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File 1981-0094

Project Name: 1st & Orchard – Louis Brach – Rezone B-2 to P & P to B-2

Date 4/25/02

P **S** A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some
r **e** instances, not all entries designated to be scanned by the department are present in the file. There are also documents
e **a** specific to certain files, not found on the standard list. For this reason, a checklist has been provided.
n **n** Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick
e **d** guide for the contents of each file.
t **d** 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	X	*Summary Sheet – Table of Contents
X	X	Review Sheet Summary
X		Application form
X	X	Review Sheets
		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	Development Plan			
X	X	Ordinance No. 2031 - **			
X	X	Planning Commission Minutes - ** - 10/27/81			
X		Public Notice Posting – 10/14/81			
X		Development Application – 10/1/81			
X		Notice by Disburser – recorded			
X		Deed of Trust			
X		Request for Treasurer's Certificate of Taxes Due			
X	X	Letter of intent – to comply with 1981 improvements plan – 11/16/81			
X	X	Letter from Louis Brach to Planning Commission re: existing building on the SW corner noted for removal – 10/26/81			

Alco Building #94-81
599 25 Road
Grand Junction, Colo. 81501

A.W. & E.P. Gaddy #94-81
101 Orchard Avenue
Grand Junction, Colo. 81501

Lawrence M. & Mary Lee Flower #94-81
1820 D Road
Fruita, Colo. 81521

Gray-Brenner #94-81
2721 No. 12th Street - Suite 1
Grand Junction, Colo. 81501

Frederick W. & Rose M. Terlouw #94-81
111 Orchard Avenue
Grand Junction, Colo. 81501

~~Louis Brock #94-81
2209 North St
Grand Jct. CO 81501~~

Robert L. & Gean F. Lipson #94-81
505 Skyway Drive
Grand Junction, Colo. 81503

Freda M. Bunnell #94-81
121 Orchard Avenue
Grand Junction, Colo. 81501

~~Chris Gray #1
2721 North 12th St
Grand Jct. CO 81501 #94-81~~

D. Marabella U.D. #94-81
P. O. Box 729
Grand Junction, Colo. 81502

Escalante Investors, Ltd. #94-81
821 27 Road
Grand Junction, Colo. 81501

Richard A. Manning #94-81
115 Lilac Lane
Grand Junction, Colo. 81501

Richard F. & Carrol L. Reigles #94-81
2824 Newport
Grand Junction, Colo. 81503

George S. & Mary H. Wilson #94-81
151 Walnut
Grand Junction, Colo. 81501

W.R. & M.B. Wortham #94-81
160 Hall Avenue
Grand Junction, Colo. 81501

Brach Enterprises #94-81
2209 North 1st Street
Grand Junction, Colo. 81501

Seventh Day Advent Assn. #94-81
c/o Doris Bliven
140 Hall Avenue
Grand Junction, Colo. 81501

