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File 1980-0013
Date 3/30/01

Project Name: U.S. Bank – Conditional Use

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	e	
n	n	
t	d	
X	X	*Summary Sheet – Table of Contents
X	X	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
X		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		Review Sheets			
X		Letter from J.D. Snodgrass to Karl Metzner re: 4/16/80 meeting for conditional use application – 4/3/80			
X		Photos of Hilltop House Rehab Center			
X		Resolution for Mesa County Society for Crippled Children and Adults			
X	X	Site Plan			
X	X	Conditional Use Application			
X		Letter from Sue Drissel to Mesa Co. Society for Crippled Children and Adults re: denied by Planning Commission but City Council meeting			

Acres 3
Units N/A
Density N/A

ACTION SHEET

File # 13-80
Zone R-3
Tax Area Code _____

Activity Conditional Use - TRANSACTION BANK

Phase N/A Date Neighbors Notified 3-17-80

Date Submitted 3 March 80 Date CIC/MCC Legal Ad _____

Date Mailed Out _____ PC Hearing Date 25 March 80

Review Agencies 10 day Review Period - Return By _____

- | <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 checked="" type="checkbox"/> IRRIGATION <u>Grand Valley</u> |
| <input type="checkbox"/> COUNTY SURVEYOR | <input checked="" type="checkbox"/> DRAINAGE <u>Grand Junction</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 <u>TRANSP.</u> |
| <input checked="" type="checkbox"/> PUBLIC SERVICE | <input type="checkbox"/> MACK, LOMA, MESA, COLLBRAN |
| <input type="checkbox"/> SOIL CONSERVATION SERVICE | <input type="checkbox"/> FRUITA, PALISADE |
| <input type="checkbox"/> SCHOOL DISTRICT 51 | <input checked="" type="checkbox"/> <u>Jim Patterson</u> |
| <input type="checkbox"/> STATE HIGHWAY | <input checked="" type="checkbox"/> <u>P.D. Ed Vander Toole</u> |
| <input type="checkbox"/> STATE GEOLOGICAL | <input checked="" type="checkbox"/> <u>MAPPING</u> |
| <input type="checkbox"/> STATE HEALTH - RADIOLOGICAL | <input checked="" type="checkbox"/> <u>Energy Office</u> |
| <input type="checkbox"/> TRANSAMERICA TITLE | <input checked="" type="checkbox"/> <u>Parks & Rec.</u> |

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>BPC</u>	<u>3-25-80</u>	<u>rec. denial:</u>
		<u>safety of public, traffic concern, more</u>
		<u>suitable area could be found.</u>
<u>CiC</u>	<u>4/16/80</u>	<u>Referred to fact finding May 7th.</u>
<u>CiC</u>	<u>5/7/80</u>	<u>Approved</u>

Common Location 1100 Patterson

Staff Comments
Legal OK

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

(Check One)

CITY
 COUNTY

CONDITIONAL USE APPLICATION

Receipt # 01177
 Date Received 2/29/80
 Received By [Signature]

We, the undersigned, being the owners of the following described property situated in Mesa County, state of Colorado, to wit:

ATTACH TYPED LEGAL DESCRIPTION ON SEPARATE SHEET.

Containing 3 acres, more or less, do respectfully petition and request a conditional use for a Transaction Bank in the R3 zoning district, the County of Mesa.

INDICATE PRIMARY CONTACT PERSON FOR CORRESPONDENCE:

PROPERTY OWNER <input checked="" type="checkbox"/>	DEVELOPER <input checked="" type="checkbox"/>	REPRESENTATIVE <input checked="" type="checkbox"/>
Mesa County Society For Crippled Children and Name Adults	United States Bank of Grand Junction	J. D. Snodgrass, Attorney
1100 Patterson Road	4th and Main	P. O. Box 338
Address	Address	Address
242-8980	243-1611	242-6262
Business Phone	Business Phone	Business Phone

NOTE: Legal owner is owner of record on date of submittal.

