

Table of Contents

File 1979-0090
Date 1/5/01

Project Name: Mesa Mini Mall – Development in H.O.

P	S	<p>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.</p> <p>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.</p> <p>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.</p>
r	c	
e	a	
s	n	
e	n	
n	d	
t	e	
d	d	
X	X	*Summary Sheet – Table of Contents
		Application form
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
		*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	Review Sheet Summary			
X	X	Memo from Ron Rish to Diane Smucny re: review comments-1/29/80			
X	X	Letter from David Leonard, vice-president, Armstrong Eng. to Mesa Co. Dev. re: comments – 1/29/80			
X	X	Letter from Sue Drissel to Mesa Mini Mall Properties re: denial of petition – 2/1/80			
X		Letter form Sue Drissel to Mesa Mini Mall Properties re: item schedule- 12/21/79			
X		Preliminary and Final Application			
X		Floor Plan and Elevation			
X	X	Site Plan			

REVIEW SHEET SUMMARY

FILE # 90-79

DATE SENT TO REVIEW AGENCIES 12-5-79

TYPE DEVELOPMENT IN H.O. - MESA MINI MALL

DATE DUE 12-14-79

PETITIONER: Mesa Mall Mini Properties

LOCATION: NW corner of 24.5 Road & Patterson Road

<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. There is concern for the proposed curb cut along F Road. Because of the proximity of Mesa Mall, the intersection of F and 24.5 Roads is a busy intersection. Possibly the aisle could be widened and re-located. Plans for Mesa Mall should be reviewed to see if proposed curb cuts could be designed across from each other to allow for easy traffic flow from one development to the other. 2. Size of parking spaces and aisles is not designated. 3. Bicycle racks should be provided on site, as well as a bike path established along F Road. 4. Would like to see groundcover other than gravel, some imaginative use of different sizes and colors of aggregates, possibly with some berming to make the area more attractive.
12-13-79	GJ DRAINAGE	OK
12-17-79	CITY TRAFFIC ENGINEER	The 20' aisle between the parking stalls is not adequate for maneuvering into and out of the spaces.
12-17-79	CITY ENGINEER	<p>What is the drainage pattern from the site and where will storm runoff outlet? Power of attorney for full improvements should be granted for F Road and 24½ Road.</p> <p>F Road will probably be medianed at the intersection which might restrict driveways to right turns only at that time.</p> <p><i>Is 60' Row on 24½ Rd. adequate? RPR 1-10-80</i></p>
12-17-79	FIRE DEPT.	Hydrants shown on plat will meet requirements for buildings. More water may be required depending on lease expan.
12-17-79	CITY UTILITIES	Developer must reach agreement with General Growth to use sewage lift station at Mesa Mall until city/county installs gravity sewer line in 24½ Road to be completed in early 1981.

GJ

PROJECT SUBJECT TO A STAFF MEETING ON CIRCULATION AND SUBJECT TO THE REVIEW BY THE PLANNING COMMISSION AT A WORKSHOP PRIOR TO THE CITY COUNCIL MEETING. RIDER AND GRAHAM VOTED AGAINST THE MOTION.

12-18-79 PUBLIC SERVICE

Gas: No objections #843-847
Electric: No objections. Developer to contact P.S. Co. for meter locations and padmount transformer location.

12-18-79 ENERGY OFFICE

~~This mall could help cut transportation energy use.~~ The proposed landscaping does not seem to have been planned with energy efficiency in mind, i.e. a windbreak of coniferous to the north, shaded parking lots (reduce cooling in summer) deciduous trees to south, shrubs around the perimeter.

12-18-79

STAFF RECOMMENDATIONS

Recommend approval of use. There is concern for proper access to the site off F Road, and additional review by the city traffic engineer is requested before time of City Council. The overall traffic circulation plan for this area should be considered, and a meeting of the petitioner and city staff could assure better decisions on the proper access points.

Also, the following stipulations should be addresses prior to City Council:

1. Need drainage plan as per city engineer comments.
2. Re-design of parking area as per city traffic engineer comments.
3. Developer to reach agreement with General Growth to use sewer lift station at Mesa Mall until city completes sewer extensions.
4. Address Design & Development Planner comments regarding size of parking spaces, bike racks, and and landscaping.

1-29-80 RETURN TO CITY PLANNING COMMISSION AS PER CITY COUNCIL REQUEST.

1-29-80 CITY ENGINEER

As requested by you this morning, the following supplementary review comments are offered from Jim Bragdon and me concerning the liquor store petition on Lot 5 of Mesa Mini-Mall.

1. The right of way for 24½ Road should be obtained to fit Mesa County plans for improvements to 24½ Road. I understand Dave Leonard is or has investigated this matter to determine what dimension is appropriate.
2. Additional right of way should be obtained for the northwest corner of 24½ Road and F Road so the intersection design might be mitigated as much as possible in the future.
3. Power of attorney should be obtained for missing street improvements on both F Road and 24½ Road.
4. A maximum of one driveway each should be allowed on F Road and on 24½ Road frontages. These should be as far north and west as possible. Because of the road curvature on F Road just west of the intersection at 24½ Road, it is our opinion the first driveway from F Road should be west of the curve end. This would be approximately 380 ft. from the centerline of 24½ Road. The intersection alignment is poor and potential for traffic hazard and conflict between the intersection and driveway on that curve at the speeds anticipated are the reasons for our opinion.
5. Some of the sketches given to us yesterday show acceleration-deceleration lanes. We feel these

for mesa mini mall liquor store only.

are not appropriate in this location because the proximity of the F Road and 24½ Road intersection just moves the problems closer to the intersection with these speed-change lanes.

