MESA, COLLBRAN |
| _____ SOIL CONSERVATION SERVICE | _____ FRUITA, PALISADE |
| _____ SCHOOL DISTRICT 51 | <input checked="" type="checkbox"/> <u>Jim Patterson</u> |
| _____ STATE HIGHWAY | <input checked="" type="checkbox"/> <u>Energy Office</u> |
| _____ STATE GEOLOGICAL | <input checked="" type="checkbox"/> <u>Tech. Review</u> |
| _____ STATE HEALTH - RADIOLOGICAL | <input checked="" type="checkbox"/> <u>Parks & Rec.</u> |
| _____ TRANSAMERICA TITLE | <input checked="" type="checkbox"/> <u>P.D. - Ed Vandutak</u> |

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>GIPC</u>	<u>4/29/80</u>	<u>rec. tabling @ next P.C. Hearing on May 27th - rec. set. & Invertors consult with each other regarding problems - return @ PC as final</u>
<u>GIPC</u>	<u>5/27/80</u>	<u>REC. APP. of FINAL PLAN, Phase I acc. to staff recommendation & Review Sheet comments - NO C.O. ISSUED until alley is blocked. ^{PER} APP of ALLEY VACATION</u>
<u>CIC</u>	<u>6/18/80</u>	<u>Approved subject to P.C. ^{PARTIAL} agreement - incl. fence</u>

Common Location East of 12th St. between Elm & Kennedy
→ CIC 7/16/80 - REZONE APPROVED TO PB

Staff Comments
Please Notify Inversion as to next hearing - certified!

Original Documents
_____ Imp. Agreement \$ _____ Appraisal x .05 = \$ _____ Open Space;
_____ Imp. Guarantee Receipt # _____ Check # _____
_____ Covenants _____ Open Space Dedication
_____ Power of Attorney
_____ Dev. Schedule

REVIEW SHEET SUMMARY

FILE# 88-79

ITEM G & S INVESTMENTS - FINAL AND ALLELY VACATION

DATE SENT TO REVIEW DEPT. 4-4-80

DATE DUE 4-16-80

PETITIONER G & S Investments, LTD (Doss Simpson)

LOCATION East of 12th St. between Elm and Kennedy

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
4-7-80	MAPPING	No objection
4-10-80	CITY UTILITIES	An easement should be provided to the city to maintain the existing sewer line.
4-14-80	CITY FIRE	Due to limited access to proposed building, we need the alley to remain unless front and rear access for fire apparatus is provided. Need fire protection for proposed resturant.
4-14-80	MOUNTAIN BELL	Our only comments are regarding the vacation of the Elm-Kennedy Alley. Our lines must remain protected by a public right-of-way or utility easement until they have been removed. Our intent is to change the direction of feed from 12th Street to 13th Street and remove as the lines . . . The developer has previously informed us of the vacation of the alley. A 10' temporary easement, to be relinquished upon the removal of our lines, is necessary.
4-16-80	PUBLIC SERIVCE	Gas & Electric: No Objections to partial Alley Vacation, Between Lots 1-6, 29-34, Block 2, Henderson Heights Subdivision. PSCo. will relocate facilities and serve new buildings per Rules & Regulations on file with Colorado P.U.C.
4-16-80	TRANS. ENG.	Middle parking lot (by 12th Street) is a dead end, with no room to turn around if lot is full.
4-17-80	CITY ENGINEER	Revised street access plan is improvement over existing conditions. All unused existing vehicle accesses should be closed by petitioner. Any curb, gutter or sidewalk work in the streets rights of way should be in accordance with City Standard Drawing ST-1 and City Specifications. Any curb, gutter or sidewalk in streets rights of way will require permit and inspection by City Engineering. An easement will be needed for the sewer to remain in the vacated alley. Shouldn't some form of "hold harmless" agreement be granted pertaining to the public sewer under a building?
4-18-80	PARKS & REC.	Does all pedestrian circulation come from the northwest corner? It appears that all drainage ends up next to the building.

DESIGN & DEVELOPMENT PLANNER

Reviewing Phase 1-the northwest corner of the block:

1. Landscape plan, pedestrian circulation, and bike rack meet review sheet comments of previous submittal. It is assumed that this will continue (pedestrian circulation) to other phases as they are designed.
2. Need parking plan dimensions- aisles, driveways, parking spaces to properly review plan. A turnaround area should be designed for the central parking area on 12th Street; this could be done

Acres 2
Units _____
Density _____

ACTION SHEET

File # 88-79
Zone R-3
Tax Area Code _____

Activity Rezone R-3 to ~~R-3~~ P.B.

Phase OUTLINE

Date ^{Ret.} Neighbors Notified 12.10.79

Date Submitted 3 Dec. 1979

Date CIC/MCC Legal Ad _____

Date Mailed Out 12.5.79

PC Hearing Date 18 Dec. 1979

Review Agencies 10 day Review Period - Return By 12.14.79

- | | |
|--|---|
| <u>Send</u> | <u>Send</u> |
| <input type="checkbox"/> COUNTY ROAD DEPARTMENT | <input checked="" type="checkbox"/> FIRE <u>City</u> |
| <input type="checkbox"/> COUNTY HEALTH DEPARTMENT | <input type="checkbox"/> IRRIGATION _____ |
| <input type="checkbox"/> COUNTY SURVEYOR | <input checked="" type="checkbox"/> DRAINAGE <u>G.J.</u> |
| <input type="checkbox"/> COMTRONICS | <input type="checkbox"/> WATER (UTE, CLIFTON) _____ |
| <input type="checkbox"/> GRAND VALLEY RURAL POWER | <input type="checkbox"/> SEWER _____ |
| <input checked="" type="checkbox"/> MOUNTAIN BELL | <input checked="" type="checkbox"/> CITY ENGINEER/UTILITIES _____ |
| <input checked="" type="checkbox"/> PUBLIC SERVICE | <input type="checkbox"/> MACK, LOMA, MESA, COLLEBRAN |
| <input type="checkbox"/> SOIL CONSERVATION SERVICE | <input type="checkbox"/> FRUITA, PALISADE |
| <input type="checkbox"/> SCHOOL DISTRICT 51 | <input checked="" type="checkbox"/> <u>P.D. Ed Vandee Took</u> |
| <input type="checkbox"/> STATE HIGHWAY | <input checked="" type="checkbox"/> <u>Energy Office</u> |
| <input type="checkbox"/> STATE GEOLOGICAL | <input checked="" type="checkbox"/> <u>MAPPING</u> |
| <input type="checkbox"/> STATE HEALTH - RADIOLOGICAL | _____ |
| <input checked="" type="checkbox"/> TRANSAMERICA TITLE | _____ |

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>GPC</u>	<u>12.18.79</u>	<u>REC APP RE-ZONE to PB; REC APP ODP</u>
<u>CIC</u>	<u>1/16/80</u>	<u>approved for concept & generalized uses</u>

Common Location S.E Cor Elm Ave & 12th St.

Staff Comments

ACCORDING TO OUTLINE AN ALLEY
VARIATION WILL BE REQUIRED -
SHOULD BE DONE W/ PRELIMINARY
SUBMITTAL & RET. SHOULD CHECK
FOR UTILITIES IN THE ALLEY.

Are townhomes for sale or are they
apartments.

Original Documents

- | | | | |
|--|----------|----------------------------|---------------|
| <input type="checkbox"/> Imp. Agreement | \$ _____ | Appraisal x .05 = \$ _____ | Open Space; |
| <input type="checkbox"/> Imp. Guarantee | | Receipt # _____ | Check # _____ |
| <input type="checkbox"/> Covenants | | Open Space Dedication | |
| <input type="checkbox"/> Power of Attorney | | | |
| <input type="checkbox"/> Dev. Schedule | | | |

REVIEW SHEET SUMMARY

FILE # 88-79

DATE SENT TO REVIEW AGENCIES 12-5-79

ITEM REZONE R3 - P.B & OUTLINE DEVELOPMENT PLAN DATE DUE 12-5-79

PETITIONER: Doss Simpson

LOCATION: SE Corner Elm Avenue & 12th Street

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
12-10-79	MAPPING	Okay
12-11-79	DESIGN & DEVELOPMENT PLANNER	<ol style="list-style-type: none"> 1. As this proposal is aimed for satisfying the needs of Mesa College, are the townhouse units rental or for sale? It would be most appropriate to provide rentals in this area, as a number of condominiums have been approved north of the college. 2. Provide bike racks and indicate locations on plan. 3. Also design should offer "privacy" spaces for the students to study or gather. This could be done by providing the proposed landscape and open areas with trees, grass, street furniture, attractive walls, etc. 4. "Extensive" landscaping plan should be submitted for review at preliminary time. 5. Indicate density figures for townhomes. Good proposal at this schematic stage. Multi-purpose uses are especially appropriate in higher density areas and eliminate the need for vehicles. This proposal concurs with the 12th Street Policy Statements if the uses are geared to the college.
12-12-79	MTN. BELL	There is an existing overhead power and telephone line that must be relocated at the developers expense that extends from 12th Street to 15th Street in the alley between Elm & Kennedy. I have no requests for easements at this time but wish the developer to contact me at 243-2966 to discuss the necessary arrangements regarding the relocation of our lines in this area.
12-13-79	GJ DRAINAGE	OK
12-17-79	CITY TRAFFIC ENGINEER	No comment.
12-17-79	CITY FIRE	Okay to rezone. Water requirements must be met before construction.
12-17-79	CITY UTILITIES	None.
12-18-79	PUBLIC SERVICE	<p>Gas: Developer to pay cost of re-locating gas line from Kennedy-Elm Alley. Developer should contact P.S. Co. engineering during preliminary plat review for meter locations and required easements to service development.</p> <p>Electric: Same requirements as Gas Dept. Electric also has facilities that must be re-located. Also disagree with statement d.4 <u>Accessibility of Utilities</u> on rezone application. Per plan, both gas & electric facilities will require modification and relocation, and because of the change in type of enterprise served, both usage and demand are expected to increase.</p>

12-18-79 ENERGY OFFICE The orientation of the townhouses is incorrect to take advantage of solar potential. Landscaping considerations:
 1. dense evergreens on North
 2. shrubs close to perimeter of buildings
 3. where possible, deciduous on the south
 This PD is near the developed core and could save transportation energy.

