

Table of Contents

File 1980-0081

Project Name: Cedar Square Offices-Rezone R1A to PDB

Date 9/25/ 01

| | | |
|---------------------------------|------------------|--|
| P r e s e n t | S e n t | <p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department 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 provided.</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 | | *Summary Sheet – Table of Contents |
| X | | 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 | | *Mailing list to adjacent property owners |
| | | 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 | X | Review Sheet Summary | | | |
| X | | Review Sheets | | | |
| X | | Letter from Sam Haupt to Bob Bright re: request for hearing on 2/18/81-2/4/81 | | | |
| X | X | Signatures of attendees for Workshop on 1/13/81 | | | |
| X | | Rezone Application | | | |
| X | | Preliminary Development Plan | | | |
| X | X | Resolution - ** - in 3/4/81 City Council Minutes | | | |
| X | X | Planning Commission Minutes - ** -1/27/81, 11/25/80 | | | |
| X | | Development Schedule | | | |
| X | | Deed | | | |
| X | | Elevation Map and Location Map | | | |
| X | X | Preliminary Plan (to be scanned) | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

CEDAR SQUARE OFFICES

Development Schedule

Construction to begin within two months following final approval by the City Council. Approximately March 1981.

Construction period to be approximately 4 months with completion scheduled about July 1981.

X

Raymond N. & Gretchen L. Davis
606 26-1/2 Road
Grand Junction, Colorado 81501
81-80

Weston P. & R. C. Edfast
604 26-1/2 Road
Grand Junction, Colorado 81501
81-80

Evelyn I. Taylor
602 26-1/2 Road
Grand Junction, Colorado 81501
81-80

Fred A. & F. A. Dunham
608 26-1/2 Road
Grand Junction, Colorado 81501
81-80

C. W. & R. D. Mottram
609 26-1/2 Road
Grand Junction, Colorado 81501
81-80

Mildred M. Vandover
604 Meander Drive
Grand Junction, Colorado 81501
81-80

William R. Patterson
662 26 Road
Grand Junction, Colorado 81501
81-80

P.D.C. Investment 81-80
c/o Bob Hirons
P. O. Box 2026
Grand Junction, Colorado 81502

ARIX
760 Horizon Drive
City 81501
81-80

Jan 13 Workshop Notify

- ✓ ✓ Weston P East 604 26 1/2 Rd 242-8168
- ✓ ✓ Fred A Barham 605 26 1/2 Rd 242-4261
- ✓ ✓ Wm R Patterson 550 Patterson Rd 243-8141
- ✓ ✓ Glen Churchill 956 Unawap 241-1126
- ✓ ✓ Earl Jensen 215 Easton Hill 243-0320
- ✓ ✓ Ray Williams 324 Patterson 242-8158
- ✓ ✓ PRAGON ENG. INC. % Tom Logue 2784 Crossroads Blvd City 3-8966
- ✓ ✓ J.N. Anderson 529 Foy DR. Grand Jet, ed 245-6455
- ✓ ✓ Wm. F. Serviss 225 Willowbrook Rd 242-7632
- ✓ ✓ Jim Galt ^{+ Barbara} 308 Willowbrook Rd
- ✓ ✓ Skip Mottram 609 26 1/2 Rd 243-9443
- ✓ ✓ Ray Davis 606 26 1/2 Rd 243-1094
- ✓ ✓ WHAT ABOUT 8th CT ?
- ✓ ✓ Raymond Green 2628 F 243-2060
- ✓ ✓ Midge Van Doren 242-7797
- ✓ ✓ J. Rich Livingston Box 398 242-7322
- ✓ ✓ Karen + Mark Madsen 346 Belane Dr. 245-2728

REVIEW SHEET SUMMARY

FILE# 81-80

ITEM REZONE R1 A to PDB

DATE SENT TO REVIEW DEPT. 11-05-80

PRELIM. PLAN-CEDAR SQUARE OFFICE

DATE DUE 11-14-80

PETITIONER PDC Investments

LOCATION 605 26 $\frac{1}{2}$ Rd.

