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File 1982-0043  
Date 7/5/02

Project Name: Western CO Center for the Arts – Rezone RMF-32 to PB

<b>P r e s e n t e d</b>		<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	<b>*Summary Sheet – Table of Contents</b>			
X		<b>Review Sheet Summary</b>			
		Application form			
		Review Sheets			
X		Receipts for fees paid for anything			
		<b>*Submittal checklist</b>			
		<b>*General project report</b>			
		Reduced copy of final plans or drawings			
		Reduction of assessor's map			
		Evidence of title, deeds			
X	X	<b>*Mailing list to adjacent property owners</b>			
		Public notice cards			
		Record of certified mail			
X		Legal description			
		Appraisal of raw land			
		Reduction of any maps – final copy			
		<b>*Final reports for drainage and soils (geotechnical reports)</b>			
		Other bound or nonbound reports			
		Traffic studies			
		Individual review comments from agencies			
		<b>*Consolidated review comments list</b>			
X	X	<b>*Petitioner's response to comments</b>			
		<b>*Staff Reports</b>			
		<b>*Planning Commission staff report and exhibits</b>			
		<b>*City Council staff report and exhibits</b>			
		<b>*Summary sheet of final conditions</b>			
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>			
<b><u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u></b>					
X	X	Action Sheet	X	X	Site Plan
X	X	Review Sheet Summary	X		Landscape Plan
X		Review Sheets	X	X	Letter of intent – 5/11/88
X	X	Letter from Karl G. Metzner to David M. Davis re: letter of approval-5/16/88			
X	X	Art Center Plan of Development			
X	X	Letter from Ed Chamberlin to Nancy Paulson re: office security – 7/14/82			
X	X	Letter from Ron Rish to Donald J. Henry re: review of the site drainage and pavement plan – 5/9/83			
X		Letter from Ron Rish re: no objection to outlet the site storm drainage into the alley – 5/9/83			
X	X	Ordinance No. 2070 - **			
X	X	Planning Commission Minutes - ** - 6/29/82			
X		Development Application – 5/26/82			
X	X	Impact Statement			
X	X	Geotechnical Investigation			
X		Deed			

WESTERN COLORADO CENTER FOR THE ARTS  
CHAMBERLIN ARCHITECTS  
May 21, 1982

#### IMPACT STATEMENT

The Western Colorado Center for the Arts, organized in 1953 as the Mesa County Art Center, is a private, non-profit community facility for the presentation of visual and performing arts. In 1960 the Trustees and friends of the Center were able to open gallery and classroom space in a remodelled home at 1745 N. Seventh Street. Additional property north of this location on N. Seventh was purchased and in 1970 the newly constructed Center building was opened. In the twenty-two years in these buildings, Center membership has grown tenfold from 120 to almost 1200, programs have grown in both quality and number, and the Trustees have employed a professional staff to work toward expanded facilities and new goals of service to the arts in Grand Junction.

At the present time the Center gallery is open to the public from 10 a.m. to 5 p.m. Tuesday through Saturday, with art classes Tuesday through Friday evenings from 7 to 10 p.m. and occasional performances of music, theater, etc., evenings until 10 or so. Future plans would extend the same open hours of the galleries through Sunday, but not otherwise change public hours.

The Center has and will continue to employ a caretaker and/or gardener for appropriate maintenance of building and grounds.

The planned addition of 5,000 square feet of exhibition space, studio/classroom, sculpture court, workshops, etc., will significantly expand the ability of the Center to involve the people of Western Colorado in art.

#### POLICIES

The proposed use is specifically consistent with the Seventh Street Corridor Policy.

#### SERVICES

All services are available in either Orchard, Seventh or the alley.

PARKING

Upon completion, the facility will contain the following:

Theater	2257 sq. ft. @ 15 sf/occ = 150 occupants
Classrooms	2121 sq. ft. @ 20 sf/occ = 106 occupants
Exhibition	2000 sq. ft. @ 15 sf/occ = 133 occupants

Whereas it is the policy of the Center not to schedule full occupancy events for the Theater and Exhibition at the same time, we have taken the higher of the two combinations:

Theater	150	4 occ/space = 38 spaces
Classrooms	106	4 occ/space = <u>27 spaces</u>

65 spaces required

Note: Classroom parking requirements are computed per High School standards. Exhibition parking requirements are computed per Theater standards.

Parking Proposed

Primary lot	52 spaces
Employee parking	10 spaces
Overflow parking	<u>37 spaces</u>
Total	99 spaces

The areas inside the front wall are designed to be enclosed at a later date to provide space for a permanent gallery. This use is as yet undefined, but probably will not be a high-occupancy type space.

COMMENTS

A proposal for required setback variances was presented to the Grand Junction Board of Adjustment on April 1, and again on May 6, 1982. The Board felt that they were not capable of making a decision and recommended that the Art Center apply for Planned Business zoning.

DEVELOPMENT SCHEDULE

It is the intention of the Center Trustees to begin construction about October 1, 1982, with work completed by June 1, 1983.

Attachments: Letter from Louis A. Grasso, Director, Facility Planning and Construction, MCVSD #51  
Letter from Allen Dodworth, Director, Western Colorado Center for the Arts.



MESA COUNTY VALLEY SCHOOL DISTRICT NUMBER 51

Administrative Service Center  
2115 Grand Avenue  
Grand Junction, Colorado 81501

LOUIS A. GRASSO, JR.  
DIRECTOR, FACILITY PLANNING & CONSTRUCTION

May 3, 1982

TELEPHONE 245-2422  
AREA CODE 303

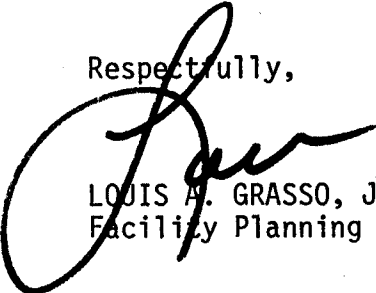
Edward C. Chamberlin, Architect  
Center for the Arts  
543 Main Street  
Grand Junction, Colorado 81501

Dear Ed:

To verify our conversation of a few days ago, the east fence at the Grand Junction High School has been relocated, thus providing thirty-seven (37) parking spaces which may be used as overflow parking for the Center for the Arts patrons. Administrators at Grand Junction High School are aware of this arrangement, and have expressed no major objections.

If you have questions, or if I can be of further service to you, please feel free to contact me.

Respectfully,

  
LOUIS A. GRASSO, JR., Director  
Facility Planning and Construction

LAG:lc

cc: Principal, G J H S  
File



May 5, 1982

To whom it may concern:

The Western Colorado Center for the Arts has three principal public functions: gallery exhibitions, performing arts events, and studio art classes. Classes generally run four or five days each week, days, and evenings, and are limited to twelve students. Performing arts events (plays, films, concerts) are projected to occur on a maximum of seven nights a month on an average, and our theater area has a practical maximum of about 180 seats. Art Exhibitions will be on view six days a week, with tour groups (bused, daytime) limited to 60 people. The exhibitions otherwise will seldom have more than two or three dozen visitors at a time, except during evening preview openings, which will happen about fifteen times a year.

Class meetings will often be simultaneous with either performance events or exhibition openings, but performances and openings will never occur on the same evenings. This is a matter of policy (Why split audiences when they are hard to get anyway?) and a practical consideration (We will never have the staff to present two major events at exactly the same time.)

Thus we believe that maximum parking requirements should be based on performance plus class or exhibition opening plus class requirements, but not on all three together, as this will never happen.

Allen Dodworth  
Director

GEOTECHNICAL INVESTIGATION

PROPOSED BUILDING ADDITIONS  
WESTERN COLORADO CENTER FOR THE ARTS  
1803 7TH STREET  
GRAND JUNCTION, COLORADO

Prepared for: Mr. E. Chamberlin  
Chamberlin Architects  
543 Main Street, Suite 5  
Grand Junction, CO 81501

AEA Job #823799

April, 1982

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## INTRODUCTION

This Geotechnical Study was undertaken to assist Mr. Ed Chamberlin in determining the best types and depths of foundations to support the proposed structures and design criteria for them.

Location of the proposed building additions are shown on Figures #1 and #2. Data from the field and laboratory work is summarized on Figures #3 through #9 and Table 1 attached.

## PROPOSED CONSTRUCTION

We understand that the proposed structures will be single story additions to the existing building.

For the purpose of our analyses, we assumed maximum column loads on the order of 8 KIPS and wall loads of 1 KIP per linear foot.

If final designs vary from these assumptions we should be advised to permit re-evaluation of our recommendations and conclusions.

## SITE CONDITIONS

The project site is located at 1803 7th Street in Grand Junction, Colorado. The site is bordered by 7th Street to the east, Orchard Avenue to the north and an alley to the west. The area of the site is relatively level and drains toward the west. The surface soils were dry and well drained at the time of our investigation.



## SUBSOILS

Our test borings showed there to be 6½ to 9 feet of surface soils over a brown silty clay. The surface soils consisted of a light brown to brown clayey silt. Blow counts in the silt ranged from 8 to 12 blows per foot. Laboratory testing of the silts showed them to be moderately compressible and to have an unconfined compressive strength of about 2500 PSF at a dry density of 89.5 PCF and 7.5% moisture. The upper clays had a blow count of 10 blows per foot and an unconfined compressive strength of about 2400 PSF at a dry density of 105.0 PCF and 14.0% moisture.

