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File 1981-0055

Project Name: **CUP** - SW corner of 12th & Patterson-Jensen

Date 1/24/02

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	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
X		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		*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		Review Sheets
X	X	Impact Statement
X	X	Development Schedule
X	X	Traffic Flow Study
X	X	Planning Commission Minutes - ** - 5/26/81
X	X	Letter from Ronald Larsen, Mobile Office Manu. to City Planning re:code standard certification – 4/28/81
X		Public Notice Posting
X		Development Application
X		Deed
X		Letter from David Humphries to City Council re: One year guarantee of moving from temporary office to permanent – 4/27/81
X	X	Vicinity Map
X		Site Plan – Temporary Structure

55-01

IMPACT STATEMENT

Mesa Federal Savings and Loan Association has been a member of the Grand Junction business community since 1889. We recently decided to make an even larger and stronger commitment to the Grand Junction area by agreeing to have a new branch office built at the southwest corner of Twelfth and Patterson in the Village Fair Shopping Center.

While our permanent office building is being constructed, we propose to use a temporary unit designed specifically for financial institutions. We do not feel the temporary unit will adversely impact the surrounding neighborhood.

The unit is 14 feet wide and 50 feet long with a lobby area inside as well as a drive-up window. It will be located approximately feet south of the Twelfth and Patterson intersection and approximately feet west of Twelfth Street.

The residence to the south of our proposed temporary office location is currently being rented and is owned by the developer of Village Fair. South of the above mentioned residence is Fairmont Hall.

Offices are currently being constructed southwest of our proposed site on the south side of the Grand Valley Canal. North of the Grand Valley Canal and west of our proposed site is a dentist office.

Located on the northwest corner of Twelfth and Patterson is Centennial Plaza, an office/retail complex. On the northeast corner is the Bookcliff Baptist Church. Seven single family residences front Twelfth Street directly east of our proposed site between Patterson Road and Wellington Avenue. This area is presently zoned R 1-c and P.D.B.

The location of our temporary office approximately feet south of the Twelfth and Patterson intersection will not, we feel, create any traffic hazard as it relates to the intersection.

We also feel that circulation around the unit for police and fire protection, as well as trash removal, has been adequately provided for.

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DEVELOPMENT SCHEDULE

It is anticipated that we will have received the proper regulatory agency's approval to open our branch office on or before July 15, 1981.

Upon receipt of approval, we propose to move into a temporary unit specifically designed for financial institutions' use, while our permanent building is being built.

Construction on our permanent building is expected to begin as soon as we receive approval for our branch office. Construction is expected to take approximately seven (7) months.

Immediately upon completion, we will transfer all of our equipment, files, desks, etc., from the temporary facility to our permanent building and remove the temporary unit from the premises.

Please note guaranty letter attached.

Mobile Office

manufacturing & leasing corporation

P.O. Box 7326
4700 So. Riverside Dr. • Murray, Utah 84107
Telephone 801/262-9453

Allegi
1274 a Patterson
Village Fair Sub.
Mesa Federal
Jim Pickens

J. E. Lehnherr
President

Marion H. Mendenhall
Secretary / Treasurer

April 28, 1981

RECEIVED MESA COUNTY
DEVELOPMENT DEPARTMENT

JUN 03 1981

To Whom It May Concern:

During the past few years, we have built several modular banks for Hunt Enterprises of Salt Lake City, Utah. As the manufacturer of these units, we certify that each building was built to meet or exceed each of the following codes (applicable at the time of manufacture):

1. ANSI A119.1 - applicable edition until replaced by HUD.
2. National Electric Code - applicable edition.
3. United Plumbing Code - applicable edition.
4. HUD standards (after the date of replacement of ANSI) those that are applicabel to commercial coaches.
5. All buildings are wired in conduit.

If you have any questions or need additional information, please feel free to contact me.

Sincerely,

Ronald L. Larsen
Ronald L. Larsen
Vice President

RLL/mt

The Grand Junction Fire department has approve this structure on a temporary basis, subject to a on site inspection - for adequate exits, fire extinguishers etc. June 3, 1981 - Det. Chief Wes Rente

Dan Kubby ETAL
1515 Arapahoe Street
Suite 1600 #55-81
Denver, CO 80202

Bookcliff Baptist Church
12th & Patterson
Grand Junction, CO 81501
#55-81

Glen R. Green
2708 F. Road
Grand Junction, CO 81501
#55-81

Jack L. Bray
Betty S. Bray
2707 Patterson Rd.
Grand Junction, CO 81501
#55-81

Lawrence J. Brown
Sharon M. Brown
1427 Chipeta
Grand Junction, CO 81501
#55-81

Nora C. Peterson
2540 N. 12th
Grand Junction, CO 81501
#55-81

Ed Clements
2528 N. 12th
Grand Junction, CO 81501
#55-81

Bernard V. Coulson
Catherine M. Coulson
2510 N. 12th
Grand Junction, CO 81501
#55-81

