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File 1981-0053

Project Name: Revised Final in PDB - Office Bldg. - Walter R.Thoms, Victor Daniel

Date 1/21/02

P	S	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.
		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.
		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.
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
X		Reduction of assessor's map
		Evidence of title, deeds
		*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	Memo from Planning Commission to Participants in 2/8/83 Public Hearing - 4/12/83	
X	X	Review Sheet Summary	X	X	Planning Commission Minutes - ** - 2/8/83
X		Review Sheets	X	X	Location Map
X		First Street Corridor Guideline - **	X		Electrical Plan
X		Plot Plan	X		Floor Plan
X	X	City Council Agenda - ** - 7/15/81	X		Elevation Map
X	X	Impact Statement - 1981	X		Utility Composite
X		Petitions in favor of	X	X	Plot Plan
X	X	Impact Statement - 3/6/84	X		Public Notice Posting
X	X	Letter from Richard Scariano to Walter Thoms re: list of customers contacted regarding purchase of property - 10/14/83	X		Development Application
X		Letter from Richard Scariano to Walter Thoms re: Public interest in property- 3/8/84	X	X	Development Improvements Agreement - ** - (to be scanned)
X		Letter from Tony Perry to Victor Daniel re: great interest in prospective property purchasers - 3/7/84	X	X	Power of Attorney - **

IMPACT STATEMENT FOR
EXTENSION OF APPROVAL FOR AN OFFICE
BUILDING IN A PLANNED DEVELOPMENT ZONE
SOUTHWEST CORNER OF FIRST STREET AND MESA AVENUE

MARCH 6, 1984

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

MAR 09 1984

OVERVIEW

On August 5, 1981, the City Council of the City of Grand Junction adopted a Resolution granting approval for an office building in a planned business development zone on property owned by Walter R. Thoms, Victor J. Daniel and Walter C. Thoms. The affected property is described as:

Block 1 of West Lake Park Annex, according to the amended plat thereof, except the tract conveyed to the City of Grand Junction, a municipal corporation, in an instrument recorded December 15, 1960 in Book 793 at Page 138 of the records of the Mesa County Clerk and Recorder.

The project consists of a 19,000 square foot office building extending north and south on the west side of the subject property. The building is designed to provide professional office space. The plan, as accepted, was a totally planned development, including the building, parking, landscaping and drainage.

WHY THE PROJECT HAS BEEN DELAYED

As has been previously reported, simultaneously with the project being approved by the City of Grand Junction, availability of money and financing became both expensive and impossible due to the general decline in the national economy and the onset of a two-year recession. Most of the United States is recovering or has recovered from the recession. However, Mesa County and most of Western Colorado may be just now "bottoming out" according to local analysts. Consequently, the ultimate success of this project lies in the future.

During most of the last year, the subject property was listed for sale with Omega Realty who indicate that there was substantial interest in the project even in light of the economic hard times. This interest is supported by an attached

letter. In the latter part of 1983, the listing contract was terminated with Omega Realty, and the property was listed with Re/Max Mountain West to give it greater exposure through advertising and sales personnel. Since relisting the property, there continues to be a reasonable interest in the property for a professional office plaza. This interest is evidenced by an attached letter. A year ago there was a tremendous glut of office space in Mesa County due to Exxon's departure in May of 1982. This glut is gradually being absorbed which helps make the Thoms-Daniel project more viable.

CURRENT COMPATIBILITY AND FEASIBILITY OF THE PROJECT IN RELATION TO EXISTING CONDITIONS OF THE NEIGHBORHOOD AND SURROUNDING AREA

As was initially stated and supported in the original impact statement, the PDB zone is proper for a professional office plaza. The project continues to be compatible and feasible in relation to existing conditions of the neighborhood and surrounding area.

A PDB zone accomodates many uses, which uses are compatible with existing uses on either side of the proposed project. Surrounding the project are residences, a nursery, a shopping plaza consisting of retail stores and offices, condominiums and apartments, professional office buildings, a Junior High School, a supermarket, gas stations, a church and retail shopping strips. These uses have been in existence for several years and most are permitted in a PDB zone.

As the concept of Grand Junction as a center for oil shale and other energy development in Western Colorado wanes or is at least delayed, the concept of Grand Junction as a regional shopping and service hub gains momentum. Consequently, there is a continued need for professional office space in the proposed location. Such a use, undoubtedly, creates the highest and best use for the subject property as it is in close proximity to downtown and other action centers and is located on a major local arterial street. The project does not affect the public health and safety in any adverse way and is in close proximity to associated services.

The site continues to be barren except for two small older homes which are rented. The owners continue to be committed to a site plan which utilizes a totally landscaped buffer to provide compatibility with the surrounding neighborhood and improve the site aesthetically.

