

# Table of Contents

File 1980-0038  
Date 5/24/01

Project Name: Western Federal Savings & Loan - Zoning

|                                 |                                 |   |
|---------------------------------|---------------------------------|---|
| P<br>r<br>e<br>s<br>e<br>n<br>t | S<br>c<br>a<br>n<br>n<br>e<br>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> |
|---------------------------------|---------------------------------|---|

|   |   |   |
|---|---|---|
| X | X | <b>*Summary Sheet – Table of Contents</b>   |
|   | x | Application form  |
|   |   | Receipts for fees paid for anything   |
|   |   | <b>*Submittal checklist</b>   |
|   |   | <b>*General project report</b>  |
|   |   | Reduced copy of final plans or drawings   |
|   |   | Reduction of assessor's map   |
|   |   | Evidence of title, deeds  |
| X | X | <b>*Mailing list</b>  |
|   |   | Public notice cards   |
|   |   | Record of certified mail  |
| X | X | Legal description   |
|   |   | Appraisal of raw land   |
|   |   | Reduction of any maps – final copy  |
|   |   | <b>*Final reports for drainage and soils (geotechnical reports)</b>   |
|   |   | Other bound or nonbound reports   |
|   |   | Traffic studies   |
|   |   | Individual review comments from agencies  |
|   |   | <b>*Consolidated review comments list</b>   |
|   |   | <b>*Petitioner's response to comments</b>   |
|   |   | <b>*Staff Reports</b>   |
|   |   | <b>*Planning Commission staff report and exhibits</b>   |
|   |   | <b>*City Council staff report and exhibits</b>  |
|   |   | <b>*Summary sheet of final conditions</b>   |
|   |   | <b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b> |

### DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

|   |   |  |   |   |  |
|---|---|--|---|---|--|
| X | X | Action Sheet                                 | X | X | Letter from Alex Candelaria to Mr. And Mrs. H.T. Puckett re: resolving all review agency comments– 8/11/80 |
| X | X | Review Sheet Summary                         | X |   | Letter from Sue Drissel to City Council re: public hearing – 8/8/80  |
| X |   | Review Sheets                                | X |   | Final Development Plan Application   |
| X |   | Hearing – Amendment to final plan – 11/18/81 | X |   | Preliminary Development Plan Application   |
| X | X | Sign Permits - ** - 1/12/96                  | X | X | Impact Statement – 5/1/80  |
| X |   | Sentinel Article – 11/20/81                  | X | X | Letter from Ken Hunt to City-Council Dev. Dept. re: two items not on site plan                             |
| X |   | Public Notice Posting                        | X | X | Drainage Calculations  |
| X |   | Plat certification                           | X | X | Letter from Alex Candelaria to Mr. And Mrs. H.T. Puckett – 8/11/80   |
| X |   | Power of Attorney                            | X |   | Letter from Sue Drissel to H.T. and N.L. Puckett – item scheduled – 5/29/80                                |
| X | X | Sign Study                                   | X |   | Rezone Application   |
| X | X | Geometric Highway Design                     | X |   | Site Plan  |



Acres 1.908 ac.  
 Units \_\_\_\_\_  
 Density \_\_\_\_\_

ACTION SHEET

File # 38.80  
 Zone PB  
 Tax Area Code \_\_\_\_\_

Activity Zoning REZONE from County AFF to PB

Phase PRELIMINARY & DEVELOPMENT PLAN for WESTERN FED. SAVINGS

Date Neighbors Notified 5-16-80

Date Submitted 5-1-80

Date CIC/MCC Legal Ad \_\_\_\_\_

Date Mailed Out 5-6-80

PC Hearing Date 5-27-80

Review Agencies 10 day Review Period - Return By 5-16-80

- |  |  |
|--|--|
| <u>Send</u>  | <u>Send</u>  |
| _____ COUNTY ROAD DEPARTMENT                       | <input checked="" type="checkbox"/> FIRE <u>City</u>                           |
| _____ COUNTY HEALTH DEPARTMENT                     | <input checked="" type="checkbox"/> IRRIGATION <u>Grand Valley</u>             |
| _____ COUNTY SURVEYOR                              | <input checked="" type="checkbox"/> DRAINAGE <u>B.J.</u>                       |
| _____ COMTRONICS                                   | _____ WATER (UTE, CLIFTON)   |
| _____ GRAND VALLEY RURAL POWER                     | _____ SEWER  |
| <input checked="" type="checkbox"/> MOUNTAIN BELL  | <input checked="" type="checkbox"/> CITY ENGINEER/UTILITIES <u>Patterson X</u> |
| <input checked="" type="checkbox"/> PUBLIC SERVICE | _____ MACK, LOMA, MESA, COLBRAN  |
| _____ SOIL CONSERVATION SERVICE                    | _____ FRUITA, PALISADE   |
| _____ SCHOOL DISTRICT 51                           | <input checked="" type="checkbox"/> Transportation Engr. - <u>BRAGDON</u>      |
| _____ STATE HIGHWAY                                | <input checked="" type="checkbox"/> Parks & Rec                                |
| _____ STATE GEOLOGICAL                             | <input checked="" type="checkbox"/> Energy Ofc.                                |
| _____ STATE HEALTH - RADIOLOGICAL                  | <input checked="" type="checkbox"/> Tech. Review                               |
| _____ TRANSAMERICA TITLE                           | <input checked="" type="checkbox"/> P.D. - <u>Ed Vandertook</u>                |
|  | <input checked="" type="checkbox"/> County Engineer - <u>Leonard</u>           |

| <u>Board</u> | <u>Date</u>    | <u>Comments</u>  |
|--------------|----------------|--|
| <u>GRC</u>   | <u>5/27/80</u> | <u>REC. REZONE from County AFF to <sup>Eng</sup>PB; App of PREL. PLAN (SUB) to Staff comments + FIRE RACKS and making safe the drive-up design in Phasing (curbing, painted lines, etc.)</u> |
| _____        | _____          | _____  |
| _____        | _____          | _____  |
| _____        | _____          | _____  |
| _____        | _____          | _____  |
| _____        | _____          | _____  |
| _____        | _____          | _____  |
| _____        | _____          | _____  |

Common Location N.E. Corner of 24.5 Rd. and F Rd.