12-18-79 CITY ENGINEER (RISH) No comment.

12-18-79 STAFF RECOMMENDATIONS *Recommend approval of rezone as it complies with the adopted 12th Street Policy Statements regarding development in this area to be oriented to the college.*
Recommend approval of the ODP, with the following considerations to be addressed at the time of preliminary:
 1. Design & Development Planners comments regarding townhome rentals, bike racks, providing privacy areas for students, indicating density of townhomes, gearing com'l. uses to college students, i.e. bookstore, clothing shop, snack bar, etc.
 2. Work with Mtn. Bell re: relocation of power lines, and necessary easements.
 3. Meet City Fire water requirements before time of construction.
 4. Re-location of gas and electric lines as per Public Service comments.
 5. Review Energy Office comments in preparing landscaping plan.

GJPG-12/18/79

RIDER/FRANK/PASSED 4-0 TO RECOMMEND APPROVAL OF THE REZONE.

RIDER/FRANK/PASSED 4-0 TO RECOMMEND APPROVAL OF THE OUTLINE DEVELOPMENT PLAN SUBJECT TO STAFF COMMENTS.

by simply eliminating the 2 westernmost spaces (landscaping them) and the remaining space in between will serve as the back-out area.

3. Signage program should be submitted to staff for review.
4. No objection to alley vacation-but a specific time should be indicated as to how "temporarily" it will remain open.

STAFF RECOMMENDATION

Recommend approval of vacation of alley. But it will remain temporarily open to provide access for City Utilities and emergency vehicles. Petitioner should meet with City Fire and Mountain Bell to satisfy review sheet comments of:

1. Provision of proper access for fire apparatus when alley is closed.
2. A 10' temporary easement to be relinquished upon the removal of telephone lines.

Recommend approval of final plan for Phase I, as outlined on plan, with the following to be addressed before time of City Council Hearing:

1. Dimensions of parking plan to be submitted for staff review--and revision of central parking area to show a turn-around or back-out provision.
2. Submittal of signage program for staff.
3. Any curb-gutter-sidewalk in streets right-of-way will require inspection by City Engineering
4. Contact City Engineer re: "hold harmless" agreement pertaining to the public sewer under the central building.
5. Submit fire protection for proposed restaurant to City Fire at proper time.
6. Provide an easement to the city for maintaining the existing sewer line.

4-29-80 GJPC - FLAGER/SIMONETTI PASSED 5-0 (RIDER ABSTAINING) A MOTION TO TABLE #88-79, G & S INVESTMENTS, LTD., UNTIL THE NEXT REGULARLY-SCHEDULED PLANNING COMMISSION HEARING ON MAY 27, 1980. BETWEEN TODAY'S DATE AND MAY 27 IT IS STRONGLY RECOMMENDED THAT THE PETITIONERS AND THE INGVERTSENS GET TOGETHER AND TRY TO RESOLVE THE DIFFERENCES BEFORE THE PETITIONER COMES BACK ON MAY 27; THAT ON MAY 27 THIS ITEM WILL BE CONSIDERED A PHASE ONE FINAL PLAN.

5-27-80 GJPC - SIMONETTI/SCHOENBECK PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THIS FINAL PLAN, SUBJECT TO THE STAFF COMMENTS AND RECOMMENDATIONS, AND WITH THE PROVISION THAT THE ALLEY WILL BE BLOCKED BEFORE THERE IS ANY CERTIFICATE OF OCCUPANCY.

SIMONETTI/GRAHAM PASSED 5-0 A MOTION TO RECOMMEND TO THE CITY COUNCIL VACATION OF THE PORTION OF THE ALLEY INDICATED ON THE MAP, SUBJECT TO THE CONSIDERATION THAT THE ALLEY VACATION WILL NOT BE EFFECTIVE UNLESS THE PROJECT IS BUILT.

April 1, 1980

STATEMENT OF INTENT

The intent of the proposed development is to meet the accelerated demands for retail services and housing of the Mesa College student body.

The character of the planned development will be campus-like in nature. The west half of the site will be devoted to commercial uses, including retail outlets, a restaurant, and a possible motel. The east half of the property is intended to be used for rental student housing.

At this point in time we are requesting final approval for the part of the project occupying the northwest corner of the block. This portion involves removal of three existing houses, construction of a new building for a restaurant/ice cream parlor, and minimal remodeling of the existing office building to accommodate a mixture of retail and office uses.

Impact (Present and Future) on the surrounding area developed and undeveloped: Since the developer's parcel is large and represents the consolidation of numerous small parcels within a single block, there is a real opportunity to focus on the student needs and minimize the impact on the surrounding area.

The entire project is designed to serve Mesa College students, most of whom live or study in the immediate neighborhood. Outside use is expected to be minimal.

The right of ways of 12th Street, Elm and Kennedy act as a buffer between this development and its immediate neighbors.

The surrounding area is presently zoned R3 and is rapidly making the transition from older single family housing to new apartments. As this project proceeds, many older and often run-down houses will be replaced with new structures. These structures and related parking will be extensively landscaped to supplement the mature trees that can be saved.

Access to Area Traffic Patterns. All vehicular access to 12th Street will be eliminated and the new off-street parking will be served from Elm and Kennedy. Right turn slots will be provided at 12th Street.

April 1, 1980 - Statement of Intent (Continued)

Accessibility of Utilities. All utilities are available at the present time. The developer's intent is to put them all underground and make such modifications as are necessary as portions of the alley are abandoned. Both developer and architect have been working closely with the utility companies and will continue to do so.

Police and Traffic Work should be facilitated by the position of new access points and adequate off-street parking.

Trash Collection. When the project is fully developed all trash collection will be handled at points along Elm, 13th, and Kennedy, thus relieving the City of having to enter or cross private property to collect trash. On an interim basis, part of the alley will be kept open and temporary easements deeded to the City to accomodate trash collection for existing structures. The proposed temporary easements are shown on the plan accompanying this submittal.

Fire Protection will be improved, as all new buildings will have a minimum one-hour rating as opposed to non-rated structures now existing. Parks, schools, etc. will not be impacted as the students already have college recreation facilities in the immediate area and no primary or secondary children will be housed in the new facilities.

Development Schedule

First phase of the project will consist of minimum remodeling to the IBC building on the northwest corner and construction of a new restaurant south of this structure. These projects are expected to begin June 1 of this year and be completed in the Fall of 1980.

The second stage will consist of the remaining commercial facilities on the west half of the block. This work is probably a year away.

The third stage will consist of the construction of rental housing for college students. The timetable for this depends on interest rates modified to a point where students can afford such housing.

Mesa College
P.O. Box 2647
Grand Junction, Co. 81502

B&M Investments
2575 Galley Lane
Grand Junction, CO. 81501

Robert & Ann Stephens
350 Gordon
San Jose, CA. 95127

*88-79

#88-79

#88-79

Alan & Evelyn Templeton
125 Hastings
Watsonville, CA. 95076

Burdeite & Gladys Rohwer
2258 Kingston Place
Grand Junction, CO. 81501

Timothy & Mary McCandless
426 North 23rd
Grand Junction, CO. 81501

#88-79

#88-79

#88-79

Joseph and Jessie Tonso
1245 Kennedy Ave.
Grand Junction, CO. 81501

W.T. & J.W. Covey
2907 North Ave.
Grand Junction, CO. 81501

Richard O. Jensen
1251 Elm Ave.
Grand Junction, CO. 81501

#88-79

#88-79

#88-79

Arthur Ingvertson
1257 Elm Ave.
Grand Junction, CO. 81501

Church of Jesus Christ
of Latter Day Saints
1502 North 12th
Grand Junction, CO. 81501

Elm Ave. Apartments
c/o Robert Cucchetti
445 South Camp Road
Grand Junction, CO. 81501

#88-79

#88-79

#88-79

Doss Simpson
2420 Wintergreen
Grand Jct. Co 81501

#88-79

*Phone for
Albert Stone
11/2/79*

PROPERTY OF G & S INVESTMENTS, LTD.

All in Block 2, Henderson Heights Subdivision, Mesa County, Colorado:

<u>Address:</u>	<u>Legal Description:</u>
1248 and 1248-1/2 Kennedy	Lots 20 and 21
1240 and 1240-1/2 Kennedy	Lots 22 and 23
1236 Kennedy	Lots 24 and 25
1234 Kennedy	Lots 26 and 27
1235 Elm	Lots 7, 8 and 9
1420 North 12th Street	S-1/2 of Lots 31, 32, 33 and 34. Lots 28, 29, 30
1440 North 12th Street	N-1/2 of Lots 31, 32, 33 and 34
1450 North 12th Street	S-1/2 of Lots 1, 2, 3 and 4
1215 Elm Street	N-1/2 of Lots 1, 2, 3 and 4 Lots 5 and 6
1241 and 1241-1/2 Elm Street	Lots 10, 11 and 12

PROPERTY OWNERS WHO DIRECTLY ABUT SUBJECT PROPERTY

Address of Property:

Owner of Property:

WEST

West 12th Street

Mesa College, P.O. Box 2647
Grand Junction, Colorado 81502

SOUTH

1322 North 12th Street

B & M Investments, 2575 Galley Lane
Grand Junction, Colorado 81501

1225 Kennedy Avenue

Robert E. & Ann L. Stephens
350 Gordon, San Jose, California 95127

1231 Kennedy Avenue

Alan H. & Evelyn F. Templeton
125 Hastings, Watsonville, California 95076

1235 Kennedy Avenue

Burdeite H. & Gladys M. Rohwer
2258 Kingston Place, Grand Junction,
Colorado 81501

1241 Kennedy Avenue

Timothy E. & Mary F. McCandless
426 North 23rd Street
Grand Junction, Colorado 81501

1245 Kennedy Avenue

Joseph L. & Jessie B. Tonso
1245 Kennedy Avenue
Grand Junction, Colorado 81501

EAST

1260 Kennedy Avenue

W. T. and J. W. Covey
2907 North Avenue
Grand Junction, Colorado 81501

1251 Elm Avenue

Richard O. Jensen
1251 Elm Avenue, Grand Junction, Colorado
81501

1257 Elm Avenue

Arthur G. Ingvertson
1257 Elm Avenue
Grand Junction, Colorado 81501

NORTH

1502 North 12th Street

Church of Jesus Christ of Latter Day Saints
1502 North 12th Street
Grand Junction, Colorado 81501

Elm Avenue Apartments

Elm Avenue Apartments
c/o Robert Cucchetti
445 South Camp Road
Grand Junction, Colorado 81503

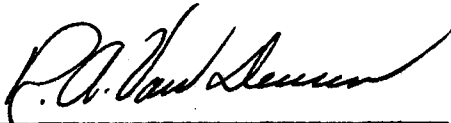
April 1, 1980

The attached soils and geological reports contain the following information:

1. General soil map of the Grand Junction area.
2. Excerpts from the original soil survey.
3. Drilling logs from the Mesa College property immediately west of the project site, which show detailed information to be used in the foundation design.