Our test borings caved on removal of the tools and the ground water level could not be accurately measured. Based on the return of saturated cuttings, however, the ground water table is estimated at an approximate depth of 26 to 28 feet. This level is expected to rise considerably during the irrigation season.

Although the soils featured relatively good strength when dry, the low CBR value obtained shows that the same soil will lose most of its strength when wet. Hence, it is of utmost importance that both surface and subsurface drainages be taken care of to keep the foundation soils dry and retain their supporting value.

## FOUNDATION RECOMMENDATIONS

We have considered several types of foundations for the proposed structures including spread footings, structural mat, drilled piers, and driven piling. Founding the proposed additions with spread footings on the natural soils involves a "normal" risk of foundation movement. Founding the structure on driven piling would reduce the risk of movement further. We

believe, considering safety, economy, and the ever present risk of movement involved in any type of foundation, that spread footings placed on the natural soils would be the most practical.

The proposed building additions may be founded on spread footings placed a minimum of 3 feet beneath finished grade to avoid frost damage and should be founded on the natural soils. The spread footings may be designed for a maximum soil bearing pressure of 750 PSF when placed directly on the undisturbed natural soils.

Since the existing building is founded on driven piling, some minor differential settlement should be expected between the existing building and the additions. In view of this expected movement, we recommend that rigid connections to the existing buildings should be avoided and the buildings connected with a flexible joint which would allow for the movement.

#### SITE GRADING

We anticipate excavation of the natural overburden soils can be done with normal earth moving equipment. We also believe the overburden soils could be used for site grading fills. We estimate the overburden soils will stand on temporary construction slopes on the order of 1:1. Deep excavations in the soils to depths in excess of 4 feet should be adequately braced as recommended by local ordinances and building codes. We suggest permanent cut and fill slopes should be on the order of 2:1, or flatter.

#### FLOOR SLABS

We believe the most practical type of floor used in conjunction with spread footing foundations is a floating slab-on-grade. For slab-on-grade construction, we suggest the following.

1. Place a minimum of 4" of gravel beneath the slab compacted to a minimum of 70% relative density as determined by ASTM D-2049, or a minimum of 95% of maximum dry density as determined by ASTM D-698.
2. Provide moderate slab reinforcement and carry the reinforcement through the interior slab joints, but not to foundation walls, load bearing walls, or load bearing columns.
3. Omit under slab plumbing. Where such plumbing is unavoidable, pressure test it during construction to minimize the possibility of leaks that result in foundation wetting. Utility trenches should be compacted to a minimum of 95% of maximum dry density as determined by ASTM D-698.

#### PAVED AREAS

From laboratory testing of representative and disturbed soil samples, it was determined that the remolded and soaked CBR value equaled a little better than two (2). As a result, the minimum asphaltic concrete pavement structure recommended for the required parking areas is ten (10) inches; e.g. 4 inches of gravelly, non-plastic subbase having a minimum CBR value of 40 overlain with a minimum of 4 inches of gravelly, crushed, well-graded and non-plastic road base having a CBR of 100 followed by 2 inches of high quality asphaltic concrete pavement primed to the compacted base course. The natural graded subgrade soil should be scarified to a depth of 6 inches, wetted and mixed and then compacted to a minimum of 95% of standard proctor dry density as determined by ASTM method D 698. The base and subbase should each be compacted to a minimum of 100% of standard proctor density (ASTM D 698).

## WETTING OF FOUNDATION SOILS

Wetting of foundation soils will decrease the strength of the soils and should be prevented during and after construction. Methods of doing this include compaction of "impervious" or low permeability backfill around the structure, provision of an adequate grade for rapid runoff of surface water away from the structure, and discharge of roof downspouts and other water collection systems well beyond the limits of the backfill.

## GENERAL INFORMATION

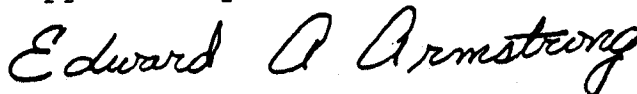
Our exploratory borings were spaced as closely as feasible in order to obtain a comprehensive picture of the subsoil conditions; however, erratic soil conditions may occur between test borings. If such conditions are found in exposed excavations, it is advisable that we be notified to inspect the foundation excavation. The site investigation and the writing of this report were conducted by Jeff Husband, Engineering Geologist.

ARMSTRONG & ASSOCIATES, INC.

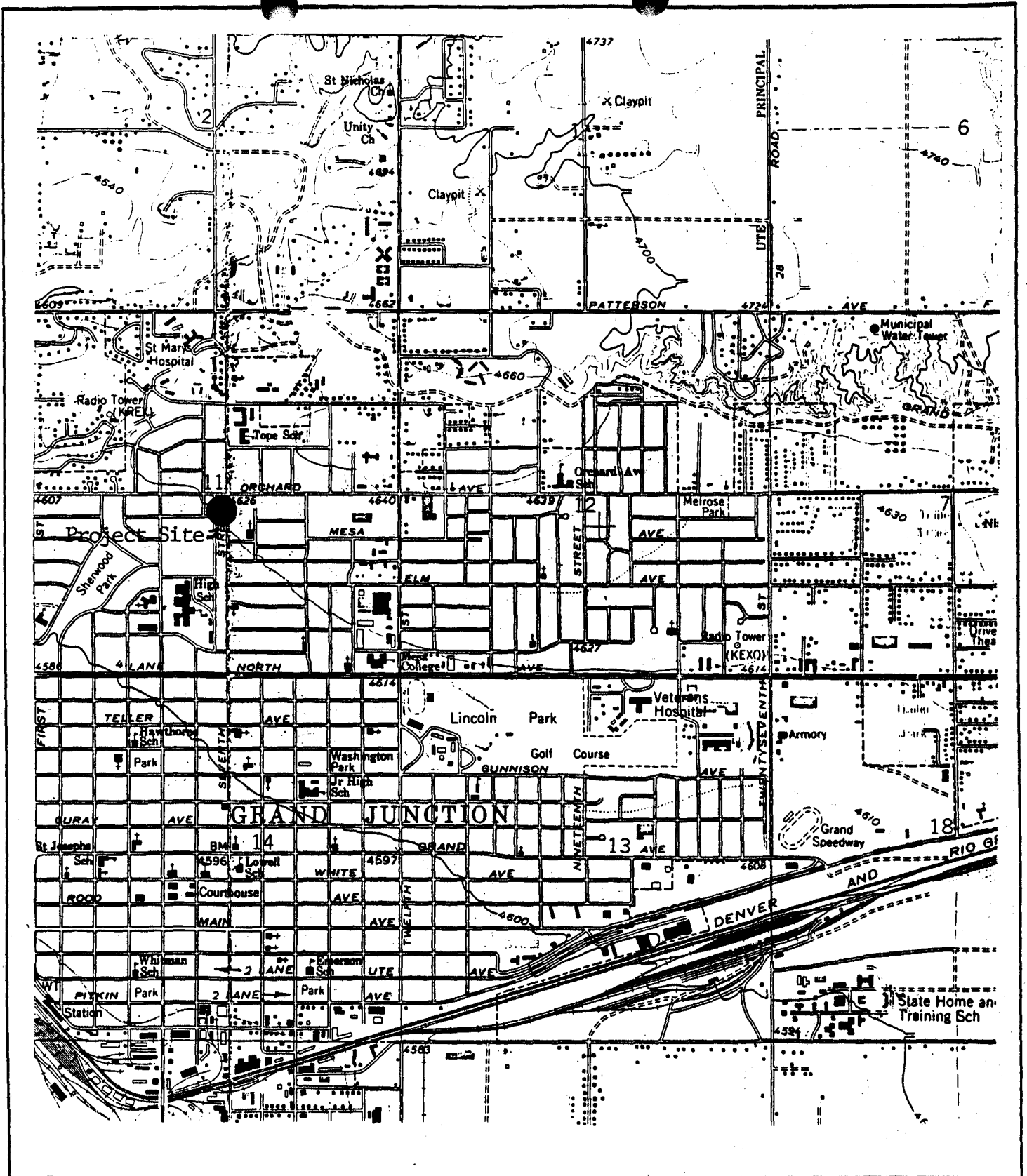


Raymond Hansen, PE  
Chief Geotechnical Division

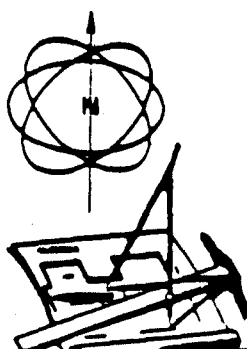
Approved By:



