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File 1979-0091
Date 1/5/01

Project Name: Ponsford Building – Height Variance Request

P r e s e n t	S c a n n e d	<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>
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X	X	*Summary Sheet – Table of Contents
		Application form
X		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	Letter from Richard Hollinger to Greg Dillon re: proposed height of bldg.- 12/4/79			
X		Memo from Chief R. T. Mantlo to Karl Metzner re: approval of variance- 12/10/79			
X		Letter from Sue Drissel to Greg Dillon re: approval of petition and schedule of hearing – 12/21/79, 2/1/80			
X	X	Letter from Greg Dillon to Don Warner re: height variance – 12/3/79 and 12/28/79			
X	X	Planning Commission comments – no date			
X		Elevation Map			
X		Office, Parking and Street Level Map			

Acres _____
Units _____
Density _____

ACTION SHEET

File # 91-79
Zone C-2
Tax Area Code _____

Activity Height VARIANCE REQUEST

Phase N/A

Date ^{Ret.} Neighbors Notified 1-21-80
12-10-79

Date Submitted 3 Dec., 1979

Date CIC/MCC Legal Ad _____

Date Mailed Out 5 Dec., 1979

PC Hearing Date 18 DEC. 1979

Review Agencies _____ 10 day Review Period - Return By 12-14-79

- Send
- _____ COUNTY ROAD DEPARTMENT
 - _____ COUNTY HEALTH DEPARTMENT
 - _____ COUNTY SURVEYOR
 - _____ COMTRONICS
 - _____ GRAND VALLEY RURAL POWER
 - _____ MOUNTAIN BELL
 - _____ PUBLIC SERVICE
 - _____ SOIL CONSERVATION SERVICE
 - _____ SCHOOL DISTRICT 51
 - _____ STATE HIGHWAY
 - _____ STATE GEOLOGICAL
 - _____ STATE HEALTH - RADIOLOGICAL
 - _____ TRANSAMERICA TITLE

- Send
- FIRE CITY
 - _____ IRRIGATION _____
 - _____ DRAINAGE _____
 - _____ WATER (UTE, CLIFTON) _____
 - _____ SEWER _____
 - CITY ENGINEER/UTILITIES _____
 - _____ MACK, LOMA, MESA, COLLEBRAN
 - _____ FRUITA, PALISADE
 - P.D. - Ed VanderTook
 - _____
 - _____
 - _____
 - _____

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>GPC</u>	<u>12-18-79</u>	<u>DEC APPROVAL</u>
<u>GPC</u>	<u>1-29-80</u>	<u>REC APPROVAL</u>
<u>CIC</u>	<u>2/20/80</u>	<u>Approved</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Common Location South ~~South~~ of Colorado Ave & Between 3rd & 4th Streets

Staff Comments
Need 1 add'l copies of REQUEST
petitioner is obtaining review
by Fire Dept. & City Engineer
1-10-78 pulled home agenda
by mt. wants to schedule
for CIC in Feb 80

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 # 91-79

DATE SENT TO REVIEW AGENCIES

ITEM HEIGHT VARIANCE REQUEST

DATE DUE

PC MEETING DATE

MCC/CC MEETING DATE

DATE REC.

AGENCY

COMMENTS

GJPC/1-29-80/FLAGLER/PICKENS PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE HEIGHT VARIANCE



December 3, 1979

Mr. Frank Simonetti
Chairman, City Planning Commission
559 White Avenue
Grand Junction, CO 81501

Dear Mr. Simonetti:

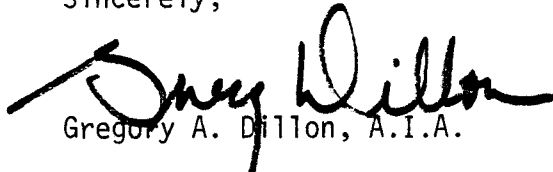
Enclosed is a description and drawings for the Ponsford Building, a combination office/parking structure, located on Colorado Avenue between Third and Fourth Streets. Additional enclosures are letters from city agencies.