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

Acres 1-908  
 Units \_\_\_\_\_  
 Density \_\_\_\_\_

**ACTION SHEET**

File # 38-80  
 Zone PB  
 Tax Area Code \_\_\_\_\_

~~40~~ P.B.  
 Activity Western Federal Savings & Loan

Phase Final Date Neighbors Notified 7-15-80

Date Submitted \_\_\_\_\_ Date CIC/MCC Legal Ad \_\_\_\_\_

Date Mailed Out \_\_\_\_\_ PC Hearing Date 7-21-80

Review Agencies 10 Review Period - Return By July 14

- |  |   |
|--|---|
| <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>RISK / PATTERSON</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>TRANSPO. ENG.</u>                            |
| <input type="checkbox"/> STATE HIGHWAY               | <input checked="" type="checkbox"/> <u>PARKS</u>                                    |
| <input type="checkbox"/> STATE GEOLOGICAL            | <input checked="" type="checkbox"/> <u>ENERGY OFFICE</u>                            |
| <input type="checkbox"/> STATE HEALTH - RADIOLOGICAL | <input checked="" type="checkbox"/> <u>POLICE - RD VANDER TOOK</u>                  |
| <input type="checkbox"/> TRANSAMERICA TITLE          | <input checked="" type="checkbox"/> <u>COUNTY ENG.</u>                              |
|  | <input checked="" type="checkbox"/> <u>TECH. REVIEW</u>                             |

| Board | Date    | Comments  |
|-------|---------|---|
| P.C.  | 7/29/80 | Recommended Approval Subject to Staff Comments. |
| CIC   | 8/20/80 | approved  |

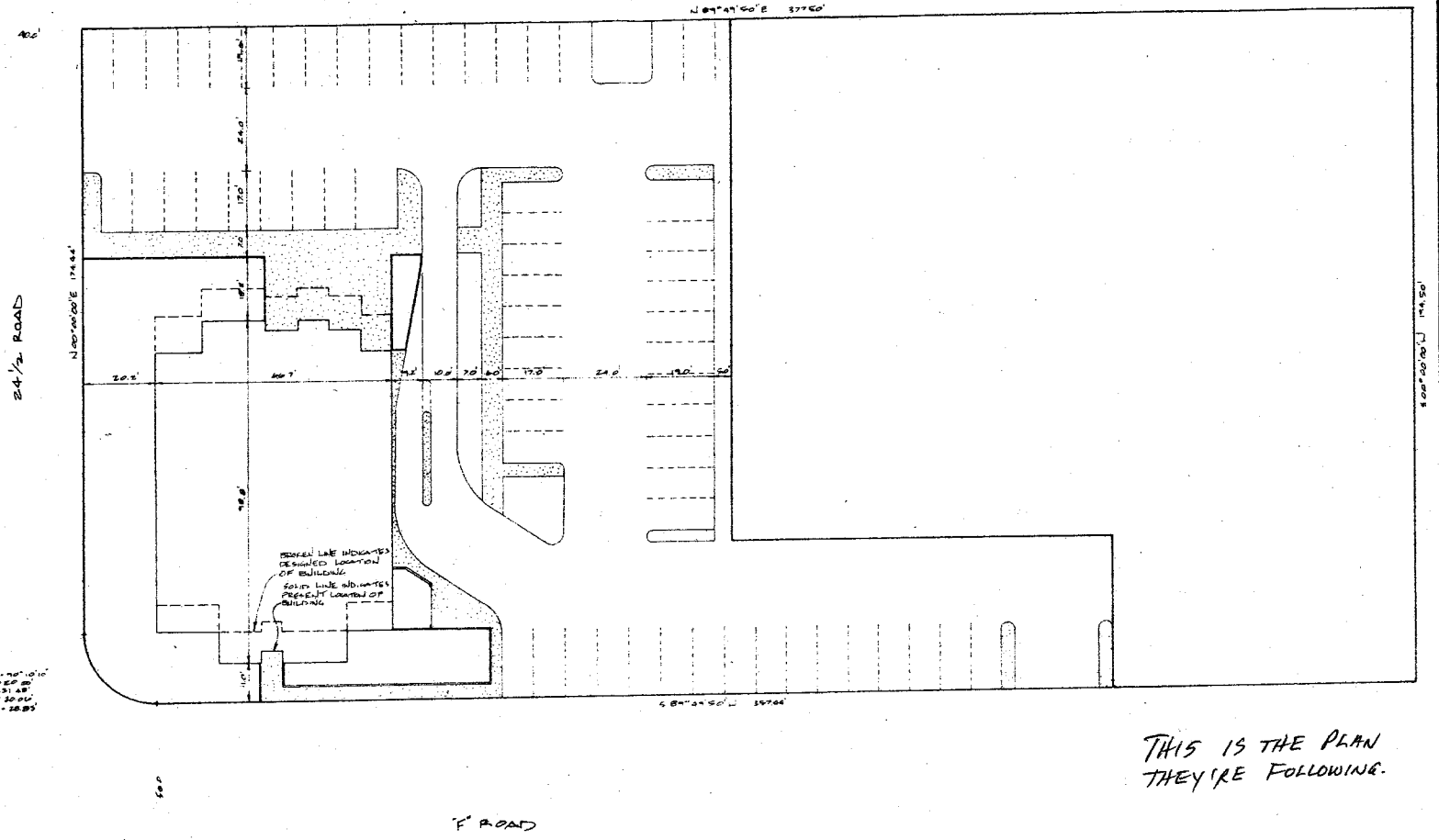
Common Location N.E. corner of 24 1/2 & F Road.