Edward A. Armstrong, PE-LS  
President



**ARMSTRONG ENGINEERS and ASSOCIATES, INC.**



JOB # 823799

APPR. *[Signature]*

DATE 3/25/82

FIGURE 1

Vicinity Map

Proposed Building Additions

1803 Seventh Street

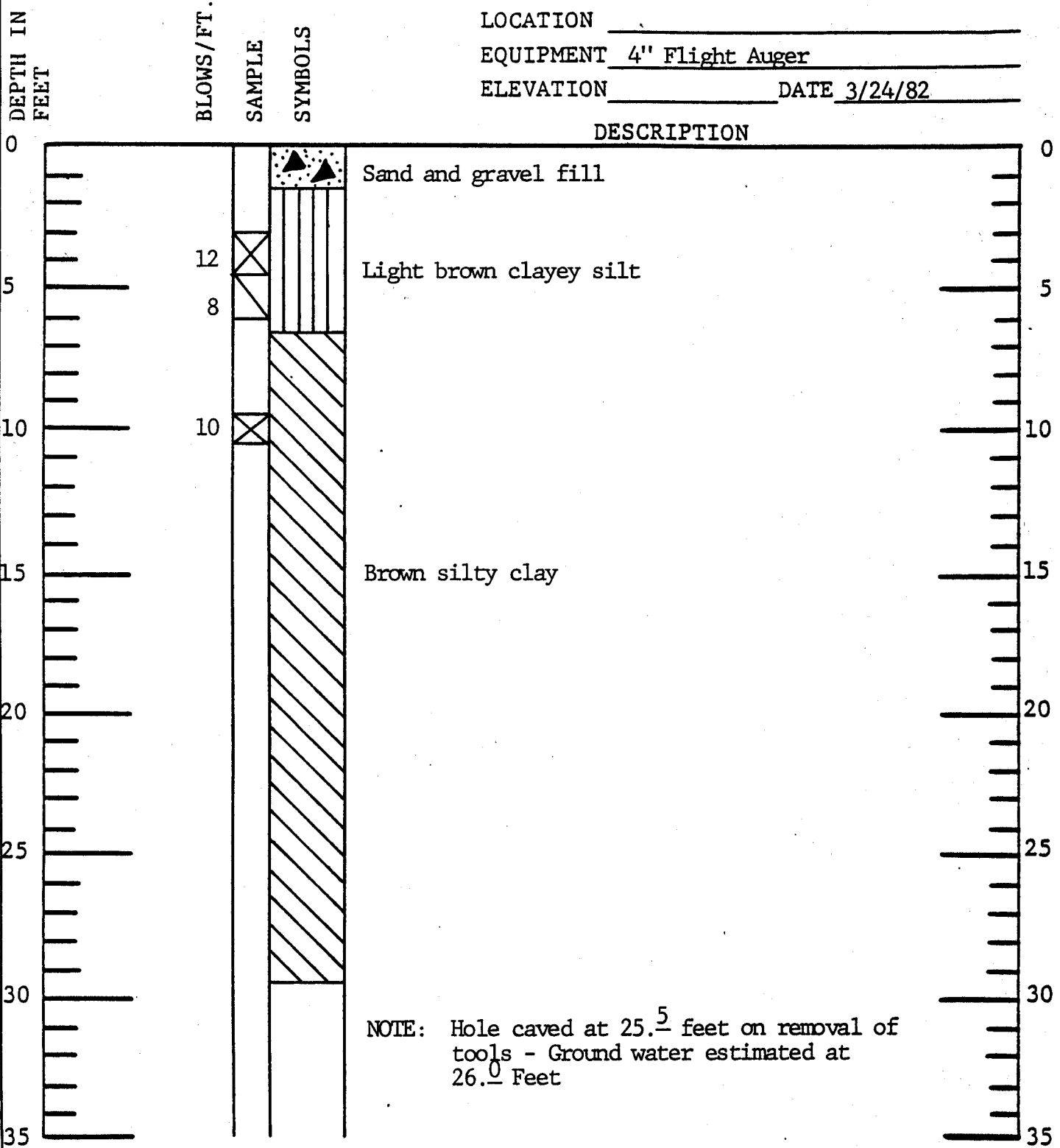
Grand Junction, Colorado

LOG OF TEST BORING TB-1

LOCATION \_\_\_\_\_

EQUIPMENT 4" Flight Auger

ELEVATION \_\_\_\_\_ DATE 3/24/82



ARMSTRONG ENGINEERS and ASSOCIATES, INC.

JOB # 813799

APPR. \_\_\_\_\_

DATE 3/25/82

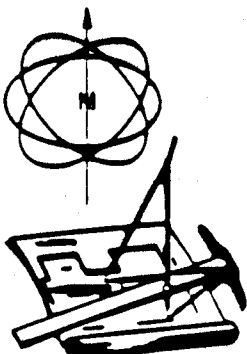
FIGURE 3

Geotechnical Investigation

Proposed Building Additions

1803 Seventh Street

Grand Junction, Colorado



LOCATION \_\_\_\_\_

EQUIPMENT 4" Flight Auger

ELEVATION \_\_\_\_\_ DATE 3/24/82

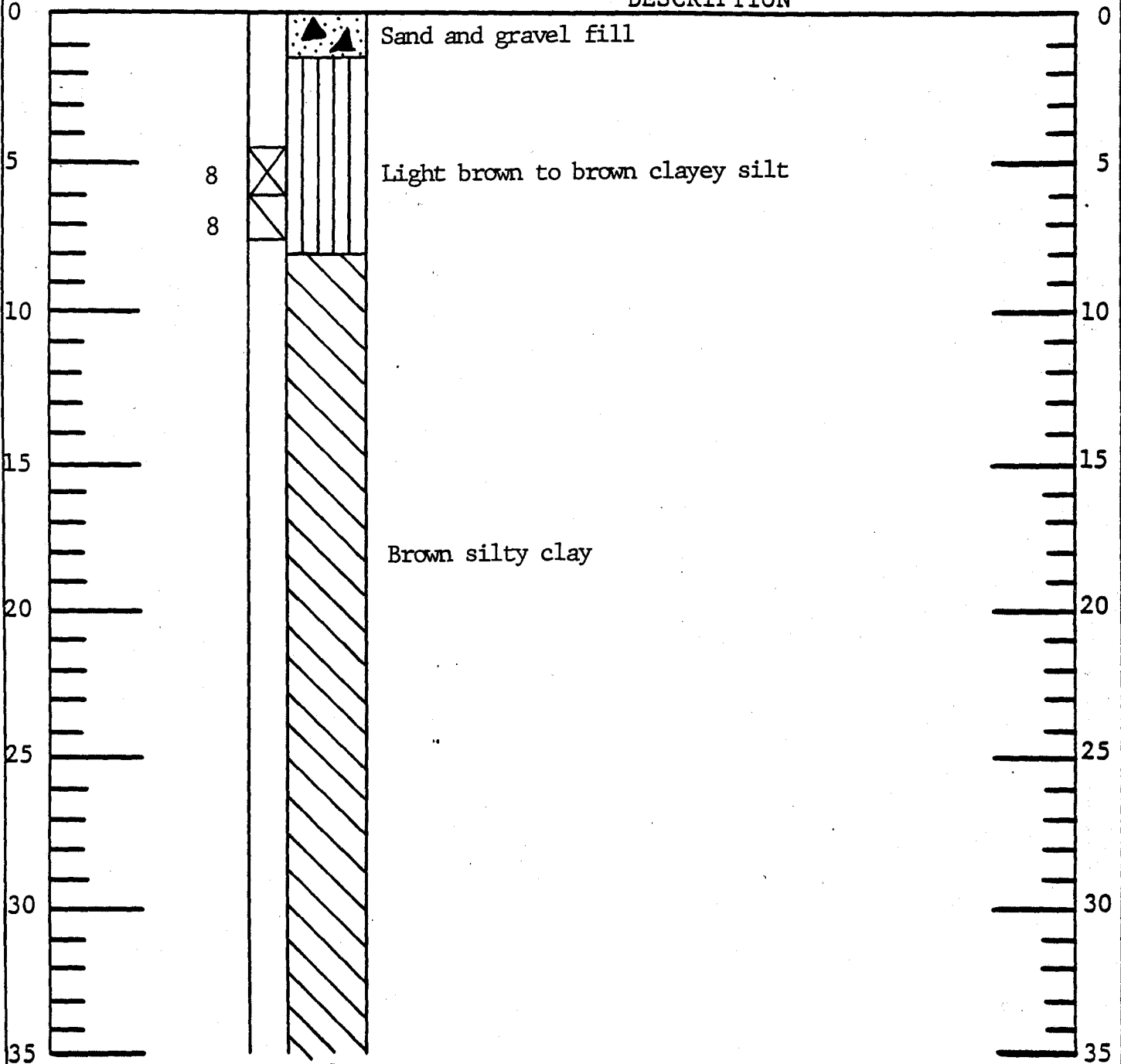
DEPTH IN FEET

BLOWS/FT.