NAME OF THE DEVELOPMENT Transaction Bank

COMMON LOCATION 1100 Patterson, Grand Junction, CO 81501
 (Address of Development)

SUBMITTAL REQUIREMENTS: 18 copies (determined at sketch conference) of a proposed site plan at a scale of 1" = 20' (or as required) and on a 24" x 36" sheet containing the following information. Also one reduction of the site plan not larger than 11½" x 14" shall be submitted.

- Title of development.
- Zoning of property. R-3
- One copy of an assessors' map showing location of the property being requested.
- Locations and dimensions of all structures, proposed and existing.
- Screening and landscaping plans identifying the type, location, and quantity of all proposed and existing landscaping and screening.
- A traffic circulation plan showing location and dimensions of drives, parking and loading, streets and alleys. (Proposed and existing).
- A drainage plan showing proposed on site drainage system and ultimate off-site disposal.
- Location and type of any site limitations such as existing easements, canals, ditches, extreme slopes, floodplains, etc.
- Adjacent land uses and locations.
- Any other information which may be necessary to adequately review the project
- Names, addresses of all adjacent property owners typed on SEPARATE FORM THAT IS PROVIDED.

WE HEREBY ACKNOWLEDGE that we have familiarized ourselves with the rules and the regulations with respect to preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of this application and the review sheet comments. WE RECOGNIZE that we ourselves, or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover re-scheduling expenses before it can again be placed on the agenda.

MESA COUNTY SOCIETY FOR CRIPPLED CHILDREN AND ADULTS, d/b/a HILLTOP REHABILITATION CENTER

Signature(s) of applicant(s): _____

Date: February 29, 1980

By: [Signature]
 Dennis Stahl, Executive Director

ADJACENT LAND USES & LOCATIONS

Hilltop is located at 1100 Patterson Road. We are bordered on the East by Centennial Plaza which is zoned P.D.B. We are joined on the North and the West by apartments which are zoned R3, and we are across Patterson Road from the property being developed by Earl Jensen which has been recently zoned B1.

REQUEST FOR CONDITIONAL USE

The Mesa County Society For Crippled Children and Adults, d/b/a Hilltop Rehabilitation Center, located at 1100 Patterson Road in Grand Junction, is requesting approval of its Conditional Use Application by which it is proposed that a Transaction Bank owned by the United States Bank of Grand Junction be placed on the southwest corner of the Hilltop property. A site plan for the proposed development has been prepared and is submitted with the Conditional Use Application. If the Conditional Use for this particular location is approved, the United States Bank will lease the southwest corner of the Hilltop property from Hilltop. The advantage to Hilltop in this proposed development is that the southwest corner of its property will be beautified by the Bank in the process of the development at no expense to Hilltop. The actual Transaction Bank center is a movable building and may be easily relocated in the event that the lease terminates or if the parties otherwise agree. At the same time, the location would appear to be a good one from the standpoint of providing banking services to customers in the northeastern and northern part of the city and surrounding area.

The Transaction Bank center is an unmanned structure with the dimensions indicated on the site plan. Several such structures are located in the Denver metropolitan area but to our knowledge this would be the first such structure in Grand Junction. The machine that actually handles the banking transactions is the same model as the machine that is located at the United States Bank's main banking house at 4th and Main. The center that is proposed at the Hilltop site will have a small waiting area as indicated in the site plan that will be enclosed and lighted. Customers may park as indicated and use the transaction bank for their banking services. Statistics showing the times of peak useage of the facility at the main banking house of the United States Bank have previously been given to the Planning staff. We would anticipate that the useage would be similar at the proposed center at Hilltop.

It should be noted that the Hilltop organization is proposing a new addition to its building at the same location. The parking for the new addition to the Hilltop building that is proposed appears to conform to the requirements of the city zoning ordinances. At the same time, parking has been provided for the proposed conditional use by the United States Bank.

It is respectfully requested that approval be granted to this conditional use. The banking center will provide services to the Bank's customers so that a trip to the downtown area is eliminated, thus saving energy. At the same time, the Transaction Bank center accomplishes the function of beautifying the southwestern corner of the Hilltop property.



