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File 1980-0044
Date 6/28/01

Project Name: Energy Belt Plaza – Final

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>			
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			
X	X	*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)			
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>					
X	X	Action Sheet	X		Notice of public hearing on 8/20/80 -
X	X	Review Sheet Summary	X		Final Plat Application
X	X	Certified memo from Planning to All Owners re: public hearing – 2/13/84	X		Legal description
X	X	Letter to inform of violation of zoning and development code – 8/20/80	X	X	Final Development Plan
X		Memo from Planning to Participants in 2/8/83 public hearing re: follow-up-4/12/83	X		Elevation Map
X	X	Planning Commission Minutes - ** - 7/29/80			
X		Letter from Frank Lamm to Wayne Weathers re: 12" water line wants to know City input – 8/7/80			
X	X	Memo from Lance W. to File re: interest rates to come down.			
X	X	Power of Attorney - **			
X		City Hold Sheet			
X		Final Development Plan Application			
X	X	Letter from Alex Candelaria to Franklin Lamm re: approval subject to staff and review comments – 8/11/80			

REVIEW SHEET SUMMARY

FILE# 44-80

ITEM ENERGY BELT PLAZA-FINAL

DATE SENT TO REVIEW DEPT. _____

DATE DUE 7-14-80

PETITIONER Franklin Lamm

LOCATION 2464 F Road

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
7-02-80	TECH REVIEW	None
7-10-80	CITY FIRE	Fire flow survey will be required prior to issuance of building permit. At this time number and placement of hydrants will be decided. Hydrant(s) will be required. Adequate Fire Protection water must be provided before development. Must be reviewed with Ute Water.
7-10-80	G.J. DRAINAGE	OK
7-14-80	CITY ENGR.	50 ft. half right-of-way should be dedicated and power-of-attorney submitted for full street improvements on F Road. There is no assurance of any kind by this office that a median break will be provided in the future median of F Road as they have shown on their plan. Median breaks cannot be provided at every property access on a major arterial. No information is shown to indicate how the site drains and/or will drain after development.
7-14-80	UTE WATER	Domestic water service is available from an existing water line in F Road. Fire flow protection will require the continued extension of a 12" line at developer's expense, which presently ends at 24½ and F Roads, approximately 700' west of this development. Current cost estimates for 12" water main installed are \$14.75 per foot.
7-16-80	TRANS. ENG	Handicapped parking stall is placed in a location with the most difficult access.
7-16-80	PARKS & REC.	It appears the 3 trees indicated are in the proposed R.O.W.?

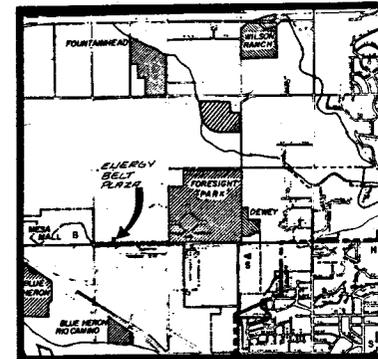
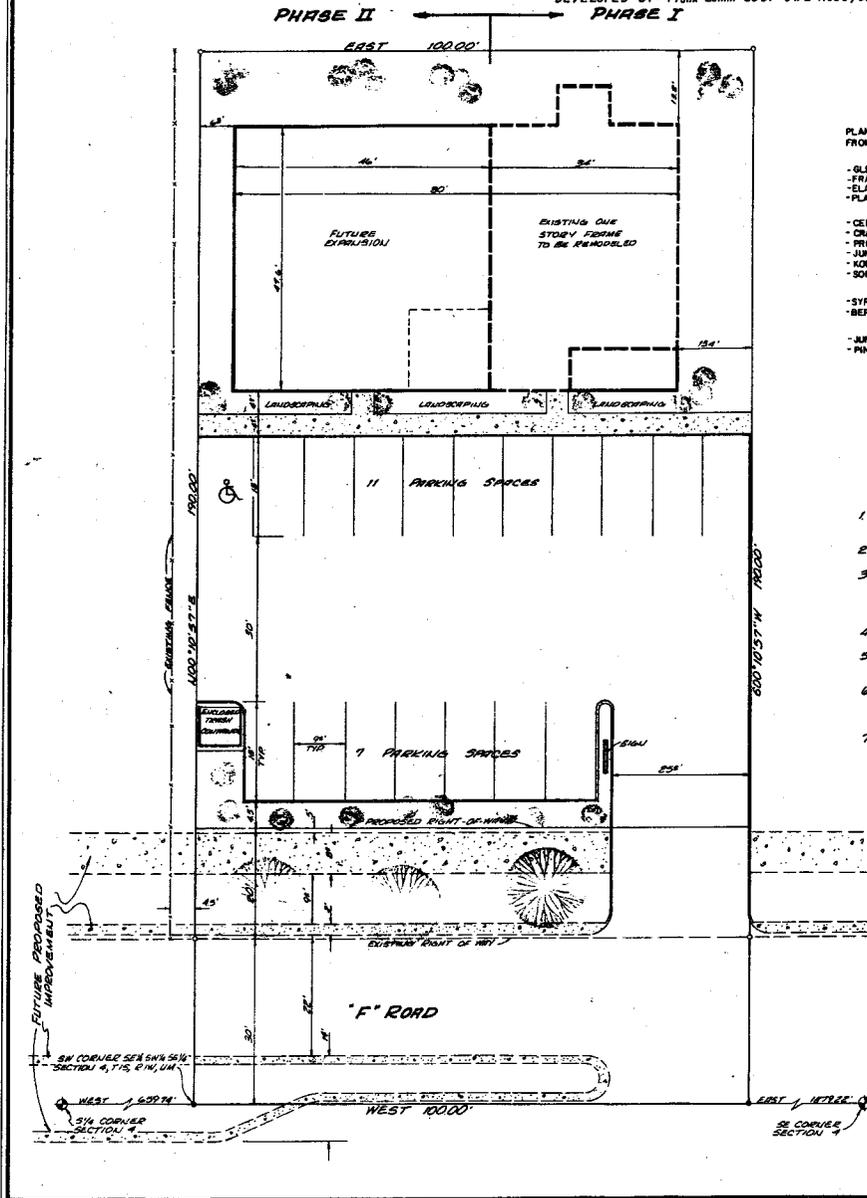
STAFF RECOMMENDATION