Fairmount Community Club
2511 N. 12th
Grand Junction, CO 81501
A.R. 5/2/81 #55-81

Ronald E. Ryan
101 Patterson Rd.
Grand Junction, CO 81501
#55-81

*Carl A. Green
215 Carter Hill
Grand Jct CO 81501*

*Jim Pickens
2514 Hall ave
Grand Jct CO 81501*

REVIEW SHEET SUMMARY

FILE NO. 55-81 DUE DATE 5/18/81
 ACTIVITY Request for Temporary Office
 PHASE _____
 LOCATION SW Corner 12th and Patterson - Village Fair
 PETITIONER Mesa Federal Savings and Loan Association
 PETITIONER ADDRESS P.O. Box 1508, 131 N. 6th, Grand Junction, CO 81501
 ENGINEER N/A

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
5/12/81	City Fire Dept.	We have no objection to this conditional use. This trailer must meet the flame spread rating with exits and corridors meeting the approved codes.
5/12/81	Public Service Electric & Gas	Gas: No objections. Developer may wish to use propane for temporary service. Permanent service will be extended when office is built. CB 5/5/81 Electric: No objections to conditional use. Customer to apply for temporary electric service. THI 5/7/81
5/15/81	City Police Dept.	Adds additional traffic to an already congested Hwy. How many feet from 12th and Patterson will the unit be located.
5/18/81	City Utilities	None.
5/18/81	Mountain Bell	We request utility easements as shown on the plat. Thank you.
5/18/81	Transportation Engineer	Access into and out of the northern most parking space on the west side will be difficult because of its' location. The vehicle parked in the northern-most space on the east side will stick out into the drive aisle, minimum aisle width for 45° angle parking should be 12'.
5/18/81	City Engineer	No comments.
5/19/81	Staff Comments:	Lighting to be shown. Signage to be shown. (need to know - Jim). Tight squeeze between trees on west side and angle parking (11').
5/26/81	PRICE/LITLE PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #55-81, CONDITIONAL USE, REQUEST FOR A TEMPORARY OFFICE BUILDING AND DRIVE-UP WINDOW, SUBJECT TO STAFF COMMENTS.	

May 22, 1981

City-County Development Department
250 North Fifth
Grand Junction, CO 81501

ATTENTION: Mr. Alex Candalaria
Mr. Bob Golden

Gentlemen:

I would at this time like to address the review agencies comments regarding our proposed conditional use request at the intersection of Twelfth and Patterson Road.

City Fire Department: Having just picked up the review comments on the 21st of May, I have not had the opportunity to meet with the Fire Department as of this date, but will attempt to do so prior to the Planning Commission hearing on the 26th of May.

Public Service: Although we appreciate the suggestion of using propane, the unit we propose to use will be a totally electrically equipped unit.

City Police Department: We are fully aware that Twelfth Street and Patterson Road are heavily used. However, we do not feel our temporary unit will increase traffic significantly, as we think most of the customers that will be using our temporary facility would be using Twelfth Street and/or Patterson Road, regardless of whether our temporary unit is in operation or not.

The Northern most portion of our unit will be approximately 157 feet South of the Village Fair North property line. There is approximately an additional 26 feet between the North Village Fair property line and the point where a sidewalk will be on Patterson Road when it is installed. In total, our unit will be approximately 185 feet south of the southwest corner of Twelfth Street and Patterson Road.

City Utilities: Had no comment.

Mountain Bell: Easements were granted on the final plan of the P.D.B. for Village Fair.

Transportation Engineer: As the three parking spaces on the West side of the building are to be used as employee parking, we would propose changing those spaces from 45° angle parking to parallel parking.

On the east side of the building, we would propose eliminating the northern most parking space. By doing so, we would still have more than enough parking spaces to meet requirements and would eliminate the problems started by the Transportation Engineer.

City Engineer: Had no comment.

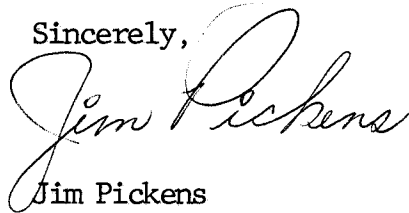
Staff Comments: Lighting fixtures are attached to the modular unit which we feel will provide sufficient lighting. If, when the unit is installed, the lighting is not sufficient, we would most certainly install additional lighting.

Sketches of our proposed signage should be ready for you to review sometime prior to the Planning Commission Public Hearing on the 26th of May.

The tight squeeze between the trees on the west side of the building should be alleviated when we redesign the employee parking spaces to run parallel with the building rather than using 45° angle parking. We would then need an 18 foot width for parking two cars parallel with the building side by side, thereby giving us a 13 foot driveway for customers, rather than eleven feet as shown on the site plans.

I trust this properly addresses most of the review agencies comments, however, should you have any further concerns, please feel free to contact me.

Sincerely,



Jim Pickens
Assistant Vice President

JP/vn

