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File 1982-0015

Project Name: Mesa Mini-Mall - Final

Date 6/4/02

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>			
X	X	*Summary Sheet – Table of Contents			
X	X	Review Sheet Summary			
X		Application form			
		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			
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		Record of certified mail			
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		Reduction of any maps – final copy			
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		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	Certificate of Taxes Due – 2/24/82	
X		Review Sheet Summary	X	Letter from Mesa Mini-Mall Properties that temporary curb cut on Lot 4 will be closed on completion	
X		Review Sheets	X	X	Letter from Kathy Portner to Equitable Real Estate Inv. Mgmt, Inc. re: everything at Mesa Mall is in compliance with requirements- 11/10/94
X		Public Notice Posting – 5/19/82	X	X	Letter from Steven Meyer to City Dev. Dept. re: would like item be put on inactive status– 4/7/82
X	X	Planning Commission Minutes - ** - 3/30/82	X	X	Site Plan
X		Development Application – 3/15/82	X		Elevation Map
X	X	Impact Statement	X		Landscape Plan
X		Peak Demand – Data Sheet			
X		Letter from Jerome Fossenier, CBW Builders, Inc. to City Council re: there will be no water provided to lots 3 & 4 – 3/1/82			
X		Commitment for Title Ins. From Chicago Title Insurance Co.			
X		Letter from Steven Meyer, CBW Builders to Planning Dept. re: no covenants available – 2/26/82			

February 26, 1982

City Planning Department
City of Grand Junction
P.O. Box 897
Grand Junction,
Colorado 81502

Impact Statement For Proposed Development
On Lots 3 and 4 of Fisher Subdivision

This specific proposal is for the construction of approximately 49,800 square feet of retail office space to be built on Lots 3 and 4 of Fisher Subdivision. The building itself will be non-combustible construction of one story height and will have exposed aggregate concrete for its exterior. It is intended that construction of the building and site improvements begin within 90 days of approvals, however, there is the possibility that the construction may be broken into two phases which will be determined by the strength of the market demand for such space at the time of construction.

development schedule

The existing zoning of Fisher Subdivision is H.O. with the surrounding uses being undeveloped land zoned Planned Business to the north, undeveloped land zoned AFT and Planned Business to the east, and to the south and west is the Mesa Mall. Within Fisher Subdivision, the only other developments to date are Fisher Liquor Barn, which is located south of the proposed development on the south half of Lot 5 and the Sears Service Center which is located to the west on Lot 1.

This proposed development will be Phase I of a larger development scheme which will include Lots 2 and the north 1.435 acres of Lot 5. This is made possible by the common ownership of Lots 3, 4 and 5 and related ownership of Lot 2. It is the intent of these owners to retain ownership of these lots and to do their own on site developments which will have compatible design and uses to that of Phase I. These will be built as the market demands and the properties will probably be offered only for lease. On the submitted site plan, a proposed use for the east 4.538 acres of Lot 2 is already shown. Tentative plans are for similar buildings on the remainder of Lot 2 and the north 1.435 acres of Lot 5. It is anticipated that the entire project will be comprised of retail office space.

In addressing the impact of services and facilities that this development will create, we are hesitant to become too specific, as it is planned to construct only the shell of the building along with site improvements; the interiors will be finished to tenant requirements as space is leased. This means that at this point in planning the number of tenants and type of uses is unknown and can only be estimated when addressing the following services and facilities:

SEWER: The project will be served by an 8" sewer line on the west side of 24½ Road which flows south into a 10" line in Mesa Mall and eventually to the 54" River Road interceptor. At present, the only service hooked onto this 8" line is the Fisher Liquor Barn. The line should more than adequately handle any flows generated by the project. Based on figures from the State Department of Health, the rated treatment capacity of the Persigo Wash Plant will be 12.5 million gallons per day. As a percentage of this capacity, the effluent produced by this project will be negligible.

WATER: Water for the project will be provided by an 8" line that will loop on the north side of F Road and will be fed from a 12" high pressure line which is on the east side of 24½ Road and just north of F Road. This line will more than adequately handle demand generated by the project, as typically retail stores have a low water consumption rate.

TRAFFIC: The 1977 traffic counts for F Road and 24½ Road indicate 900 ADT and 950 ADT figure respectively. These counts however were taken before the addition of Mesa Mall and so they need to be revised upwards. Since 1977, to help handle this increased traffic, improvements have been made to both F and 24½ Roads. In the case of F Road, it has been improved to four lanes between 24½ and 25 Roads and 24½ Road itself has been improved to four lanes with divider strip between F Road and Highway 6 & 50.