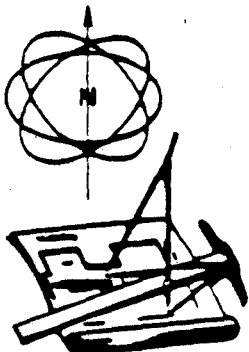
SAMPLE

SYMBOLS

DESCRIPTION



**ARMSTRONG ENGINEERS and ASSOCIATES, INC.**



JOB # 823799

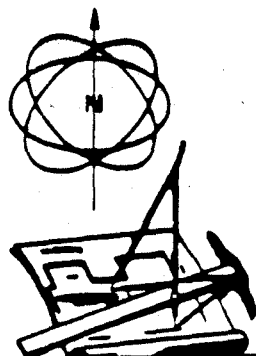
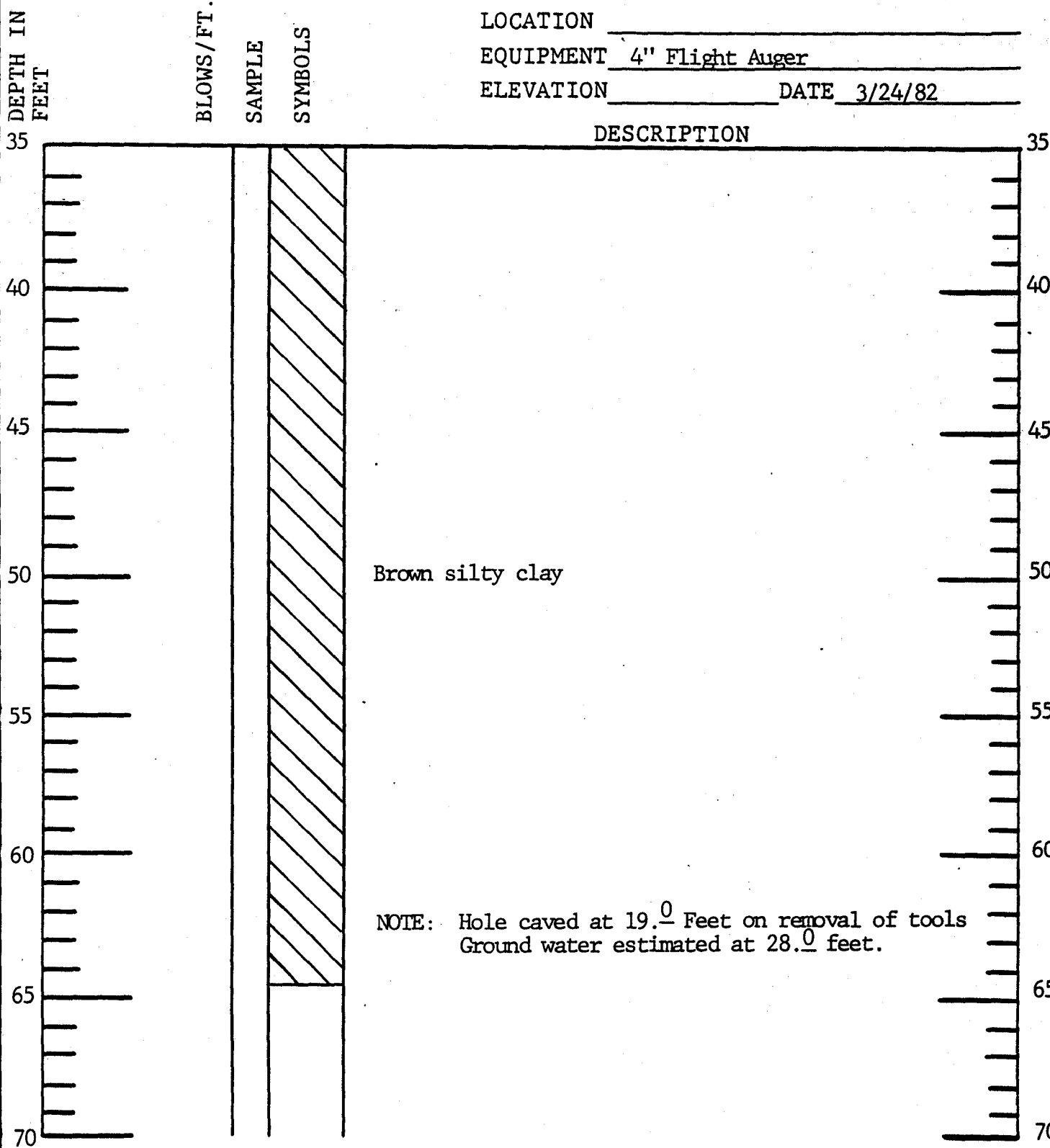
APPR. [Signature]

DATE 3/25/82

FIGURE 4A

Geotechnical Investigation  
 Proposed Building Additions  
 1803 Seventh Street  
 Grand Junction, Colorado

LOCATION \_\_\_\_\_  
 EQUIPMENT 4" Flight Auger  
 ELEVATION \_\_\_\_\_ DATE 3/24/82



**ARMSTRONG ENGINEERS and ASSOCIATES, INC.**

JOB # 823799  
 APPR. [Signature]  
 DATE 3/25/82  
 FIGURE 4B

Geotechnical Investigation  
 Proposed Building Additions  
 1803 Seventh Street  
 Grand Junction, Colorado



LOG OF TEST BORING TB-3

DEPTH IN FEET

BLOWS/FT.

SAMPLE

SYMBOLS

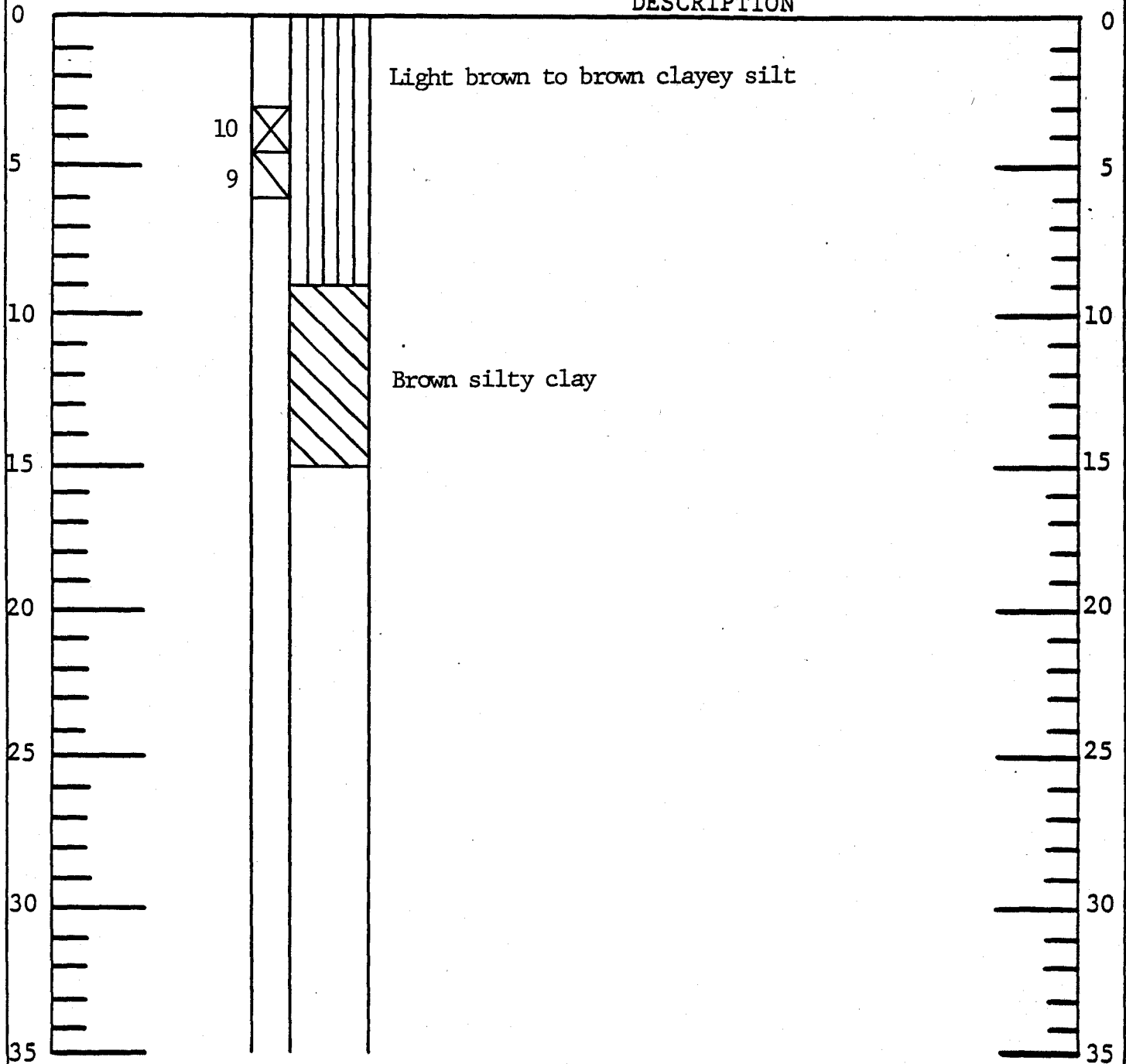
LOCATION \_\_\_\_\_

EQUIPMENT 4" Flight Auger

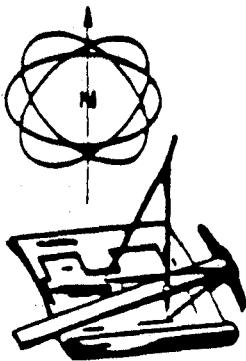
ELEVATION \_\_\_\_\_

DATE 3/24/82

DESCRIPTION



ARMSTRONG ENGINEERS and ASSOCIATES, INC.