The variance request has two parts. Part one concerns a height variance beyond the established 65 foot limit. The anticipated height of the building will be approximately 113 feet above existing grade.

The second variance request is for the projection of the parking structure beyond the Colorado Avenue property line by five feet. This projection is necessary in order that the two way parking ramp can meet the required parking/circulation distances. The lowest portion of this projection will be 13 feet above grade.

We will be available for review of this project at your convenience. Please call if you have any questions.

Sincerely,



Gregory A. Dillon, A.I.A.

GD:lg

Enclosures

City
County
Development
Department

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

December 4, 1979

Mr. Greg Dillon
2004 North 12th Street
Grand Junction, Colorado 81501

Dear Greg:

This letter will confirm our recent conversation regarding the "Ponsford Building" proposed for construction between 3rd and 4th Street on Colorado Avenue.

I agree with the concept of this building. It can be built to the proposed height as a Type I Fire reactive building. Of course, all approvals will be based on review of all plans and specifications as they evolve.

Sincerely,

Richard Hollinger
Richard Hollinger
Chief Building Official

RH/mcw



#91-79

NOTE:

notified Mr. Dillon
by phone on 1.14.80
of need for add. \$10. will
get that to us.

December 28, 1979

Tam - needs to be
re-scheduled for
next CPC in Feb
and a legal ad
has to be done
for it

SKD

Mr. Don Warner
City of Grand Junction
Development Department
250 N. 5th Street
Grand Junction, CO 81501

RE: Ponsford Building Height Variance

Dear Mr. Warner:

Since our initial request for a height variance of 113 feet for the Ponsford Project, the project has changed in scope which may require additional height. I do not expect the height to exceed 125 feet; however, to prevent a possible third cycle through the review process we are going to ask for a variance of 150 feet.

P.C.
with
the
var of
150'

Please include this item for the next meeting of the Planning Commission.

The question of the "air rights" variance should, however, be brought before the City Council prior to the second review by the Planning Commission.

If you have any questions, please call.

Sincerely,

Gregory A. Dillon
Gregory A. Dillon, A.I.A.

GD:lg

cc: Mr. Jeff Wortmann

We should
write them
a letter letting
them know
it has been
changed. or let
the rep. know

PONSFORD BUILDING

LOCATION: On Colorado Avenue between Third and Fourth Avenue

CODE: UBC 1976

BUILDING OCCUPANCY: B-2 Office; B-3 Open Parking

BUILDING TYPE: Type I FR

GROUND FLOOR OFFICE: 10,000 square feet

PARKING STRUCTURE: Four levels of continuous ramp parking which has a single entry/exit ramp onto Colorado. The ramp has two-way traffic with a turn around at the top level. Parking area is approximately 128,000 square feet.