6. The two-way aisle in the parking lot should be at least 24 feet wide when adjacent to 90° parking on both sides.

7. The same

1-29-80 COUNTY ENGINEER

With reference to the above project and associated right of way needs, I have the following comments:

1. 24½ Road has been designed from F Road south to 6 & 50. Right of way in this area is 80 feet wide, with the center of right of way offset 10 feet westerly from the half section line.
2. It is recommended that a minimum of ten additional feet of right of way be reserved from all development on both sides north of F Road since it is likely that 24½ Road will be constructed with four lanes and a median, at least as far as I-70. It should be noted that a 100 foot total right of way width would be preferable.
3. Since part of this proposed roadway is within or adjoining the city limits, Mr. Ron Rish should be contacted for his requirements.

STAFF RECOMMENDATION

Recommend approval of design subject to the requirements of the city and county engineers being met.

GJPC/1-29-80/ FLAGLER/RIDER PASSED 6-0 A MOTION THAT THIS PROPOSED PLAN BE RECOMMENDED TO THE CITY COUNCIL FOR DENIAL BECAUSE IT CANNOT FULLFILL THE RECOMMENDATIONS OF THE STAFF IN RELATIONSHIP TO THE DESIGN OF THE CURB CUT AND DRIVEWAY.

1/4" R.D.

LOT 5

10' BASEMENT

P.C. 2

1/4" R.A.S. RD

BLOG. AIR

ADDITIONAL P.R.W.

EXHT. R.O.W.

EXHT. PROP. LINE

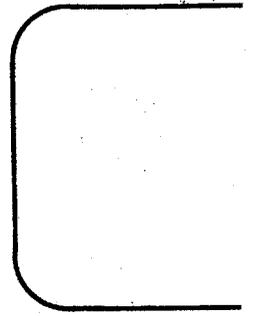
BLOG. AREA
PARKING

3850 S.F.
8 SPACES (REQD 6 SPACES)

LANDSCAPING: GRAVEL TREES, TREE SPECIES
TO BE SELECTED FROM GRAND JCT. PARKS DEPT. LIST OF
SUGGESTED SPECIES FOR USE IN THIS AREA

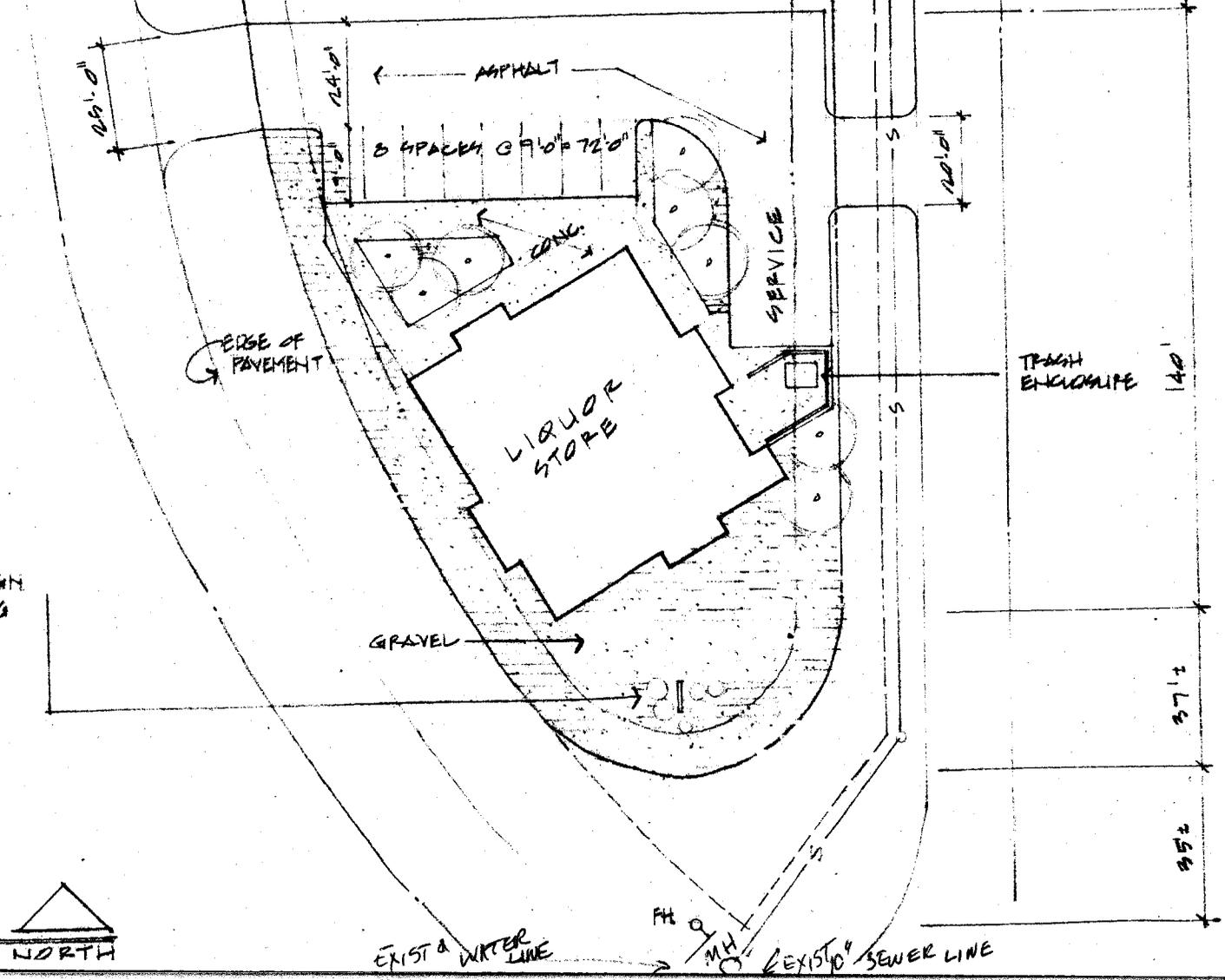
SCHEDULE: TO BE COMPLETED IN SPRING/EARLY SUMMER 1980