Staff Comments

11/5/81 - 5-2767 - called Cecil at West Sur. about sign. Kib.

11/19/81 CC - Amend. to Final Plan  
Appr. per solution w/ City Mgr & Pct. about design of intersection

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



THIS IS THE PLAN  
THEY'RE FOLLOWING.

AMENDMENT TO FINAL PLAN

|   |  |              |
|---|--|--------------|
| <p><b>COLORADO WEST<br/>SURVEYING COMPANY</b><br/>COMPREHENSIVE LAND PLANNING<br/>COMPLETE SURVEYING SERVICE</p> <p>214 Colorado Avenue<br/>Grand Junction, Colorado 81501<br/>307 245-7757</p> | <p>DATE: 4/18/81</p> <p>BY: [Signature]</p> <p>PROJECT: HIGH FEDERAL SERVICE BUILDING<br/>LOCATED ON 24 1/2 AND F ROAD</p> <p>PREPARED FOR: CHILLOW-HUNT</p> |              |
|   | <p>122</p>   | <p>SHEET</p> |

File #38/80

Mesa Broadcasting Co.  
P.O. Box 340  
Grand Junction, CO 81502

#38-80

General Growth Prop.  
1055 6th Ave., Box 1536  
Des Moines, IA 50306

#38-80

H.T. & N.L. Puckett  
1600 Sable Blvd.  
Sp. 140  
Aurora, CO 80010  
~~#38-80~~

Bennie Hunt  
2460 F Rd.  
Grand Jct. CO 81501  
#38-80

Bennie A. & Wilma J. Hunt  
2460 F Road  
Grand Junction, CO 81501

#38-80

Wayne Fisher  
433 30 Road  
Grand Junction, CO 81501

#38-80

~~Nancy Vincent~~  
~~2468 F Rd~~  
~~City 81501~~  
~~#38-80~~

Macy Vincent  
2468 F Rd.  
City 81501  
#38-80

Jacobs Drilling  
2467 Commerce Blvd.  
Grand Junction, CO 81501

#38-80

Elgie Mitchell  
2464 F Rd.  
City 81501  
#38-80

Tomichi Investments  
90 G. Michael Bussey  
2150 Shenandoah Dr.  
City 81501  
#38-80

OFFICE COPY

WESTERN FEDERAL SAVINGS  
DRAINAGE CALCULATIONS

Using the Rational Method:

Offsite Area = 7.73 Ac

T<sub>c</sub> = 11 min.      C = 0.3 (Historic)

C<sub>f</sub> = 100 yr Frequency Factor

i<sub>2</sub> = 1.6 in/hr

i<sub>100</sub> = 3.9 in/hr

$$Q_2 = CiA = 0.3 (1.6)(7.7) \\ = 3.7 \text{ cfs}$$

$$Q_{100} = C_f CiA = 1.25 (0.3)(3.9)(7.7) \\ = 11.3 \text{ cfs}$$

Development Area = 1.68 Acres

95% Impervious Thus C = 0.9 (Developed)

C = 0.3 (Historic)

T<sub>c</sub> = 7 min.

C<sub>f</sub> = 100 yr Frequency Factor

i<sub>2</sub> = 2.0 in/hr

i<sub>100</sub> = 5.0 in/hr

$$Q_2 = CiA = 0.3 (2.0)(1.7) \\ = 1.0 \text{ cfs (Historic)} \\ = 0.9 (2.0)(1.7) \\ = 3.1 \text{ cfs (Developed)}$$

$$Q_{100} = C_f CiA = 1.25 (0.3)(5.0)(1.7) \\ \text{(Historic)} = 3.2 \text{ cfs} \\ = 1.25(0.9)(5.0)(1.7) \\ \text{(Developed)} = 9.6 \text{ cfs}$$

$$\text{Net } Q_2 \text{ To Storm Inlet} = 3.7 + 3.1 = 6.8 \text{ cfs}$$

$$Q_{100} \text{ To Storm Inlet} = 11.3 + 9.6 = 20.9 \text{ cfs}$$

WESTERN FEDERAL SAVINGS  
DRAINAGE TEXT

Existing ditches along 24½ Road and F-Road will be piped in 15" culverts to a 24" replacement culvert underneath F-Road that empties into the independent ranchmen's ditch. Curb and gutter that will drain the project site will empty into a catch basin located at the north east corner of the intersection and from there pass through the replacement 24" culvert into the independent ranchmen's ditch. This ditch and associated downstream culverts can carry up to 200 cfs according to a drainage study carried out by Western Engineers for the Mesa Mall Development. This ditch presently conveys 60 cfs for summer irrigation. Since the net increase for a 100 yr. frequency storm for this project is 21 cfs, downstream impacts due to this development will be negligible.



Western Federal  
Sign Study  
August 21, 1980

- 4.6.3.3 "The total amount of signs to be allowed on any property shall not exceed the sign allowance as calculated in 4.6.3.5 or 4.6.3.7, whichever is greater. The sign user may decide (divide) the total allowance in any way but no single sign may be larger than 300 SF."