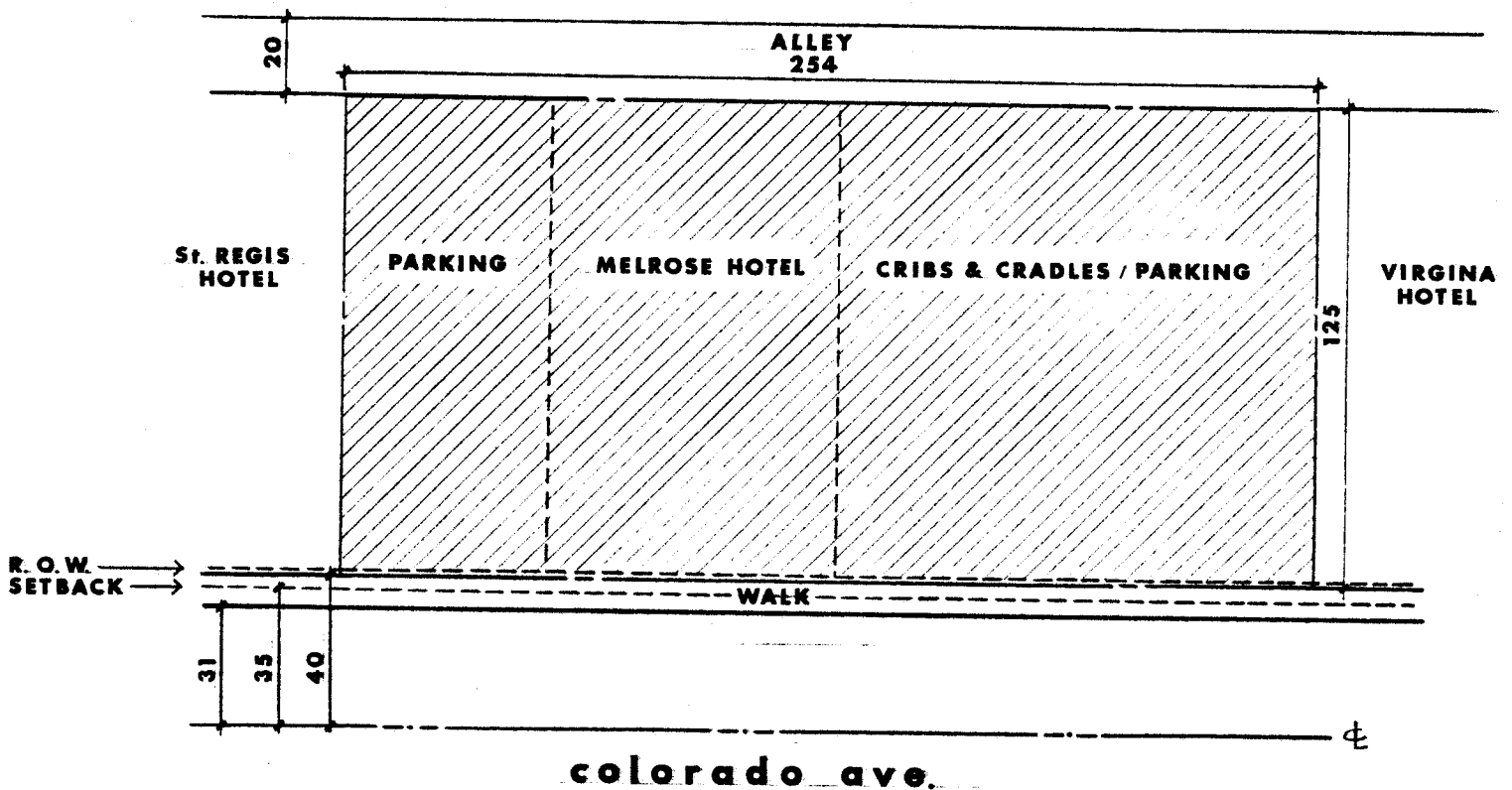
OFFICE LEVELS: Three or four levels with approximately 25,000 square feet per level.

VERTICAL CIRCULATION: Three high speed elevators and three stair towers.

BUILDING SAFETY: Wet and dry stand pipe fire systems. Central control emergency station. Horizontal fire separation of office floors. Emergency generator to power necessary functions during emergency periods. Fire alarm & P.A. systems. All provisions of Chapter 18, UBC.

PART II - BUILDABLE AREA

EXISTING CONDITIONS:



Gross Area = 31,750 SF

Setback from centerline of Colorado Avenue = 35'-0"

Right of way for Colorado Avenue = 80'-0"

It is assumed for the purpose of this study that construction on the property will be held to a R.O.W. occurring 1'-0" beyond the existing walk, (setback does not affect buildable area), yielding a buildable area of 31,496 SF.

Relating to the use of air space above public rights of way - the Grand Junction Planning Commission had the following comments.

1. Any matters dealing with the use, lease or sale of air rights over public rights of way should receive public hearing before the planning commission and the city council. The procedure should be similar to the conditional use process in structure and requirements.
2. Before getting into detail on specific requirements and processes the commission would like to investigate how other cities are dealing with air rights and get more information on the legal parameters. Special concern was expressed of possible liability problems that might occur.