

Table of Contents

File 1980-0045
Date 6/28/01

Project Name: Fisher Liquor Barn -Dev in H.O.

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
X	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)
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>		
X	X	Action Sheet
X	X	Review Sheet Summary
X	X	Sign Permit Application - **
X	X	Memo from Ron Rish to Diane Smucny re: supplementary review comments – 1/29/80
X	X	Letter from David Leonard to Mesa Co. re: right of way needs – 1/29/80
X	X	Planning Commission Minutes - ** - 7/29/80
X	X	City Hold Sheet
X		Letter from Alex Candelaria to Mesa Mini Mall Properties re: approval of petition – 8/11/80
X		Public Hearing Notice – 8/20/80
X		Development Application
		Sign Diagram

Acres .556
Units _____
Density _____

ACTION SHEET

File # 45-80
Zone H0
Tax Area Code _____

Activity DEVEL IN A.O.
U.S. BANK TRANSACTION

Phase _____ Date Neighbors Notified 7-15-80

Date Submitted _____ Date CIC/MCC Legal Ad _____

Date Mailed Out _____ PC Hearing Date 7-29-80

Review Agencies _____ 10 Review Period - Return By July 14

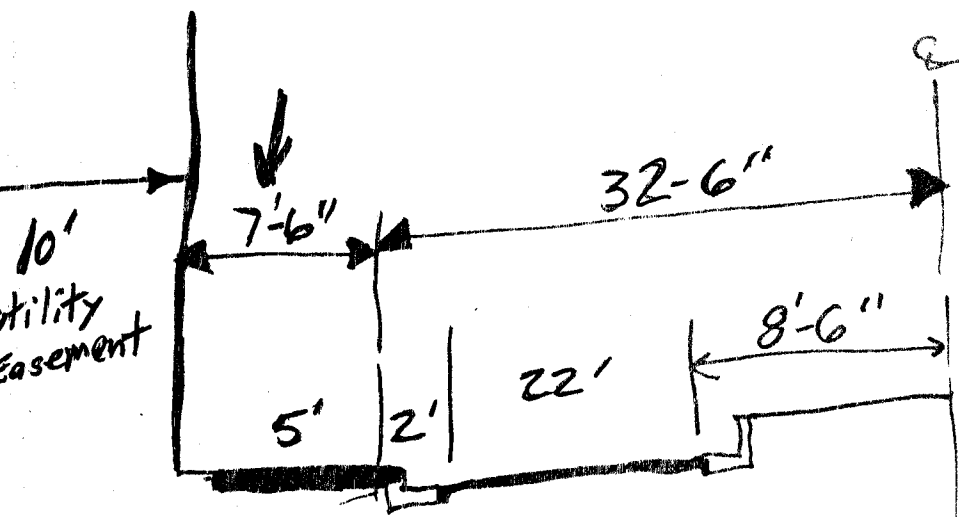
- | | |
|--|--|
| <u>Send</u> | <u>Send</u> |
| <input type="checkbox"/> COUNTY ROAD DEPARTMENT | <input checked="" type="checkbox"/> FIRE <u>CITY</u> |
| <input type="checkbox"/> COUNTY HEALTH DEPARTMENT | <input checked="" type="checkbox"/> IRRIGATION <u>G.V.</u> |
| <input type="checkbox"/> COUNTY SURVEYOR | <input checked="" type="checkbox"/> DRAINAGE <u>G.J.</u> |
| <input type="checkbox"/> COMTRONICS | <input checked="" 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>R. SM/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>ED VANDER TOOK</u> |
| <input type="checkbox"/> STATE HIGHWAY | <input checked="" type="checkbox"/> <u>PARKS & REC.</u> |
| <input type="checkbox"/> STATE GEOLOGICAL | <input checked="" type="checkbox"/> <u>DOE</u> |
| <input type="checkbox"/> STATE HEALTH - RADIOLOGICAL | <input checked="" type="checkbox"/> <u>JIM BRADON</u> |
| <input type="checkbox"/> TRANSAMERICA TITLE | <input checked="" type="checkbox"/> <u>TECH REVIEW</u> |

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>P.C.</u>	<u>7/29/80</u>	<u>RECOMMENDED APPROVAL SUBJECT TO STAFF COMMENTS.</u>
<u>CIC</u>	<u>8/20/80</u>	<u>TABLED UNTIL 9/3 FOR FACT FINDING</u>
<u>CIC</u>	<u>9/3/80</u>	<u>PERMIT APPROVED SUBT. TO RESOLUTION OF R.O.W. PROBLEM</u>

Common Location Fisher Subdivision, 7 & 24 1/2

Staff Comments
Legal OK
PULL DATE OF DESIGNATION OF R.O.W. BY COUNTY & CITY FOR COUNCIL FACT FINDING

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



per
Ken Hunt

EDGE PROPOSED PVMT THIS CONTR

PC

Right of Way R=40'

R=50'