As the site plan shows, access for traffic has been addressed to F Road only which, as mentioned above, has been improved to four lanes. Also, executed at the time of subdivision recording was a power of attorney

for the future improvement of 24½ Road north of F Road. Based on these above items, coupled with future planned improvements to 24 Road, the traffic generated by this project has been adequately planned for.

POLICE
PROTECTION:

Based on information obtained at the police department, in 1981 the city police responded to 19,689 non-criminal incidents from a city population of 29,670 living in 12,639 dwelling units. These figures translate into an average of 664 calls per 1,000 population. Making some conservative assumptions that the project, when complete, will have an average of 15 businesses, with 5 employees per business, there would be a total of 75 employees. Further assuming that two thirds or 50 employees will be new to the area, these figures can then be used to compute the increased police calls from the project as being less than 35 per year.

FIRE
PROTECTION:

Based on conversations with representatives of the fire department, in 1981 there were 648 fire calls and 1919 rescue calls in the city. Using 29,670 as the 1981 population, the above figures compute to 21 fire calls and 64 rescue calls per 1,000 population. Following the same assumptions that were made for police protection, a population increase of 50 will result in the addition of less than two fire calls and four rescue calls per year. As a comparison, an estimated figure from the fire department for this project was two to three fire calls and ten to twelve rescue calls per year. The fire department has also assured us that adequate fire protection can be provided to the project.

The above figures for both police and fire protection could have a large variance in either direction, they are presented here only to be used as a guideline.

FISCAL
IMPACTS:

A project such as this should prove to be an excellent source of revenue for the city as there will be several areas of its structure which will be revenue producing. First and most apparent will be property taxes assessed against the property. Based on information gathered from the assessors office, the following mill levy's apply to the property:

Page Four
City Planning Department
February 26, 1982

FISCAL
IMPACTS CONT'D:

	City	12.00
School District	51	47.44
	Ute	2.00
	County	17.33
	Drainage	2.92
Colorado River Water		<u>0.36</u>
Total Mill Levy		82.05

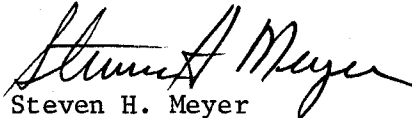
As can be seen, there is direct benefit to the city in the 12.00 mills.

Another major source of revenue will come from sales tax that the retail business will generate. This tax is 7% of which 2% goes to the city.

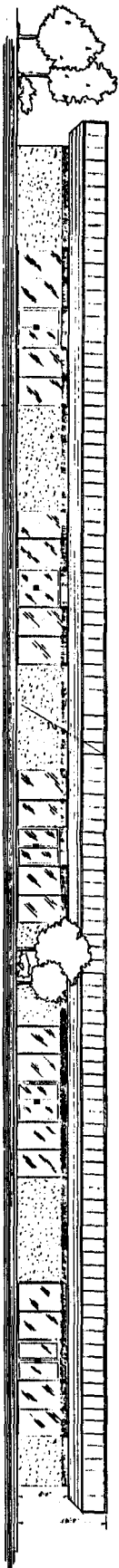
Additional revenue will come from a Plant Investment Fee of \$750.00 per sewer tap which will be used towards the capital expenditure of the Persigo Wash Plant. Monthly income will be produced through city sewer service fees and city trash collections.

In summary, when complete, this project will be a first class facility which will compliment the Mesa Mall and surrounding areas. From these areas, it will also serve as an appropriate transition to planned business and multi-family residential uses to the north. All services and facilities necessary for the project presently exist or have adequately been planned for and there are no significant adverse impacts which can be anticipated at this time.

Sincerely,
C.B.W. Builders, Inc.