| <u>DATE REC.</u> | <u>AGENCY</u> | <u>COMMENTS</u> |
|------------------|---------------|--|
| 11-10-80 | CITY UTIL. | Since the alley will be used for circulation of traffic, the alley should be paved. If a sewer main needs to be constructed in the alley to serve this development, it should be installed before the alley is paved. Bicycle parking facilities should be provided. |
| 11-10-80 | UTE WATER | This property is within an area being served by the City; however, Ute does have a 4" line in the west side of 7th Street where it fronts this development and a 8" line in 7th Street a short distance North of this site. |
| 11-12-80 | PARKS & REC. | Nice drawing but none of the proposed plant materials are labeled; it is hard to comment on unknown plants. This should be an extension of the existing Cedar Square landscaping with Cistana plum, Potentilla, Austrian Pine and spreading junipers used as before, this will offer continuity to the development. |
| 11-13-80 | CITY FIRE | At least one and possibly two on site hydrants will be required on a minimum 8" line depending on Fire Flow. Inadequate info at this time as to required fire flow. Recommend that fire protection water be provided from the 8" line in 7th St. Possible locations for hydrants: <ol style="list-style-type: none"> 1. S.E. corner of property at east side of entrance drive. 2. North edge at parking lot just east of trash enclosure. This hydrant could come off of 14" line in Patterson Rd. |
| 11/17/80 | Comprehensive | Where is the narrative regarding the impact study? Because the properties south of the proposed site (at the northwest corner of the intersection of 7th and Patterson) are zoned PB and B1, the petition to change from R1A to PB would seem to be compatible. The site plan indicates care has been taken to landscape the site and place the parking away from the single family residences to the north. Approximately 30% of the property with city limits is zoned to accompdate office/commercial uses. Approval of this petition would further establish this corner as a minor commercial node within the city limits. Several major retail tenants of Cedar Square Shopping Center have relocated to Mesa Mall, and the center has not yet appeared to re-stabilize after this impact. Offices in this area may act as a stimulus to encourage replacement of these tenants. The access into the existing shopping center from 7th street does not appear adequate to accommodate the numbers and flow of traffic onto the office site. A relocation of this access - possibly further north)and blocking off the existing curb cut) could be more workable, and also allow for a re-design of the existing parking area which is already very tight and awkward. |

- 11/14/80 Transp./Eng. There is no ingress/egress for northbound traffic on 7th st. They would use the alley off of Patterson Road.
The location of the N.E. corner of the 7-11 store should be shown, since it appears to be rather close to the proposed driveway.
- 11-14-80 CITY ENG. Access & layout looks reasonable. Since the access depends on the alley, I recommend that someone be responsible for paving the alley. We presently have a serious problem maintaining that gravel with all the traffic using it. We have to grade it every few months. Since a significant amount of surface will be paved or roofed, storm runoff should be quantified with calculations. Where will the runoff outlet to? Perhaps the alley could be paved to drain to Patterson Road so the storm runoff won't be deposited on the neighbor's property. An access easement across the Cedar Square shopping center will be needed with their proposed access plan.
- 11/18/80 Staff Comments Access is a key problem in this proposal. Recommend that applicant work with Cedar Square to design a better joint access. If this is not feasible we suggest the applicant work with alley design to use this as a primary access to the site.
Applicant needs to identify impact on adjacent properties and mitigation measures to be taken. Also, as access is a primary problem, applicant should provide traffic generation figures for proposed use.
On site parking is adequate and will function well provided access to site works.
If a business area is to develop here it would be much more efficient to coordinate properties to north in the future. This area is probably one of the best for medically related offices provided logical development occurs.
Recommend project be initiated within 1 year of final approval or be scheduled for a rehearing.
- Summary of Comments: Alley should be paved by applicant.
Bike parking should be provided
Landscaping needs to be detailed.
Water lines and hydrant location need to be approved by Fire Dept.
Access is poor and an attempt needs to be made to redesign it, especially as it relates to Cedar Square.
If this area is to develop as a medically related business node a coordinated effort should be attempted.
- 11/26/80 PUB. SERV. Electric: No objections
Gas: No objections
- 12/01/80 MT. BELL No requests or comments at this time.
- 11/25/80 FLAGER/SIMONETTI PASSED 5-0 (GRAHAM ABSTAINING) A MOTION TO TABLE THIS ITEM UNTIL SUCH TIME AS THE PROPERTY OWNERS DIRECTLY AFFECTED BY THIS REQUEST ARE ABLE TO ATTEND A PUBLIC WORKSHOP TYPE MEETING, IN AN ATTEMPT TO REACH AN AGREEMENT AS TO WHAT THE ZONING AND CHARACTER OF THIS AREA SHOULD BE.
- 01/27/81 FRANK/GRAHAM PASSED 4-0 A MOTION TO RECOMMEND TO THE CITY COUNCIL DENIAL OF #81-80 REZONE R1A TO PDB BECAUSE OF POOR ACCESS, TO KEEP THE CHARACTER OF THE NEIGHBORHOOD INTACT, AND BECAUSE OF THE INPUT AND OPPOSITION OF THE PEOPLE LIVING IN THE AREA.

