

Table of Contents

File 1981-0029

Project Name: 1102Belford Avenue – Revised PB

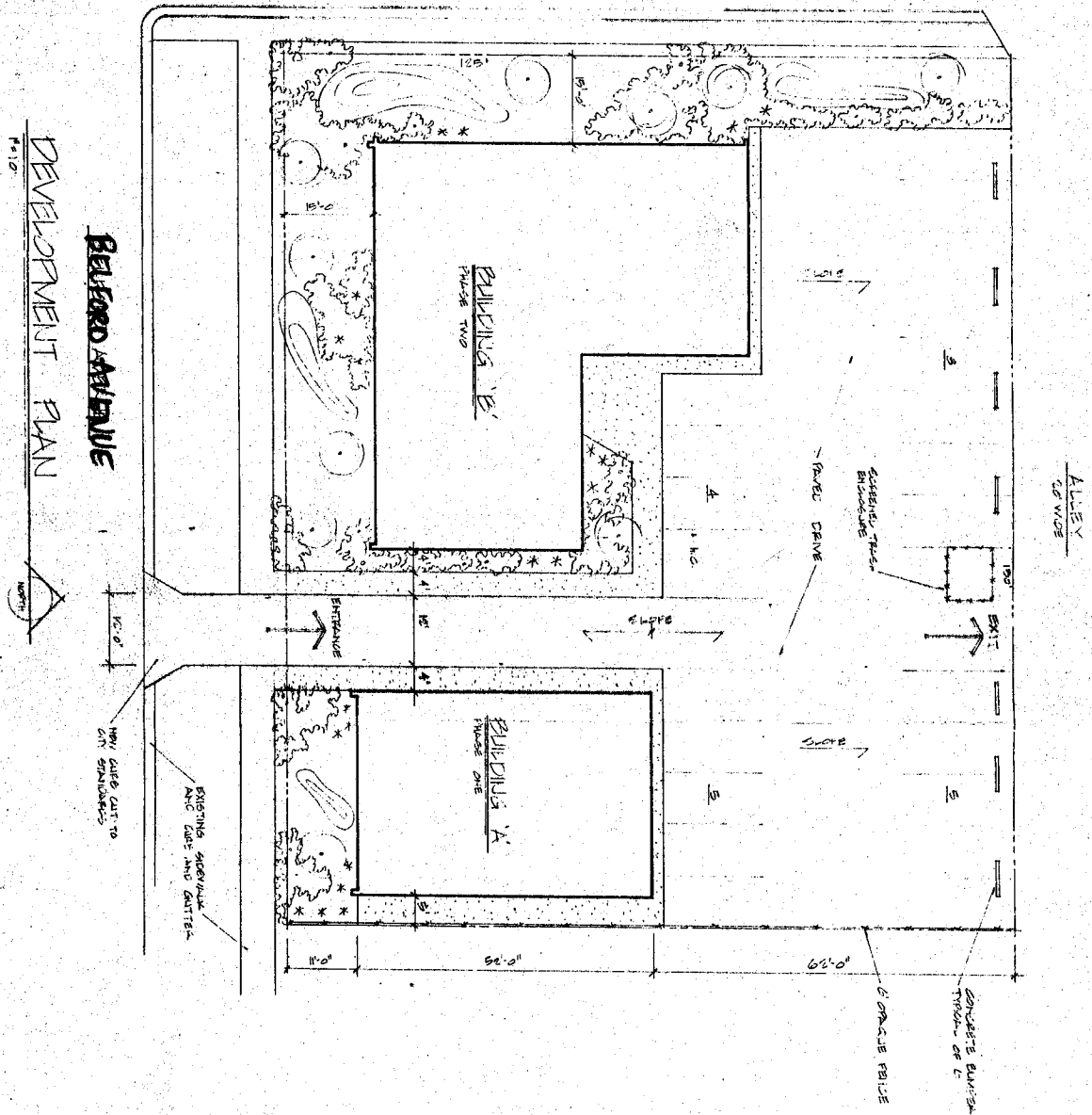
Date 10/30/01

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 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>
		*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 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
X	X	*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	X	Planning Clearance - **			
X	X	Site Plan			
X	X	Letter from Bob Goldin to Chris Gray re: review agencies take no exception to the plan as submitted with the following stipulations – 9/7/83			
X	X	Letter from Karl Metzner to Paul Nafel re: approve amendment to previous with stipulations – 7/24/89			
X		Peak Demand – Data Sheet			
X		Elevation Map			
X		Planning Commission Minutes - ** - 4/6/81			

ELEVENTH STREET



DEVELOPMENT PLAN

PROJECT DATA

CLIENT THINKING IS P.B. THIS SUBMITTAL REPRESENTS A REVISION TO THE WILLIAMS BUILDING'S P.F. APPROVED A FEW YEARS AGO.