Dorothy Kiefer #94-81
1742 No. 7th Street
Grand Junction, Colo. 81501

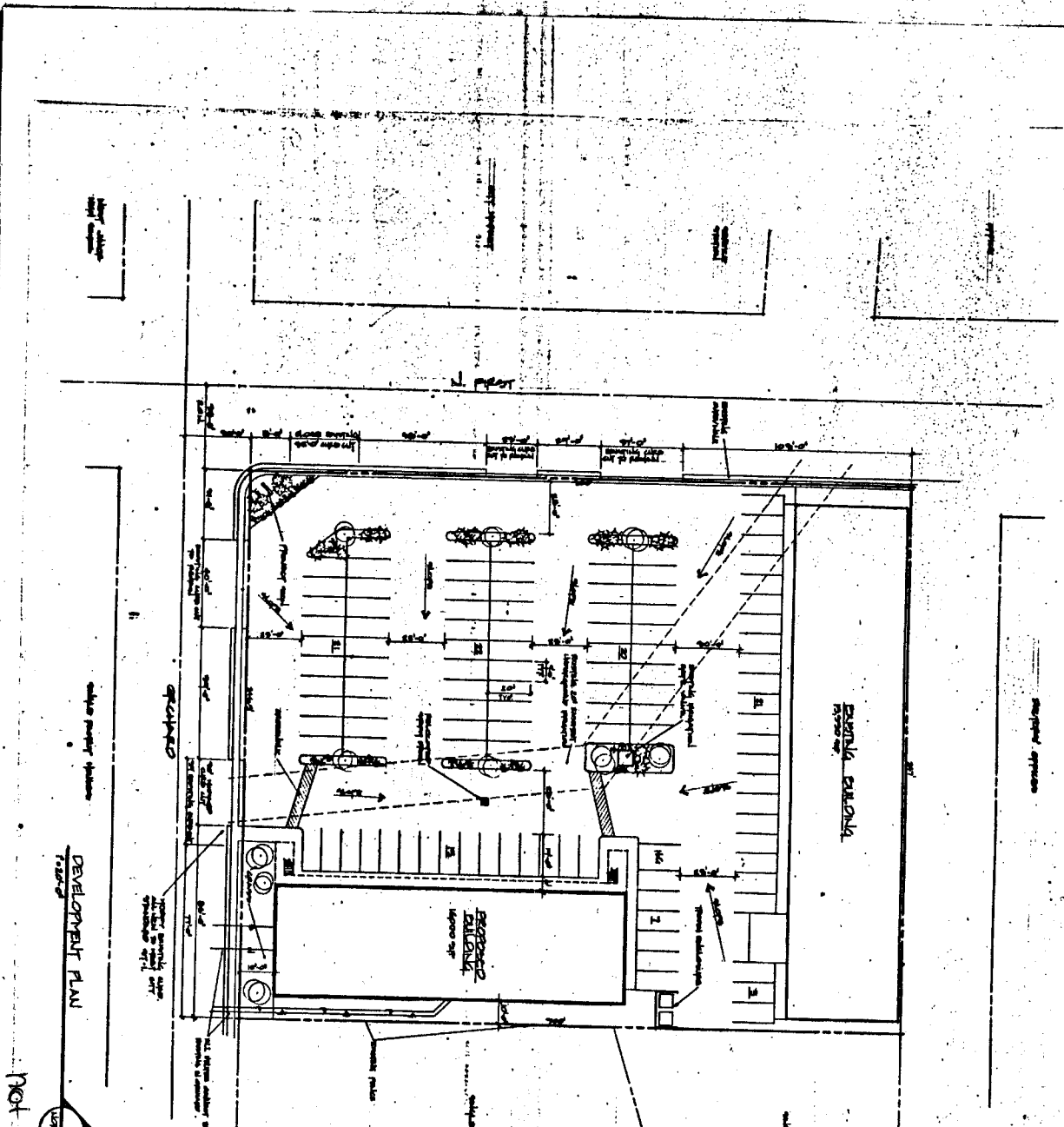
Opal S. Rausler #94-81
130 Hall Avenue
Grand Junction, Colo. 81501

#94-81
Robert R. & Mary R. Roper
132 Orchard Avenue
Grand Junction, Colo. 81501

#94-81
Gerald L. & Regina S. Moore
126 Hall Avenue
Grand Junction, Colo. 81501

#94-81
Charles L. & M.D. Coleman
148 Orchard Avenue
Grand Junction, Colo. 81501

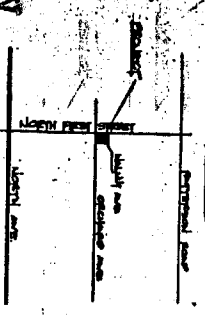
#94-81
Harold J. & Mary A. Lekic
310 Music Lane
Grand Junction, Colo. 81501



DEVELOPMENT PLAN
 #94-81
 OFFICE COPY
 not revised

gray • brener
 architects • planners

HILLCREST BUSINESS PARK



LANDSCAPE SCHEDULE

1. Existing trees to be retained, removed or pruned as follows:
 - Existing trees to be retained: 10 trees
 - Existing trees to be removed: 5 trees
 - Existing trees to be pruned: 2 trees

PROJECT DATA

- Site area: 34,000 sq ft
- Proposed building: 100,000 sq ft
- Proposed parking: 100 spaces
- Proposed site improvements: 10,000 sq ft

NOTES

1. All dimensions are in feet and inches.
2. All areas are to be paved with asphalt.
3. All areas are to be landscaped with grass and trees.
4. All areas are to be maintained in accordance with the landscape schedule.

HILLCREST BUSINESS PARK

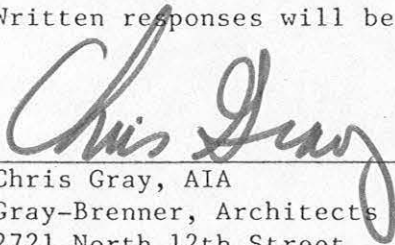
REZONE P TO B-2 AND B-2 TO P

On the Northeast corner of First and Orchard there are 1.7 acres zoned B-2 and P-Parking. There are two existing buildings: 15,350 square feet of retail across the North and 8,500 square feet of retail in the Southwest corner. The Southeast corner is zoned P-Parking with the remaining site zoned B-2. Under this rezoning request, the corner building will be demolished and a new 16,000 square foot, 2 story retail and office building built on the East side. In order to accomplish this, the Parking Zone needs to be relocated to the Southwest corner and the existing Parking Zone rezoned to B-2.