The present plan is to use steel pipe piling driven into the gravel layer which lies approximately 40 ft. below the surface. This is the foundation method that was used on all recent Mesa College buildings and the Bible College building on the northwest corner of the site.

Sincerely,



R. A. Van Deusen



PREC. 34

PREC. 1

PREC. 27

PREC. A33

FRUITVALE

GRAND JUNCTION

COLORADO STATE HOUSE

SUGAR REFINERY

PACKING PLANT

Lincoln School

GAS LINES JENERS
SOILS INFORMATION

39°02'30"

T. 1 S.

60

05'

27

26

30

29

Hb

Billings silty clay loam, 0 to 2 percent slopes (Bc).—This soil, locally called adobe, is one of the most important and extensive in the Grand Valley. It covers nearly one-fifth of the Grand Junction Area. The areas occur on the broad flood plains and very gently sloping coalescing alluvial fans along streams. Many large areas are north of the Colorado River.

The soil is derived from deep alluvial deposits that came mainly from Mancos shale but in a few places from fine-grained sandstone materials. The deposits ordinarily range from 4 to 40 feet deep but in places exceed 40 feet. The deposits have been built up from thin sediments brought in by the streams that have formed the coalescing alluvial fans or have been dropped by the broad washes that have no drainage channel. The thickest deposit, near Grand Junction, was built up by Indian Wash.

The color and texture of the soil profile vary from place to place. The 8- to 10-inch surface soil normally consists of gray, light-gray, light olive-gray, or light brownish-gray silty clay loam. This layer grades into material of similar color and texture that extends to depths of 3 or 4 feet. Below this depth the successive depositional layers show more variation. Although the dominant texture is silty clay loam, the profile may have a loam, clay loam, fine sandy loam, or a very fine sandy loam texture.

Where there are fairly uniform beds of Mancos shale and where the soil is not influenced by materials deposited by adjoining drainage courses, the profile varies only slightly within the upper 3 or 4 feet. In areas bordering drainage courses, however, the soil varies more in texture and color from the surface downward.

One small area about 1½ miles southeast of Loma consists of light grayish-brown or pale-brown heavy silty clay loam that shows only slight variation in texture to depths of 4 to 6 feet. The underlying soil material is more variable. Below depths of 6 to 10 feet the layers generally are somewhat thicker and have a higher percentage of coarse soil material.

Also included with this soil are several small areas totaling about 3 square miles that are dominantly pale yellow. These are located 2½ to 3½ miles northeast of Fruita, 5 miles north of Fruita, 2½ miles northeast of Loma, 3 to 5 miles north of Loma, 1½ miles northwest of Loma, and 4 miles northwest of Mack. In these areas the 8- or 10-inch surface soil is pale-yellow silty clay loam, and the subsoil is a relatively uniform pale-yellow silty clay loam to depths of 4 to 8 feet. The accumulated alluvial layers are difficult to distinguish, but in a few places transitional to Fruita soils there are small areas having a pale-brown to light-yellowish brown color. These transitional areas are included with Billings silty clay loam because they have a finer textured subsoil than is characteristic of the Ravola soils.

Although moderately fine textured, this Billings soil permits successful growth of deep-rooted crops such as alfalfa and tree fruits. Its permeability is normally not so favorable as that of the Mesa, Fruita, and Ravola soils. Its tilth and workability are fair, but it puddles so quickly when wet and bakes so hard when dry that good tilth can be maintained only by proper irrigation and special cultural practices. Runoff is slow and internal drainage is very slow.

Like all other soils in the area, this one has a low organic-matter content. Under natural conditions it contains a moderate concen-

tration of salts derived from the parent rock (Mancos shale). In places, however, it contains so much salt that good yields cannot be obtained. Some large areas are so strongly saline they cannot be used for crops. Generally, this soil is without visible lime, but it is calcareous. In many places small white flecks or indistinct light-colored streaks or seams indicate that lime, gypsum, or salts are present.

Use and management.—About 80 percent of this soil is cultivated. The chief irrigated crops are alfalfa, corn, dry beans, sugar beets, small grains, and tomatoes and other truck crops. Where the soil is located so as to avoid frost damage, tree fruits are grown.

Most of the field crops are grown in the central and western parts of the valley, or from Grand Junction westward. The entire acreage in tree fruits—approximately 3 square miles—lies between Grand Junction and Palisade. Because the climate is more favorable near Palisade, the acreage in orchard fruits is greater there. A few small orchards are located northeast of Grand Junction in the direction of Clifton. The main fruit acreage is between Clifton and Palisade. Peach orchards predominate, but a considerable acreage is in pears, especially near Clifton. Yields depend on the age of the trees and other factors, including management, but the estimated potential yield is somewhat less on this soil than on Mesa soils. This takes into account the slower internal drainage of this soil and its susceptibility to salinity if overirrigated. Yields of other crops vary according to the length of time the land has been irrigated, internal drainage or subdrainage, salt content of the soil, management practices, and local climate.

The uncultivated areas of this soil are mostly inaccessible places adjoining the larger washes, which occur mainly in the western part of the area, and those places that cannot be cropped profitably because they have inadequate drainage and a harmful concentration of salts. The uncultivated land supports a sparse growth of greasewood, saltbush, shadscale, rabbitbrush, ryegrass, peppergrass, and saltgrass. From 70 to 90 acres are required to pasture one animal during a season.

A number of places shown on the map by small marsh symbols are low and seepy. They could be ditched, but their acreage is likely too small to justify the expense. Left as they are, their salt content makes them worthless for any use except pasture.

Sizeable acreages of this soil apparently were overirrigated in the past. Irrigation water applied at higher levels to the north seeps upward in this soil where it occurs in low areas toward the river. Even now, new saline areas are appearing, and existing areas are getting larger. The total acreage affected by salts has remained more or less the same for the last two decades, but affected areas will continue to change in size and shape because of seepage.

Most fields are ditched where necessary. Some uncultivated areas require both leveling and ditching. In places subdrainage is inadequate because irregularities in the underlying shale tend to create pockets and prevent underground water from flowing into the drainage ditches. Also, in some areas where the alluvial mantle is 30 to 40 feet thick, the ditches are not always deep enough to drain the soil. Some areas are seepy because there are no ditches running in an east-west direction to intercept lateral flow of ground water from the over-

irrigated, permeable, medium-textured, stratified soils on the upper parts of the fan to the north. After being leveled, uncultivated areas would have to be cropped for 3 years before their salt content would be reduced enough to permit good yields.

Farmers can increase the organic-matter content of this soil by applying manure liberally and by growing alfalfa or clovers at least part of the time. A combination field crop and livestock type of farming favors improvement of this soil. Many of the small imperfectly drained areas may be kept in pasture. Strawberry clover and sweetclover are well suited, and mixtures of pasture grasses grow well.

Billings silty clay loam, 2 to 5 percent slopes (B_D).—This soil covers a relatively small acreage in the Grand Valley. The areas are widely scattered. Except for its stronger slope, the soil is almost the same as Billings silty clay loam, 0 to 2 percent slopes. In a few places, notably north of Loma, there are areas having a pale-yellow color rather than the gray typical of the Billings soils.

Use and management.—Only about 15 percent of this soil is cultivated. Many of the areas lie along large drainageways or washes where they are difficult to reach. Even a larger number have such an uneven surface that considerable leveling would have to be done before they could be cropped. The cost of leveling, together with the expense of controlling erosion and gulying, discourages farmers from using them.

Many of the uncultivated areas have moderate concentrations of salts, but they are not particularly difficult to reclaim because they border natural ditches or washes which afford free disposal of irrigation water. Furthermore, for the most part, they have a porous substratum.

About the same crops are grown on this soil as on Billings silty clay loam, 0 to 2 percent slopes. The average yields are approximately the same.

Billings silty clay, 0 to 2 percent slopes (B_A).—This soil, locally called heavy adobe, occurs well toward the Colorado River. It is on alluvial materials—4 to about 40 feet thick—that largely came from Mancos shale. Most of this soil lies east and southeast of Grand Junction and along the railroad between Grand Junction and Fruita.

The 8- or 10-inch surface soil consists of light brownish-gray, gray, or olive-gray silty clay. The layer is similar to the surface layer of Billings silty clay loam soils but it is harder and, in many places, darker. The subsoil consists of similarly colored layers of silty clay loam, silt loam, and silty clay. In places the soil is silty clay to depths exceeding 4 feet.

The entire profile is firm when moist and has a massive structure. The subsoil has many small irregularly shaped light-gray specks or indistinct mottles. Poorly defined light-colored streaks indicate the presence of lime, gypsum, or salts. The surface soil and subsoil are calcareous, the lime being well distributed. The fine texture of the soil greatly retards penetration of roots, moisture, and air.

Surface runoff is very slow to slow where the slope is less than 1 percent. Internal drainage is very slow because the subsoil is massive and very slowly permeable. Even with ample drainage ditches, the discharge of irrigation water is slow.

Tilth and workability are not good, because the soil has a fine texture and a low content of organic matter. Moreover, some fields contain areas 20 to 60 feet across that have excessive amounts of salts. Slick spots also occur. These salty areas and slick spots produce low or negligible yields of most crops and are extremely difficult to eliminate.