Hilltop House Rehabilitation Center



Hilltop House Rehabilitation Center



Hilltop House Rehabilitation Center
West Site



Hilltop House Rehabilitation Center
West Site



Transaction Bank

Dan Kuby, et al
1515 Arapahoe Street
Denver, CO 80202

1140 Associates
401 Valley Federal Plaza
Grand Junction, CO 81501

The Loft Partnership
950 Northern Way
Grand Junction, CO 81501

Ronald A. Walters and
Geraldine J. Walters
545 Totavi Street
Los Alamos, NM 87544

Hershl B. Pilcher and
Julius Pool
Box 1006
Grand Junction, CO 81501
AC 3-21-80

Ronald E. Ryan
1101 Patterson Road
Grand Junction, CO 81501

Horizon Ventures Corp.
P. O. Box 2931
Grand Junction, CO 81502

REVIEW SHEET SUMMARY

CITY
FILE# 13-80

ITEM CONDITIONAL USE - TRANSACTION BANK

DATE SENT TO REVIEW DEPT. 3-5-80

DATE DUE 3-17-80

PETITIONER UNITED STATES BANK OF GRAND JUNCTION

LOCATION 1100 PATTERSON

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
3-11-80	PUBLIC SERVICE	No objections.
3-11-80	CITY ENGINEER	I did not receive a site plan drawing.
3-11-80	MAPPING	No objection.
3-11-80	CITY UTILITIES	None.
3-14-80	CITY TRANSPORTATION	Landscaping of the SW corner should not block sight distance. Access point and drive at the SW corner directs motorists through the 10 parking stalls on the west side.
3-14-80	PARKS & REC.	None.
3-14-80	MTN. BELL	No objections.
3-14-80	GJ DRAINAGE	Out of district.
3-14-80	GJ FIRE	Ok - the fire department did not receive the site plan. Care must be taken from blocking access for fire equipment to the Hilltop Rehabilitation Center.

DESIGN AND DEVELOPMENT PLANNER

1. Major access could be relocated to align with parking aisles
2. Access to west should not be diagonal to F Road. There is question to whether it is needed at all.
3. Parking is adequate