Construction of a modern building, closure of one curbcut, added landscaping and removal of the building blocking the corner are improvements to the site. No additional land is being rezoned, just a rearrangement of existing zones. The First Street policy statement supports business zoning nodes at the First and Orchard intersection. Parking in excess of code requirements has been provided. As an existing business corner, with only an additional 25% space and a much improved circulation plan, the proposal will have little additional impact on the corner.

Utilities will be taken from Orchard. An existing storm drain will be relocated and the site drained into it. Construction is scheduled for early Spring with project completion in four months.

Written responses will be given to all comments prior to the first hearing.



Chris Gray, AIA
Gray-Brenner, Architects & Planners
2721 North 12th Street
Suite #1
Grand Junction, Colorado 81501

October 26, 1981

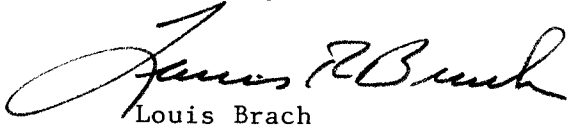
Grand Junction Planning Commission
559 White - Room #60
Grand Junction, Colorado 81501

RE: Hillcrest Business Park - File No. 94-81

Dear Ladies and Gentlemen:

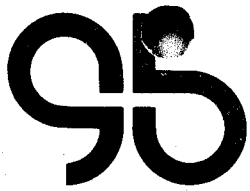
I certify that the existing building on the Southwest corner of First and Orchard, noted for removal on the development plan, will be removed within 90 days after issuance of a Certificate of Occupancy for the new building.

Sincerely,

A handwritten signature in cursive script, appearing to read "Louis Brach".

Louis Brach

LB/pg



gray • bronner
architects • planners

2721 north 12th, suite 1 • 245-1308 • grand junction, colo 81501

November 16, 1981

Grand Junction City/County Development Department
599 White Avenue
Grand Junction, Colorado 81501

Dear Sirs:

It is the intent of Louie Brach to comply with the curb cuts requirements as recommended by the City Engineer in the development of Hillcrest Business Park on the northeast corner of Orchard and First Streets.

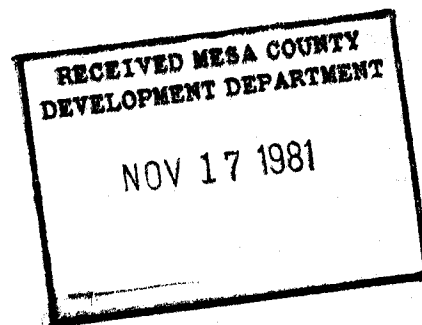
The sidewalk and curb on the northwest corner of the development will also be constructed to comply with the 1981 city improvements plan.

Sincerely,

Chris Gray, AIA

Louie Brach

CG/pg



REVIEW SHEET SUMMARY

FILE NO. 94-81 DUE DATE 10/15/81
 ACTIVITY Rezone B-2 to P & P to B-2
 PHASE _____ ACRES _____
 LOCATION Northeast corner of 1st and Orchard Ave.
 PETITIONER Louis Brach
 PETITIONER ADDRESS 2209 N. 1st, Grand Junction, CO 81501
 ENGINEER Chris Gray

OVERALL CONSIDERATIONS

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

Is in consistency with approved zone and 1stst policy, but will impact 1st Street and Orchard Ave.