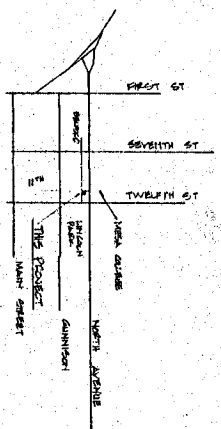
BUILDING A: 1,872 SQUARE FEET. THIS BUILDING IS BEING REDESIGNED BY THE ARCHITECT FOR THE CITY OF BOSTON. CONSTRUCTION WILL BEGIN SHORTLY AFTER FINAL APPROVAL.

BUILDING B: 3,722 SQUARE FEET. THIS BUILDING IS BEING REDESIGNED BY THE ARCHITECT FOR THE CITY OF BOSTON. CONSTRUCTION WILL BEGIN SHORTLY AFTER FINAL APPROVAL.

TOTAL PROJECT IS ABOUT 5,594 SQUARE FEET WITH PARKING FOR 15 CARS. PARKING IS PROVIDED ON PART OF REAR LOT FOR 100 SQUARE FEET.

LANDSCAPING

- SELECTED FROM: GREEN ASH, LACUNOSTER, HALE OR SYCAMORE
- * SELECTED FROM: PINKALATHA, UPRIGHT JAMBUR
- ☼ SELECTED FROM: WINDO FINE, TOWNUS, PROCESTE, CONTRASTOR, SHIMANT, SHIMANT, SHIMANT AND PLANTING ARRANGEMENT
- ☼ SELECTED FROM: SHIMANT, SHIMANT, SHIMANT AND PLANTING ARRANGEMENT



LOCATION MAP

Mr. Arthur F. Brockman
1047 Colorado
Grand Junction, Colorado 81501
#29-81

Joan S. Good
1109 Belford Avenue
Grand Junction, Colorado 81501
#29-81

Milla Faye Fisher
547 Wasatch Street
Grand Junction, Colorado 81501
#29-81

Marshall E. Brown A.R. 3/30/81
P. O. Box 550
Clifton, Colorado 81520
#29-81

Mr. Adolph J. Fisher
547 Wasatch Street
Grand Junction, Colorado 81501
#29-81

Baldwin, Cucchetti +
Morris
655 North 12th Street
Grand Junction, CO. 81501
#29-81

A. H. Gould
c/o Boice Enterprises
606 E. Main - Box 1349
Farmington, N. Mex. 87401
#29-81

Chris Gray
2721 No. 12th St.
Grand Junction, CO. 81501
#29-81

A. H. Gould
c/o Boice Enterprises
606 E. Main - Box 1349
Farmington, N. Mex. 87401
#29-81

Bernard W. & L. A. Brodak
1060 Belford Avenue
Grand Junction, Colorado 81501
#29-81

Bernard W. & L. A. Brodak
1060 Belford Avenue
Grand Junction, Colorado 81501
#29-81

Walter R. Thoms
621 20 Road
Grand Junction, Colorado 81501
#29-81

George R. Schnell
2133 Rainbow Ranch Drive
Grand Junction, Colorado 81501
#29-81

W. J. & J. Elbon
1101 Belford Avenue
Grand Junction, Colorado 81501
#29-81

Joan S. Good
1109 Belford Avenue
Grand Junction, Colorado 81501
#29-81

REVIEW SHEET SUMMARY

FILE# 29-81

ITEM Revised PB

DATE SENT TO REVIEW DEPT. _____

Preliminary

DATE DUE 3/16/81

PETITIONER Baldwin, Cucchetti & Morris, 655 North 12th St., G.J.

(Chris Gray, Architect)

LOCATION Northeast corner 11th and Belford

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
3/10/81	Mt. Bell	None.
3/12/81	Public Service	Public Service Co. may have <u>objections</u> to this application. Due to the volume of applications being received for review from both Mesa County and the City of Grand Junction, we will not be able to complete our review of this project by the deadline shown. Our detailed comments will be forwarded as soon as possible.
3/13/81	City Parks / Recreation	There are no large Maple trees that do well here. Sycamores should be used only if a maintenance program is to be implemented to control fungus problems.
3/16/81	City Utilities	None.
3/19/81	City Fire Dept.	We need you to come in and let us do a fire flow on these buildings before we can okay construction. We will need the following information: 1. Type of construction 2. Square footage of buildings 3. Distance to exposures. Also, we need present hydrant locations and size of supply lines. From this information we will be able to tell if you need additional fire protection.
3/19/81	City Engineer	Driveway entrance will require a permit and all work should be as per city standard ST-1. Any existing curb cuts which are not to be used as per this plan should also be closed by the petitioner with new curb and gutter and sidewalk. I still think there is too much traffic in that alley.
3/19/81	Public Service	Electric & Gas: No Obstructions
3/19/81	Transportation Engineer	Although it is done elsewhere, the utilization of a 20' alley for an exit road from an office parking lot seems to go beyond the purpose for which alley's were intended.
3/23/81	Staff Comments:	1) Need to indicate dimension parking stalls & exit to the alley. 2) Suggest that a bike rack be provided. 3) Recommended that if the project is not initiated within one year of final approval, a rehearing be scheduled before the planning commission.
4/6/81	PICKENS/RINKER PASSED 3-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #29-81, THE WILLIAM BUILDING, REVISED FINAL PLAN, SUBJECT TO STAFF COMMENTS, SPECIFICALLY ADDRESSING THE LANDSCAPING, GRASS IN THE PARKWAYS AND AROUND THE BUILDING, AND LIMITING THE PROJECT TO OFFICE USE WITH NO RETAIL BUSINESS.	