#### CALCULATIONS

- 4.6.3.5 C. 2 SF for each linear foot of building facade  
24.5 Road:  
108 LF x 2 = 216 SF allowed.

F Road:  
218 LF x 2 = 436 SF allowed.

- 4.6.3.7 Linear foot of property line times street factor  
24.5 Road:  
194.5 x .75 (factor) = 145.86 SF allowed

F Road:  
377.5 x 1.5 (factor) = 566.25 SF allowed

Total maximum signage allowed

24.5 Road:  
Per 4.6.3.5 216 SF

F Road:  
Per 4.6.3.7 566.25 SF

Maximum available for locating on facades not  
front or street:

$$\begin{array}{r} 782.25 \text{ SF} \\ \times .25\% \\ \hline 195.5 \text{ SF} \end{array}$$

Western Federal  
Sign Study  
August 21, 1980  
Page 2

DISTRIBUTION OF SIGNAGE

|                    |           |  |           |
|--------------------|-----------|--|-----------|
| Street facades:    | 586.75 SF |  |           |
| Other facades:     |           |  | 195.5 SF  |
| Western Fed. Bldg: |           |  |           |
| North              |           |  | 80 SF     |
| East               |           |  | 80 SF     |
| South              | 80 SF     |  |           |
| West               | 80 SF     |  |           |
| Ground Sign        | 48 SF     |  |           |
| Lease Bldg:        |           |  |           |
| North              |           |  | 30 SF     |
| East               |           |  | 80 SF     |
| South              | 120 SF    |  |           |
| West               | 80 SF     |  |           |
|                    |           |  | <hr/>     |
| Balance            | 178.75 SF |  | - 74.5 SF |



PROJECT: Western Federal Savings  
SUBJECT: Sight Distance @ 24 1/2 & F Rd.

DATE 11-13-81 : BY Ren Rish : FILE NO. \_\_\_\_\_ : SHEET 1 OF 1

Ref: "AASHO Geometric Highway Design"

Case III. Signals or Stop Condition

The critical condition is when a southbound to eastbound left-turning vehicle initiates movement while a westbound vehicle is attempting to "run" a yellow light.

Assume 35 mph. speed of westbound vehicle

- Required sight distance =  $d = 1.47 V(J + t_a)$  (pg. 395 ref.)  
to allow left-turn safely when vehicle is approaching from east @ 35 mph (SU turning)

$V = 35 \text{ mph}$   
 $J = 2 \text{ seconds}$   
 $t_a = 11 \text{ seconds}$  where  $S = 10 + 90 + 30$   
 $S = 130 \text{ ft.}$   
↑  
from fig. VIII-4 (pg. 397 ref.)

$$\therefore d = 1.47 \times 35(2 + 11) = 669 \text{ ft.}$$

- Required sight distance to allow westbound vehicle travelling @ 35 mph to stop to avoid collision with left-turning vehicle from the north.

Safe Stopping Distance @ 35 mph = 238 ft. (pg. 394 ref.)

- Apparent available sight distance = 150 ft.

The only mitigation apparent to me at this time is:

- Move or modify the building to provide 238 ft. sight distance.
- Extend "all red" time from 1 sec. to 3 sec. & hope for the best.

- Move the entire intersection south. This requires more right-of-way and probable encroachment into existing Mesa Mall.

cc: Bragdon, Patterson }  
Goldin, Wysocki } w/pg. 703 of ref. Ron,

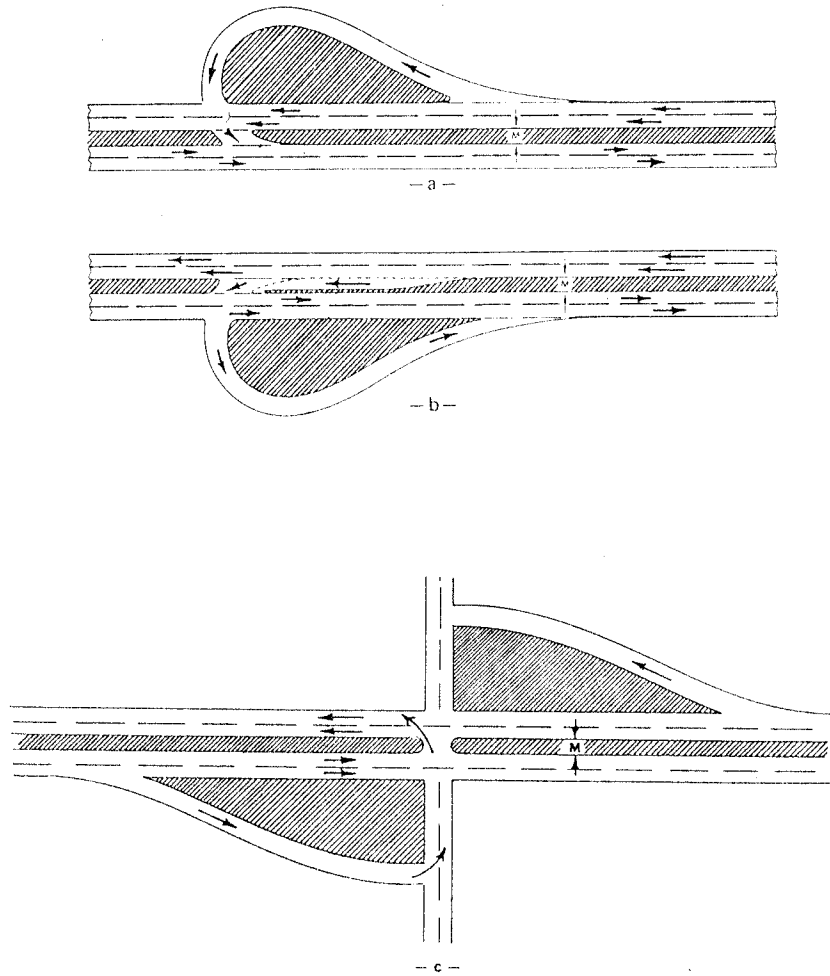
slip ramp, makes a left turn into the arterial to complete

| width of median - feet or design vehicle |     |     |       |  |
|--|-----|-----|-------|--|
| VB-40                                    | SU  | BUS | WB-50 |  |
| length of design vehicle                 |     |     |       |  |
| 50'                                      | 30' | 40' | 55'   |  |
| 60                                       | 64  | 68  | 70    |  |
| 48                                       | 52  | 56  | 58    |  |
| 38                                       | 42  | 46  | 48    |  |