Steven H. Meyer
Project Engineer

SHM:h1



North Elevation



East Elevation

MESA MINI MALL - phase 1

OFFICE COPY
#15-82

**CBW BUILDERS
GRAND JCT. COLO**

DATE	2-22
BY	
CHECKED	
SCALE	
PROJECT	
NO.	
SHEET	
TOTAL	

NO.	
DATE	
BY	
CHECKED	
SCALE	
PROJECT	
NO.	
SHEET	
TOTAL	

306
316
326

F ROAD
(see plan)

EXISTING ROAD

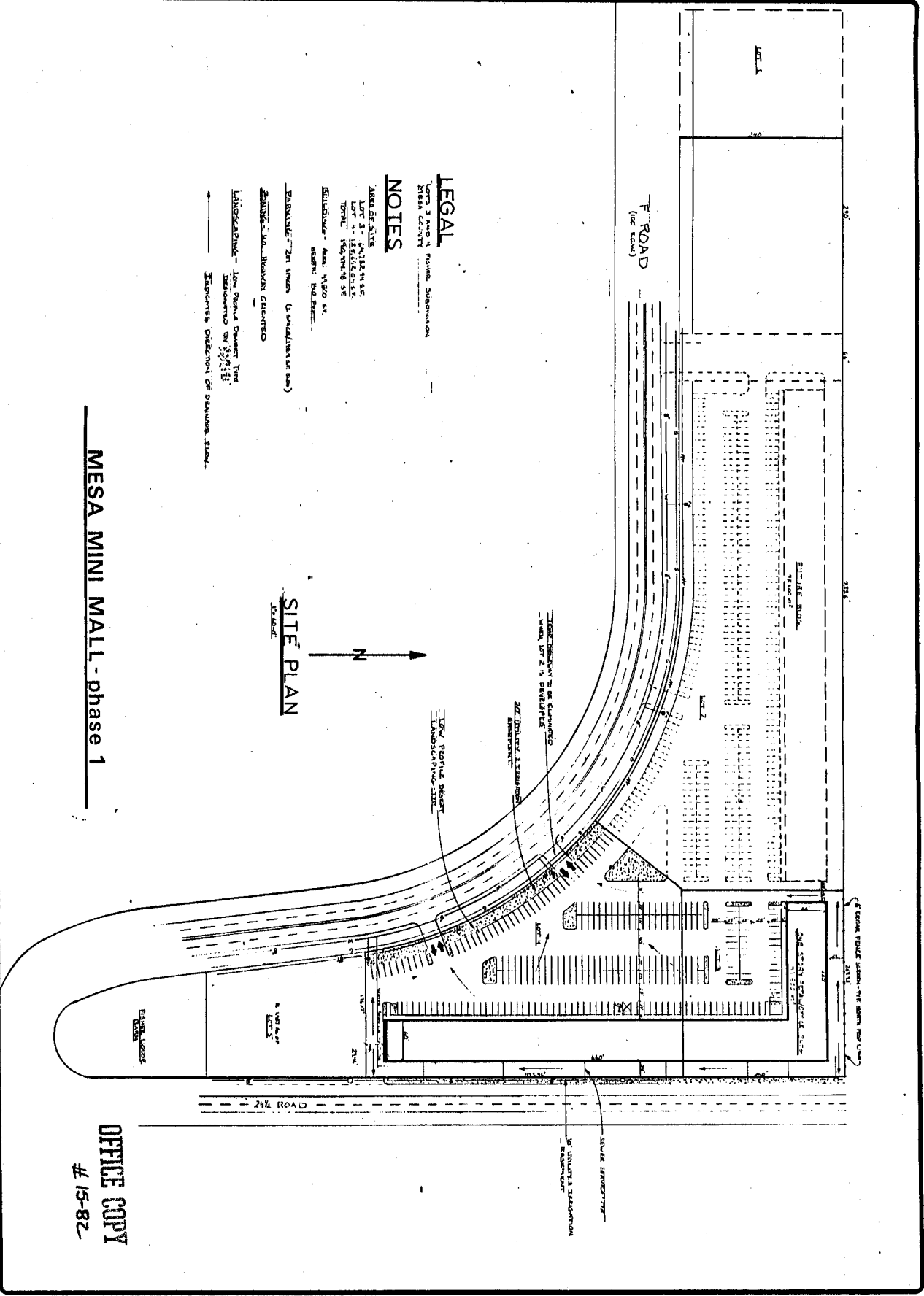
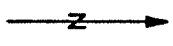
EXISTING ROAD

LEGAL
 1980 1 AND 2
 MESA COUNTY

NOTES

- AREA OF SITE**
- LOT 3 - 4,113 S.F.
- LOT 4 - 15,412 S.F.
- TOTAL - 19,525 S.F.
- SECTION - Area 1600 sq. ft.
- SECTION - 1600 sq. ft.
- SECTION - 211 S.F. (see adjacent plan)
- SECTION - 10,000 S.F. (see adjacent plan)
- SECTION - 10,000 S.F. (see adjacent plan)
- SECTION - 10,000 S.F. (see adjacent plan)