DEVELOPMENT SCHEDULE ANTICIPATED

In addition to relisting the property with Re/Max Mountain West in the year of 1983, the owners applied for and were granted a new longer term loan with the Bank of Grand Junction. The purpose of this refinancing was to prepare to "dig in", if necessary, and wait out the area's recession. Naturally, the owners are hopeful that the property and project will sell in the near future. However, reality suggests that it may take longer than six months.

Optimistically, it is speculated that there will be an upturn in the local economy during the last quarter of 1984. If such upturn occurs, some of the recent interest in the project may result in an agreement for sale and purchase or formation of a partnership to move ahead with the project. Certainly, with an upturn in the economy, the demands of the community would mean the green light for projects such as the Thoms-Daniel office plaza. The owners will continue to entertain all viable proposals to get this project off of the ground during the next twelve months.


EXTENSION REQUESTED

The owners, Walter R. Thoms, Victor J. Daniel and Walter C. Thoms, request approval for the project to be extended for one year from the date of hearing on this matter.

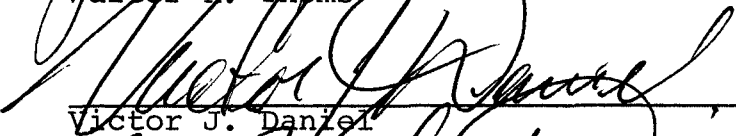
Respectfully submitted this 8th day of March, 1984.

OWNERS:

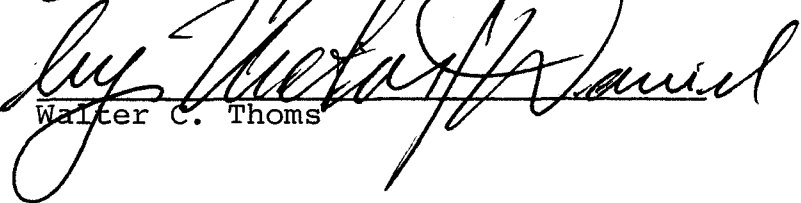
present ⊕



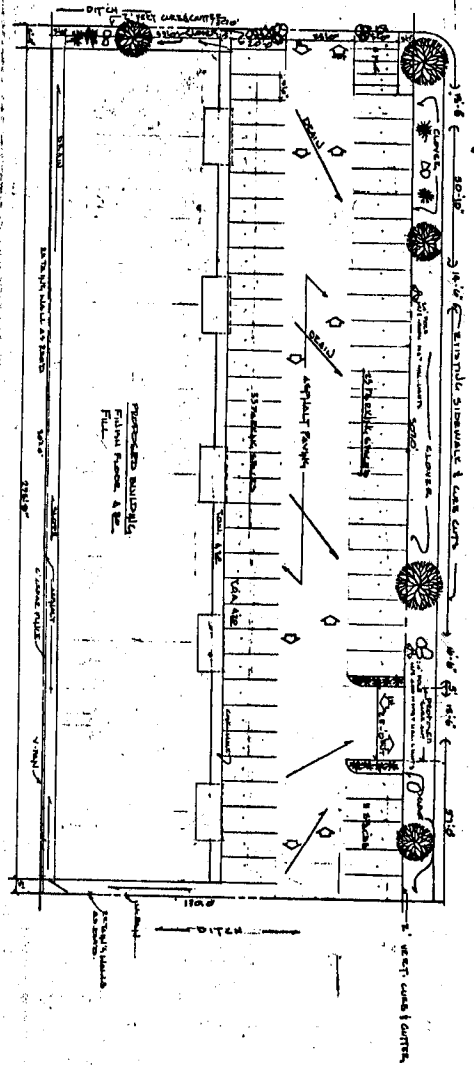
Walter R. Thoms



Victor J. Daniel



Walter C. Thoms



FIRST STREET

PLANT PLAN

PROPOSED 10000 sq ft building
 10000 sq ft building
 10000 sq ft building

Block 1
 10000 sq ft building
 10000 sq ft building
 10000 sq ft building

900
 1000

LANDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	QUANTITY	SIZE
☉	Central Palm Tree	2	6' x 6'
☉	Central Palm	3	1' x 1'
☉	Tree	10	1' x 1'
☉	Central Palm	4	1' x 1'
☉	Plant	10	1' x 1'