Recommend approval subject to following comments:
Trash container inaccessible to front load units. Redesign to meet Public Works Dept. requirements.
Is all of parking lot to be developed immediately? If not, where will trash area be in interim?
Drainage should be indicated.
P.O.A. for F Road 50' width & full improvements.
More details needed on phases I and II and timing of improvements.
It appears landscaping may take place in proposed R.O.W. and, if so, may be subject to removal when F Road improvements are made.

- 7-16-80 PUBLIC SERVICE Electric: No objections
Gas: No objections-can serve from main in F Road.
- 7-17-80 UTILITIES Trash contains will be hard to service in location as shown.
Sanitary sewage will be available in F Rd in fall of 1981. Tops will not be allowed in interceptor lines. A collection line to service tops will have to be constructed and connected to the interceptor at a manhole. Plans on the interceptor line are available for inspection in the City Engineering Office.
- 7-18-80 MT. BELL No requests or comments
- 7-29-80 GJPC - FLAGER/SIMONETTI PASSED 4-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE ZONING OF THE ANNEXATION FROM COUNTY PLANNED BUSINESS TO CITY PLANNED BUSINESS.
- FLAGER/SCHOENBECK PASSED 4-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF # 44-80 SUBJECT TO REVIEW SHEET COMMENTS AND STAFF RECOMMENDATIONS, THE DEDICATION OF RIGHT-OF-WAY AS REQUESTED BY THE CITY ENGINEER AND THE POWER OF ATTORNEY FOR STREET IMPROVEMENTS.

FINAL DEVELOPMENT PLAN FOR:
ENERGY BELT PLAZA

DEVELOPED BY: Frank Lamm 2587 G/2 Road, Grand Junction, Colorado, 81501



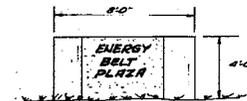
LOCATION MAP

PLANTS REPRESENTED IN SYMBOLS WOULD BE SELECTED FROM THE FOLLOWING GROUPS:

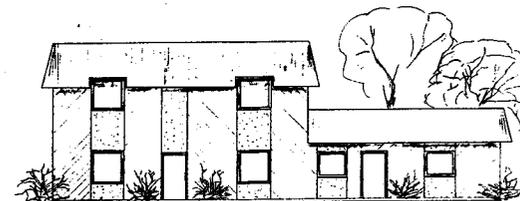
- SHADE TREES (2" CALIPER OR LARGER)
 - GLEDITSIA SPECIES (THORNLESS HONEY LOCUST)
 - FRAXINUS SPECIES (ASHES)
 - ELAEAGNUS SPECIES (RUSKIN OLIVE)
 - PLATANUS SPECIES (SYCAMORE)
- SPECIMEN TREES (2" CALIPER OR LARGER)
 - CERCIS SPECIES (REDBUD)
 - QUERCUS SPECIES (HAWTHORNE)
 - PRUNUS SPECIES (STERILE VARIETIES ONLY)
 - JUNIPERUS SPECIES (UPRIGHT JUNIPER)
 - MELALEUCA (GOLDEN RAIN TREE)
 - SORBUS SPECIES (MOUNTAIN ASH)
- FLOWERING SHRUBS
 - SYRINGA SPECIES (LILAC)
 - FORSYTHIA SPECIES
 - BERBERIS SPECIES (BARBERRY - POTENTILLA SPECIES (CINQUEFOILS)
- NON-FLOWERING SHRUBS
 - JUNIPERUS SPECIES (PROSTRATE & MEDIUM JUNIPERS)
 - PINUS SPECIES (MUHLENBACH PINE)