JOB # 823799

APPR. \_\_\_\_\_

DATE 3/25/82

FIGURE 5

Geotechnical Investigation

Proposed Building Addition

1803 Seventh Street

Grand Junction, Colorado

LOG OF TEST BORING TB-4

DEPTH IN FEET

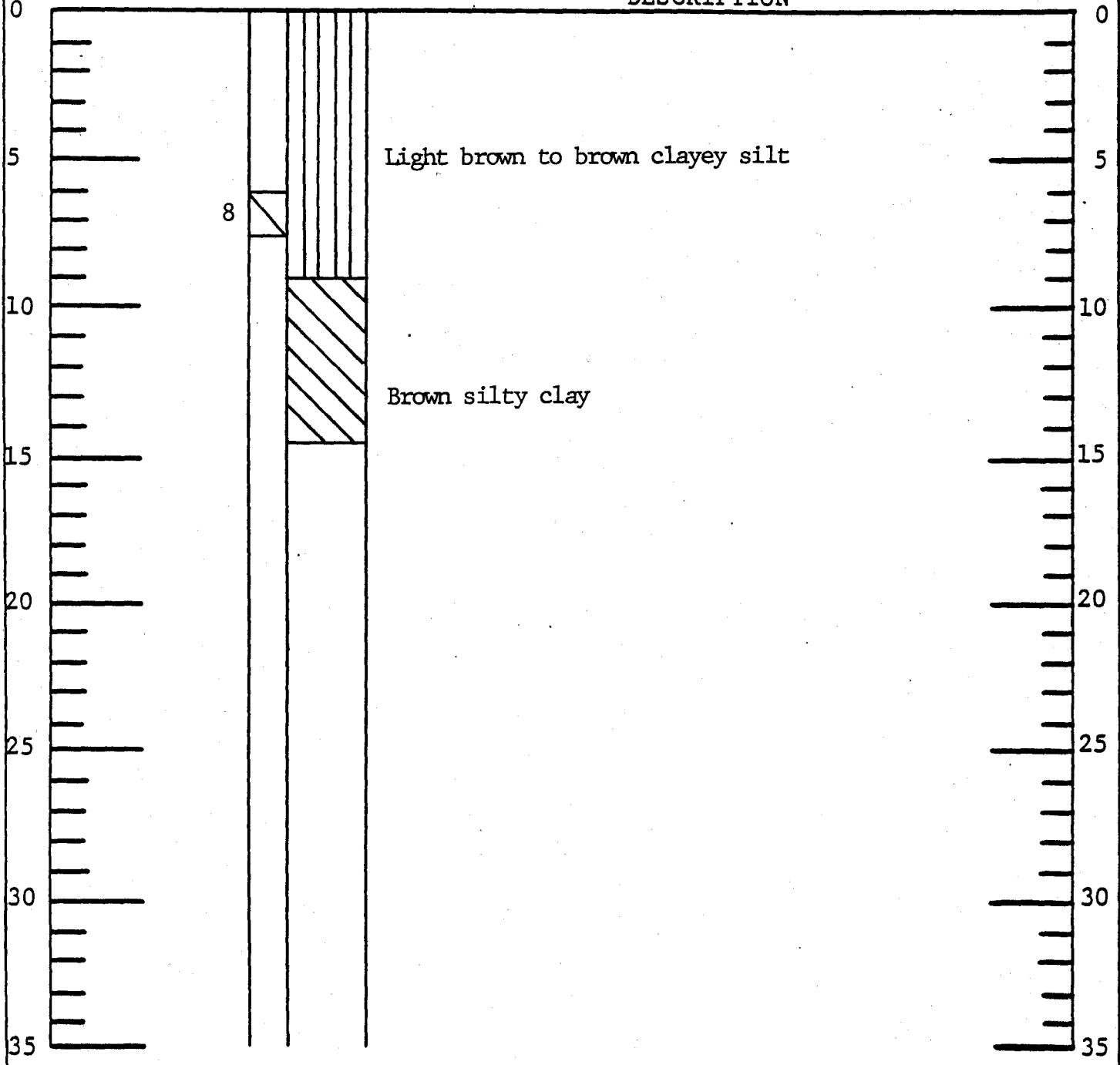
BLOWS/FT.

SAMPLE

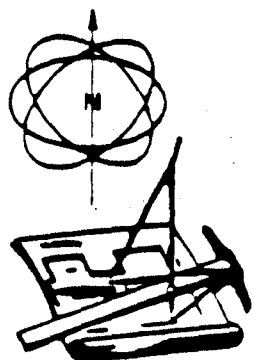
SYMBOLS

LOCATION \_\_\_\_\_  
EQUIPMENT 4" Flight Auger  
ELEVATION \_\_\_\_\_ DATE 3/24/82

DESCRIPTION



ARMSTRONG ENGINEERS and ASSOCIATES, INC.

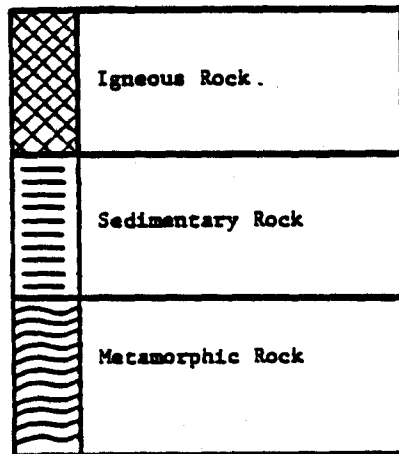


JOB # 823799  
APPR. [Signature]  
DATE 3/25/82  
FIGURE 6

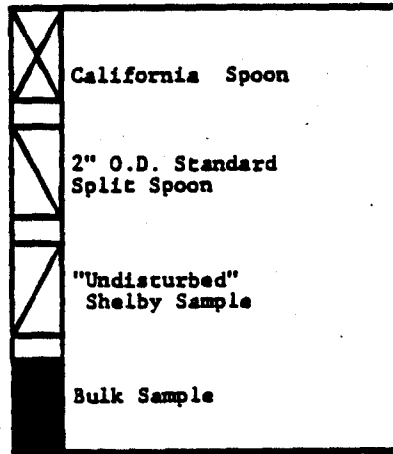
Geotechnical Investigation  
Proposed Building Additions  
1803 Seventh Street  
Grand Junction, Colorado

GW		Well Graded Gravels, Gravel - Sand Mixtures	ML		Inorganic Silts and Very Fine Sands, Rock Flour, Silty or Clayey Fine Sands, or Clayey Silts with Slight Plasticity
GP		Poorly Graded Gravels, Gravel - Sand Mixtures	CL		Inorganic Clays of Low to Medium Plasticity, Gravelly Clays, Sandy Clays, Silty Clays, Lean Clays
GM		Silty Gravels, Poorly Graded Gravel - Sand - Silt Mixtures	OL		Organic Clays and Organic Silty Clays of Low Plasticity
GC		Clayey Gravels, Poorly Graded Gravel - Sand - Clay Mixtures	MH		Inorganic Silts, Micaceous or Diatomaceous Fine Sandy or Silty Soils, Elastic Silts
SW		Well Graded Sands, Gravelly Sands	CH		Inorganic Clays of High Plasticity, Fat Clays
SP		Poorly Graded Sands, Gravelly Sands	OH		Organic Clays of Medium to High Plasticity, Organic Silts
SM		Silty Sands, Poorly Graded Sand - Silt Mixtures	PT		Peat and Other Highly Organic Soils
SC		Clayey Sands, Poorly Graded Sand - Clay Mixtures	NOTE: Classification of Earth Material Shown On the Boring Logs Is Based On Field Inspection Unless Otherwise Determined By Laboratory Testing		