U-TURNS

U-turns brings into focus the turning property, especially where the median is 20 feet or less. In commercial and industrial areas, off-way for wide medians are paved, flush, traversable median turn storage by traffic in either direction subject is discussed at greater

facilities, with stop sign or traffic. At intersections, greater sight should be available along the arterial highway free of obstructions required by vehicles, particularly at an arterial from the "stop" intersections as well as to those intersections of the signals or it may be



SPECIAL U-TURN DESIGNS WITH NARROW MEDIANS

Figure L-15

desirable to periodically place the signals on a flashing operation. The latter is the same as stop sign control.

Minimum sight distance at a cross street should be sufficient along the arterial highway to avoid the hazard of collision between a vehicle starting from the "stop" position to cross the highway, and a vehicle on the through highway operating at the design speed and appearing after the crossing movement has begun. Criteria and values for minimum sight distance for this condition applicable to major arterial streets are discussed in the GDRH, pages 393 to 400.



REVIEW SHEET SUMMARY

FILE# 38-80

ITEM ZONING FROM COUNTY AFT to PB

DATE SENT TO REVIEW DEPT. 5-06-80

PRELIM. DEV. PLAN

DATE DUE 5-16-80

PETITIONER \_\_\_\_\_

LOCATION N.E. Corner of 24.5 & F Rd.

| <u>DATE REC.</u> | <u>AGENCY</u>  | <u>COMMENTS</u>  |
|------------------|----------------|--|
| 5-08-80          | TECH REVIEW    | No available information indicates flooding potential at this site during a 100 year flood event.  |
| 5-09-80          | CITY ENGINEER  | The road details including configuration of median islands are all assumptions on the part of the petitioner and do not necessarily reflect what the improvements will ultimately be. Detached sidewalks will probably be used so landscaping (trees) should not be located in the street rights-of-way. The right of way at the intersection corner should have a 20 ft. radius. Driveway access locations and sizes look good. Power-of-attorney for full street improvements should be granted <u>prior</u> to filing plat. No site drainage plan was submitted. No sanitary sewer layout was submitted.  |
| 5-14-80          | TRANSP. ENG.   | Cross-section of F Road should conform to the street development standards for the city of Grand Junction.   |
| 5-14-80          | COUNTY ENG.    | Rezone-No comment<br>Preliminary:<br>1. Require complete drainage and traffic projections<br>2. Require improvements to F Rd and/or 24½ Rd within the county<br>3. Some work may be required to clean up F Rd intersection angle.  |
| 5-19-80          | PUBLIC SERVICE | Gas: No Objections.<br>Electric: Request 10 foot wide easement adjacent to North & East lot lines. PSCo. also has an overhead line on 24.5 Road. Will need to meet with developer to pick Transformer location and determine point of service. Request developer contact PSCo. to work out alignment of pole line and sidewalk to avoid possible conflict. (South of F Road, no additional R.O.W. on East side of 24.5 Road was obtained- all additional R.O.W. was on West side resulting in 50' from centerline on west side and 30' on east side. Now it appears that North of F Road, there will be a 40' R.O.W. on east side of 24.5, resulting in a possible jog in the road. It would be very helpful to consider a detached sidewalk as per Mesa County Road Standards for either a Minor Arterial (Urban) or Collector (Urban) which would allow pole line to be placed between curb and sidewalk.) |
| 5-19-80          | PARKS & REC.   | It appears that all plantings are deciduous trees, there is a need for evergreens and some low & medium size shrubs.   |

REVIEW SHEET SUMMARY

FILE# 38-80

ITEM WESTERN FEDERAL SAVINGS & LOAN-FINAL

DATE SENT TO REVIEW DEPT. 7-02-80

DATE DUE 7-14-80

PETITIONER \_\_\_\_\_

LOCATION N.E. corner of 24.5 Rd & F Rd.

| <u>DATE REC.</u> | <u>AGENCY</u> | <u>COMMENTS</u>   |
|------------------|---------------|---|
| 7-02-80          | TECH REVIEW   | None  |
| 7-10-80          | CITY FIRE     | Fire hydrant number and placement are OK. Water main size is not adequate. These mains must be upgraded as mentioned in previous comments. 10 inch fire line, Mesa Mall must be extended to this development to provide adequate fire protection for this development.  |
| 7-10-80          | G.J. DRAINAGE | O.K.  |
| 7-10-80          | CNTY ENG.     | Cannot comment due to potential conflict of interest; i.e., Armstrong Engineers assisted Dillon Hunt in preparing drainage assessment.  |
| 7-11-80          | CITY ENGR.    | No additional comments to those made at Preliminary Plan submittal. These comments are still appropriate.   |
| 7-16-80          | TRANS. ENG.   | Geometry of the drive-up teller lanes appears very tight and would require difficult maneuvers to properly approach the teller mechanism. The left lane of the drive-up teller dead ends into an island. Access to the drive-up tellers is also access to 17 parking stalls, with no room to turn around if the stalls are full. Also, a que from the drive-up tellers will block these stalls. |
| 7-16-80          | PARK & REC.   | None.   |
| 7-18-80          | MT. BELL      | No comment  |

**STAFF RECOMMENDATION**

Recommend approval subject following:

More details on signage needed for evaluation

Signage to drive-up window--what kind & where?