OFFICE COPY

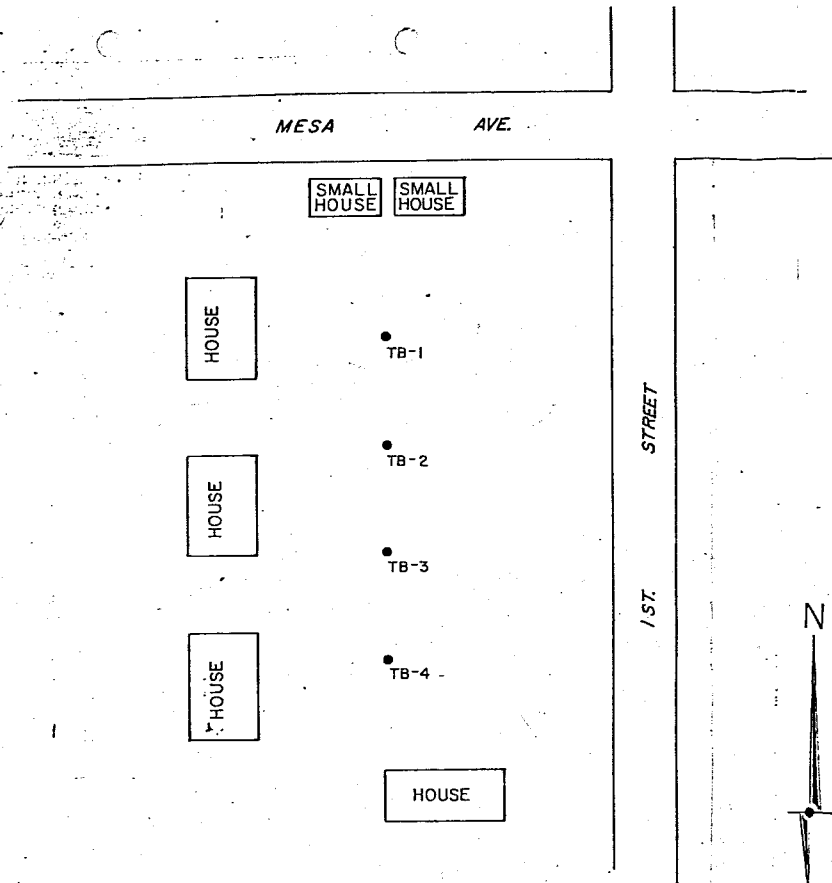
153-81

23
 2/26/61

J. J. ENTERPRISES GRAND SET CO

DATE	1-6-61
BY	J. J. ENTERPRISES
NO.	1

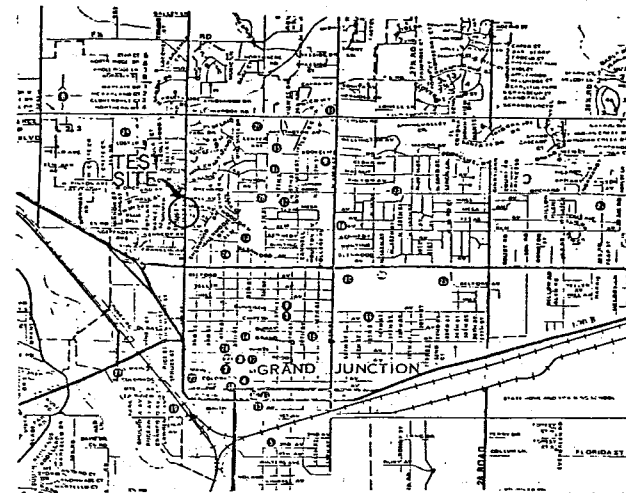
NO.	1
DATE	1-6-61
BY	J. J. ENTERPRISES



LOCATION MAP

SCALE: 1" = 50'

NOTE: ALL TEST BORE LOCATIONS ARE APPROXIMATE.