Acres .788
Units _____
Density _____

CITY ACTION SHEET

File # 81-80

Zone R-1-A

Activity Rezone R-1-A to PDB Date Neighbors Notified--
Phase Final Plan (City office) City Council _____
Date Submitted 11/4/80 Date CIC Legal Ad _____
Date Mailed Out 11/5/80 Hearing Date--
Date Posted 11/4/80 Planning Commission 11/25/80
Legal Ad Date _____ Hearing Date--
Date Neighbors Notified-- City Council 12/17/80
Planning Commission _____ 10 Review Period-Return By 11/14/80

Review Agencies

Send

- | | |
|--|---|
| <input type="checkbox"/> COUNTY ROAD DEPARTMENT | <input checked="" type="checkbox"/> CITY UTILITIES |
| <input checked="" type="checkbox"/> MOUNTAIN BELL | <input checked="" type="checkbox"/> CITY POLICE |
| <input checked="" type="checkbox"/> PUBLIC SERVICE COMPANY | <input checked="" type="checkbox"/> TRANSPORTATION ENGINEER |
| <input checked="" type="checkbox"/> FIRE | <input checked="" type="checkbox"/> PARKS AND RECREATION |
| <input type="checkbox"/> IRRIGATION _____ | <input checked="" type="checkbox"/> ENERGY OFFICE |
| <input type="checkbox"/> DRAINAGE _____ | <input checked="" type="checkbox"/> TECH REVIEW |
| <input type="checkbox"/> SEWER _____ | <input type="checkbox"/> WATER AND POWER RESOURCES |
| <input checked="" type="checkbox"/> WATER (UTE CLIFTON) | <input checked="" type="checkbox"/> <u>Camp</u> |
| <input type="checkbox"/> FLOODPLAIN _____ | _____ |
| <input checked="" type="checkbox"/> CITY ENGINEER | _____ |

Common Location 605 26 1/2 Road

| Board | Date | Comments |
|-------|----------|--|
| GIPC | 11/25/80 | Tabled for a --- Workshop 1/13/81 |
| GIPC | 1/25/81 | Denied - Poor access - neighborhood contact none & site plan - citizen input |
| CIC | 2/18/81 | Heard by CIC & decision will be on 3/4/81 |
| CC | 3/4/81 | Denied |
| | | |
| | | |
| | | |

Staff Comments

adj. OK

Original Documents

- | | |
|--|---|
| <input type="checkbox"/> Improvement Agreement | <input type="checkbox"/> Covenants |
| <input type="checkbox"/> Improvement Guarantee | <input type="checkbox"/> Development Schedule |