Several comments from preliminary plan have not been addressed. Recommend these be worked out prior to City Council action.

|         |                |  |
|---------|----------------|--|
| 7-16-80 | PUBLIC SERVICE | Electric: See comments on Preliminary Review. This plan does show detached sidewalks, which should be helpful with pole locations. Also, since this is not a subdivision filing, the easements requested will be by separate instrument to be obtained prior to extension of service. Gas: No objections                 |
| 7-17-80 | UTILITIES      | None   |
| 7-29-80 | GJPC -         | SCHOENBECK/FLAGER PASSED 3-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF # 38-80 WESTERN FEDERAL SAVINGS & LOAN, FINAL, SUBJECT TO STAFF COMMENTS, THE ADDITION OF A BIKE RACK, REDESIGN OF TRASH PICK-UP AND EXIT FROM THE TELLERS' WINDOWS, AND THAT THIS APPROVAL DOES NOT INCLUDE APPROVAL OF THE SIGNAGE. |

May 1, 1980

Mesa County Development Department  
Courthouse Annex  
Grand Junction, CO 81501

RE: Rezone Application for N.E. Corner  
of 24.5 Rd. and F Rd.

Impact Statement

1. Need for Change: The land is currently not zoned in the City.
2. Impact: The proposed zoning would correspond with the proposed land use as outlined by the North West Task Force Study.
3. Access: The site sits at the intersection of two major roads serving the North West area; Patterson (F Road) and 24.5 Road.
4. Accessibility of Utilities: All utilities are presently available.
5. Impact on Facilities: The proposed usage would have little impact on present facilities.



June 17, 1980

City-County Development Department  
Grand Junction, CO 81501

RE: Western Federal Savings Prelim. Plan

We have addressed the review sheet comments on the above referenced project and the changes required are reflected on the revised site plan dated 6/17/80, which is enclosed.

Two items we addressed but are not on the site plan are:

- 1.) Drainage Study: A copy of the study as prepared by Armstrong Engineers is enclosed.
- 2.) Public Service: In discussion with John Svensk at Public Service, he indicated that the transformer locations and right of way requested would be reviewed when the project is further along and more information about the service for the buildings is available. The detached sidewalk shown on the plan which is per city road standards solves the pole line questions presented.

We appreciate your cooperation during this processing. If you have any questions, please call.

Sincerely,

Ken Hunt

KH:lg

Enclosures

cc: Mr. Harry McWilliams



24 1/2 Road  
+  
F Road.

## WESTERN FEDERAL SAVINGS

200 University Boulevard P.O. Box 5807 T.A. Denver, Colorado 80217  
Telephone (303) 370-1212

November 18, 1981  
Our 91st Year

City of Grand Junction  
Grand Junction, Colorado

Attention: James Wysocki, City Manager

Re: Grand Junction Facility  
24 1/2 Road and F Road

Gentlemen:

A portion of the building being constructed at this location has recently been found to be 9 feet too close to the South property line, creating a setback of 11 feet instead of 20 feet.

To move the building at this point would work an extreme hardship on the Owner, the Contractor and the Subcontractor involved in this project. The building is now approximately 30% complete and approximately \$420,000 has been spent to date in construction costs.

We feel that this setback situation can be dealt with in an equitable manner and that a satisfactory solution to the problem can be reached through good faith negotiations with the City of Grand Junction.

Therefore, should the City Council agree to approve an amendment to the final plan permitting the building to remain in the present location, the undersigned would make every reasonable effort to agree to equitable solutions to the problem. We understand that such solutions will be resolved within a reasonable period of time from this date.

