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File 1980-0025
Date 4/20/01

Project Name: Empire Savings Drive-up Window-Conditional Use

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
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		Review Sheets			
X	X	Review Sheet Summary			
X		Conditional Use Application			
X	X	Ordinance No. 1895 - **			
X	X	Planning Commission Minutes - **			
X		Letter from Sue Drissel approval of your petition – 5/1/80			
X		Preliminary Landscape Layout			
X	X	Site Plan (to be scanned)			

Acres _____
Units _____
Density _____

ACTION SHEET

File # 25-80
Zone C-1
Tax Area Code _____

Activity Conditional Use - Drive-up window

Phase _____ Date Neighbors Notified 4-18-80

Date Submitted April 1, 1980 Date CIC/MCC Legal Ad _____

Date Mailed Out _____ PC Hearing Date 29 April

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 | <input checked="" type="checkbox"/> DRAINAGE <u>6.3.</u> |
| _____ COMTRONICS | _____ WATER (UTE, CLIFTON) |
| _____ GRAND VALLEY RURAL POWER | _____ SEWER |
| <input checked="" type="checkbox"/> MOUNTAIN BELL | <input checked="" type="checkbox"/> CITY ENGINEER/ <u>TRANSP. ENGINEER</u> |
| <input checked="" type="checkbox"/> PUBLIC SERVICE | _____ MACK, LOMA, MESA, COLBRAN |
| _____ SOIL CONSERVATION SERVICE | _____ FRUITA, PALISADE |
| _____ SCHOOL DISTRICT 51 | <input checked="" type="checkbox"/> <u>Jim Patterson</u> |
| <input checked="" type="checkbox"/> STATE HIGHWAY | <input checked="" type="checkbox"/> <u>PARKS & Rec.</u> |
| _____ STATE GEOLOGICAL | <input checked="" type="checkbox"/> <u>ENERGY office</u> |
| _____ STATE HEALTH - RADIOLOGICAL | <input checked="" type="checkbox"/> <u>Tech. Review</u> |
| _____ TRANSAMERICA TITLE | <input checked="" type="checkbox"/> <u>P.D. - Ed Vander Toek</u> |

2 review SHEETS

Board	Date	Comments
<u>OSPC</u>	<u>4/29/80</u>	<u>REC app subject & staff & review comments (fire flow study has been done)</u>
<u>CIC</u>	<u>5/21/80</u>	<u>APPROVED (Consent Agenda) with conditions of OSPC</u>

Common Location 499 28 1/4 rd.

Staff Comments
LEGAL OK
reol sent 6-16-80

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# 25-80

ITEM CONDITIONAL USE DRIVE-UP WINDOW

DATE SENT TO REVIEW DEPT. 4-4-80

DATE DUE 4-16-80

PETITIONER Empire Savings

LOCATION 499 28½ Road

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
4-7-80	MAPPING	No objection
4-10-80	CITY UTILITIES	None
4-14-80	CITY FIRE	No additional requirement for the drive-up window. For fire protection for this development refer to Fire Flow Survey of 12/3/79 and letter of December 3, 1979.
4-16-80	PUBLIC SERVICE	Gas: No Objections. Gas main in 28½ Road and North Avenue Electric: No Objections. Per sketch, poles will not interfere with sidewalk or firehydrant.
4-16-80	MOUNTAIN BELL	No objection. Please request cable location before digging to locate buried cable on 28½ Rd.
4-16-80	CITY ENGINEER	No comments-Looks OK to me.
4-16-80	TRANS. ENG.	Parking stall length is not adequate, (only 16'), especially since there will be a lot of through traffic using the drive-up tellers.

DESIGN & DEVELOPMENT PLANNER

1. Proposed site plan addresses all concerns fo the Drive-Up Window Policy Statements.
2. Landscape plan is well-designed.
3. All access (curb cuts) is off 28½ Road- taking the burden off North Avenue.
4. Parking stall length is workable since the measurement does not include the curb and provisions for overhang of the vehicle.

STAFF RECOMMENDATION

Recommend approval subject to addressing review sheet comments from City Fire and Mountain Bell.

4-29-80 GJPC - SIMONETTI/FLAGER PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE CONDITIONAL USE FOR A DRIVE-UP WINDOW SUBJECT TO STAFF COMMENTS.

5-02-80 GJ DRAINAGE O.K.

4-21-80 PARKS & REC. A very extensive but good landscape plan.