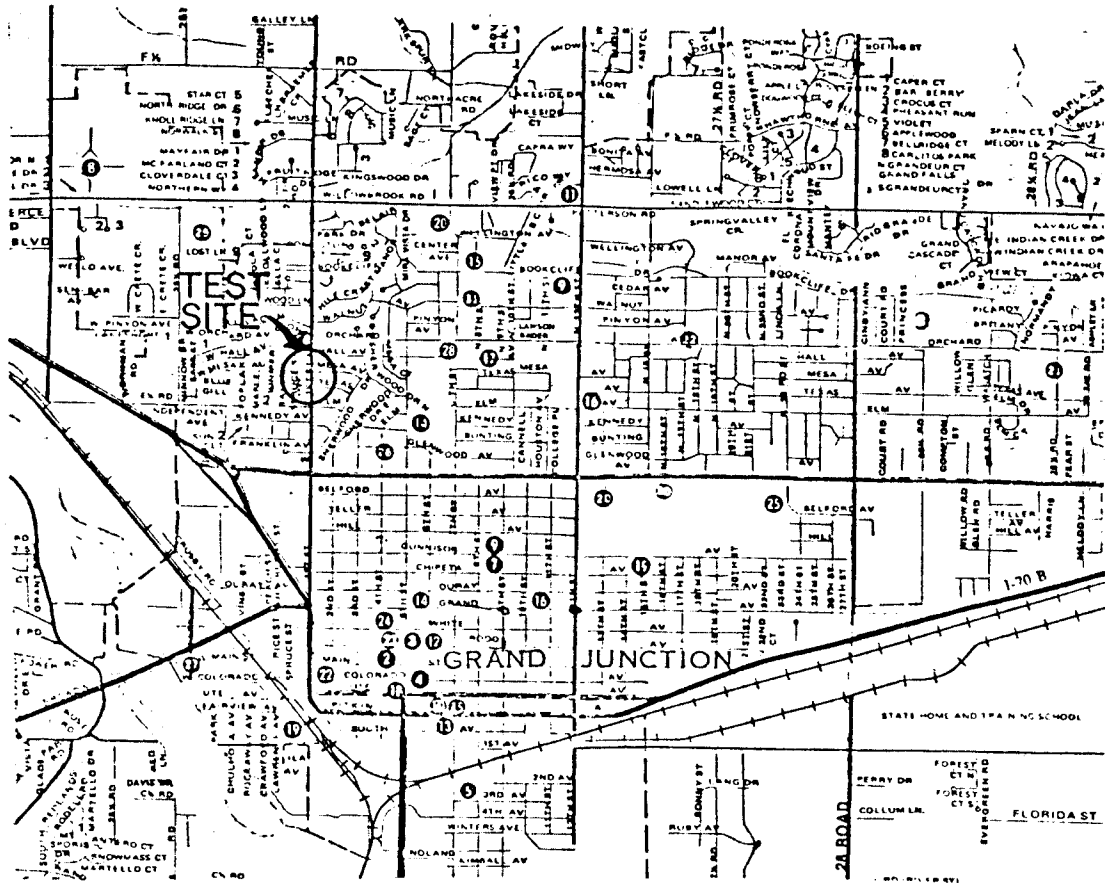
VICINITY MAP

SCALE: 1" = 2000'



FIGURE 1

	ARMSTRONG ENGINEERS and ASSOCIATES, INC. ENGINEERING • SURVEYING • SOILS AND CONCRETE TESTING 861 ROOD AVENUE - GRAND JUNCTION, COLORADO 81501 - (937) 245-3861	
	As Shown	GEOTECHNICAL INVESTIGATION
	2 / BI	J & J ENTERPRISES
	JMT	JOB NUMBER
DATE OF REPORT 2 / 16 / 81	SHEET 1 of 2	813246



VICINITY MAP

SCALE: 1" = 2000'



FIGURE 1

OXIMATE.

	ARMSTRONG ENGINEERS and ASSOCIATES, INC. ENGINEERING • SURVEYING • SOILS AND CONCRETE TESTING 861 BROAD AVENUE - GRAND JUNCTION, COLORADO 81501 - (303) 245-3861	
	SCALE: As Shown DATE: 2 / / 81 DRAWN BY: JMT	GEOTECHNICAL INVESTIGATION J & J ENTERPRISES
	CHECKED BY: DATE OF ISSUE: 2 / 16 / 81	SHEET 1 of 2
	J&J NUMBER 813246	

PETITION

We the undersigned being property owners and/or residents in the general area around BLOCK 1 of West Lake Park Annex also known as 1635 North First Street, Grand Junction, Colorado, would rather see 1635 North First Street used for the development of an office plaza, rather than for a high density residential development.

NAME

ADDRESS

NAME	ADDRESS
Elizabeth Steffens	1626 Spruce Ct.
Therian Melman	1616 Spruce Ct.
Jean Mahannah	1616 Spruce Ct.
Joyce Chase	1606 Spruce Ct.
Buddy L. Row	1606 Spruce Ct.
Mr. Mrs. Brian Webb	1615 Spruce Ct.
Harry Steffens	1626 Spruce Ct.
Don W. Rogan	1643 Spruce Ct.
Carolyn Rogers	1643 Spruce Court
Charles [unclear]	1606 Balsam Court
Sharon Huff	1620 Juniper Ct.
Ed Lawrence	1705 Juniper Ct.
Clara Miracle	1809 Juniper Ct.
L.O. Miracle	1809 Juniper Ct.
Medred N. Miller	1800 Juniper
Kenneth Daily	1734 Juniper st
Dorothy J. Daily	1734 Juniper
Gail Stewart Frick	1605 Spruce Ct.
Oliver Benson	1712 Juniper
Shel Hamington	1720 Juniper
Richard R. Helm	1735 Maple St.
Donna K. Shank	1735 Maple St.
A. F. Ludwig	436 W Hall

PETITION

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<u>NAME</u>	<u>ADDRESS</u>
Kathy Demmy	110 Texas
Bianche Ludus	120 Texas
John E. Hansen	2nd Texas Ave
Donnie Watt	220 Texas Ave.
Allene Hall	1645 W. Sherman Dr.
Kenneth Finley	240 Mesa Ave.
Mary Finley	240 Mesa Ave.
Boyd Young	211 Mesa Ave
Dick Smith	210 Mesa Ave
Fred Massey	201 Mesa Ave.
Cherise Pittner	150 Mesa Ave.
George H. Nelson	161 Mesa Ave.
Di Engler	151 Mesa
Quinn Engler	151 Mesa
Nola Lentz	170 Mesa Ave.
Robert Eddy	150 Mesa Ave
Jen Eddy	150 Mesa Ave
Dodie Eddy	140 Mesa Ave
Frank Cuckey	140 Mesa Ave.
Mrs. A. G. Haberer	131 Mesa Ave
Charles Blum	130 Mesa Ave
Robin Dee Blum	130 Mesa Ave
Mamie C. Walsh	120 Mesa Ave.
Buddy R. Buford	121 Mesa Ave.
R. G. Warwick	111
Clayton Warwick	111 Mesa Ave
Joe L. Montoya	101 Mesa Ave.
Rosella B. Montoya	101 Mesa Ave.
Faul S. Bisek	1704 Juniper Ct.
Bernice Bisek	1704 Juniper Ct.