A = 131.08.45
R = 40.00
L = 91.49
CH = 565.40.40° W
72.61

RPR

1-31-80

cc: Bragdon
Hunt
Metzner

PCC

EDGE PROPOSED PVMT THIS CONTRACT

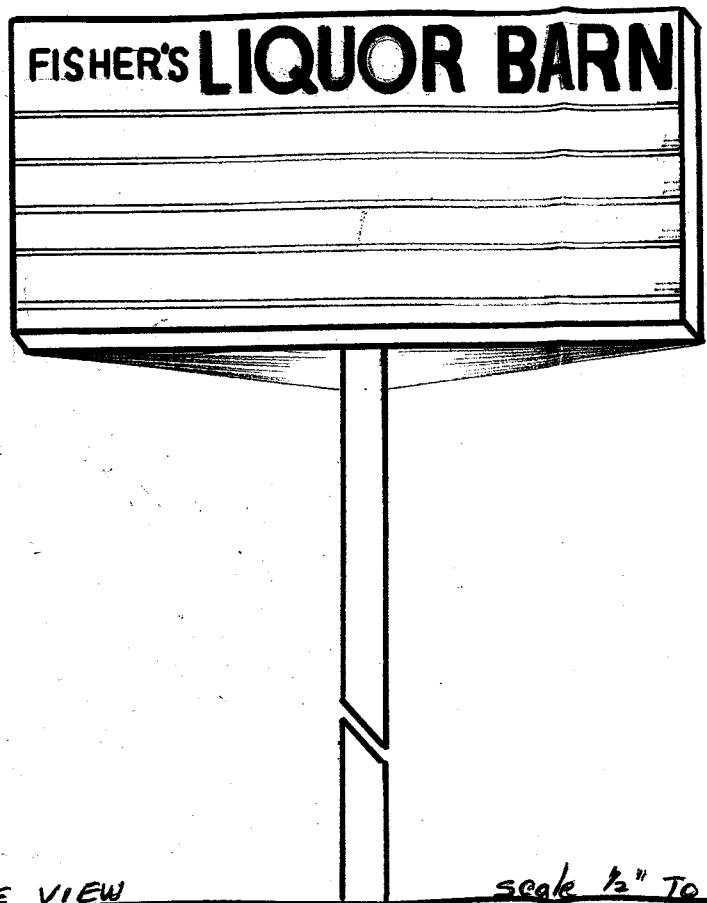
50'

32.6'

50'

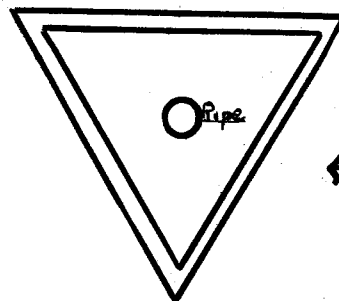
31-00

CONTRACT



FACE VIEW

scale 1/2" To 1'0"



← TOP VIEW / scale 1/2" To 1'0"

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

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

Wayne A. Fisher
2440 F Rd.
Grand Junction, CO 81501

H.T. & N.L. Puckett
1600 Sable Blvd. Sp 140
Aurora, CO 80010

fill copy

REVIEW SHEET SUMMARY

FILE# 45-80

ITEM DEV. in H.O. - WESTERN FED. SAVINGS &
LOAN

DATE SENT TO REVIEW DEPT. 7-02-80

DATE DUE 7-14-80

PETITIONER Mesa Mini Mall Prop

LOCATION Fisher Sub. - ²24½ & F Road

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
7-02-80	TECH REVIEW	None
7-10-80	CITY FIRE	This office has no objections to this use. Fire hydrant spacing and water main sizes should be adequate, if additional fire hydrant is installed on F rd. 300' West of the hydrant shown on site plan.
7-10-80	G.J. DRAINAGE	OK
7-14-80	CITY ENGR.	Additional right-of-way and easements as shown on their site plan should be dedicated to the City. Power of attorney for full-street improvements on 24½ Road and F Road should be submitted to the City right-of-way agent. The sanitary sewer situation is still not resolved as stated in my letter of May 28, 1980 to Mr. Webber of Western Engineers.
7-14-80	UTE WATER	The installation of water lines, as proposed in Fisher Subdivision utility composite, dated 2/29/79, will serve this development both fire flows and domestic needs.
7-16-80	TRANS. ENG.	No comment.
7-16-80	PARK & REC.	None.
7-16-80	PUBLIC SERVICE	Electric: No objections-10 foot wide utility easement adjacent to north property line to be obtained through separate instrument. Gas: No objection
7-17-80	UTILITIES	None
7-18-80	MT. BELL	No comment

STAFF RECOMMENDATION

Recommend approval subject to comments:

Parking space on western end of lot too close to driveway entrance--conflicts with ingress/engress.