**UNIFIED SOIL CLASSIFICATION SYSTEM**



ROCK TYPE

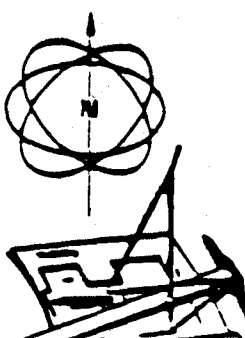


SAMPLE TYPE

▼  
WATER TABLE

NOTE: All blow counts are determined by the 30" free fall of A 140 pound hammer

**ARMSTRONG ENGINEERS and ASSOCIATES, INC.**



JOB # 823799  
 APPR. [Signature]  
 DATE 3/25/82  
 FIGURE 7

**BORING LOG LEGEND AND NOTES**

Proposed Building Additions  
 1803 Seventh Street  
 Grand Junction, Colorado

# ARMSTRONG ENGINEERS & ASSOCIATES

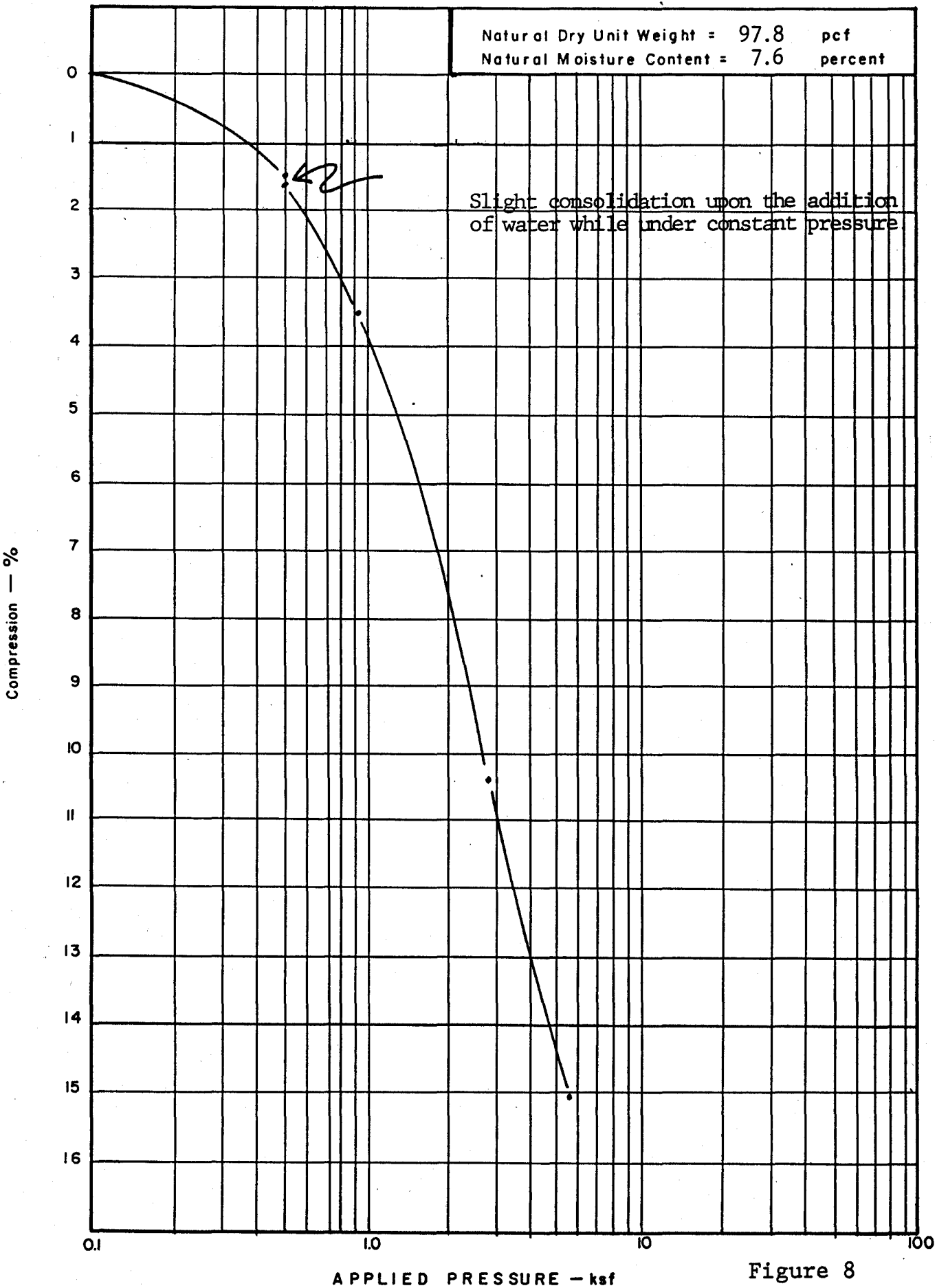


Figure 8

APPLIED PRESSURE - ksf

Swell-Consolidation Test Results

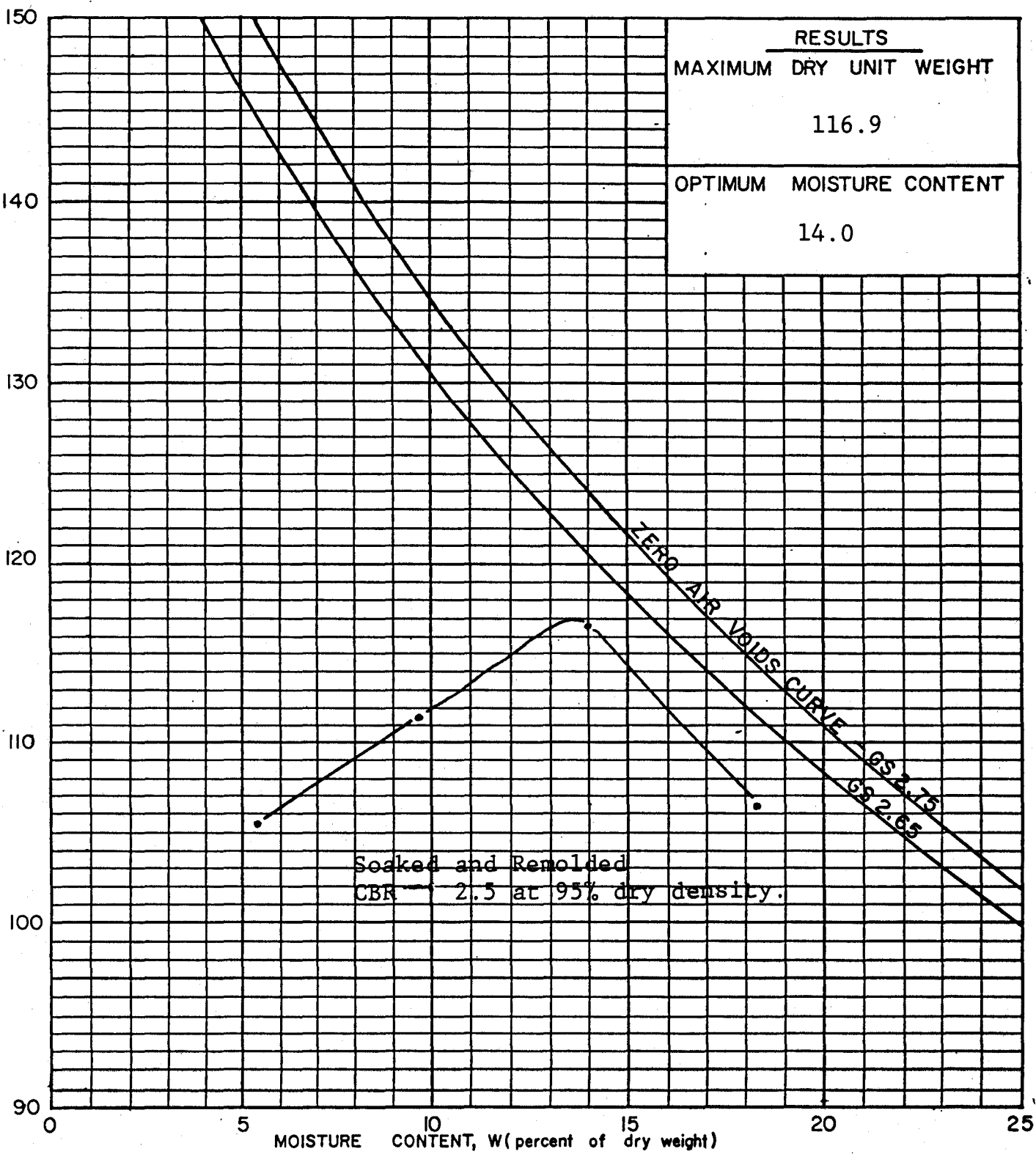
ARMSTRONG ENGINEERS AND ASSOCIATES  
SOIL COMPACTION TEST GRAPH

CBR  
DATE  
April 1, 1982

PROJECT  
Arts Center  
823799

AVIATION LOCATION  
SOIL CLASSIFICATION

COMPACTION METHOD  
ASTM D-1557 78  
Modified Proctor  
Method A.



ENGINEER (Signature)  
Sandy Ostonsky-Bell

PLOTTED BY (Signature)  
Sandy Ostonsky-Bell

CHECKED BY (Signature)  
Wayne H. Levin

Figure 9



Pat A. Cochran  
602 Orchard Avenue  
Grand Junction, CO 81501

#43-82

Fransine E. Lee  
1810 N. 6th St.  
Grand Junction, CO 81501

#43-82

Warren Keiffer  
1742 N. 7th Street  
Grand Junction, CO 81501

#43-82

Betty L. Huff  
1920 N. 6th St.  
Grand Junction, CO 81501

#43-82

Thomas E. & Andrea F. Hughes  
1735 N. 7th St.  
Grand Junction, CO 81501

#43-82

Eben L. Massy  
2780 Uranium Drive  
Grand Junction, CO 81503

#43-82

John V. Irvin  
1905 N. 6th St.  
Grand Junction, CO 81501

#43-82

G.E. & P.M. Randolph  
1725 N. 7th St.  
Grand Junction, CO 81501

#43-82

Esther L. Knowles  
1720 N. 7th St.  
Grand Junction, CO 81501

#43-82

Richard E. & Viola M.  
Hartman  
580 Orchard Ave.  
Grand Junction, CO 81501

#43-82

Fae Francis  
1707 N. 7th St.  
Grand Junction, CO 81501

#43-82

Seventh-Day Adventist Church  
730 Mesa Avenue  
Grand Junction, CO 81501

#43-82

J & E. Gerald Ashby  
570 Orchard Avenue  
Grand Junction, CO 81501

#43-82

Bruce P. Broadhead  
7621 Oak St.  
Arvada, CO 80005

#43-82

Western Colo. Chr. for the Arts  
1803 N. 7th Street.  
Grand Jct. CO 81501

#43-82

Arlene J. Teegarden  
558 Orchard Avenue  
Grand Junction, CO 81501

#43-82

Wayne R. Rapp  
337 Belford  
Grand Junction, CO 81501

#43-82

Ed Chamberlain  
543 Main Street  
Grand Jct. CO 81501

#43-82

Mesa County Valley School  
District #51  
2115 Grand Avenue  
Grand Junction, CO 81501

#43-82

Charles E. & V. Adams  
1828 N. 7th St.  
Grand Junction, CO 81501

#43-82

Antionette M. Baldino  
605 Orchard Ave.  
Grand Junction, CO 81501

#43-82

Ronald F. Anhorn  
623 Sierra Ct.  
Grand Junction, CO 81503

#43-82

Theodore E. Hardcastle &  
Peggy J. Hardcastle  
830 N. 6th St.  
Grand Junction, CO 81501

#43-82

Rufus W. Miller & Susan J.  
Miller  
118 Mantey Heights  
Grand Junction, CO 81501