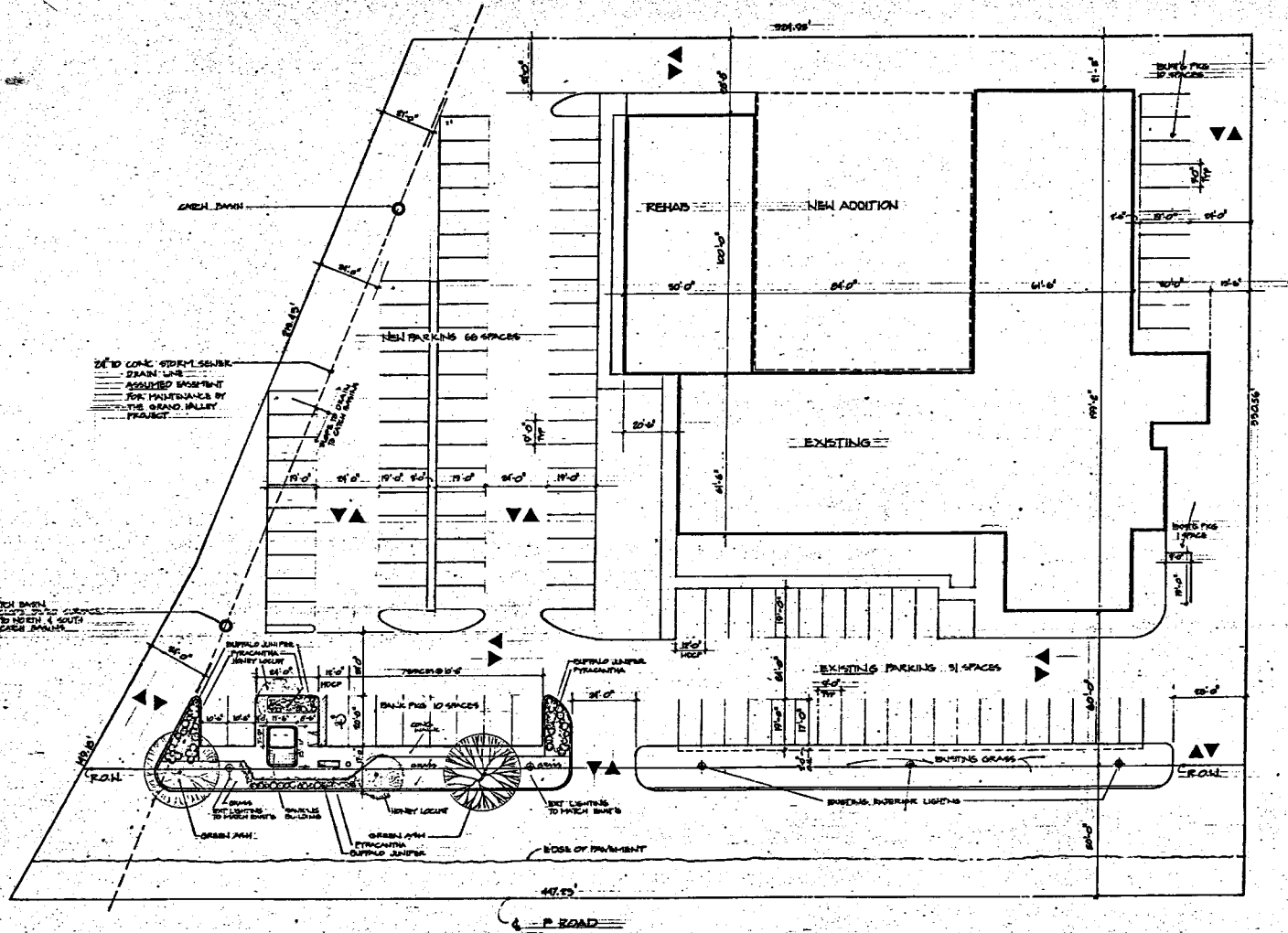
3-21-80 CITY ENGINEER

1. Deed for 50' half row
2. POA for Patterson street imp.
3. Are they planning to install curbing in the row as shown? How does anyone know if that curb will fit the street improvements? It looks to me like it might be wasted at future date.
4. Is that far westerly cut needed since this isn't a drive-through. Looks like it will conflict with those parking spaces to the north, anyway.

3-21-80 STAFF RECOMMENDATION Recommend approval subject to relocation of east curb cut, elimination of west curb cut and required right of way and power of attorney

GJPC/3-25-80/ FLAGER/SIMONETTI PASSED 4-0 A MOTION TO RECOMMEND TO THE CITY COUNCIL DENIAL OF THE REQUEST, CONSIDERING THE SAFETY OF THE PUBLIC, THE INCREASED TRAFFIC, THE IMMEDIATE AVAILABILITY OF ALTERNATE SOURCES AND ALTERNATE AREAS THAT ARE MORE SUITABLE FOR THE COMMERCIAL ASPECT OF THE TRANSACTION BANK RATHER THAN IN RELATIONSHIP TO A NURSING AND CUSTODIAL REHABILITATION CENTER.

U.S. BANK / TRANSACTION



24" TO CONC. STORM SEWER
 DRAIN LINE
 ASSUMED EASEMENT
 FOR MAINTENANCE BY
 THE GRAND VALLEY
 PROJECT

24" TO CONC. STORM SEWER
 DRAIN LINE
 ASSUMED EASEMENT
 FOR MAINTENANCE BY
 THE GRAND VALLEY
 PROJECT

SITE PLAN
 1" = 20'-0"

NOTES

PARKING REQUIREMENTS TO ACCORDANCE W/ GRAND JUNCTION DEVELOPMENT DEPT.	PARKING PROVIDED
MINIMUM REQUIRED: 100	MIN. PARKING: 60
MINIMUM REQUIRED: 100	MIN. PARKING: 48
MINIMUM REQUIRED: 100	MIN. PARKING: 18
MINIMUM REQUIRED: 100	TOTAL PROVIDED: 119

#13-80

JOB NUMBER:	8007
DRAWN BY:	RJL
CHECKED BY:	DATE
DATE OF SHEET:	1