SITE PLAN



MESA MINI MALL - phase 1

OFFICE COPY
 # 15-82

**CBW BUILDERS
 GRAND JT. COLO.**

DATE	1
BY	
APP. BY	
SCALE	
SHEET NO.	
TOTAL SHEETS	

NO.	
DESCRIPTION	
DATE	

Fourscored
P.O. Box 654
Grand Junction,
Colorado 81502 #15-82

Mesa Broadcasting
P.O. Box 340
Grand Junction,
Colorado 81502 #15-82

Mesa Mall Sub Partnership
P.O. Box 40
Grand Junction,
Colorado 81502 #15-82

24 Road Partnership
P.O. Box 40
Grand Junction,
Colorado 81502 #15-82

Tomichi Investments
% Michael Bussey
2150 Shenandoah
Grand Junction, CO 81501 #15-82

* C.B.W. Builders, Inc.
P.O. Box 2163
Grand Junction,
Colorado 81502 #15-82

Dayton-Hudson Corporation
% L.F. Crane, Jr.
777 Imcollett Mall
Minneapolis, Minn. 55402 #15-82

General Growth Properties
215 KEO
P.O. Box 1536
Des Moines, Iowa 50306 #15-82

* Mesa Mini Mall Properties
% Robert Hirons
1000 North 9th Street
Grand Junction, CO 81501
15-82

REVIEW SHEET SUMMARY

FILE NO. 15-82 DUE DATE 3/12/82
 ACTIVITY Development in H. O. Zone
 PHASE Final - Mesa Mini-Mall - Phase I ACRES _____
 LOCATION Lots 3 & 4, Fisher Subdivision (N of F Rd., W 24 1/2 Rd.)
 PETITIONER Mesa Mini-Mall Properties
 PETITIONER ADDRESS c/o Robert Hirons, 1000 North 9th, Grand Junction, CO 81501
 ENGINEER Western Engineers

OVERALL CONSIDERATIONS

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

HAS NOT BEEN ADDRESSED
 HAS NOT BEEN ADDRESSED

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
3/9/82	Mountain Bell	Mountain Bell requests 15' utility easement along north edge of lots 2 and 3.
3/9/82	Ute Water	No objections. Policies & fees in effect at the time of application will apply.
3/11/82	Fire Dept.	This office has no objection of this development. Fire protection on utilities composit plan seems to be adequate. We would estimate a required fire flow of 3000 gpm., needed. Approximately 3500 gpm available at Mesa Mall. Please submit site plans, construction type, what building is used for, to the Fire Dept. for review.
3/11/82	Staff Comments	Good impact statement. This is dev. in H.O. which requires all of these items resolved prior to final approval. <ol style="list-style-type: none"> 1. Need to show adjacent uses and zoning. 2. Is there any bike racks being provided? 3. Need to submit detailed landscaping and if desert type landscaping is intended, it shall be detailed as per section 5-6-6. 4. What type of buffering/screening is being proposed on the northern portion of the future building? 5. How is the landscaping intended to be maintained? 6. We need some type of assurances that if lot 2 is developed that the curb cut being described as temporary on lot 4 will be closed. 7. Trash pick-up shall be coordinated with Bill Reeves, Sanitation Engineer. 8. Need to submit lighting scheme. 9. Should show on plan how pedestrian and vehicular traffic will be separated.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
		10. Need to submit detailed signage. 11. Drainage detailed should be submitted and approved by the appropriate agency. 12. Is the adequate parking for lots 3 and 4 only or does there need to be some from lot 2 developed when this project goes in? 13. The improvements agreement and guarantee may need to be updated to incorporate any public facilities not included on the original. 14. Will there be access off 24½ Road? If so, locations checked for sight distance etc. 15. May want curb blocks to prevent overhang of bumpers on sidewalks for pedestrian safety. 16. Some parking spaces in SW corner in question. 17. Crosswalks in front of access needed. 18. Project must obtain building permit within one year of final approval or be scheduled for a rehearing.
3/12/82	Transportation Engineer	Parking stalls adjacent to the building creates access problems for pedestrians and emergency vehicles.
3/12/82	Public Service	Gas: No objections. Electric: Object. Project does not consider placement of ground mounted electric equipment for electric service on back or perimeter service. Otherwise service will have to be front service.
3/15/82	City Engineer	I request a copy of the recorded power of attorney for street improvements on F Road and 24½ Road. Detailed plans for the sanitary sewer should be submitted for my review prior to construction. The sidewalk shown on their plan in 24½ Road must be located to fit the future street improvements which should be a minor arterial (4 lanes). Without a street design for 24½ Road, the sidewalk cannot be properly located horizontally or vertically and therefore should not be constructed until plans for 24½ Road have been prepared and approved by the City Engineer. The sanitary sewer should not be located under the sidewalk and will have to be moved laterally within the 24½ Road right of way.