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<u>NAME</u>	<u>ADDRESS</u>
James M. McManami	320 W. Hall
Allen L. McManami	320 W. Hall
Howard Fitch	460 W. Hall
Grace M. Fitch	460 W. Hall
Virginia May Depinales	105 Hall Ave
Regina Moore	126 Hall Ave
Margaret Kelly	131 Hall
Betty Hancock	160 Hall
Bredee Hancock	160 Hall
Mrs. Steve Dugdale	161 Hall
A. L. Borden	181 Hall
Raymond C. Landmeier	190 Hall
Bertha Landmeier	190 Hall
May Kelly	200 Hall
Virginia S. Lamb	201 Hall
Dorothy Holdeman	210 Hall
Florence Garrison	235 Hall Ave
Joel A. Parish	235 Hall Ave
Peter S. Wild	1731 N. 3rd
Burton Wollenzien	466 N. Sherwood Dr
Thomas J. Schulte	400 N. Sherwood Dr
Paul A. Rennie	1740 N. 3rd
F. R. Allen	1750 N. 3rd St.
H. E. Hunter	1800 N. 3rd
Bill Johnson	1906 N. 3rd Ct
George Fortune	1907 N. 3rd Ct
John Lattin	340 Orchard Ave.
Florence Lattin	340 Orchard Ave

PETITION

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NAME	ADDRESS
Thomas Robinson	167 Indian Pendent
Geneva Lawton	205 Independent Ave
Stephen James Phillips	206 Independent Ave.
Maria Jorner	236 Independent Drive
Clarice Ann Moore	245 Independent Ave.
Mr & Mrs Robert C. Barnett	265 Independent Ave
Mr & Mrs Donald Woods	327 Independent ave.
Karen Buck	337 Independent ave.
Jay Brack	344 Independent
Luth Thayer	355 Independent ave
Carl Bishop	415 Independent ave
Donna Bishop	415 Independent Ave.
Raymond Lane	1605 Poplar bl
Luis Teed	510 W. Mesa
Frank Cairns	530 W. Mesa
Velma Phillips	1640 Bluegill Dr.
H. A. Hudson	603 Bluegill Dr. S. Jct
Robert D. Glouan	612 Bluegill
John H. Frick	620 Bluegill
Mary Frick	620 Bluegill Dr.
Ann Cleveland	611 Bluegill Dr
Steve Gordon	609 Bluegill Dr.

PETITION

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<u>NAME</u>	<u>ADDRESS</u>
<i>Ruby Trevino</i>	<i>1550 N. 1st St G.J.</i>
<i>Robert Duncan</i>	<i>" " "</i>
<i>Alice B. Balliett</i>	<i>111 Texas - H. J.</i>
<i>Mr Mrs Charles Leto</i>	<i>131 Texas</i>
<i>Joe & Helen Leto</i>	<i>1141 Texas</i>
<i>Arnold F. Stadelman</i>	<i>1549 W. Sherwood Dr</i>
<i>Betty Stadelman</i>	<i>1549 W. Sherwood Dr.</i>
<i>Yvonne M. Bileau</i>	<i>1539 W. Sherwood Dr.</i>
<i>John R. Kite</i>	<i>150 Elm Avenue</i>
<i>Paul D. Brown</i>	<i>141 Elm Ave</i>
<i>Helen E. Ericson</i>	<i>141 Elm Ave</i>
<i>Helen Ericson</i>	<i>140 Elm</i>
<i>Charles Brockel</i>	<i>111 Elm ave.</i>
<i>Mrs. C. J. Christ</i>	<i>111 Clonave</i>
<i>Charles Brockel</i>	<i>101 Elm Ave</i>
<i>Edna E. Chabin</i>	<i>101 Elm Ave</i>
<i>Sharon M. Allan</i>	<i>1420 North 1st</i>
<i>Lea E. Switzer</i>	<i>200 Texas, G. J.</i>

DEVELOPMENT SCHEDULE

Block 1, West Lake Park Annex, 2nd Amended Plat
City of Grand Junction

Revised Plan Approved in Q DB Zone:	June 15, 1981
Site work begin: Including grading, paving, concrete walks, curb cuts, curb	July 01, 1981
Building Construction begin: Concrete, framing, finish	July 15, 1981
Building Finish date: Certificate of Occupancy	October 15, 1981