Sincerely yours,



Harry T. McWilliams  
Senior Vice President

HMcW:aj

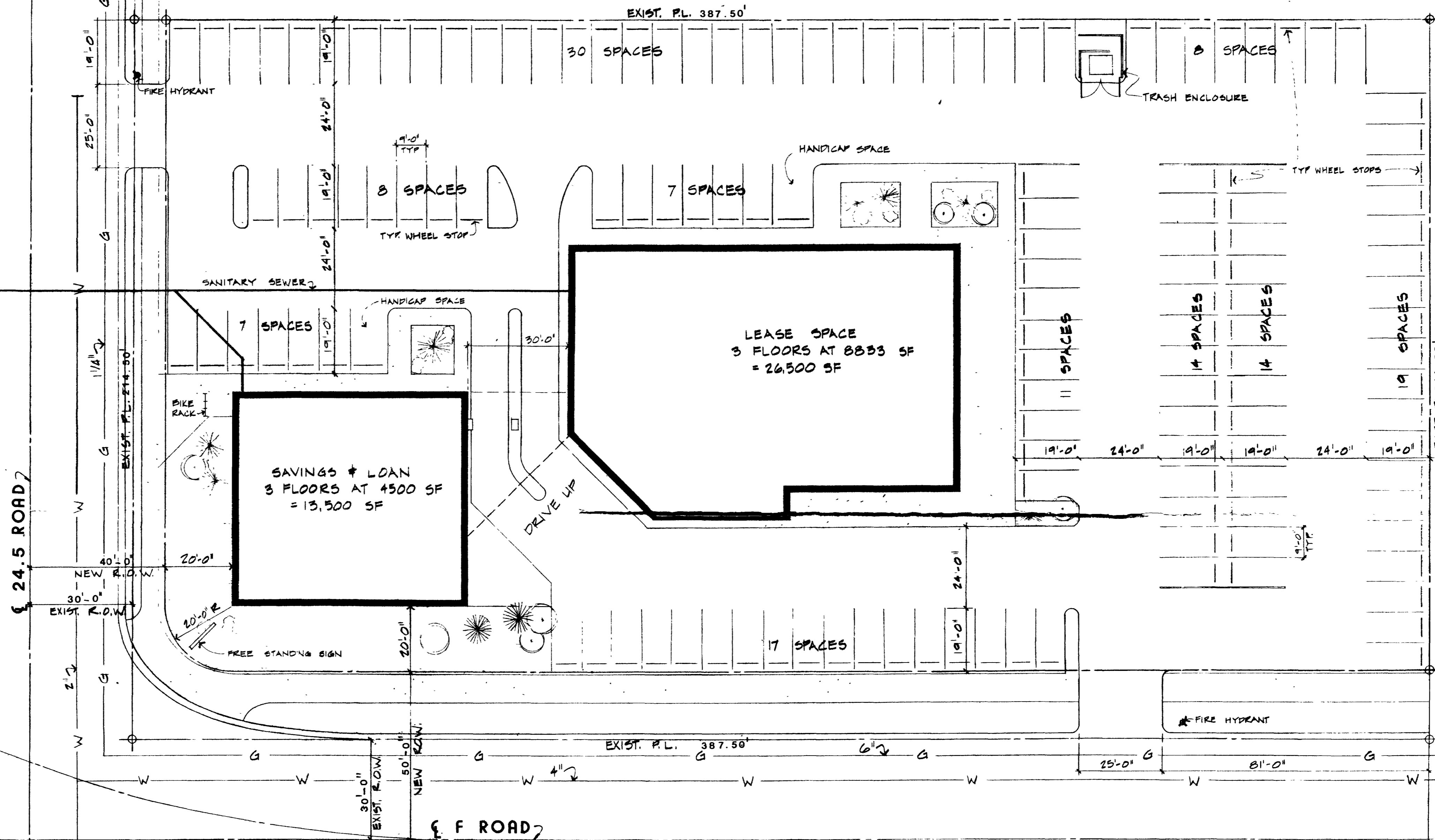
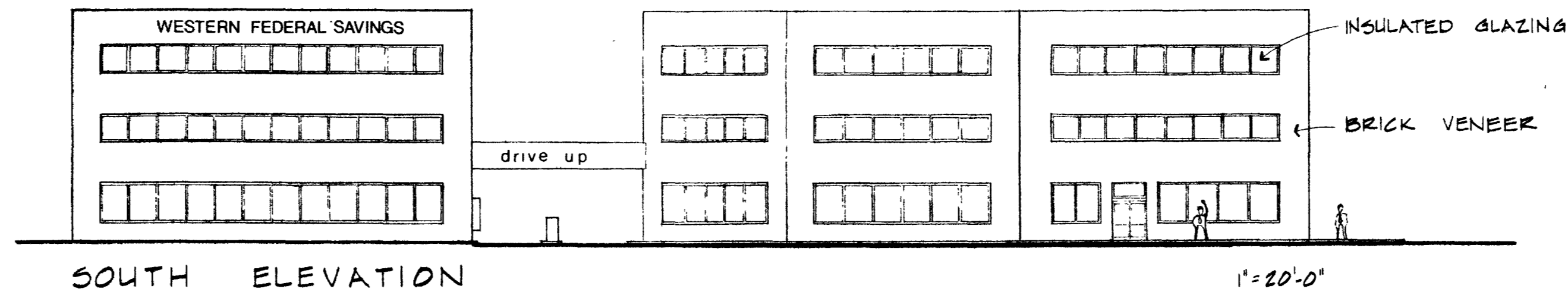
cc: Ken Hunt  
Ed Baldwin  
Earl Dye

WESTERN FEDERAL SAVINGS AND LOAN ASSOCIATION OF DENVER, COLORADO  
HOME OFFICE: 700 Seventeenth Street, Denver, Colorado 80202 • Telephone (303) 370-1212