RE: EMPIRE SAVINGS
28 1/2 ROAD & NORTH AVE

CONDITIONAL USE APPLICATION

Wieker Enterprises, Inc.
c/o Paul and K. Ward
2824 North Avenue
Grand Junction, Colo 81501

R.A. and S.A. Raso
c/o A.L. Raso
P.O. Box 2328
Grand Junction, Colo 81501

John B. and Mabel M. Giles
490 Harris Road
Grand Junction, Colo 81501

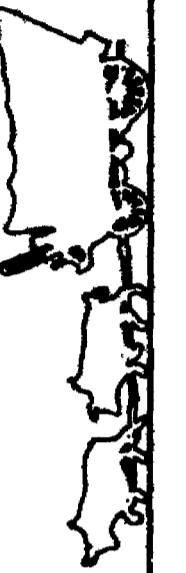
Logan Wright Foundation
John G. and V. Leyh
493 28 1/2 Road
Grand Junction, Colo 81501

S.E. and J.E. Sammons
277 Little Park Court
Grand Junction, Colo 81501

Bruce E. and Dale A. Troy
1602 Main Street
Grand Junction, Colo 81501



Empire Savings



499 28 1/4 ROAD
GRAND JUNCTION, COLORADO

CONDITIONAL USE APPLICATION

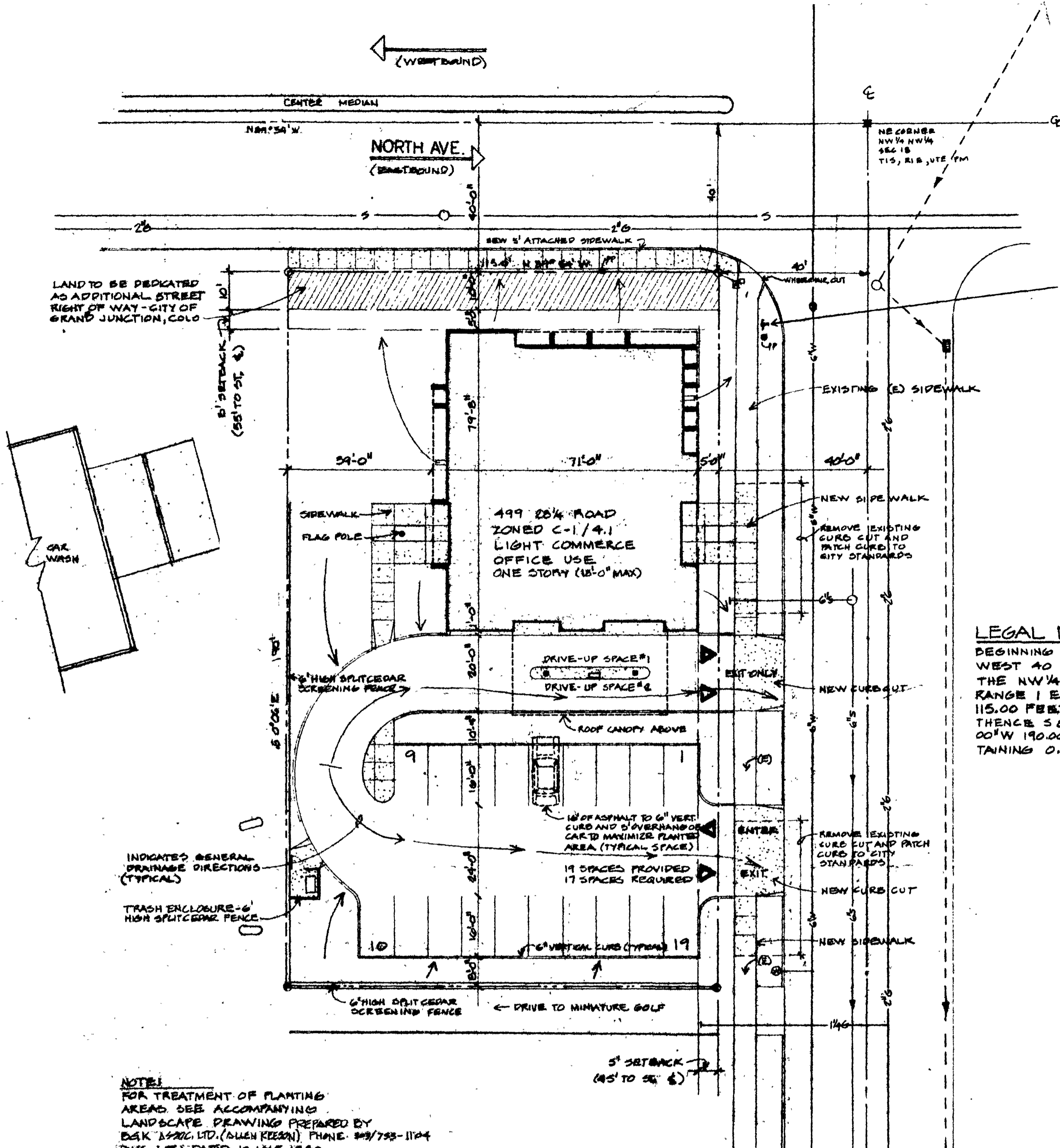
SITE MAP

Jeffery d. francis architect pc

778-6323
80209

240 SO. BROADWAY
DENVER, COLORADO

Job no. 7915
sheet no. 1 OF 1
date 5-21-80
revisions



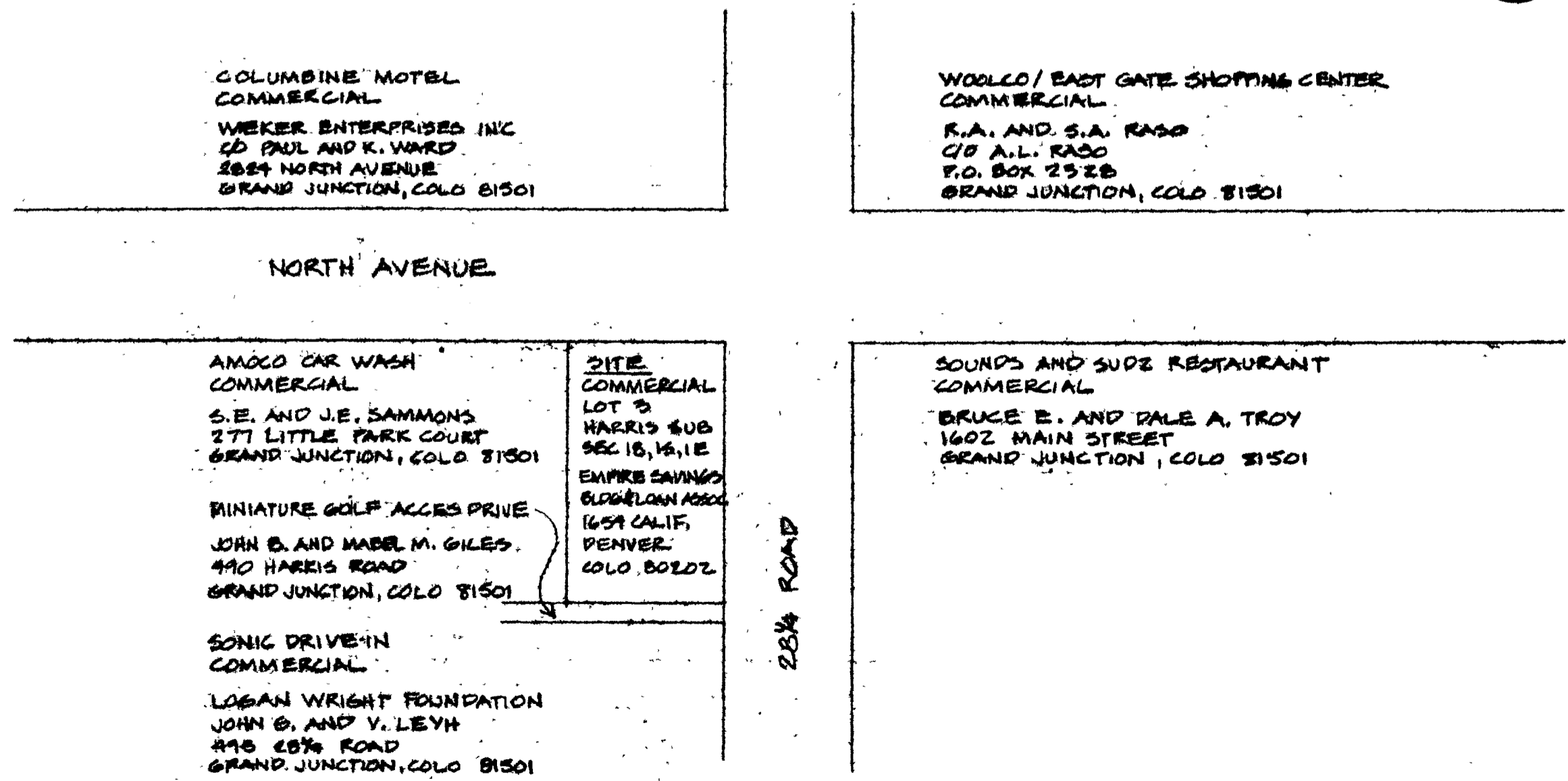
APPROX. LOCATION OF NEW FIRE HYDRANT AS RECOMMENDED BY FIRE DEPT., FIRE PLAN STUDY LETTER OF DEC. 9, 1979, WES. PRINCE, B.T.N. CHIEF.