*Petitioners representative
 p/u review comments on
 3/17/82*

3/16/82 - Late - City Utilities

4/12/82 MINUTES OF 3/30/82

MOTION: (COMMISSIONER DICK LITTLE): "ON FILE #15-82, DEVELOPMENT IN HO--MESA MINI-MALL-PHASE I, I RECOMMEND WE FORWARD TO CITY COUNCIL WITH THE RECOMMENDATION OF DENIAL DUE TO QUESTIONS ON BASIC BUILDING DESIGN, POLICE CONCERNS ON THE SECURITY SITUATION, LACK OF AMENITIES; TECHNICAL ASPECTS ARE IN ORDER AND THE USES ARE CONFORMING USES WITHIN THE HO ZONE."

COMMISSIONER JACK OTT SECONDED THE MOTION.

CHAIRWOMAN QUIMBY REPEATED THE MOTION, CALLED FOR A VOTE AND THE MOTION CARRIED UNANIMOUSLY.

March 26, 1982

City Development Department
Grand Junction
Colorado 81501

RE: File No. 15-82. Mesa Mini-Mall

Gentlemen:

Please consider this our response to review sheet comments on the above referenced project. Also included is a revised set of plans which incorporate several of the responses to the review comments:

Mountain Bell - Requested 15' easement will be granted.

Fire Dept. - Construction Plans will be submitted to the Fire Dept. for review during Building Permit Application process.

Staff Comments -

- 1) Assessors Map showing zoning and adjacent uses is submitted with this response.
- 2) Bike racks will be provided as shown on revised plans.
- 3) Landscaping plans are submitted with this response.
- 4) A 6' cedar fence screen typical to that shown on the north property line of Lot 3 is proposed for the future building on Lot 2.
- 5) This building will be held under one ownership with office/rental space offered only for lease. The owners of the building will then be responsible for maintenance of the landscaping.
- 6) A proposed letter is attached assuring closure of temporary curb cut on Lot 4.
- 7) Trash receptacles will be provided in the rear of the buildings and will be screened with cedar fencing. Trash pick-up will be coordinated with the sanitation engineer.
- 8) Lighting will be provided in the soffit of the building with area lights provided in the parking areas and on the rear of the building as shown on the revised plan.
- 9) Pedestrian traffic will be provided for by the sidewalk in front of the building and also by the sidewalk/ramps which extend out to the parking lot. Additionally, as shown on the plans there will be a 12' area blocked out on the parking stalls which

will be for pedestrian traffic. For parking in the center of the lot, the pedestrian traffic in some cases will be through other parking stalls. All access to this development is assumed to be provided by vehicular traffic.

- 10) A signage policy similar to that of Cedar Square and Crossroads Square has been adopted for this development. Essentially, this policy is to allow the individual users (leasee) 1½ feet of signage for every foot of storefront they lease. These signs could be placed on the storefront, fascia, or rear of the building. In addition, there will be a general Mesa Mini Mall sign located as shown on the revised plans.
- 11) Drainage for the development will be as shown on the plans.
- 12) The parking as designed on Lots 3 and 4 is adequate for this development and is shown on the plans as ratio of 1 space per 198.4 square feet of building. When Lot 2 is developed the net parking for both developments will be in excess of the required minimum of 1 space per 200 sq. ft. of office space. Additionally, for the developments, there will probably be some employee parking in the rear of the buildings.
- 13) If this development is approved and it is determined that an updated improvements agreement and guarantee is needed, the owners of the subdivision and development will so comply.
- 14) Access will be provided off 24½ Road as shown on the revised plan. This access, however, is designed only for service related vehicles. The main access has been addressed off F Road.
- 15) If it is determined that curb blocks or thickened sidewalk edges are needed they will then be provided.
- 16 & 17) We do not understand these comments and so, therefore, cannot respond at this time. Clarification by the planning dept. has been requested and is to be provided next week when Mr. Bob Goldin becomes available.

Transportation - If requested, additional block out of parking stalls
Engineer could be provided in front of the building to provide increased pedestrian and emergency vehicles access.