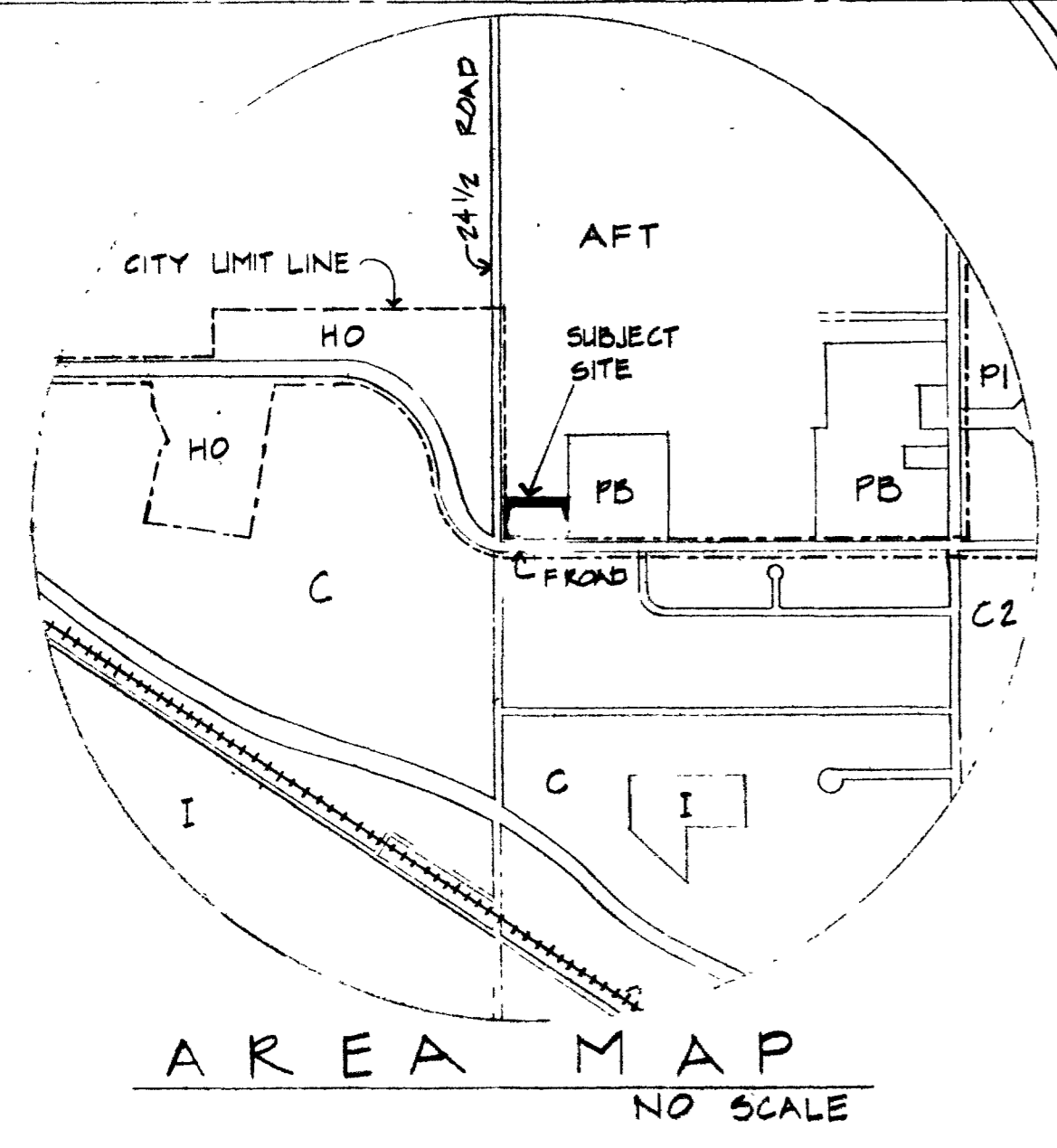
BRANCH OFFICES: AURORA • AURORA MALL • CHERRY CREEK • CINDERELLA CITY • EAST DENVER • STAPLETON AIRPORT  
LAKESIDE • WESTLAND • NORTHGLENN • SOUTHGLENN • DENVER TECH CENTER • ARVADA • BEAR VALLEY • LA JUNTA  
PUEBLO • PUEBLO MALL • COLORADO SPRINGS-DOWNTOWN • COLORADO SPRINGS-CITADEL • BOULDER • FORT COLLINS

Western Fed

Motion: Mr. President, I move ~~y~~ that the council grant the request of Western Federal Savings to amend the final plan for the development of its site at 24 1/2 and F Road on F Road changing the setback/ from 20 feet to 11 feet contingent upon the agreement of Western Federal Savings ~~that~~ that it will in good faith work with the City to determine what changes and construction the City will have to make in the design/ of F Road on either side of 24 1/2 Road because of the mislocation of its building ~~xxxx~~ leading to the application for the variance and will pay ~~for~~ the additional costs for right-of-way or any other costs generated by the ~~variance~~ variance.



35 parking spaces



**SITE DATA:**  
 Exist Zoning - A.F.T.  
 Proposed Zoning - P.B.  
 Site Area - 71,478.75 S.F.  
**Building Area:**  
 Savings Bldg. - 13,500 GSF  
 Lease Bldg. - 26,500 GSF  
 Total - 40,000 GSF  
**Parking:**  
 1 space for ea. 300 SF of bldg. area - Total required: 133 spaces  
**Existing Utilities:**  
 Water - 4" line in "F" Rd.  
 Gas - 6" line in "F" Rd.  
 Elect. - 13 kv 3 phase in "F" Rd.  
 Sewer - See agreement letter with General Growth.

**LEGAL DESCRIPTION:**  
 The South 244.50 feet of the West 417.50 feet of the SW 1/4, SW 1/4, SE 1/4 of Section 4, T1S, R1W, Ute P.M. in Mesa County, Colorado, except the West and South 30 feet for county roads.

**LANDSCAPING:**

- DECIDUOUS TREES
- EVERGREEN TREES
- SHRUBS
- LOW-GROWING GROUND COVER

**SIGNAGE:**  
 West Building - 82 S.F. (2'x40') on each of 4 sides  
 - One ground sign with 100 S.F. each side  
 East Building - 80 S.F. on west, North and East sides  
 - 120 S.F. on South side

PLANTS TO BE SELECTED FROM THOSE RECOMMENDED BY G. J.C.T. PARKS & RECREATION DEPARTMENT.

# WESTERN FEDERAL SAVINGS site plan

SCALE: 1" = 20'-0"

FINAL

PROJECT NO 0006  
 DRAWN BY WRS  
 DATE ISSUED 4-28-00  
 REVISIONS 6-17-00

SHEET NO 1  
 OF ONE DWGS

38-80  
 Office Copy

DILLON HUNT P.C./ARCHITECTURE AND PROJECT MANAGEMENT  
 2004 NOR. H. 12TH - SUITE 43 - GRAND JUNCTION, COLO 81501 - (303) 245-7383