Use and management.—About 75 percent of this soil is cultivated. Most of the rest is affected by salts. Small grains, beans, sugar beets, and alfalfa are the chief crops. They yield less than on Billings silty clay loam, 0 to 2 percent slopes. Ordinarily, newly broken fields are cropped to oats or other small grains the first few seasons so that excess salts can be removed. Afterwards, if drainage is adequate, they may be planted to pinto beans, sugar beets, corn, or alfalfa. The very slow permeability of this soil makes it unsuitable for orchard crops. Also, it is located mainly in areas where the frost hazard is great. Probably the greater part of the irrigable acreage is used for sugar beets. Small grains, alfalfa, and pinto beans usually follow in the order named.

Billings silty clay, 2 to 5 percent slopes (B_B).—This soil is similar to Billings silty clay, 0 to 2 percent slopes. It differs mainly in having greater slopes and a slightly finer textured and darker gray surface soil. In places, below depths of 3 or 4 feet, the silty clay or clay material is light olive gray.

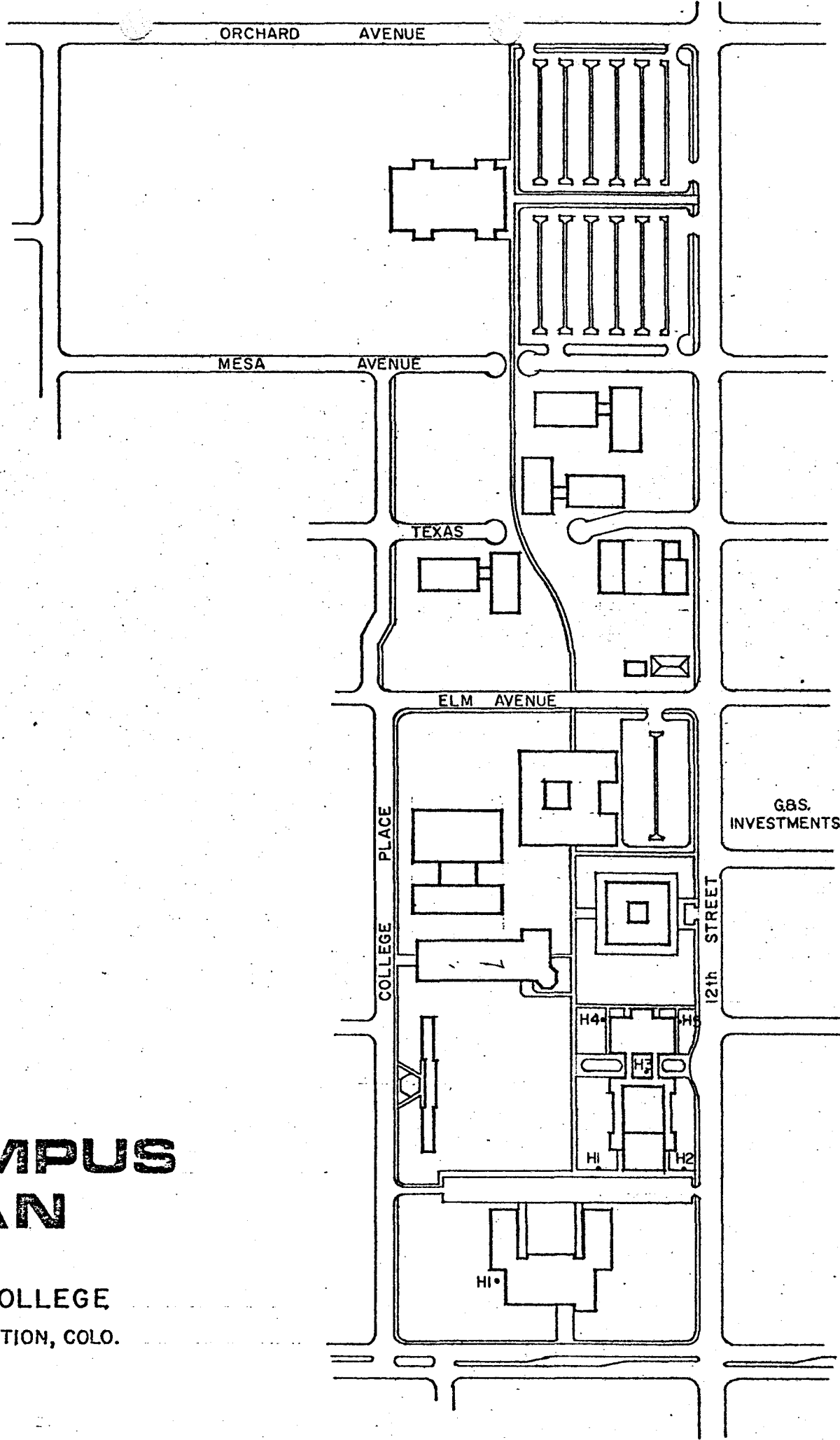
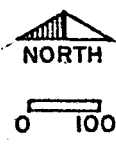
The tilth and workability are poor. Surface runoff is medium, and internal drainage is very slow. The soil is better suited to irrigation than most of the larger nearly level areas of Billings silty clay, 0 to 2 percent slopes, many of which are affected by salts. Approximately 12 acres of this soil is in peach orchards. All the rest is normally used for cultivated crops, principally corn, pinto beans, and alfalfa. This soil is suited to about the same crops as Billings silty clay, 0 to 2 percent slopes, but it generally produces better yields.

Billings silty clay, moderately deep over Green River soil material, 0 to 2 percent slopes (B_E).—This soil occurs on the outer margin of coalescing alluvial fans where 1 to 4½ feet of fine-textured deposit derived from shale overlies Green River soil materials.

Except for a few strips only a few rods wide that adjoin low-lying areas of Green River soils, this soil has not been altered by high overflows from the Colorado River. It is not likely that the main part of the soil will be covered by floodwaters from the Colorado River, as it lies well above the level of normal overflow.

Use and management.—About 85 percent of this soil is cultivated. The principal crops are alfalfa, corn, sugar beets, and pinto beans. A few peach orchards are on this soil near Clifton. Because the underlying strata are coarser, crops produce better on this soil than on most areas of the other Billings silty clay soils. Drainage and saline conditions have to be corrected before the soil will produce well.

Uncultivated acreages of this soil northwest of Grand Junction are saline, imperfectly drained, or both. Their tilth and workability are poor because they have a fine texture and a low content of organic matter.



CAMPUS PLAN

MESA COLLEGE
GRAND JUNCTION, COLO.