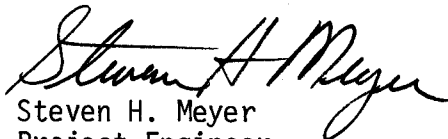
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City Development Department
continued

Public Service - Areas for placement of ground mounted electrical equipment will be provided in the rear of the building at locations designated by public service. Once these services are installed, they will then be screened with cedar fencing.

City Engineer - The sewer line in 24½ Road will be extended when this & City Utilities project is developed. The extension of this line has been provided for by the improvements agreement and guarantee which were recorded along with the plat of Fisher Subdivision. Detailed plans for the extension of the sewer will be provided to the City Engineer for his review prior to construction. These plans will provide for the location of the sewer within the 24½ Road right of way.

Should you have any further questions or comments before the planning commission hearing on March 30, 1982, please don't hesitate to contact me at 242-3517.

Sincerely,
CBW Builders, Inc.
Project Developers


Steven H. Meyer
Project Engineer



2784 Crossroads Blvd., P.O. Box 2163, Grand Junction, Co. 81501 Phone (303) 242-3517

April 7, 1982

City Development Department
Grand Junction,
Colorado 81501

Attention: Mr. Bob Goldin

RE: File No. 15-82, Mesa Mini Mall

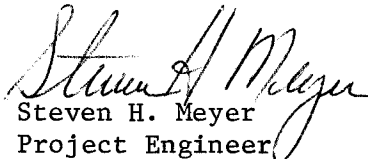
Gentlemen:

Please be advised that we would like to pull our above referenced application from the April 21, 1982 City Council meeting agenda.

Since receiving a recommendation of denial from the Planning Commission at their March 30, 1982 meeting, we have decided to re-evaluate our project. Therefore, we are requesting that our application be tabled or put in an inactive status until such time that our re-evaluation is complete.

I wish to thank you for the help and cooperation that has been given us throughout the application process, it is very much appreciated.

Thank you,
C.B.W. Builders, Inc.


Steven H. Meyer
Project Engineer

SHM:h1



CBW IS A FRANCHISED DEALER FOR BUTLER BUILDING SYSTEMS

#15-92



file in Mesa Mall file -
if we don't have a City
one put it in the
County Mesa Mall file.

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

November 10, 1994

Equitable Real Estate Investment Management, Inc.
c/o General Growth Management Co., Inc.
400 S. Highway 169-Suite 800
Minneapolis, MN 55426

Attn: Stan Sadoris

RE: Zoning compliance of Mesa Mall

Dear Mr. Sadoris:

This is to verify that Mesa Mall, located at 2430 Highway 6 & 50 in Grand Junction, Colorado, is appropriately zoned and, to the best of my knowledge, is in compliance with applicable requirements of the City Zoning and Development Code.

Sincerely,

A handwritten signature in cursive script that reads "Katherine M. Portner".

Katherine M. Portner
Planning Supervisor

Mesa Mall

Hwys. 6 & 50 • Grand Junction

FACSIMILE COVER LETTER

Please deliver the following pages immediately to:

NAME Kathy Portner

FIRM G.T. Community Dev.

CITY _____

TELECOPIER NUMBER 244-1599

FROM Laurie Paquette

COMMENTS Attached is the copy of the letter
done two years ago. When you have
the letter done, call and I will pick it up.
Thank you for your help.

NUMBER OF PAGES 2 (Including this cover letter)

If you did not receive all of the pages, please call (303) 242-0008. Our Telefax number is (303) 241-6913.

2430 AS HWY 6 & 50



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

December 16, 1992

Equitable Real Estate Investment Management, Inc.
c/o General Growth Management Co., Inc.
400 S. Highway 169-Suite 800
Minneapolis, MN 55426

ATTENTION STAN SADDORIS

RE: ZONING, PERMIT, AND BUILDING CODE COMPLIANCE

Dear Mr. Saddoris:

You have requested verification of zoning, permit, and building code compliance for the project known as Mesa Mall in Grand Junction, Colorado.

This property is zoned under local zoning ordinances which permit the operation of a shopping center. The shopping center project is in compliance with the applicable zoning ordinances.

To the best of my knowledge, all necessary permits have been issued for the operation of a shopping center.

Sincerely,

A handwritten signature in black ink, appearing to read "Karl Metzner", is written over a horizontal line.

Karl Metzner
Senior Planner

KM/seb