GENERAL NOTES

1. THIS DEVELOPMENT IS LOCATED IN PART OF THE SE 1/4 OF SECTION 4 T15, R1N, U1M.
2. TOTAL AREA 0.44 AC.
3. TOTAL AREA IN BUILDING PHASE I 1618 SF
 TOTAL AREA IN BUILDING PHASE II 4380 SF
 TOTAL 5998 SF
4. TOTAL PARKING = 18 PARKING SPACES
5. THIS DEVELOPMENT IS LOCATED IN THE UTE WATER COOPERATIVITY DISTRICT.
6. SEWAGE DISPOSAL TO UTILIZE EXISTING SEPTIC TANK FOR PHASE I. PHASE II WILL UTILIZE FUTURE COLLECTION LINES.
7. THIS DEVELOPMENT IS IN A R.C. ZONE.



SIGN DETAIL



ELEVATION

FINAL DEVELOPMENT PLAN FOR:

ENERGY BELT PLAZA



PARAGON ENGINEERING, INC.
 1000 W. 10TH ST. SUITE 100
 GRAND JUNCTION, CO. 81501

#144-80

CITY HOLD SHEET

File # 44-80

Item ENERGY BELT PLAZA

This application lacks certain information or documents. It will not be processed further, nor will building permits or Certificates of Occupancy be issued until the following is provided.

Power of Attorney

Right-of-Way/Easements

F ROAD ROW

Revised Plan

Drainage Plan

Sign Details

Other (specify):

Reviewed by

Bob

Date

8/13/80

Acres .44
Units _____
Density _____

ACTION SHEET

File # 44-80
~~45-80~~
Zone PB
Tax Area Code _____

Activity Energy Belt Plaza

Phase FINAL

Date Neighbors Notified 7-15-80

Date Submitted May 27, '80

Date (CIC) MCC Legal Ad Aug

Date Mailed Out June 3, '80

PC Hearing Date July 29

Review Agencies Odeag Review Period - Return By July 14, 1980

Send _____ Send _____

- _____ COUNTY ROAD DEPARTMENT
- _____ COUNTY HEALTH DEPARTMENT
- _____ COUNTY SURVEYOR
- _____ COMPTONICS
- _____ GRAND VALLEY RURAL POWER
- MOUNTAIN BELL
- PUBLIC SERVICE
- _____ SOIL CONSERVATION SERVICE
- _____ SCHOOL DISTRICT 51
- _____ STATE HIGHWAY
- _____ STATE GEOLOGICAL
- _____ STATE HEALTH - RADIOLOGICAL
- _____ TRANSAMERICA TITLE
- FIRE City
- IRRIGATION OK
- DRAINAGE Grand pt
- WATER (UTE, CLIFTON)
- _____ SEWER
- CITY ENGINEER/UTILITIES
- _____ MACK, LOMA, MESA, COLBRAN
- _____ FRUITA, PALISADE
- Transp. - (review sheet only)
- Tables & Rec.
- Jim Patterson
- Egl Vandestock
- Energy Office
- Tech Review

Board	Date	Comments
P.C.	7/29/80	Recommended approval of rezoned county PB to city PB; Rec. approval of final devel. plan
CIC	8/20/80	Approved rezoned to final devel. plan
GRC	3/20/84	Rec. reversion of plan
CIC	4/18/84	Appr. " " "

Common Location 2464 F Road.

Staff Comments _____

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

City
County
Development
Department

MEMORANDUM

Reply Requested

Date: 4/13/82

 YES NOTo: FILE #44-80From: LANCE W.

Frank Lamm (developer) - waiting
for interest rates to come down.
No timetable right now for
starting or completing the project.
Asked him to keep us informed of plans.

LRW



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

MEMORANDUM

TO: Participants in February 8, 1983, Public Hearing
FROM: Grand Junction Planning Commission and Planning Department
DATE: April 12, 1983
RE: Follow-up to Public Hearing

The Grand Junction Planning Commission would like to thank you for your cooperation and participation in the public hearing February 8. Copies of the minutes are enclosed for your records.