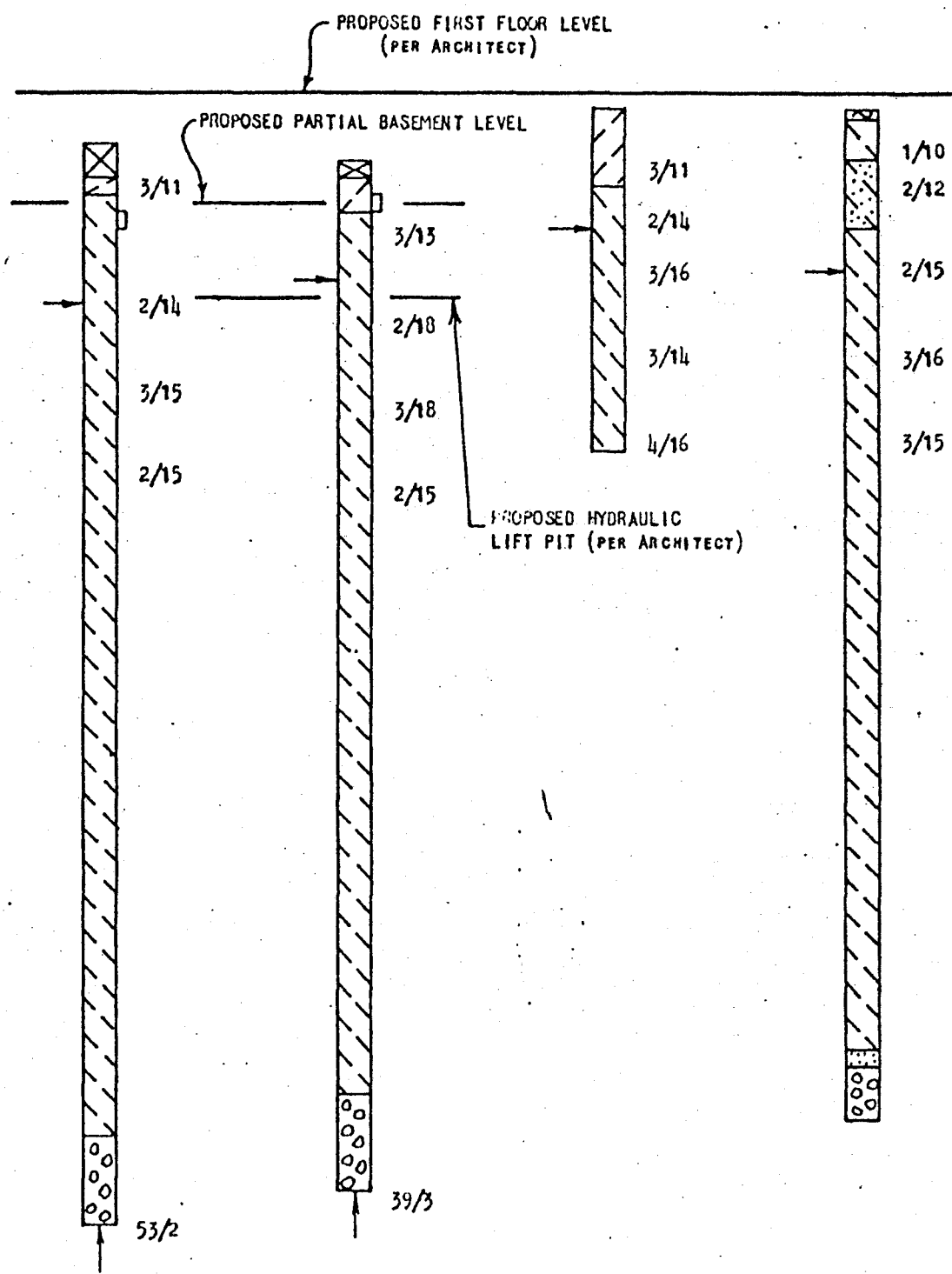
HOLE 1
EL. 94

HOLE 2
EL. 93

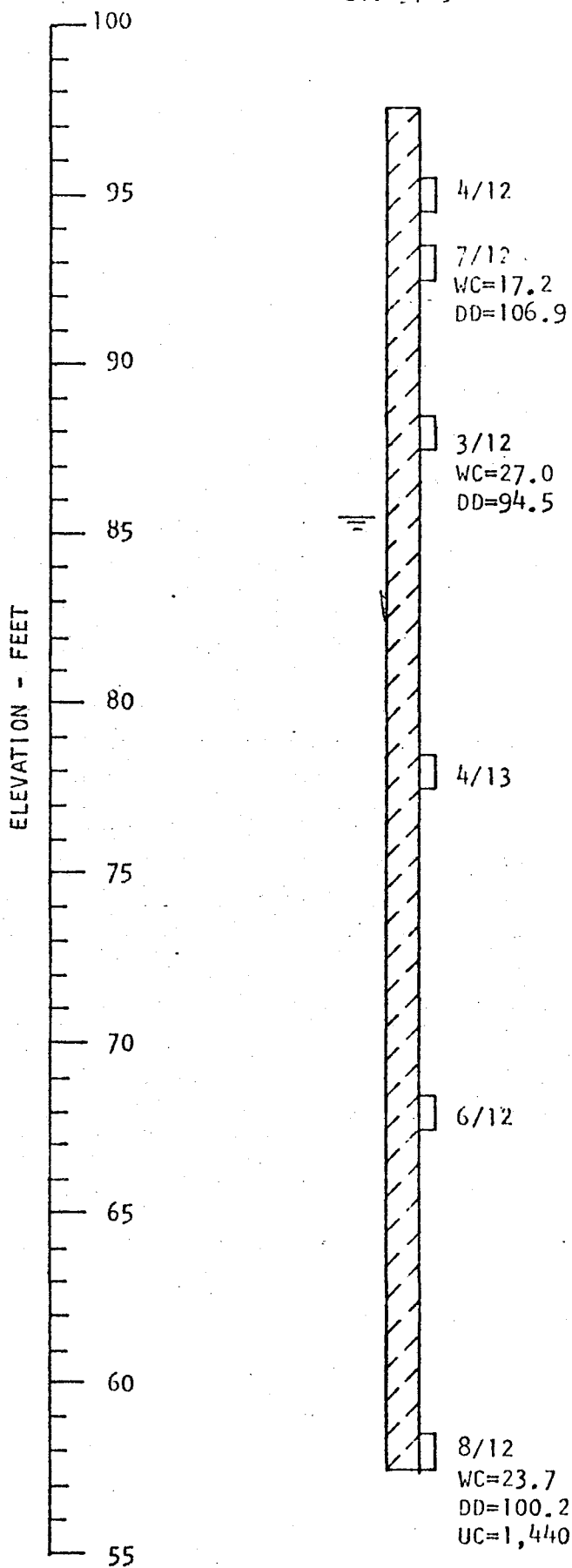
HOLE 3
EL. 96

HOLE 4
EL. 96

ELEVATION - FEET
100
90
80
70
60
50
40
30



Hole 1
El.=97.5














LEGEND:

Clay (CL), silty, soft to medium stiff, moist to wet, with pockets and lenses of fine sands, dark brown.

NOTES:

- (1) Test hole was drilled on October 11, 1978 with a 4-inch diameter continuous flight power auger.
- (2) All elevations refer to bench mark at location shown on Fig. 1.
- (3) The symbol 4/12 indicates that 4 blows of a 140-pound hammer falling 30 inches were required to drive the sampler 12 inches.
- (4) WC = Water Content (%);
DD = Dry Density (pcf);
UC = Unconfined Compressive Strength (psf).

LEGEND

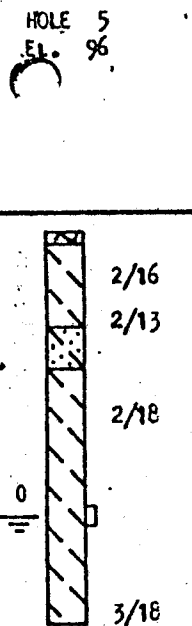
-  MAN-MADE FILL, GRAVEL, SAND, CLAY, SILT, CINDERS, MOIST, MOTTLED BROWN.
-  TOPSOIL, CLAY, SILTY, GRASS AND ROOTS, BROWN (CL).
-  CLAY, SOFT, SILTY, SANDY, MOIST, BROWN (CL).
-  CLAY, VERY SOFT, SILTY, SLIGHTLY SANDY, OCCASIONAL GRAVEL, MOIST TO WET, BROWN (CL).
-  SAND, VERY LOOSE, CLAYEY, SILTY, VERY MOIST, BROWN (SC).
-  SAND, MEDIUM DENSE, GRAVELLY, WET, BROWN (SP).
-  GRAVEL, DENSE TO VERY DENSE, SANDY, COBBLY, WET, BROWN (GP).
- 3/11** INDICATES THAT 3 BLOWS OF A 140-POUND HAMMER FALLING 30 INCHES WERE REQUIRED TO DRIVE A 2-INCH DIAMETER SAMPLER 11 INCHES.
-  UNDISTURBED SHELBY SAMPLE
-  INDICATES DEPTH TO WHICH HOLE CAVED DURING DRILLING.
-  INDICATES PRACTICAL RIG REFUSAL.
-  FREE WATER LEVEL AND NUMBER OF HOURS AFTER DRILLING THAT MEASUREMENT WAS TAKEN.

NOTES:

1. HOLES WERE DRILLED ON MARCH 14, 1967 WITH A 1 1/2-INCH DIAMETER HELICAL POWER AUGER.
2. ELEVATIONS ARE APPROXIMATE AND REFER TO B.M. SHOWN ON FIG. 1.
3. DRILL LOGS IN THIS REPORT ARE SUBJECT TO LIMITATIONS, EXPLANATIONS AND CONCLUSIONS OF THIS REPORT.

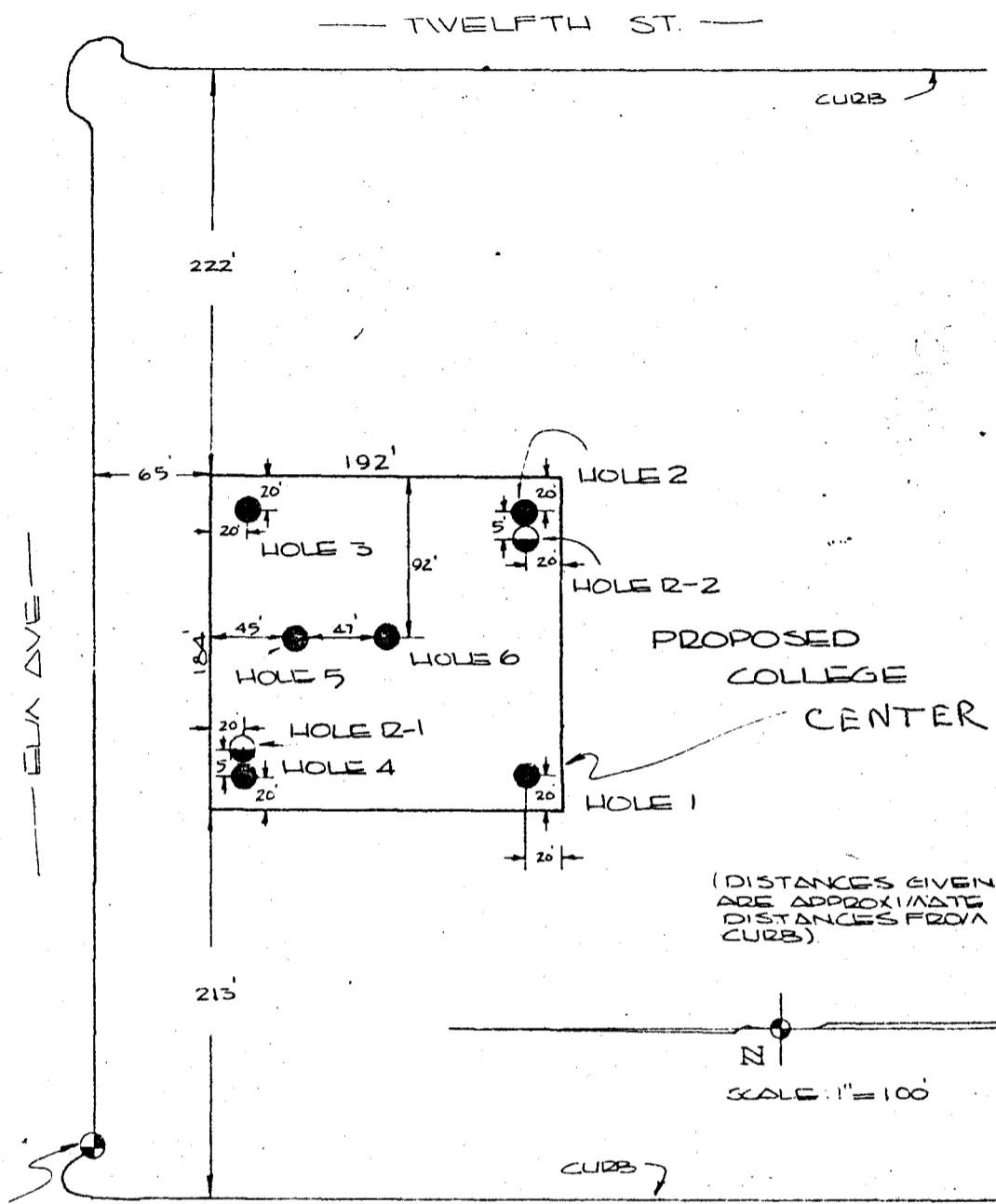
ELEVATION - FEET

100
90
80
70
60
50
40
30



<p>WOODWARD - CLYDE - SHERARD & ASSOCIATES Consulting Engineers & Geologists Denver, Colorado</p>	
<p>LOGS OF TEST HOLES FINE ARTS BUILDING MESA JUNIOR COLLEGE GRAND JUNCTION, COLORADO</p>	
Prepared by <u>RD</u>	Checked by <u>FJH</u>
Job No 10344-3740	