April 6, 1981

Mr. Alex Candelaria
Grand Junction Planning Department
559 White Street
Grand Junction, Colorado 81501

RE: Belford Offices PB Revision to Williams Building
File #29-81

Dear Alex:

My clients and I would like to comment on the Review Summary Sheet completed on the above project.

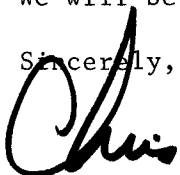
We will work with all the utility companies and Fire Department, keeping them up to date and providing construction drawings as we have them. We will close up existing curb cuts not used and follow standard procedures for permits. Also, we will follow Parks and Recreation recommendations.

Staff Comments: We will provide full working drawings, but the parking stalls are 9' x 19' and the exit to the alley is 12' wide. A bike rack will be provided.

In regards to the exit to the alley: It was our understanding that alleys were intended for circulation. We prefer the circulation plan as submitted, we will close the alley exit if we are allowed to cut through our parking lot to the West and have a curb cut off 11th Street.

We will be in attendance at the meeting.

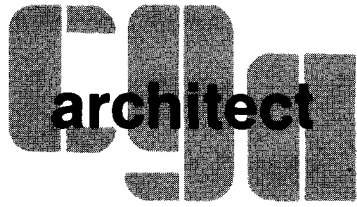
Sincerely,



Chris Gray, AIA

CG:pg

cc: Baldwin, Cucchetti & Morris



chris gray, a.i.a.
professional corporation

April 15, 1981

Grand Junction Planning Department
Mr. Alex Candelaria
599 White Street
Grand Junction, Colorado 81501

RE: Belford Offices PB Revision to Williams Building

Dear Alex:

The Petitioner and myself would like to address in writing the following comments brought up by the planning commission:

1. The project will be only office use, no retail is being requested.
2. We agree to provide grass in the right-of-way to the South and the areas on our site plan marked to receive ground cover will be grassed.

Sincerely,

Chris Gray, AIA

CG:pg

cc; Baldwin, Cucchetti & Morris



CITY - COUNTY PLANNING

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

(303) 244-1628

September 7, 1983

Chris Gray
2721 N. 12th, #22
Grand Junction, CO 81501

Dear Chris:

Regarding the revised final planned development project, file #29-81, the William Building, this Department did send it out for review to the affected review agencies.

As a result of the reviews, the review agencies take no exception to the plan as submitted with the following stipulations:

1. The Grand Junction Planning Commission's motion be upheld - no retail business and detailed landscape plan.
2. Meet all Unified Building Code and Unified Fire Code requirements.
3. A raised physical barrier (6" curb, fence, etc.) be installed along the north side to prevent access into the alleyway.
4. The trash pickup location be confirmed with Bill Reeves.
5. Curb cut permits be issued for all curb work.
6. All signs to meet current sign code.

These requirements need to be confirmed and finalized prior to the issuance of the building permit. If you have questions, please contact me.

Sincerely,

Bob Goldin
Senior City Planner

BG/sw

xc: File #29-81



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

July 24, 1989

Mr. Paul Naftel
Chase Management Brokerage
, and Development
7955 E. Arapahoe Court, Ste. 1100
Englewood, CO 80112

Dear Paul:

I've reviewed the information you sent regarding the lease for additional parking on lots 31-34, Block 1, City of Grand Junction. Based on this information, I hereby approve an amendment to the previous plan for those lots, subject to the following:

- 1) The parking area must be covered with a dust-free surface.
- 2) If the lot is paved, it must be striped. If the lot is graveled, curb blocks must be provided to designate the parking spaces.
- 3) At the time the parking is used (September 1, 1989), the temporary directional signs for Touch of Greece must be removed. Any new directional signage must be approved by this department.

Thank you for your cooperation in this matter, and please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Karl G. Metzner".

Karl G. Metzner
Director of Planning

KGM/tt

xc: File #29-81