The information you provided will be used by the City in its capital improvements programming and annual budgeting of expenses for the expansion of public services and facilities. Through this hearing process you have shown that your projects are still active and being pursued, while, at the same time, seven projects are being recommended for reversion to the City Council. The net reduction of units/spaces on file are:

	<u>Residential</u>		<u>Commercial</u>	
	<u>Units</u>	<u>Acres</u>	<u>Sq. Ft.</u>	<u>Acres</u>
Total of all files reviewed	1015	96.94	277,398	59.82
Projects recommended for reversion	15	3.59	154,975	5.95
New net total	1000	93.35	122,423	53.87

Based on this information, the City will be able to better provide public services and facilities for your projects as the development occurs.

The Commission feels this dialogue with the development community is valuable. Because our concerns and interests overlap, this exchange should be mutually beneficial.

As follow-up from the February 8 public hearing, the Grand Junction Planning Commission clarified areas of concern for the petitioners and their representatives as to what constitutes start of a project.

Memorandum
April 12, 1983
Page 2

A project must obtain a building permit in order to qualify as starting construction. Destruction or demolition does not constitute beginning the project, nor does site work. Only that work applied for and approved by means of a building permit will suffice for starting a project.

If you have other questions or concerns, please feel free to contact this office. Your cooperation has been appreciated.

BG/vw



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

February 13, 1984

TO: All Owners/Petitioners

FROM: Grand Junction Planning Commission
Grand Junction Planning Department

RE: Enforcement of Development Schedules

Enforcement of development schedules of previously approved projects is an on-going concern for the City of Grand Junction. The City Planning Commission will be having their annual Extension/Reversion public hearing on Tuesday, March 20, 1984 at 7:00 p.m. in the City/County Auditorium, 520 Rood Avenue, Grand Junction, Colorado. You or your representative must be present.

By using the timeframes expected for development, the City is able to anticipate the needs for public services and improvements to provide service for these projects and surrounding areas. The City can also schedule those capital improvements required to be completed in conjunction with the project development itself.

The hearing will not be a re-review of the project for technical issues. It will be a discussion of anticipated timeframes for project buildout, and the likelihood of the project itself. Any project discussed without the Owner/Petitioner or representative present at the special hearing will be automatically recommended for reversion.

If an extension is requested by the Owner/Petitioner, the Grand Junction Planning Commission may grant an extension for one year. If the Owner/Petitioner requests a reversion, the Grand Junction Planning Commission will recommend reversion of that project and/or zone.

Enclosed is your project violation of the Grand Junction Zoning and Development Code. Also enclosed is the required submittal information for the Grand Junction Planning Commission to review.

We appreciate your continued cooperation in this process.

If you have any questions, please contact the City Planning Department at 244-1628.

Thank you.

BG/tt 

Enclosures

This is to inform you that your project File # 44-80

Project Name Energy Belt Plaza

approved on 8/20/80 by the Grand Junction City Council,

is now in violation of the Grand Junction Zoning and Development Code.

It violates the development schedule process as indicated below:

Sec. 3(15)J
(Planned Develop-
ment)

Enforcement of the Development Schedule and Procedures for Reversion. If the owner or owners of property in the PD have failed to meet a mutually-approved development schedule, or failed to submit a preliminary or final plan within the agreed-upon period of time, or failed to obtain an extension, the Commission may initiate action to withdraw approval of the Planned Development. Such action shall consist of a formal recommendation for reversion to the prior zoning classification, to be deliberated at a public meeting, for which the property was signed and abutting property owners notified. This public meeting shall not be an advertised public hearing. The Commission's recommendation will then be forwarded to the City Council. After holding an advertised public hearing, the Council may extend the limits of the development schedule or withdraw the Planned Zone designation, in which case the land will revert to its previous zoning.

The Grand Junction Planning Commission is requiring the following information to be provided to this department a minimum of ten (10) days prior to the Special Public Hearing on March 20, 1984.*

Eight (8) copies of:

- a) Location, current property owner, and representative if applicable.
- b) Brief discussion of current status of the approved project. This should include the feasibility, likelihood of buildout, or anticipated changes to the approved plan.
- c) Development schedule anticipated for completion of next phase or buildout.
- d) Any work completed to date on the project to fulfill the next development process requirements. (i.e. if final approval, when is plat to be recorded, or if preliminary approval, when is final plan to be submitted?)
- e) Extension requested (one year maximum).

* Any packets not received or received after this date may result in automatic reversion.