#43-82

Scott W. & Sally Irene  
Nystrom  
1820 N. 6th St.  
Grand Junction, CO 81501

#43-82

U.S. Bank, Trustees  
P.O. Box 908  
Grand Junction, CO 81502

#43-82

GRAND JUNCTION HIGH SCHOOL

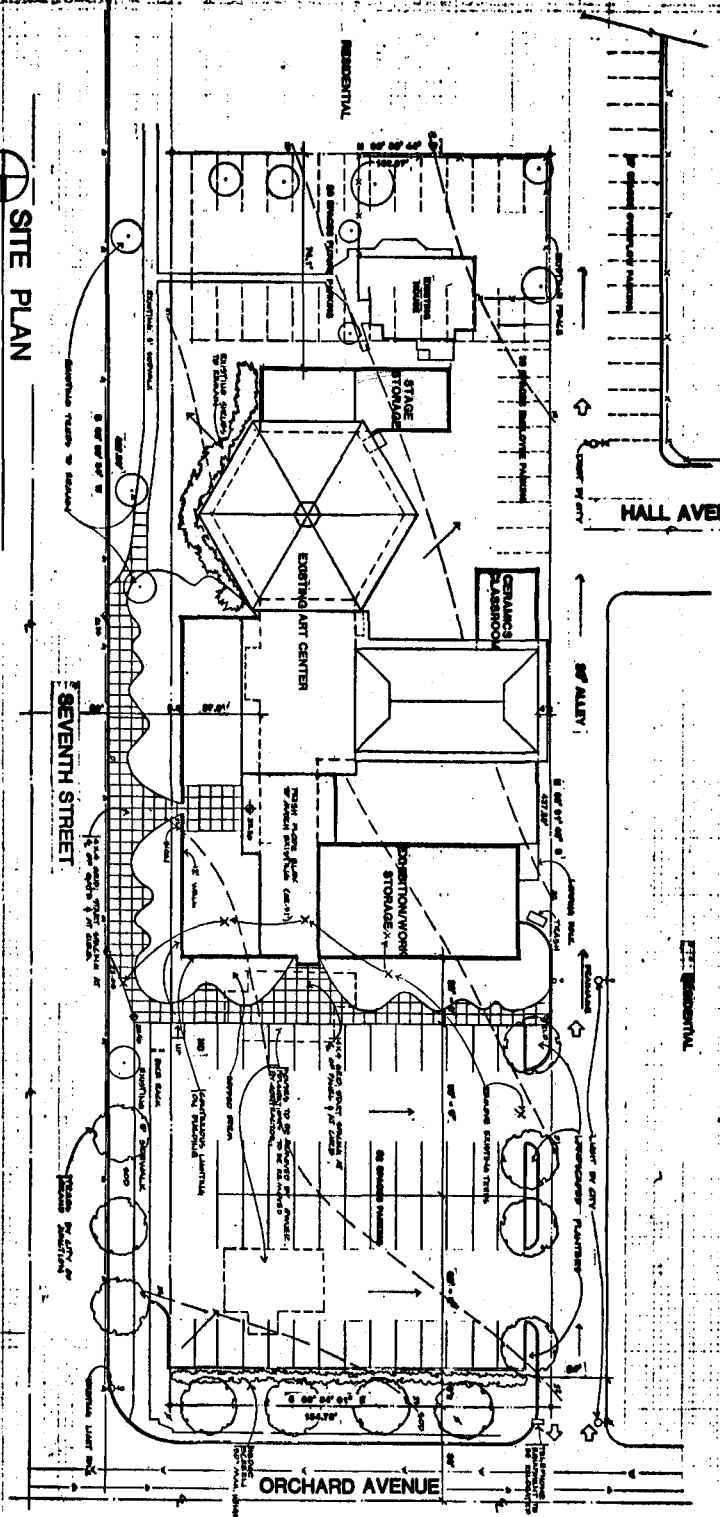
HALL AVENUE

RESIDENTIAL

RESIDENTIAL

ORCHARD AVENUE

SITE PLAN  
SCALE 1" = 20'



OFFICE COPY  
#4382

LANDSCAPE SCHEDULE	
	LANDSCAPE SCHEDULE
	LANDSCAPE SCHEDULE

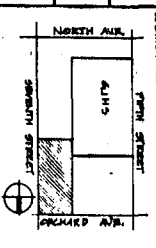
ABBREVIATIONS

101	Asphalt	102	Asphalt
103	Asphalt	104	Asphalt
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199	Asphalt	200	Asphalt

SYMBOLS

	Earth		Finished
	Gravel		Horizontal Tile
	Concrete		Plaster, Stone
	Structural Steel		Brick Masonry
	Brick Masonry		Fiberboard
	Property Line		Elevation
	Survey Line		Utility Marker
	Utility Marker		Well Indicator

LOCATION MAP



WESTERN COLORADO CENTER FOR THE ARTS  
EXPANSION  
1803 NORTH SEVENTH, GRAND JUNCTION



CHAMBERLAIN ARCHITECTS



543 Main Street  
Grand Junction  
Colorado 81501  
(303) 242-6804

RECEIVED MESA COUNTY  
DEVELOPMENT DEPARTMENT

JUL 16 1982

# CHAMBERLIN ARCHITECTS

## MEMORANDUM

DATE: July 14, 1982

TO: Nancy Paulson, Western Colorado Center for the Arts  
→ Allen Dodworth, Western Colorado Center for the Arts  
✓ Bob Golden, Mesa County Development Department  
Art Storey, Grand Junction Police Department

FROM: Edward J. Chamberlin

RE: Western Colorado Center for the Arts

Dodworth, Storey and Chamberlin met to discuss security at the proposed Art Center expansion. Officer Storey said that his review comments were advisory, not mandatory - that the Center ultimately bears the risk.

Vandalism and theft are the two types of crimes most concerning. Several methods of reducing risk from both were discussed. Officer Storey indicated that theft of office equipment, etc., may be more of a threat than theft of artwork. Dodworth described the system of detectors and alarms proposed by the Center. Officer Storey's major concern is that the walls of the Center could conceal an intruder from a police car. The following suggestions were made:

1. Locate a grilled opening in the West courtyard wall for view from the alley.
2. Use "trip wires" or other sensor along the top of the walls.
3. Install bells for vandal-prone areas and quiet detection for areas where valuable items are stored.
4. Install bars across all roof openings.

These suggestions, and others, will be investigated by Dodworth and Chamberlin in an effort to meet the needs of the Center with a building that is as secure as possible.



Edward J. Chamberlin, AIA

EJC/sb

ART CENTER PLAN OF DEVELOPMENT

*(Goal / Alternatives)*

Scenario I

1. Move Downtown
  - either through contingent buy/sell contracts
  - OR,
  - Immediate action - loan to purchase Mercantile and time to sell building and pay back.

205,000	purchase price
<del>305,000</del>	high end remodel
<u>\$555,000</u>	
630,000	Sale of Art Center building
75,000	Difference for endowment
<u>50,000+</u>	up to \$50,000 from DDA
\$125,000	carryover/endown
<u>50,000</u>	If grant from city matching DDA
\$175,000	

1 year plan

\$125,000	purchase of Mesa Theater
<u>100,000</u>	Remodel
225,000	

25,000	County <i>lottery</i>	
100,000	CDBG	<i>Private Funding</i>
<u>25,000</u>	Diverted Remodel	
\$ 150,000		

75,000

---

\$100,000

Other potential funding sources government programs for the arts national private foundations- local, state, individuals, businesses.

Membership Drive - Set goals  
Endowment structure- Set goals

# REVIEW SHEET SUMMARY

FILE NO. 43-82 TITLE HEADING Western Colo. Center for the Arts DUE DATE 6/11/82

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Western Colorado Center for the Arts/Allen Dodworth. Location: 1803 North 7th Street (southwest corner of 7th Street and Orchard Avenue.) A request to change from residential multi-family uses at 32 units per acre to planned business uses and a final plan on approximately 1.34 acres. Consideration of rezone. Consideration of final plan.

PETITIONER ADDRESS 1803 N. 7th Street

ENGINEER Chamberlin Architects

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
6/8/82	City Utilities	The right angle parking off the alley looks dangerous. This should be resolved with the City Traffic Engineer.
6/9/82	Mountain Bell	We will not relocate the telephone closure on the corner of Orchard and the alley as shown on the plan. See attached.
6/9/82	Planning Staff Comments	NOTE: This proposal went to the Board of Adjustments and was denied. They recommended it go PB. It is in compliance with 7th Street Corridor Policy. 1. Would like to see notes indicating % of open space, % of building coverage, % ROW etc. 2. How will landscaping be maintained? 3. Need building heights indicated on plan. 4. Is one handicapped stall adequate? 5. Need curb blocks for all stalls to prevent overhang onto sidewalks etc. 6. Trash p/u location coordinated with Sanitation Eng. (Reeves) prior to public hearing. 7. Will alleyway be 1 way or 2 way? Need signage indicating which. 8. Lighting to be low level directional to avoid impact on residential. 9. Signage to meet city sign codes. 10. Check to avoid sight distance problems at alleyway. 11. Minimum setbacks shown on plan. 12. Show any easements necessary on plan. 13. Sidewalk configuration previously ok'd by City Engineer. 14. Question of future expansion should be considered into residential neighborhood. 15. Alley way should be used for service and not as a traffic carrier.
6/9/82	Public Service	Gas & Electric: No objection to rezone and final plan. Request customer contact P.S.Co. for service locations.
	Additional Planning Staff Comments	The walls 12' high propose a security problem for the police. It is a good place to hide without being seen. Police Department requests an alternative - openings, windows etc. to help deter this.
6/11/82	City Parks & Recreation	The city will only plant trees in city rights of way. Privet Hedge is fine, but it seem to me (sic) that other shrubs should be considered to have a good combination. Berms should have gentle slopes to allow for efficient maintenance and uniform watering. I would recommend some shrubs and trees being located between the sidewalk and building.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
6/11/82	Trans. Engr.	The future parking lot to the south should have an access point onto 7th St. and the alley. The trash container should be relocated since that portion of the alley is one-way southbound.
6/11/82	City Fire Dept.	This office has no objections to zone change of final plan. NOTE: Any assembly area with occupancy exceeding 300 must be fully sprinklered.
6/14/82	City Engineer	Existing narrow sidewalk on Orchard Avenue should be widened to 5 ft. I assume the petitioner will widen the alley adjacent to the north parking lot to 24 ft. of asphalt mat and will dedicate an additional 4 ft. on the east edge in order to accommodate their proposed use as a 2-way alley access to the parking lot. I recommend a driveway from 7th Street to the south parking lot so that vehicles exiting from any of the designated parking areas will not be forced to travel south on the one-way alley which is already overburdened with traffic. A permit must be obtained from my office for any curb-gutter and/or sidewalk construction in the dedicated rights of way and all work must conform to city specifications. In general, the proposed layout looks reasonable.