FIG. 2

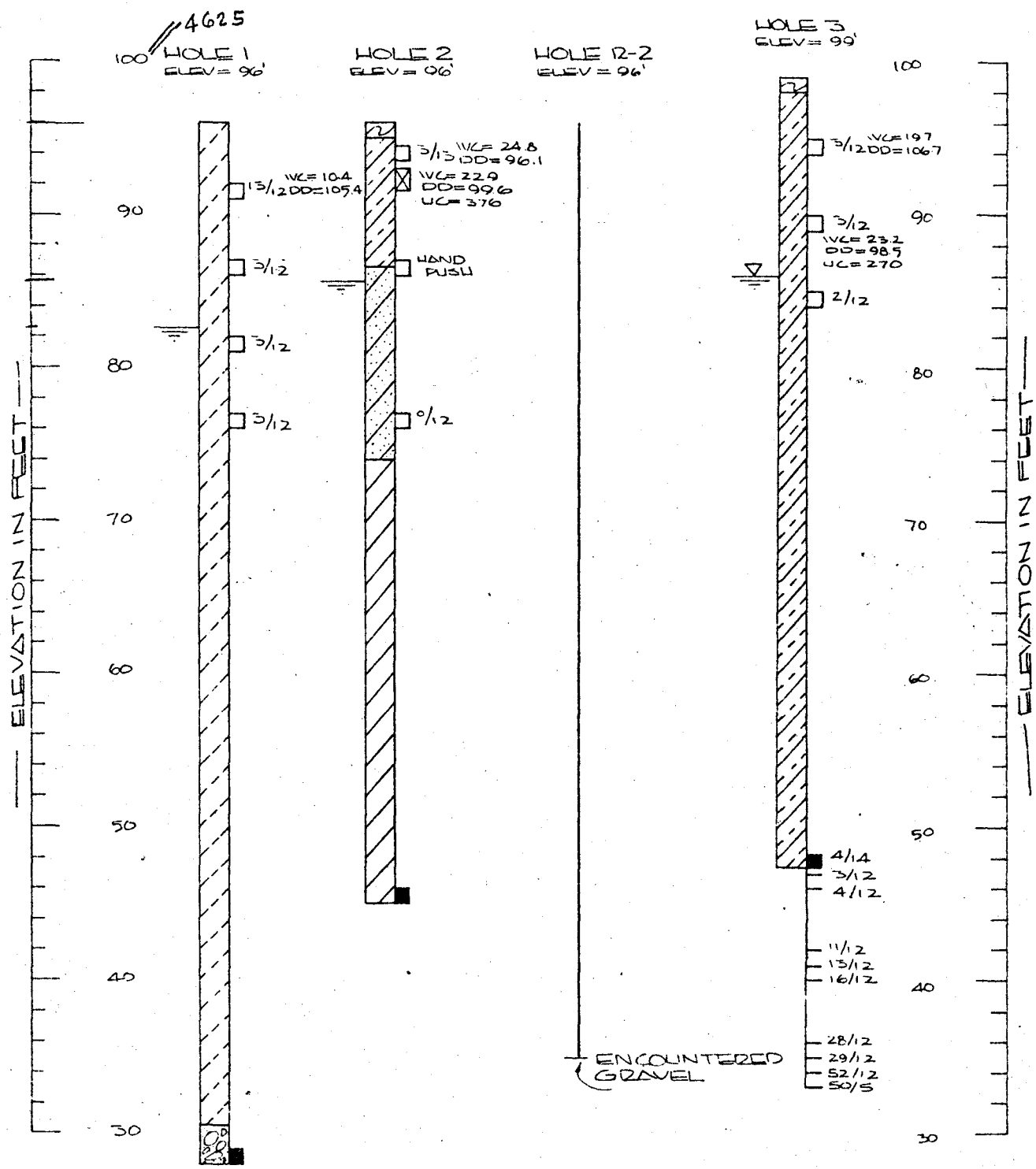


(DISTANCES GIVEN ARE APPROXIMATE DISTANCES FROM CURB)

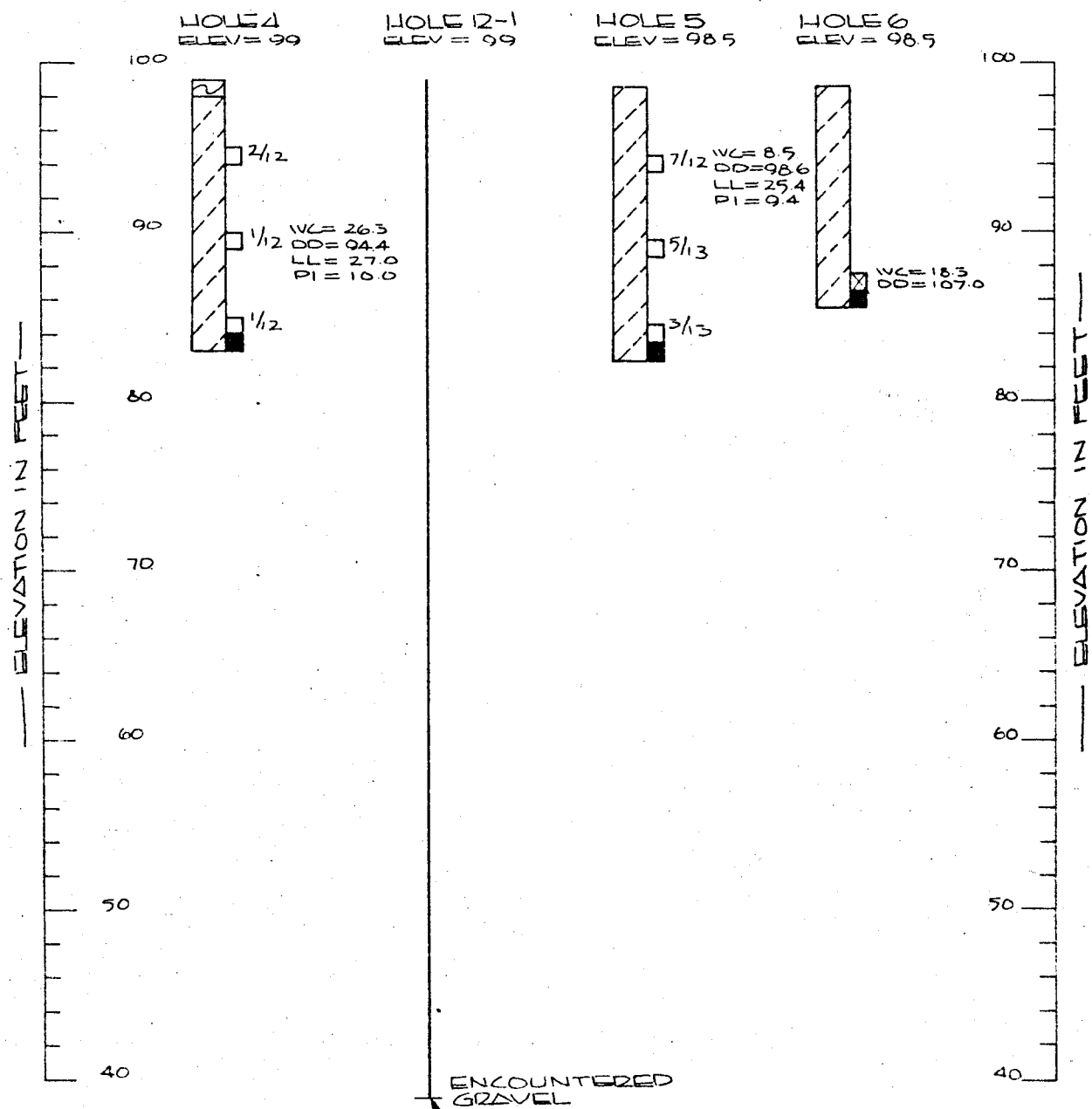
N
SCALE: 1" = 100'

B.M. — CURB INTERSECTION
ASSUMED ELEVATION = 100.0 = 4625

TEST HOLE LOCATION PLAN
WOODVARD — CLYDE — SHERARD & ASSOCIATES



LOGS OF EXPLORATORY HOLES



LOGS OF EXPLORATORY HOLES

MS

LEGEND



TOPSOIL, WITH GRASS.



SILTY SAND, LIGHT BROWN, WET,
LOOSE FINE TO VERY FINE (S/A).



SANDY SILT, LIGHT BROWN, WET,
SOFT, (AL-S/A).



SILTY CLAY, LIGHT BROWN,
SANDY, MOIST TO WET, SOFT, (CL).



CLAYEY SILT, LIGHT BROWN,
MOIST TO WET, SOFT, (AL).



STANDARD 2" PENETRATION
SAMPLE.



3/12" DRIVE SAMPLE - CALIFORNIA.
3/12 INDICATES THAT 3
BLOWS OF A 140-LB. W.T. FALL
LINE. 30" WERE REQUIRED TO
DRIVE THE SAMPLER 12 INCHES.



3" DIAMETER SHELBY TUBE
SAMPLE.



CONE PENETRATION - 4/12
INDICATES THAT 4 BLOWS
OF A 140-LB. HAMMER FALLING
30" WERE REQUIRED TO DRIVE
A 2" DIAMETER CONE 12 INCHES.



WATER TABLE AT TIME OF
DRILLING.



WATER TABLE 48 HOURS
AFTER TIME OF DRILLING.

HOLES WERE DRILLED FROM
JANUARY 4 TO JANUARY 9, 1961.

HOLES 1-6 WERE DRILLED WITH
A 4" DIAMETER CONTINUOUS
FLIGHT POWER AUGER.

HOLES R-1 AND R-2 WERE
DRILLED WITH A 4 5/8" DIAMETER
ROLLED BIT WITH WATER,
BOTTOMED ON GRAVEL.

WC = WATER CONTENT, PERCENT.

DD = DRY DENSITY, PCF.

UC = UNCONFINED COMPRESSIVE
STRENGTH, PSF.

LL = LIQUID LIMIT, PERCENT.

PI = PLASTICITY INDEX, PERCENT.

