

Table of Contents

File 1981-0075

Project Name: Granum Investments – Rezone – R3 to P

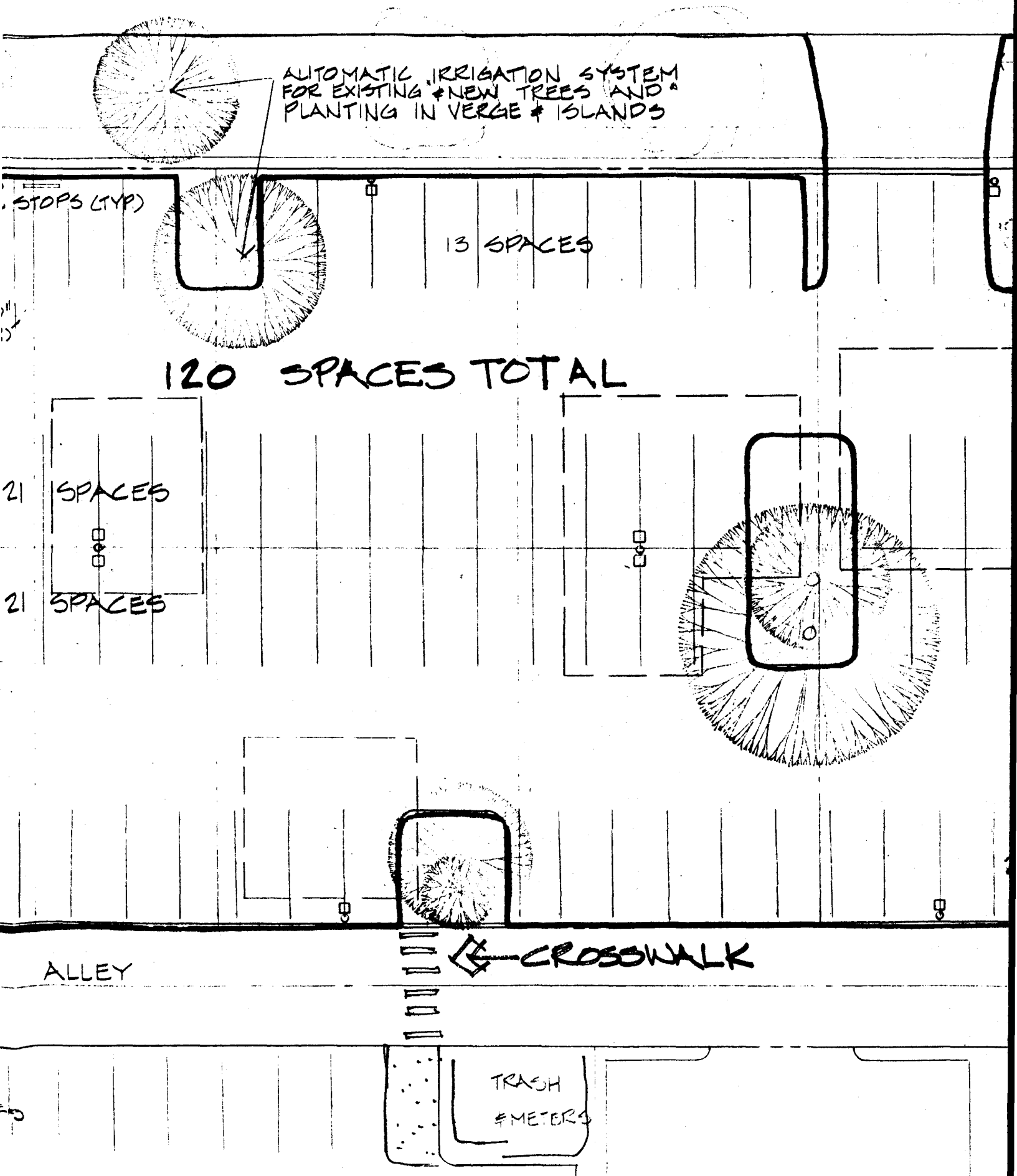
Date 3/11/02

| | | |
|---|---|---|
| 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 | X | Review Sheet Summary |
| X | | Application form |
| X | | Review Sheets |
| | | 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 |
| 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 |
| | | *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 | Letter from Lance Williams to Dennis Granum re: staff inspection – 10/3/83 |
| X | X | Letter from Dennis Granum to Bob Golden re: landscaping – 9/10/81 |
| X | X | Planning Commission Minutes - ** - 8/25/81 |
| X | | Public Notice Posting – 8/13/81 |
| X | | Development Application |
| X | | Deed |
| X | | Submittal Legend |
| X | | Vicinity & Location Map |
| | | |
| | | |
| | | |
| | | |
| | | |

OURAY AVENUE



AUTOMATIC IRRIGATION SYSTEM
FOR EXISTING & NEW TREES AND
PLANTING IN VERGE & ISLANDS

STOPS (TYP)