OMEGA REALTY

October 14, 1983

Mr. Walter R. Thoms
621 20 Road
Grand Junction, CO 81503

Re: 1635 N. 1st Street

Dear Walter:

We have compiled a list of customers that we have contacted regarding the purchase of your property located at 1635 N. 1st Street. The list is as follows:

Ed Armstrong	Leroy Jensen
Paul Britton	Tom LaCroix
Lawrence Capps	Dan McCoy
Joe Croker	Ken Nelson -
Doug Fraser	Ray Painter
Modesto Galvan	Bill Prakken
Sam Haupt	Chuck Shear
Dr.'s Herr, Brewer & Piper	Bobby Turner
Dale Jensen	<i>SERRA CHADWICK</i>

In most cases, we have thoroughly reviewed the development plans with these customers. We proposed the property from the various standpoints, i.e. outright purchase, joint venture, participation as a lease percentage, business condos and partnerships were discussed.

It is unfortunate that the present economic conditions contributed to the lack of suitable and motivated buyers. We feel your property was exposed well to qualified buyers yet I fully understand your need to try another broker and hope they are successful in marketing the property.

Sincerely,

Richard Scariano
Broker

RS/cw



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 # 53-81

Project Name French Quarter

approved on 8/5/81 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. 7-5-7
(Prel. & Final
Plan)

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, failed to submit a preliminary or final plan within the agreed-upon period of time, or failed to obtain an extension, the Planning Commission may initiate action to withdraw approval of the Planned Development. This action shall consist of a formal recommendation for reversion to the prior zone, 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 shall then be forwarded to the Governing Body. After holding an advertised public hearing, the Governing Body 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.



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



1131 North 21st Street • Phone 243-1052

Grand Junction, Colorado 81501

March 7, 1984

Grand Junction Planning Commission
559 White
Room 60
Grand Junction, Colorado 81501

Planning Commission:

Re: 1635 North First Street
Tax Schedule #2945-104-12-036
Legal Block One of West Lake Park Annex according to
the ammended plat thereof except tract as conveyed
to the City of Grand Junction, a municipal corporation,
as in instrument recorded December 15, 1960 in Book
793 at page 138.

Without question, the highest and best use for the unimproved property would be a office or professional building. The soils tests have been completed and an attractive office building, including landscaping and parking, has been designed and approved. We are actively seeking a tenant to occupy approximately one-half the square footage. When that tenant is committed it will be economically feasible to proceed with the project. When Horizon Drive is completed to First Street that will enhance the location for a planned business office building. We are all aware of the present economic situation in the Valley and the importance of working together to improve our situation.

If I can be of further assistance please contact me.

Sincerely,

Bruce Wiuff Sr. 3-7-84
Bruce Wiuff, Sr. Date



OMEGA
REALTY

March 8, 1984

Mr. Walter Thoms
621 10 Road
Grand Junction, CO 81503

Re: Property located at 1635 North
First Street, Grand Junction, CO

Dear Walt:

I am writing this letter to provide current information on your property and office project located at 1635 North First Street.

The project plan has received considerable sincere interest from lessees desiring to occupy approximately 60% of the building or 11,400 sq. ft. Interested lessees include doctors, dentists, lawyers and real estate offices. We have also received interest from an accountant and a data processing firm. Several of the potential tenants are in the final year of their existing leases and should be in a position to make long term commitments later this year.

One doctor, a dentist and real estate office have indicated they would look favorably at condominium ownership of their unit.

We are presently in the process of soliciting letters of intent from potential tenants. Their letters of intent and other pre-leasing activity underway can be used to help facilitate necessary financing. We are enthusiastic about this project and feel certain that we can obtain the occupancy necessary to make this project viable.

Very Truly Yours,

Richard Scariano
Richard Scariano
Broker

/gmj

REVIEW SHEET SUMMARY

FILE NO. 53-81 DUE DATE 5/18/81
 ACTIVITY Revised Final in PDB - Office Bldg. (French Quarter)
 PHASE Revised Final
 LOCATION SW corner, 1st Street & West Mesa Ave., G.J.
 PETITIONER Walter R. Thoms, Victor J. Daniel, Walter C. Thoms
 PETITIONER ADDRESS 621-20 Rd., Grand Junction, CO 81503
 ENGINEER J & J Enterprises