LEGAL DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 40 FEET AND WEST 40 FEET FROM THE NORTHEAST CORNER OF THE NW 1/4 NW 1/4, SECTION 18, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE P.M.; THENCE N 89° 54' 00" W 115.00 FEET; THENCE S 00° 00' 00" E 190.00 FEET; THENCE S 89° 54' 00" E 115.00 FEET; THENCE N 00° 06' 00" W 190.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.502 ACRES MORE OR LESS.

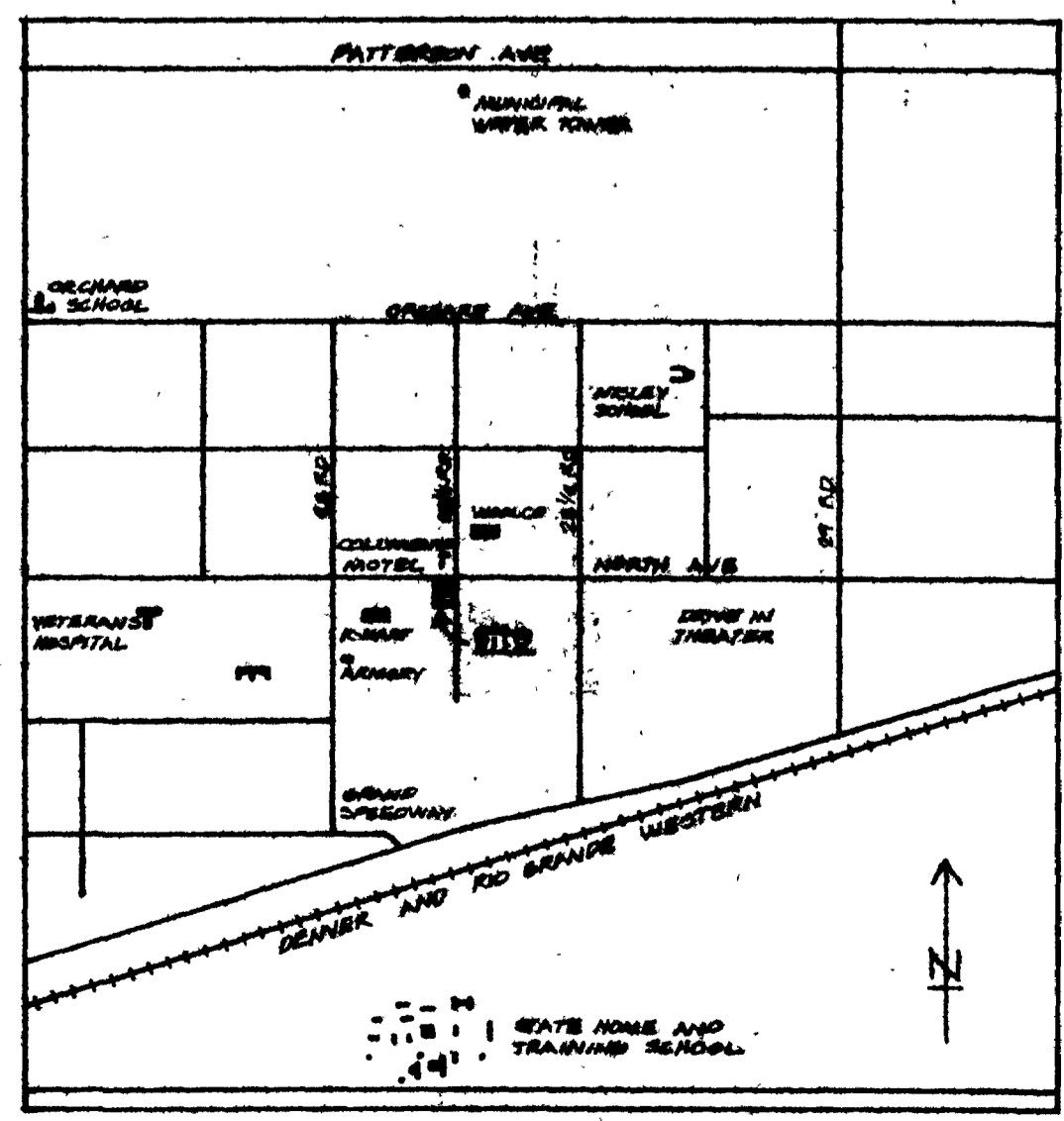
NOTES:
FOR TREATMENT OF PLANTING AREAS SEE ACCOMPANYING LANDSCAPE DRAWING PREPARED BY B&K LANDSCAPE LTD. (QUEEN KESON), PHONE 949/753-1104 DWS: LRF DATED 19 MAR 1980

SITE PLAN



ADJACENT LAND OWNERS AND USES

NO SCALE



VICINITY MAP

SECTION 18, TOWNSHIP 1 SQ., RANGE 1 EA, UTE P.M.