13 SPACES

120 SPACES TOTAL

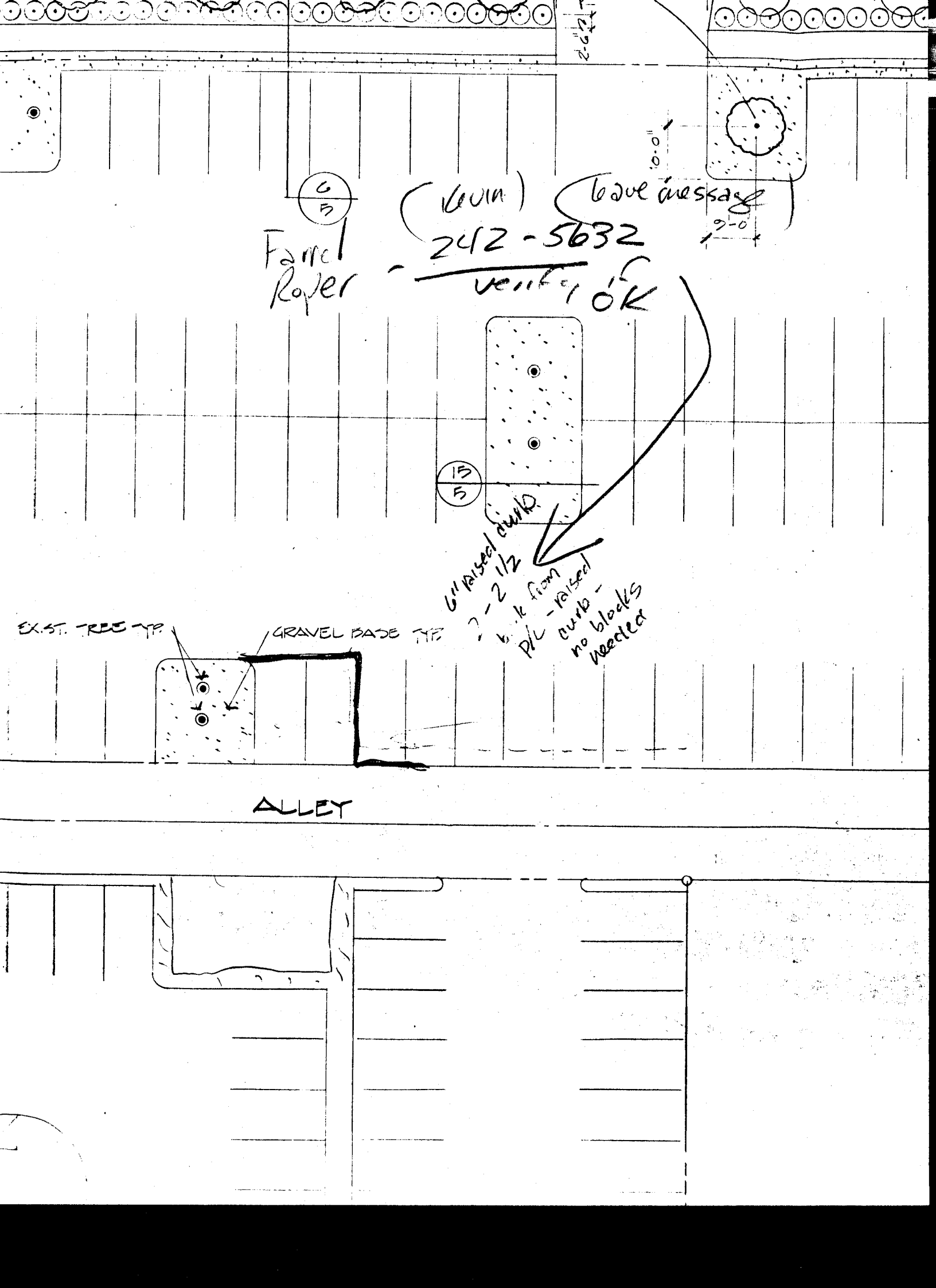
21 SPACES

21 SPACES

ALLEY

CROSSWALK

TRASH
& METERS



6/5
Farrel
Roper

(Kevin) leave message
242-5632
verify, OK

15/5

6" raised curb
2 - 2 1/2
walk from
P/L - raised
curb -
no blocks
needed

EX. ST. TREE TP.

GRAVEL BASE TP.

ALLEY

REVIEW SHEET SUMMARY

FILE NO. 75-81 DUE DATE 8/16/81
 ACTIVITY Rezone from R-3 to P
 PHASE _____ ACRES _____
 LOCATION North of alley between 2nd & 3rd Sts. & Ouray Ave.
 PETITIONER Granum Investments
 PETITIONER ADDRESS P.O. Box 1536, Grand Junction, CO 81502
 ENGINEER _____