DILLON-HUNT P.C./ARC
2004 NORTH 12TH - SUITE
MESA MINING
SIGNAL 1 1811AR



PROJECT NO. 7928-A
DRAWN BY KH
DATE ISSUED 2.13.80
REVISIONS

SHEET NO.



50' FILE HIGH
PLANTING



EXIST & WATER LINE

M.H.

EXIST 10" SEWER LINE

TRASH ENCLOSURE 14'0"

37'2"

35'2"

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City
County
Development
Department

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

February 1, 1980

Mesa Mini Mall Properties
P.O. Box 2026
Grand Junction, Co 81501

Dear Sirs:

On January 29, 1980 the Grand Junction Planning Commission voted to recommend denial of your petition to the Grand Junction City Council due to the non-compliance with review comments and staff comments regarding the curb cut placement on 24½ Road.

However, you still have the right to have your petition presented to City Council. That date will be February 11, 1980 at 7:30 p.m.

If you do not wish to continue with your petition please contact our office so that we may remove it from the agenda. If you have any questions please contact Karl Metzner.

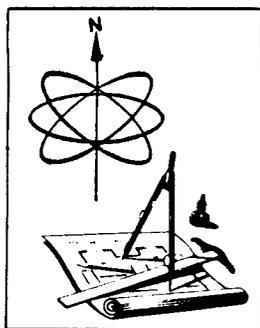
Sincerely,



Sue Drissel
Planning Tech. I

cc file #90-79

Dillon Hunt



ARMSTRONG ENGINEERS and ASSOCIATES, INC.

861 Rood Avenue — Grand Junction, Colorado 81501 — (303) 245-3861

January 29, 1980

Mesa County Development Dept.
P. O. Box 897
Grand Junction, CO 81502

Attn: Diane

Re: #792430, Mesa Mini Mall

Dear Diane:

With reference to the above project and associated right of way needs, I have the following comments:

1. 24½ Road has been designed from F Road south to U. S. 6 & 50. Right of way in this area is 80 feet wide, with the center of right of way offset 10 feet westerly from the half section line.
2. It is recommended that a minimum of ten additional feet of right of way be reserved from all development on both sides north of F Road since it is likely that 24½ Road will be constructed with four lanes and a median, at least as far as I-70. It should be noted that a 100 foot total right of way width would be preferable.
3. Since part of this proposed roadway is within or adjoining the City limits, Mr. Ron Rish should be contacted for his requirements.

If I can be of additional assistance, please contact me.

Sincerely,

ARMSTRONG ENGINEERS AND ASSOCIATES, INC.

David M. Leonard
David M. Leonard, P.E.
Vice-President

DML/kr

cc: Ron Rish

ENGINEERING • SURVEYING • SOILS AND CONCRETE TESTING

CITY OF GRAND JUNCTION, COLORADO
MEMORANDUM

Reply Requested
Yes No

Date

January 29, 1980

To: (From:) Diane Smucny

From: (To:) Ron Rish *RPR*

Re: F Road and 24½ Road

As requested by you this morning, the following supplementary review comments are offered from Jim Bragdon and me concerning the liquor store petition on Lot 5 of Mesa Mini-Mall:

1. The right of way for 24½ Road should be obtained to fit Mesa County plans for improvements to 24½ Road. I understand Dave Leonard is or has investigated this matter to determine what dimension is appropriate.
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6. The two-way aisle in the parking lot should be at least 24 feet wide when adjacent to 90° parking on both sides.

cc - Dave Leonard, Armstrong Engineers
Jim Bragdon
Jim Patterson