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
5/12/81	City Fire	Before we can okay this construction we need you to come into our office and do a fire flow. To do this we need sq. footage, type of construction, distance to exposures. Also we need a plan showing existing hydrants and line size and proposed hydrants. Any questions please feel free to come by or call.
5/18/81	City Utilities	None.
5/18/81	Mountain Bell	We would like to request a 5' utility easement along the west lot line of this lot for our existing & future cables, see attached plat.
5/18/81	Transportation Engineer	Exist curb cuts should be closed. Access in/out of last (south) parking space on the east side will be difficult since it is adjacent to the property line. With 5 M.C. spaces.
5/19/81	Doe	Present layout of the structure is not such that the office spaces can now or in the future take good advantage of the enormous solar potential in this area. We suggest the possible use of sawtooth roof construction to add natural daylighting to all spaces. Sawtooth design would also add to element of natural summer cooling not provided in these plans. Surrounding vegetation and the basics of good site orientatio have not followed. This building could be altered in many ways to facilitate a more efficient and livable structure. I do not suggest passing this building plan at it stands until renewables and conservation measures have been given more consideration.
5/19/81	Staff Comments:	Too intense use of bldg. Does not comply w/ 1st St. policy. Not compatible w/ surrounding useage. 6' solid wood fence, on backside (west side). Lighting needs to be shown. Need more landscaping on parking lot, & on 1st - low profile types. Directional entry on & off of 1st (1 way). Dimensions of parking stalls. H.C. parking needed. Bikeracks needed. Trash p/u. 2 car parking spaces short. (M.C. spaces don't count as full spaces) Exit right on to boundary line. Project must obtain Bldg. permit within 1 year of approval or schedule rehearing.

*** CITY ENGINEER & CITY PARKS ON PAGE 2 ***

- 5/18/81 City Engineer 7½ Ft. of additional right-of-way should be dedicated on West Mesa and a 20 Ft. radius should be dedicated on the corner of West Mesa and 1st St. Curb and gutter and sidewalk and pavement widening should be constructed by the petitioner on West Mesa and the curb radius should be reconstructed to a 20 Ft. radius. The irrigation ditch must be piped to whatever size and details the irrigation company may require. The curb and sidewalk on West Mesa should be located to fit the City Standard for residential street. Existing curb cuts not used with the proposed plan should be closed with curb, gutter and sidewalk. An engineered plan should be submitted to me for the West Mesa improvements and all work in the right-of-way will require a curb, gutter and sidewalk permit.
- 5/19/81 City Parks I am curious about the designation of 2,300 sq. ft. of "clover." Do they mean grass with clover or what? Symbols are not representative. Green Ash will be three times the size of Goldenrain tree when mature.
- 5/26/81 PRICE/RINKER PASSED 6-0 A MOTION TO RECOMMEND DENIAL TO THE CITY COUNCIL OF #53-81, REVISED FINAL, OFFICE BUILDING, BECAUSE IT IS IN DIRECT CONFLICT WITH THE FIRST STREET POLICY, AND THAT IT IS TOO INTENSE.

IMPACT STATEMENT FOR
REVISED PLAN IN A PDB OR PB ZONE
SOUTHWEST CORNER OF FIRST STREET AND MESA AVENUE

INTRODUCTION

The data included herein is provided to document findings in support of the proposed revised plan in a PDB zone (under new zoning regulations, a PB zone) located on the Southwest corner of the intersection of First Street and Mesa Avenue in Grand Junction, Colorado.

Recognizing that a request for the revised plan is a different use proposed in the PDB zone, the applicants have attempted to accumulate data defining every aspect of the impact which would occur as a result of the revised plan.

EXISTING ZONE

The property has been given a PDB designation with tentative approval for a 3 story building housing approximately 17 townhouses with access to Mesa Avenue from the western portion of the townhouse development.

The present PDB zone is a proper zone for the professional office plaza use requested by the applicants. According to Section 3 (15) Planned Development B-3 of the new Grand Junction Zoning Ordinance, the following are some of the permitted uses in a PDB or PB zone: service businesses, retail businesses, apartments and churches.

CHARACTER OF THE SURROUNDING AREA

The site is surrounded by a multitude of uses. To the south is one of Grand Junction's oldest nurseries, to

the west there are residential uses, to the north there is a school and residential use, and to the east there is a major thoroughfare and residential uses bordering that thoroughfare on its east side. Beyond the uses immediately adjacent to the property, it is significant to consider the uses along First Street, both to the south and north of the property. The following uses are found on the west side of First Street from North Avenue to just north of Bookcliff Avenue: a small shopping plaza consisting of retail stores and offices, residences, a very large complex of condominiums and apartments entitled "Franklin Street Apartments", a residence, a vacant tract of property, a new office building under construction, a vacant parcel, a nursery (Arcieri's), a vacant tract together with two small houses at the north end which is the subject site, two residences, a junior high school, a large supermarket (City Market), a gas station (Conoco), and a dentist's office. The east side of First Street north from North Avenue to just north of Bookcliff Avenue has the following uses: a gas station (Texaco), a vacant parcel, a gymnasium (Boys Club), a vacant parcel, a church, residences, a retail store building containing a delicatessen (Der Weber), and a fabric store (Hi Fashion Discount), a retail shopping strip containing a number of retail stores and offices, and a medium-sized professional office building. For the most part, the uses outlined above have been in existence for several years. The present PDB zoning

designation of the site in question could accomodate most all of the uses presently existing on First Street between North Avenue and Bookcliff.