HAS NOT BEEN ADDRESSED
HAS BEEN ADDRESSED

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
10/8/81	Transportation Engineer SIC	The proposed curb cuts should be modified as follows: On Orchard, the " 30' modified curb cut is OK, but the 40' existing cut should be closed. On 1st St. (going north) closing the exist. 32' cut is OK. The exist 23' should be moved about 45' north so that it lines up with the aisle, and the exist 37' cut also should be moved to the north to line up with the aisle. Accessibility of trash enclosure should be checked with Sanitation Dept.. Will there be a sight dist. problem (veh. & peds.) at the N.E. corner of 1st and Orchard?
10/13/81	Comprehensive Planning	No comment.
10/13/81	Fire Dept.	The Grand Junction Fire Department has no objections to this rezone. Building plans must be submitted for approval and fire flow.
10/14/81	Mountain Bell	We have no requests at this time.
10/15/81	City Parks & Recreation	Maples are not good trees for alkaline soils because they tend to get chlorotic. Amur Maple is the only maple that (The name is cotoneaster not cotten easter.) does well here and it is generally too small to be used as a tree.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
10/15/81	City Engineer	Missing sidewalk on First Street near Walnut Avenue should be installed as part of this project. Power of attorney for full street improvements on the south side of Walnut Avenue should be provided. The plan shows a relocated storm drain in the parking lot but no underground storm pipes are shown. The existing and proposed underground storm drains and utilities should be shown on the plan. Traffic circulation would be better if the curb cuts on 1st Street were aligned with the parking lot aisles.
10/15/81	Staff Comments	<ol style="list-style-type: none"> 1) Needs detailed signage and dimensions. 2) Trash pick-up needs to be coordinated with Bill Reeves. 3) Detailed screening to the residential use on the east property line. 4) Drainage needs to be approved by the appropriate agency. 5) Lighting scheme needs to be detailed. 6) Location of proposed projected sign may cause some hazard for traffic and pedestrian movement, more specific visibility. 7) Will bike racks be provided? 8) Handicap parking stall needs to be dimensioned. 9) Where will storm drain drain to? 10) Will there be any need for public improvements? 11) How will landscaping be maintained? 12) Neighborhood input? 13) In compliance with 1st St. Policy. <p>Project must obtain building permit within 1 year of final approval or be scheduled for a rehearing.</p>
10/19/81	Public Service <i>Late</i>	Electric: No objections to re-zone. May require utility easement to serve new building. Need to discuss meter and transformer locations with developer. THI 10-6-81 Gas: No objections. CB 10-8-81
10/27/81		<p>TRANSMEIER/DUNIVENT PASSED 5-0 A MOTION TO SUBMIT TO CITY COUNCIL FOR CONSIDERATION #94-81 REZONE B2 TO P, PETITIONER LOUIS BRACH, LOCATED ON THE NORTHEAST CORNER OF 1ST STREET AND ORCHARD AVENUE, WITH A RECOMMENDATION OF APPROVAL, SUBJECT TO STAFF COMMENTS, AND THAT NO MORE THAN THIRTY DAYS BE ALLOWED FOR REMOVAL OF THE OLD BUILDING AFTER OCCUPANCY OF THE NEW BUILDING.</p> <p>TRANSMEIER/DUNIVENT PASSED 5-0 A MOTION TO SUBMIT TO CITY COUNCIL FOR CONSIDERATION #94-81 REZONE P TO B2, PETITIONER LOUIS BRACH, LOCATED ON THE NORTHEAST CORNER OF 1ST STREET AND ORCHARD AVENUE, WITH A RECOMMENDATION OF APPROVAL, SUBJECT TO STAFF COMMENTS.</p>

October 26, 1981

Grand Junction Planning Department
559 white - Room #60
Grand Junction, Colorado 81501

RE: Hillcrest Business Park - File No. 94-81

Dear Ladies and Gentlemen:

The Petitioner wishes to make the following responses to the Agency comments:

Transportation: The 40' existing curb cut on the South will be closed. We want to leave the existing curb cuts on the West as they are, except the one noted to be closed. Trash location will be reviewed with Bill Reeves. Project sign will not be large. There will be visibility beneath the sign, and all landscaping will be lower than 30 inches. Therefore, there should be no sight problems at the corner.

Comprehensive Planning: No comment was made.

Fire Department: Construction plans will be submitted for department review.

Mountain Bell: No requests made.

City Parks: No maple trees will be used.

City Engineer: The sidewalk in the Northwest will be extended to Walnut. Power of Attorney for South side of Walnut will be given. The existing storm drain is a private improvement. Piping is not being relocated; a short section will be abandoned and the inlet grate will be relocated. Utilities will be typical laterals connecting to existing street utilities. Refer to transportation response for discussion of curb cuts.

Staff: 1) Signage will meet all existing sign codes. 2) Refer to transportation response for discussion of curb cuts. 3) The existing fence on the East will remain. 4 & 5) Construction plans will be submitted for a building permit, included will be typical drainage and electrical plans. Lighting will have appropriate cut-offs for minimal neighborhood affect. 6) Refer to transportation response for discussion of sight lines at corner. 7) We are not planning to provide bike racks. 8) Handicapped parking stall is 12' x 19'. 9) The existing private storm drain drains into the existing drain at the corner of First and Orchard. Entire drain system was installed by Petitioner, including all work existing on public right-

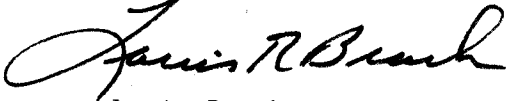
October 26, 1981

Page Number Two

of-way. System drains into an irrigation ditch. 10) The only public improvements will be curb cuts and the extended sidewalk. 11) Landscaping will be irrigated through a sprinkler system. 12 & 13) Project is in compliance with First Street parking and is just a rearrangement of an existing circumstance. Construction is scheduled to begin in early Spring.

Public Service: No specific comments were made. Will coordinate reasonable easement requirements and typical meter and transformer locations.

Sincerely,

A handwritten signature in cursive script, appearing to read "Louis Brach".

Louis Brach

LB/pg

adj prop. owner
wants notification
sent to:

Richard Magor
3455 Grand
Valley Canal Rd.
Clifton, Colo.
81520