P.O.A. on 24.5

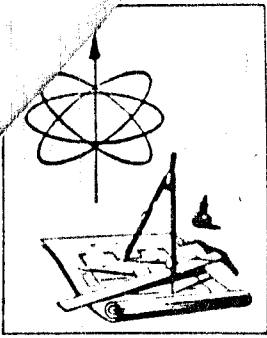
Actual location of both structures on lot.

Signage for bank & liquor barn.

Additional landscaping to replace that lost due to bank placement.

7-29-80 GJPC - SIMONETTI/SCHOENBECK PASSED 4-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF # 45-80 DEVELOPMENT IN H.O. - U. S. TRANSACTION BANK, SUBJECT TO THE COMMENTS AND RECOMMENDATIONS OF THE STAFF.

SIMONETTI/SCHOENBECK PASSED 4-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE SIGN FOR THE LIQUOR BAR AND THE U. S. BANK TRANSACTION BANK.



ARMSTRONG ENGINEERS and ASSOCIATES, INC.

861 Rood Avenue — Grand Junction, Colorado 81501 — (303) 245-3861

January 29, 1980

Mesa County Development Dept.
P. O. Box 897
Grand Junction, CO 81502

Attn: Diane

Re: #792430, Mesa Mini Mall

Dear Diane:

With reference to the above project and associated right of way needs, I have the following comments:

1. 24½ Road has been designed from F Road south to U. S. 6 & 50. Right of way in this area is 80 feet wide, with the center of right of way offset 10 feet westerly from the half section line.
2. It is recommended that a minimum of ten additional feet of right of way be reserved from all development on both sides north of F Road since it is likely that 24½ Road will be constructed with four lanes and a median, at least as far as I-70. It should be noted that a 100 foot total right of way width would be preferable.
3. Since part of this proposed roadway is within or adjoining the City limits, Mr. Ron Rish should be contacted for his requirements.

If I can be of additional assistance, please contact me.

Sincerely,

ARMSTRONG ENGINEERS AND ASSOCIATES, INC.

David M. Leonard
David M. Leonard, P.E.
Vice-President

DML/kr

✓cc: Ron Rish

CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

Reply Requested

Yes No

Date

January 29, 1980

To: (From:) Diane Smucny

From: (To:) Ron Rish

Re: F Road and 24½ Road

As requested by you this morning, the following supplementary review comments are offered from Jim Bragdon and me concerning the liquor store petition on Lot 5 of Mesa Mini-Mall:

1. The right of way for 24½ Road should be obtained to fit Mesa County plans for improvements to 24½ Road. I understand Dave Leonard is or has investigated this matter to determine what dimension is appropriate.
2. Additional right of way should be obtained for the northwest corner of 24½ Road and F Road so the intersection design might be mitigated as much as possible in the future.
3. Power of Attorney should be obtained for missing street improvements on both F Road and 24½ Road.
4. A maximum of one driveway each should be allowed on F Road and on 24½ Road frontages. These should be as far north and west as possible. Because of the road curvature on F Road just west of the intersection at 24½ Road, it is our opinion the first driveway from F Road should be west of the curve end. This would be approximately 380 ft. from the centerline of 24½ Road. The intersection alignment is poor and potential for traffic hazard and conflict between the intersection and driveway on that curve at the speeds anticipated are the reasons for our opinion.
5. Some of the sketches given to us yesterday show acceleration-deceleration lanes. We feel these are not appropriate in this location because the proximity of the F Road and 24½ Road intersection just moves the problems closer to the intersection with these speed-change lanes.
6. The two-way aisle in the parking lot should be at least 24 feet wide when adjacent to 90° parking on both sides.

cc - Dave Leonard, Armstrong Engineers
Jim Bragdon
Jim Patterson

Aug. 8, 1980

The Grand Junction City Council will be holding a public hearing on August 20, 1980 at 7:30 p.m. in the City Council Chambers in City Hall, 250 N. 5th. The item referenced below is in your area.

#45-80 - Development in H.O. - U.S.

Transaction Bank

If you are interested in this item your attendance at the hearing would be appreciated. If you would like more information call the Development Department at 243-9200, ext. 334.

Sincerely,

Sue Dussel

PT II

City
County
Development
Department

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

August 11, 1980

Mesa Mini Mall Properties
P.O. Box 2026
Grand Junction, Colorado 81502

Ladies and Gentlemen:

On July 29, 1980, the Grand Junction Planning Commission voted to approve your petition for a development in H.O., subject to staff and review comments.

You are encouraged to resolve all unresolved review agency comments mentioned on the enclosed review sheet prior to your public hearing with the Grand Junction City Council on August 20, 1980, at 7:30 p.m.

The petitioner or a representative must be present at this public hearing for the request to be heard and acted upon.

Please contact this office if you have any questions or concerns.

Sincerely,

Alex Candelaria/dh

Alex Candelaria
City Staff Planner

AC:dh

Enclosure

Xc: Dillon-Hunt PC
2004 North 12 Street, #43
File # 45-80