OVERALL CONSIDERATIONS

- OVERALL COMPATABILITY
- CONSISTENCY
- ADJACENT PROPERTY
- CHANGE IN THE AREA
- TRAFFIC IMPACT

HAS NOT BEEN ADDRESSED
 HAS BEEN ADDRESSED

| <u>DATE REC.</u> | <u>AGENCY</u> | <u>COMMENTS</u> |
|------------------|-------------------------|--|
| 8/13/81 | City Parks & Rec. | No comment. |
| 8/14/81 | Transportation Engineer | No comment. |
| 8/14/81 | Mountain Bell | No comments. |
| 8/17/81 | City Utilities | None. |
| 8/17/81 | City Engineer | All modifications to existing curb, gutter and sidewalk adjacent to this property should be done by the developer in accordance with City standards and procedures. This includes removing existing curb cuts and driveway aprons not to be used in the parking lot plan and replaced with new curb, gutter and sidewalk. Proposed driveway entrance locations and sizes look reasonable. Any work on curb, gutter and sidewalks in public right-of-way require permits from and inspection by the City Engineer. I assume from the drawing that they intend to pave the alley. A pavement design and alley grade plan must be approved by the City Engineer prior to that construction. |
| 8/17/81 | Staff Comments | 1) Clarify "curb cut for near future" - what or when is near future? 2) Clarify "lot limit for near future". 3) Detail of lighting - what is type proposed? (Is it low level, etc.) 4) Any Handicap parking proposed? 5) Who will use this lot? 6) Any buffering or screening proposed? 7) Will there be curb blocks on the center aisle? 8) Will all existing housing/buildings be removed and 9) Need letter of commitment for sprinkler system for landscape needs. 10) Any crosswalks to be designated? |

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| <u>DATE REC.</u> | <u>AGENCY</u> | <u>COMMENTS</u> |
|------------------|-----------------------------|---|
| | Continued Staff Comments | 11) Low profile bushes/growies at entry, no view restrictions. 12) Any Improvement Agreements for improvements as required. 13) What is the total number of spaces requested? 14) Has there been any neighborhood input? 15) Will alleyway be dust free (i.e. paved). |
| 8/17/81 | Public Service | Gas & Electric: No objections to rezone for parking lot. (D.M. 8/10/81, H.T. 8/11/81). |

August 24, 1981

Response to Staff Comments of 8/17/81

RE: File No. 75-81

Rezone from R-3 to P

North of alley between 2nd & 3rd Streets and Ouray Ave.

1. "Curb cut for near future" indicates curb cut to be used with lot configuration in conjunction with Monument Building completion, in March, 1982.
2. "Lot limit for near future" indicates parking lot to be completed in conjunction with the Monument Building.
3. See site plan - 25' pole with control type lens and reflector. Design light level of 1½ foot candles, energy efficient light source.
4. Handicap parking will be adjacent to the Monument Building.
5. Users of the Monument Building.
6. No.
7. No.
8. Yes - except two at the east end of the block will remain until additional parking for the south half of block is required.
9. Irrigation system commitment will be presented at hearing.
10. ~~Not by the developer.~~ *Please see plan*
11. Species selection and location of landscaping will be coordinated with the City Parks and Recreation Department.
12. ?
13. 156 ± 6.
14. No.
15. Parking lot does not access into alley.



RECEIVED MESA COUNTY
DEVELOPMENT DEPARTMENT

SEP 14 1981

REALTY WORLD® — Monument Realty

3rd. & Grand Ave. (Downtown)
759 Horizon Dr. Unit A (Crossroads Plaza)
Grand Junction, CO 81502
Telephone: (303) 243-4890

September 10, 1981

Mr. Bob Golden
City Planner
City/County Development Department
549 White Avenue
Grand Junction, Colorado 81501

Dear Bob:

Pursuant to our discussion, as well as the discussion at the City Planning Commission meeting, this letter will inform you as to the intention of Two Hundred Grand Properties, with respect to the landscaping of the median strip between the sidewalk and the streets.

We have completed the landscape design for the portion of the block we are now developing. We will be installing a sprinkling system which should solve the problem of future maintenance of the median strip. At this time it is our intention to have the sprinkling system fully automated which should present no problem in keeping the area well sprinkled.

As we proceed further with the project, we will be working very closely with City Parks Department developing proper landscape design to meet the City requirements.

If you need additional information, please let me know.

Cordially yours,

TWO HUNDRED GRAND PROPERTIES

Dennis L. Granum
General Partner

DLG:pk



"We'll cover it all ... for you."

Each office independently owned and operated



CITY - COUNTY PLANNING

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

(303) 244-1628

October 3, 1983

Mr. Dennis L. Granum
Two Hundred Grand Properties
200 Grand Avenue
Grand Junction, CO 81501

RE: Parking Lot Requirements (File #75-81)

Dear Mr. Granum:

Recently, Planning Department staff inspected the parking lot across the alley to the north of your building. We were concerned with compliance with the approved plan. It was found that there are three main deficiencies:

1. There is presently continuous access to the alley from the parking lot. The plan called for a six-inch concrete curb the length of the alley. The Response to Staff Comments (copy enclosed) also commits to not allowing direct access to the alley from the north.
2. There are no wheel stops as required along the south and north boundaries of the parking lot. Their purpose was to prevent cars from overhanging into the sidewalk and alley.
3. There is no designated crosswalk across the alley.

Please contact me at your earliest convenience so that we may discuss these deficiencies and get them corrected.

Sincerely,

Lance R. Williams
Development Enforcement Officer

LRW/sw

Enclosure

xc: Dillon-Hunt Architects