

# Table of Contents

File 1980-0056  
Date 8/29/01

Project Name: Bank of Orchard Mesa -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>
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X	X	<b>*Summary Sheet – Table of Contents</b>
		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
		<b>*Mailing list</b>
		Public notice cards
		Record of certified mail
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	Review Sheet Summary			
X	X	Letter from Lance Williams to Richard J. Witsken re: Complimenting site development – 7/30/82			
X	X	Power of Attorney - ** (to be scanned)			
X	X	Planning Commission Minutes - ** - 8/26/80			
X		Letter from Alex Candelaria to Bank of Orchard Mesa re: petition approved with comments to be resolved – 9/4/80			
X		Preliminary and Final H.O. Application			
X		West Elevation Map			
X		East Elevation Map			
X	X	Site Plan (to be scanned)			
X		Grading & Landscape Plan			

Acres 3  
Units \_\_\_\_\_  
Density \_\_\_\_\_

CITY ACTION SHEET

File # 56-80  
Zone 74-0

Activity Dev. in H.O.  
Phase Final  
Date Submitted 8/1/80  
Date Mailed Out 8/6/80  
Date Posted 8/15/80  
Legal Ad Date \_\_\_\_\_  
Date Neighbors Notified--  
    Planning Commission 8-19-80

Date Neighbors Notified--  
    City Council \_\_\_\_\_  
Date CIC Legal Ad \_\_\_\_\_  
Hearing Date--  
    Planning Commission 8/26/80  
Hearing Date--  
    City Council \_\_\_\_\_  
10 Review Period-Return By 8/18/80

Review Agencies

Send

- COUNTY ROAD DEPARTMENT
- MOUNTAIN BELL
- PUBLIC SERVICE COMPANY
- FIRE
- IRRIGATION O.M.
- DRAINAGE O.M.
- SEWER O.M.
- WATER (UTE, CLIFTON)
- FLOODPLAIN
- CITY ENGINEER

- CITY UTILITIES
- CITY POLICE
- TRANSPORTATION ENGINEER
- PARKS AND RECREATION
- ENERGY OFFICE
- TECH REVIEW
- WATER AND POWER RESOURCES
- St. Highway

Common Location ~~\_\_\_\_\_~~ 2697 Highway 50

Board	Date	Comments
GTC	8/26/80	Approved- Subject to staff comments & review comments
CIC	9/17/80	Approved- Subject to P.C.

Staff Comments

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Original Documents

- Improvement Agreement
- Improvement Guarantee
- Covenants
- Development Schedule

REVIEW SHEET SUMMARY

FILE# 56-80

ITEM DEVELOPMENT in H.O.-BANK of ORCHARD

DATE SENT TO REVIEW DEPT. 8-06-80

MESA-PRELIMINARY & FINAL

DATE DUE 8-18-80

PETITIONER \_\_\_\_\_

LOCATION 2697 Hwy 50

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
8-12-80	MT. BELL	No objections
8-12-80	FLOODPLAIN	Not in floodplain
8-13-80	O.M. IRRG.	No exceptions
8-13-80	O.M. DRAINAGE	No exceptions
8-13-80	CITY UTL.	Trash enclosure should be constructed with access from an angle to allow for front end pick-up.
8-13-80	O.M. SEWER	This is served by City of Grand Jct. and not O.M. San.
8-18-80	TRANS. ENG.	The nine angle parking spaces to the west of the bank building are slanted in the wrong direction if the 28'-4" drive is for two-way traffic. If the drive is intended for one way traffic, then I would suggest reducing the width of the drive at the south end (of the angle parking) to physically prevent wrong way traffic.
8-18-80	CITY FIRE	Required fire protection water and line size is inadequate. Two fire hydrants required. #1 One fire hydrant at intersection of 27 Road and U.S. 50. One fire hydrant 300 feet South of hydrant # one on 27 Road. An 8 inch or larger water line must be extended from B $\frac{1}{2}$ Road down 27 Road.

STAFF RECOMMENDATIONS

1. Recommend that bicycle parking be provided.
  2. Will there be any change in signage? If so, it should be shown.
  3. Parking as proposed does not meet code. Also, total square footage of proposed structure needs to be given to evaluate parking space requirement. Staff recommends that parking meet code requirements.
  4. Will traffic be limited to one way west of the diagonal parking area? If it will be two way, orientation of parking angle should be with flow of traffic.
  5. Proposed 8 lane drive up-will there be any directional signage for egress? Site plan should indicate proposed traffic circulation and directional controls.
- Recommend approval provided issues are addressed prior to City Council action.

8-18-80	CITY ENG.	An additional 3 ft. of street right-of-way should be dedicated along 27 Road. Power of attorney for full street improvements for Highway 50 and 27 Road should be granted prior to issuance of building permit. Driveway location change on Highway 50 looks OK to me. Colorado Division of Highways approval should be obtained. Driveway locations on 27 Road look OK. How will that south entrance fit plans for "The Commons" and our Fire Station No. 4?
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CITY ENG  
CON'T

No drainage information is shown. Quantification of drainage should be submitted for review since more paved area is apparently being added. It looks like they plan to drain almost everything thru the property west of them. How do those owners feel about that? I assume no new utility service is required, since no utility layout was submitted.

8-26-80 PUBLIC SERVICE Electric: No objections.  
Gas: No objections

8-27-80 PARKS & REC. None

8-26-80/GJPC/SCHOENBECK/RIDER PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE DEVELOPMENT IN H.O. - FINAL PLAN, SUBJECT TO STAFF COMMENTS.



## CITY - COUNTY PLANNING

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

(303) 244-1628

July 30, 1982

Mr. Richard J. Witsken  
President, Bank of Orchard Mesa  
2697 Hwy. 50  
Grand Junction, CO 81503

Dear Mr. Witsken:

I would like to take this opportunity to express the City's satisfaction with the way in which you have finished your site development. The bank is an attractive facility, with the landscaping nicely complimenting it. During a recent site inspection, it was noted that the bike stands are now in also.

It appears that you have fully complied with the development plan, and we appreciate your cooperation.

Sincerely,

Lance R. Williams  
Development Enforcement Officer

LW/vw