C 3
O 9
D 10
E 11

GAMMA RADIATION SURVEY FORM

CARD A 1
LOCATION NO. 2 3 4 5 6 0 0 5 5 8
CITY 7 8 9 10 0 2 4 0
COUNTY 11 12 13 0 7 7
STATE 14 15 0 5
DATE FORM COMPLETED MONTH 16 17 0 3 YEAR 18 19 8 0

28

ADDRESS: NUMBER 20 21 22 23 24 0 1 4 5 0
DIR. 25 N
STREET NAME 27 28 29 30 31 32 33 34 35 36 37 38 39 40 1 2 T H S T

OCCUPANT'S NAME: (Last name first - Initials for first and middle name - husband and wife)
41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 B L D G S I T E 2 / B Y A C A T E D

OWNER'S NAME: 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 G + S I N V E S T M E N T S

(OWNER'S ADDRESS) _____
CLASSIFICATION 77 GAMMA SCREEN 78 TAILINGS USE 79 GAMMA MAP 80

CARD B 1
LOCATION NO. 2 3 4 5 6 0 0 5 5 8
LETTER 23
604 NOI 25
H O G 31 32 33 34 35 0 0 6 0
L O G 36 37 38 39 40
H I G 41 42 43 44 45
LOCATION HIG 46
TYPE OF HOUSE 47
NUMBER OF LEVELS 48
MATERIAL 49

FREE PUNCH COMMENT 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 B P S 0 0 M M B L D G - R E S T A U R A N T

BUILDING PERMIT RADIATION SURVEY REPORT

Survey requested by John Green Permit type Restaurant
Date 3-25

NOTE: This survey report describes conditions that existed on the site on the following date: 3-28. This report does not cover any material brought onto the site after the survey was completed. Any tailings contaminated material removed from any property must be hauled only to the State Disposal Site located at 1020 S. 15th St. (entrance at corner of Winters Ave. and S. 15th St.).

- I. SURVEY CLASSIFICATION:
 New field radiation survey.
 Information from prior radiation survey.
 No survey required. Proposed construction does not significantly involve uranium mill tailings deposit.

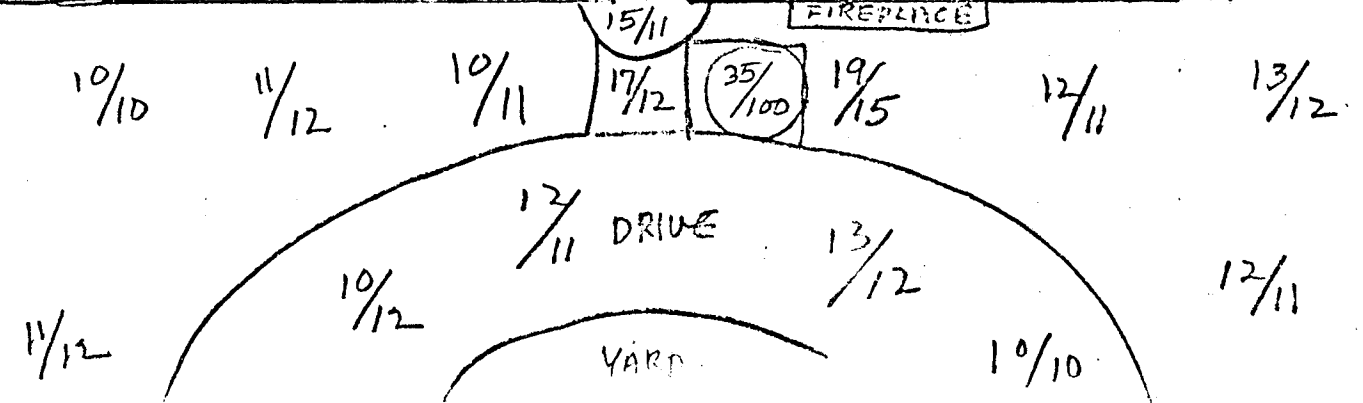
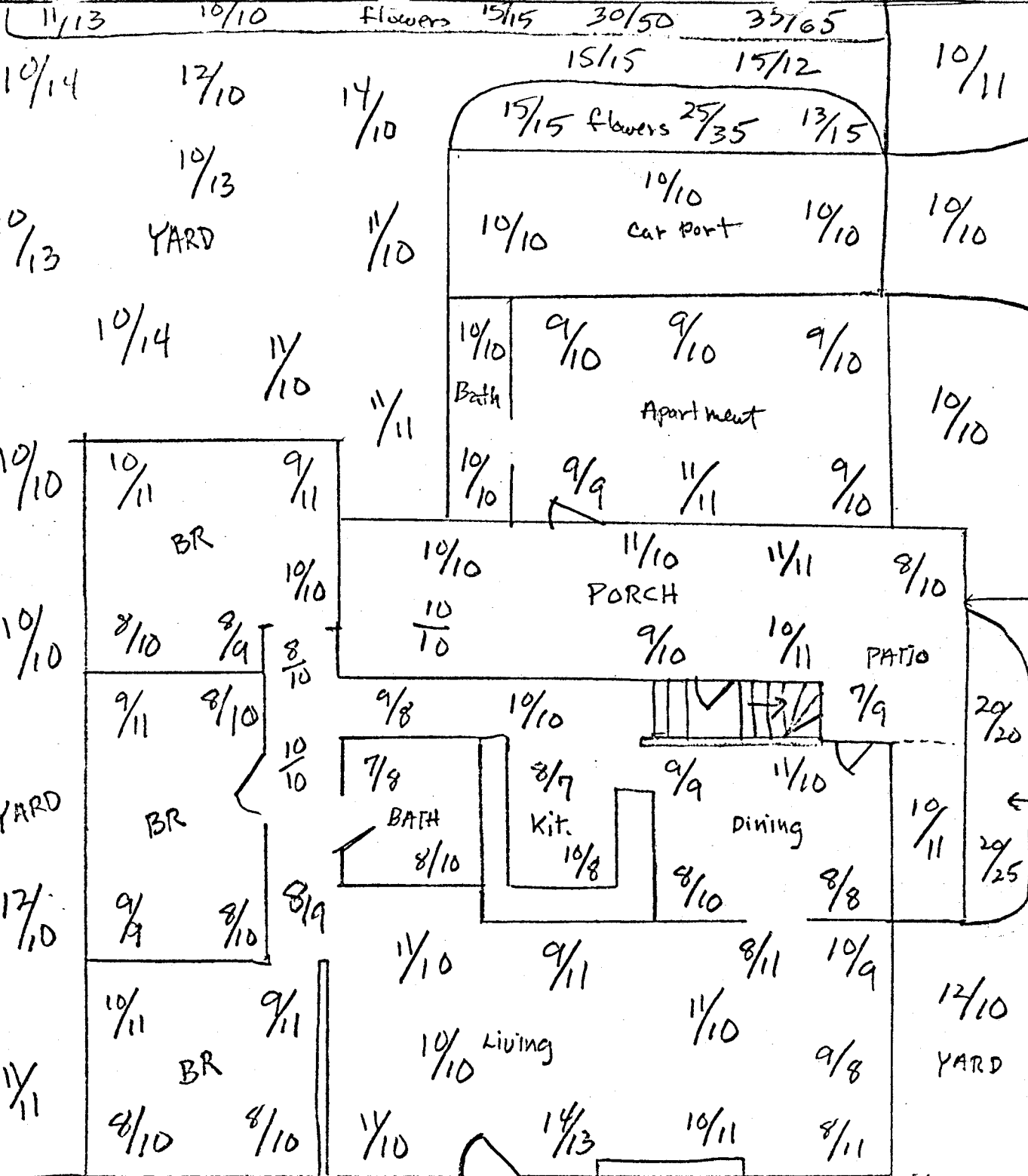
- II. RESULTS OF RADIATION SURVEY:
 No indication of uranium mill tailings has been found on the construction site.
 Uranium mill tailings are indicated and are located: Away from building site On building site.
 Uranium mill tailings have been moved to another area of property away from building site.
 Uranium mill tailings have been removed from: building site construction site property
 Other radiation sources (non-tailings) have been identified on your property, such as _____
 Removal is suggested if practical.

- III. RECOMMENDATIONS:
 No new structure should be constructed over or within ten feet of tailings material.
 Tailings material, under existing concrete slabs that will not be disturbed by the construction process and lie outside of walls of new structure, are not required to be removed.
 All tailings-contaminated material in the general area of the construction site should be removed before construction begins, to avoid contamination of the building site.
 No existing structure, constructed over uranium mill tailings, should be modified for the purpose of increasing occupancy without consideration of removal, if feasible, or other corrective action or control.
 The presence of an unknown volume of uranium mill tailings on the building site must be considered as a potential health hazard. Removal is indicated.
 Miscellaneous comments:

[Handwritten Signature]

ROUTING: 3x5 card Computer call owner call owner's agent
 Copy to: TR file owner owner's agent Devel. Dept.
 Hold for: owner owner's agent
 Has copy: owner owner's agent

- 1450 N. 12th St. GRAVES 4/1/71 (DLL) Inst # 1311837

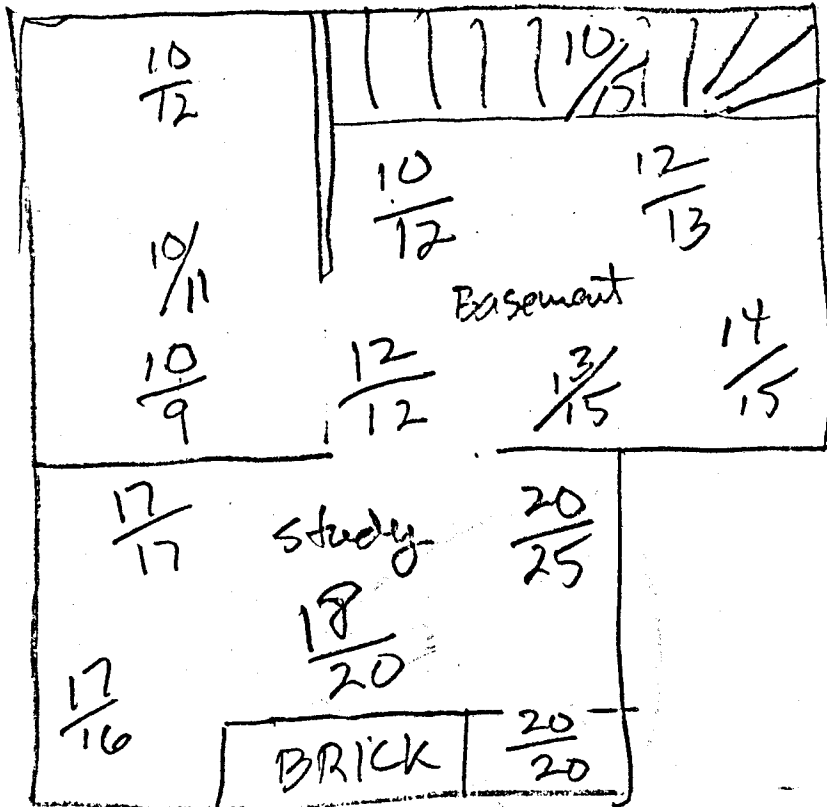


← screamed
 10/10
 ALLEY
 ← flowers
 20/20
 20/25
 10/10
 12/10
 YARD
 10/10
 12/12
 10/10
 105578