AREA OR COMMUNITY NEED

The proposed professional office building would provide additional office space for the community's growing number of professionals, including but not limited to, lawyers, doctors, dentists, real estate companies, accounting firms, appraisers and business management companies. Many professional firms and individuals are seeking office space in close proximity to downtown and other action centers and yet on major local arterial streets.

PUBLIC HEALTH AND SAFETY

The proposed project is designed to enhance the public health and safety as follows:

It creates a use on a four-lane street which is compatible with other uses on that street.

It creates abundant off-street parking.

It will provide professionals office space close to residential neighborhoods and existing businesses, alleviating some cross-town traffic.

It provides a buffer between the major four-lane street and the existing residential neighborhood to the immediate west.

It has as a part of its plan a 6 ft. cedar fence along the western boundary between it and the adjoining residences.

It offers a low-profile design which will encourage a 9 to 5, 5 day a week professional office use

superior to the present approved high density 3 story apartment-townhouse use, which residential use must be questioned, being approved on a major four lane arterial with its attendant negative living environment. To this end the Small and Cooley Report at II-26 recommends that "multiple-family areas should not be exposed to incompatible higher types of use."

COMPATIBILITY WITH PRESENT USES ON SURROUNDING PROPERTY

The proposed project is one of many different uses which may be applied in a PDB zone. The project creates a use of the property which is similar in nature to other office building uses between Bookcliff Avenue and North Avenue and it is a use which is compatible with the residential uses, the retail uses, and the school and church uses presently in existence in the area. The proposed use will have no greater impact on the area than the existing residences.

PROXIMITY TO ASSOCIATED SERVICES

Professional offices are generally deemed as drawing centers for patients and clients and consequently serve the immediate area in which they are situated. The area along First Street north and south of the proposed project site contains a variety of different types of business and residential uses; the areas west of the proposed project site and east of the proposed project site contain primarily residences. It is expected that the project site will serve and be compatible with all other uses surrounding it.

TRAFFIC ARTERIALS

The proposed site is served by Mesa Avenue and First Street. Mesa Avenue is a two-lane street running perpendicular

to First Street; First Street is a four-lane arterial. The combined use of both streets will yield more than sufficient capacity to handle any traffic generated by the use of the subject property, as judged by other similar uses and streets serving those uses in the Grand Junction community.

Based on letters of intent from professionals interested in leasing offices in the area (including attorneys, CPAs, real estate brokers, and business management firms, it is estimated that the building will house approximately 40 personnel and will attract approximately 60 clients per day, yielding traffic of up to 100 vehicles per day, assuming one person per vehicle. The project location is expected to draw personnel and clients from the immediate area, creating some foot traffic.

The present townhouse development proposed for the site has no direct access to First Street, but proposes access via Mesa Avenue from a drive and parking area located in the western portion of the site and immediately adjacent to the existing residences to the west.

PUBLIC SERVICES AND FACILITIES AVAILABLE

- Water - Grand Junction
- Sewer - Grand Junction
- Access - First Street and Mesa Avenue
- Fire protection - Grand Junction
- Police protection - Grand Junction
- Sanitation - Grand Junction

Irrigation System - To the extent applicable, there is adjacent irrigation water

Parks/Recreation area - Sherwood Park 2 blocks from the project site

SITE DEVELOPMENT - THE ESTHETIC RESPONSIBILITY

The site is presently barren except for two old run-down houses and volunteer weed trees. The owners are prepared to commit to a site plan utilizing totally landscaped buffer zones to provide compatibility with the surrounding neighborhood and to improve the site esthetically.

MESA COUNTY GOALS, POLICIES AND PLANS

The proposed revised plan for the PDB zone appears to be in conformance with the adopted goals, policies and comprehensive plans of Mesa County as indicated by the present PDB zone designation for the site and existing uses in the area which conform to uses permitted in a PDB zone.

CONCLUSIONS

The property under consideration is unique in its qualifications to serve the functional needs of the facility proposed...a factor which makes the location most desirable from the developer's standpoint. Of equal importance is the fact that the location removes some traffic impact from other areas of the community and that the proposed project may serve the residents and business community in its immediate area.

Excellent existing public access to the property exists...as a matter of fact, it may be under-utilized at this time.

Utilities adequate to serve the facility exist at the site.

The impact on the adjacent residential property cannot be deemed particularly disadvantageous at this point in time, as the project is designed to create a buffer and is compatible with the wide range of other uses surrounding it. Isn't it reasonable to assume that a "buffer" development, absorbing some of the visual and noise impacts of a major traffic artery and controlled in its design and implementation, would be an appropriate and beneficial use of what up to this time has been virtually vacant, unused property.

A basic precept of the planned development process is to enable accomodation of unique needs while at the same time putting requirements on the proposed development which, although not falling within the strictest planning guidelines established, result in a positive contribution to the overall development of the city.

Walter R. Thoms
Victor J. Daniel
Walter C. Thoms
Petitioners