GRAVES
 1450 N 12th St
 4/1/71
 Inst 13497

DLC

Basement



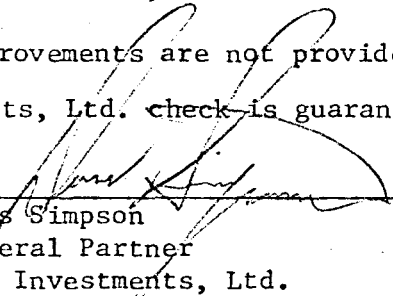
See # 00555

April 1, 1980

PRIVATE ESCROW AGREEMENT

G&S INVESTMENTS LTD will guarantee to the City of Grand Junction, Colorado a minimum of \$5,000.00 worth of landscaping improvements, located between Elm and Kennedy on 12th Street.

Bernard Buescher, Attorney at Law will hold G&S Investments, Ltd. check for \$5,000.00 to the City of Grand Junction, and in the event such improvements are not provided, he will produce it for the city. G&S Investments, Ltd. ~~check~~ is guaranteed by Bank of Orchard Mesa.



Doss Simpson
General Partner
G&S Investments, Ltd.

City
County
Development
Department

CITY OF GRAND JUNCTION—MESA COUNTY—COLORADO 81501
559 WHITE AVE.—ROOM 60—DIAL (303) 243-9200 EXT 343

May 29, 1980

Mr. Doss Simpson
2420 Wintergreen
Grand Junction, Colorado 81501

Dear Sir:

On May 27, 1980 the Grand Junction Planning Commission voted to recommend approval of your petition for Rezone R3 to PB and Outline Development Plan and partial alley vacation subject to:

- a) Staff recommendations and review sheet comments.
- b) No Certificate of Occupancy will be issued until alley is blocked off.

This item has been scheduled for City Council on June 18, 1980 at 7:30 p.m. A representative must be present.

Sincerely,



Sue Drissel
Planning Technician II

SD:dh

xc: File # 88-79

Karl M. [unclear]

1257 Elm Avenue
Grand Junction, Colorado
81501
July 15, 1980

Grand Junction City Council
City Hall
5th & Rood Avenue
Grand Junction, Colorado 81501

*Filed
7-15-80
mlh*

Re: #88-79
G & S Investments, Ltd.
Request for Rezoning from R3 to PB

Dear City Council Members:

Despite repeated questions directed to you, to the Planning Commission and to the Planning Department Staff concerning the above development, I still have several areas of unresolved confusion. Perhaps by approaching this in writing with a request that this letter be made part of the official records concerning this Project, I can form specific areas which I would appreciate your addressing. This entire process is new to me, and I may not have followed all of the intricate maneuvers of the procedure, but there are the following questions which are still unanswered in my mind, and I would appreciate your help in their resolution.

- Item #1. When the Developer presented his original Plan (Drawing dated 4/1/80) it was stated that he had two acres contained in the proposed PUD. The Planning Department Staff at that time informed us that two acres were necessary to meet the requirements for a PUD. The Developer's Plan indicates only two lots in the block are not included in the Project; those two lots located in the N.E. corner. It currently appears from all available records that the amount of land contained in the Project is considerably less than that first proposed, as the Developer does not own seven lots within the block (Lots 13 through 19). This reduces the actual square footage available for the development to approximately 80,500. According to the information available at the start of the Project, this is far below the required land for a PUD. Is it not necessary for the Developer to request a variance to be allowed to convert R3 to PUD when the square footage is not in compliance with regulations?
- Item #2. As discussed with you at the June 18, 1980 Council Meeting, I am concerned that the entire block, with the exception of the above noted lots, is requested for rezoning to a Planned Business status. The Developer has already changed the scope of Phase I from an ice-cream parlor to a requested restaurant with 3.2% beer license; with a PB zoning, will he be restricted to building residential units as specified in the 12th Street Corridor Plan, or will he be allowed to construct any business which fits into the PB status? Indeed, if the entire area is rezoned, and the Developer finds he cannot meet the financial needs for further construction beyond Phase I (or beyond any of the succeeding phases), will another developer be allowed to purchase the remaining property and proceed with building any allowable business-type ventures?

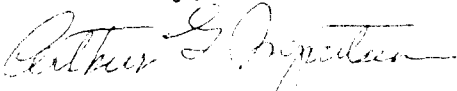
Is there any specific reason why zoning cannot be approached on a phased basis in order to eliminate having the entire block rezoned and perhaps not later used for business purposes? This approach would eliminate the need for changing the entire character of the current residential neighborhood until/unless the Project is in progress.

Item #3. At this time, no rezoning has been granted which means the current R3 status is in effect. The Developer has recently made a change in the construction of one of the residences in the block, using the R3 requirements. Will he be allowed to use both the R3 and PB zoning requirements in the block in the future? It would appear that at this time, he is selecting whichever of the zoning requirements suits his purposes.

Item #4. In the event that the PB zoning is granted, we would ask that the specific requirements pertaining to screening be included in the motion. According to the information available to us, the regulations state "Fence, wall and/or vegetative screening shall be provided where needed to protect occupants from undesirable views, lighting, noise, or off-site influences, or to protect occupants of adjoining zones from similar adverse influences within the PD." We feel it is of prime importance that we be protected with screening from the proposed development.

We realize that it may appear that we are "making mountains of mole-hills" in this matter, but we appreciate the Council's indulgence. To have one's living environment changed so drastically creates an upheaval of major importance, and we feel that our position should be weighed in making the decisions which will affect our future. Thank you for your attention and interest in the matter.

Sincerely,



Arthur G. Ingvertsen

AGI/ei

Foreclosure suit filed against shopping center

GLENWOOD SPRINGS—A shopping center involved earlier this year in a controversy over whether to cut six large spruce trees is facing foreclosure on a \$1 million loan, an attorney said this week.

Gerald Hartert, representing the Bank of Glenwood, said he filed against Aspen developer Ebrahim Saghatoleslami and nine other persons having financial interest in the property located on Grand Avenue.

Hartert said the persons named in the suit are expected to respond before the end of the month.

It is alleged in documents on file in district court Saghatoleslami failed to make payments on the loan despite two extensions. There are liens on the property filed with the county clerk, and tenants at the center have retained an attorney in a dispute with the developer.

The trees in question lined a right-of-way for a proposed access road. The trees, protected at first by city council order, later were cut with city permission when Saghatoleslami promised to plant new one.

September 11, 1980



Mr. Bob Bright
City Processor
City Planning Office
Grand Junction, CO 81501

Re: Signage Program for College Square
(Located between Elm & Kennedy, 12th & 13th)

Dear Mr. Bright,

The basic approach to signage shall consist of one large free-standing sign at the corner of 12th & Elm to identify the project as a whole and separate flush, or projecting, signs to identify individual businesses.

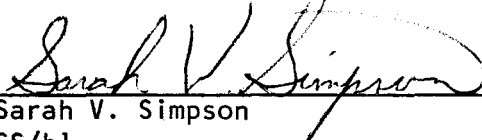
A drawing of the free-standing sign accompanies this letter. The steel framework will support wood signs and indirect lighting. As indicated on the drawing, the names of individual businesses will be listed in smaller letters on a separate shingle hung below the project name. Dimensions of the proposed sign appear on the drawing.

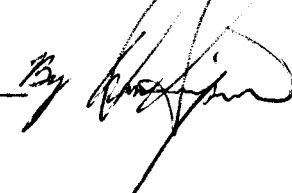
The signs for individual businesses shall be coordinated to the extent of being the same materials and format. The sizes shall be determined according to the size of the building and location of the sign on the building, but in any case shall conform to the Grand Junction sign code. Information on the signs shall be restricted to the business name and logo, if any. If a business has a particular letter style they wish to use, this will be permitted providing it is clear and legible.

A drawing of the signs for two of the businesses accompanies this letter. Others will be submitted as they are available. The two businesses in question at this time are Platterpuss Records and Poppyseed Pantry - both located on the first floor of the existing building at the corner of 12th & Elm.

Sincerely,

VAN DEUSEN/ASSOCIATES/ARCHITECTS


Sarah V. Simpson
SS/bl



College Sq.
File

G & S Investments, Ltd.
General Partner
Doss Simpson
P.O. Box 3669
Grand Junction, Colo. 81502

October 4, 1982

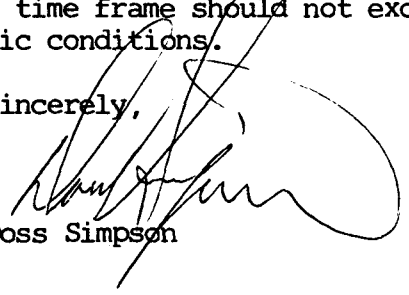
Bob Goldin
Planning Department
Mesa County Court House
5th and Road
Grand Junction, Colorado 81501

Dear Bob,

Per our conversation regarding College Square, G & S would be willing to put in a Greenbelt area that fronts on 12th where a graveled parking lot exists.

It is our intention to further develop the corner of 12th and Kennedy where an old building, 1420 North 12th, and the temporary graveled tenant parking lot exists. The time frame should not exceed two years, even given the present economic conditions.

Sincerely,



Doss Simpson

DS/bew

Call for
Public hearings
before
ETPC