*Summary Mailed 6/14/82*

*6/14/82 City Police Late*

7/9/82 GJPC MINUTES OF 6/29/82

MOTION: (COMMISSIONER O'DWYER) "I MOVE ON FILE #43-82, REZONE RMF-32 TO PB, THAT WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL.

COMMISSIONER RINKER SECONDED THE MOTION. CHAIRWOMAN QUIMBY REPEATED THE MOTION, CALLED FOR A VOTE AND THE MOTION CARRIED UNANIMOUSLY (6-0).

MOTION: (COMMISSIONER O'DWYER) "I MOVE ON FILE #43-82, FINAL PLAN, THAT WE FORWARD TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL CONTINGENT ON RESOLVING THE CONCERNS OF THE POLICE DEPARTMENT BEFORE A BUILDING PERMIT IS ISSUED AND ON RESOLVING THE ISSUE OF REMOVING THE TELEPHONE PEDESTAL."

COMMISSIONER RINKER SECONDED THE MOTION. CHAIRWOMAN QUIMBY REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED BY A VOTE OF 6-0.

543 Main Street  
Grand Junction  
Colorado 81501  
(303) 242-6804

# CHAMBERLIN ARCHITECTS

June 29, 1982

Mr. Bob Golden  
City-County Development Department  
559 White Avenue  
Grand Junction, CO 81501

Bob,

This is our response to review comments for the Western Colorado Center for the Arts Planned Business Rezone and Final Plan Submittal (#43-82).

AGENCY

COMMENTS

City Utilities

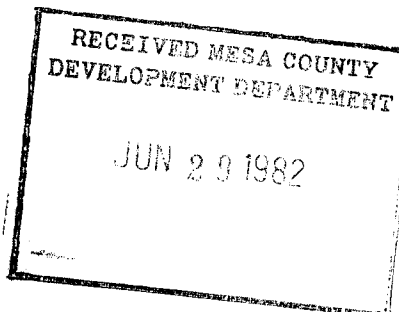
Right-angle parking has been reviewed with City Traffic Engineer.

Mountain Bell

It is the opinion of Jim Bragdon and Ron Risch that the access pattern as proposed is the best design alternative. It is also their position that the City can require Mountain Bell to move equipment when it interferes with development within the right-of-way. A second alternative is to keep the one-way alley as it exists now, however, this design is contrary to City policy to keep traffic off of alleys. Access from Seventh Street is not recommended.

Planning Staff

1. This has been shown.
2. Landscaping will be maintained by the Center for the Arts caretaker. Sprinklers will be provided in all landscaping areas.
3. Building heights are indicated on the Plan.
4. Two handicapped stalls are indicated on the Plan.
5. Sidewalks are sized to allow car overhangs.
6. Trash pick-up location has been relocated to opposite Hall Avenue
7. Two way North of the new building. Signage will be as required by the City Traffic Engineer.
8. Lighting will be low level on the building.
9. Signs will meet City sign codes.
10. Improvements will not be made in 35' line of sight triangle.



Mr. Bob Golden  
Page two  
June 29, 1982

AGENCY

COMMENTS

Planning Staff  
(continued)

11. Minimum setbacks are 3' front, 3' rear, side is not applicable.
12. No easements have been asked for.
13. No comment.
14. The neighborhood is considered a transitional area.
15. See Mountain Bell comments.

Public Service

No objections.

City Police

Unable to meet with Art Storey. The Center does not consider this a problem.

City Parks &  
Recreation

1. Trees inside the property will be by the Art Center.
2. Privet hedge preferred.
3. We do not plan shrubs and trees between sidewalk and building at this time.

Transportation  
Engineer

1. The south parking lot is a long-term solution. Future access will be coordinated with the Traffic Engineer at that time.
2. Trash containers are relocated.

City Fire Dept.

No objections.

City Engineer

1. Sidewalk will be widened to 5 feet.
2. See Mountain Bell comments.
3. See Transportation Engineer comments.

Yours truly,



Edward J. Chamberlin, AIA

EJC/sb

# APPLICATION SHEET

Acres 1.343  
 Units N/A  
 Density N/A

## rezone & final plan

File No. #43-82  
 Zone RMF-32 to PB  
 Tax Parcel Number \_\_\_\_\_

Activity Western Colorado Center for the Arts  
 Phase 1982 Building Addition  
 Common Location 1803 North Seventh Street, Grand Junction, CO

Date Submitted: 6/1/82 Date Mailed Out: 6/2/82 Date Posted: 6/18/82  
10 Day Review Period Return by: 6/14/82 MCC Information Sent  
 Date Adjacent Property Owners Notified of MCPC/GJPC \_\_\_\_\_ Date Adjacent Property Owners Notified of MCC/CIC \_\_\_\_\_

review agencies	A B C D E F G H I J K L M N O P Q R S T U V W X Y Z AA BB CC DD EE FF																															
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF
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County Road																																
County Health																																
County Surveyor																																
County Parks/Recreation																																
County Engineer																																
Transportation Engineer																																
City Engineer <u>2 sets</u>																																
City Utilities																																
City Parks/Recreation																																
City Police Dept.																																
County Sheriff																																
Floodplain Administration																																
Comprehensive Planning																																
G.J. Dept. of Energy																																
Fire <u>only</u>																																
Irrigation																																
Drainage																																
Water (Ute, Clifton)																																
Sewer																																
G.V. Rural Power																																
Mountain Bell																																
Public Service (2 sets)																																
Soil Conservation																																
State Highway Dept.																																
State Geological																																
State Health Dept.																																
Transamerica																																
Water & Power Resources																																
Mack, Loma, Mesa, Collbran, Fruita, Palisade, Grand Jct.																																
OTHER:																																
PLANNING COMMISSION (2)																																
CIC/MCC (1)																																
<b>totals</b>																																

**BOARDS**

BOARD	DATE	REMARKS
GJPC	6/29/82	Appr. resolution of police concerns, start Jan 1983
CC	7/21/82	Resolution of telephone box relocation prior to construction.
		Appr. CA

**STAFF**

will pay in full at submitted  
 - 7/15/82 Max Rezone/Final

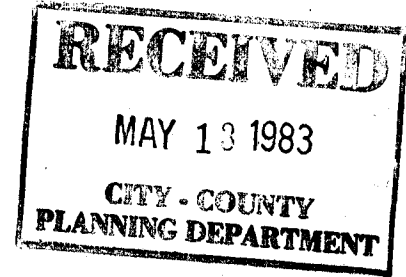
City County Development Department

Open Space Dedication (acreage) \_\_\_\_\_ 5% O. S. Fee Required \$ \_\_\_\_\_ Paid Receipt # \_\_\_\_\_  
 Recording Fee Required \$ \_\_\_\_\_ Paid (Date) \_\_\_\_\_ Date Recorded \_\_\_\_\_  
 Date Resolution Mailed \_\_\_\_\_  
 Pre-application Fee Receipt No. \_\_\_\_\_

543 Main Street  
Grand Junction  
Colorado 81501  
(303) 242-6804

# CHAMBERLINARCHITECTS

Edward J Chamberlin AIA  
Donald J Henry AIA  
Frank H Witchey AIA



May 12, 1983

Ron Rish, City Engineer  
City of Grand Junction  
250 North 5th Street  
Grand Junction, CO 81501

RE: Western Colorado Center for the Arts Expansion  
"Site Drainage & Pavement Plan," 5/4/83

Dear Ron:

In response to your letter to me dated May 9, 1983:

Item 3 (RE: 24' wide alley):

The description for the additional alley right-of-way to accommodate two-way traffic was given to us by Bob Goldin. His description says: "...the West 4 feet of the North 120 feet..." Therefore, our drawing showed a 24' wide alley right-of way. (I am enclosing a copy of Bob Goldin's hand-written description.)

We are revising the description and the site plan to show a 25' alley right-of-way.

Item 4 (RE: Two-way vs. One-way Signage):

We are reviewing (today) the signage for the alley with Jim Bragdon, City Traffic Engineer.

Item 5 (RE: Pavement Thickness Details):

The paving and curb details showing layer thicknesses are based on "Geo-Technical Investigation" Job #823799 by Armstrong & Associates, Inc., dated April, 1982. I am enclosing a copy of the "paved areas" portion of that report.



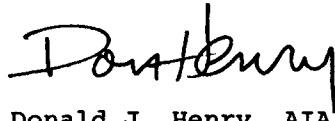
Ron Rish  
May 12, 1983  
Page two

Item 6 (Contact Darrell Lowder):

I talked with Darrell Lowder on the phone May 12. He would also prefer 25' for the alley right-of-way. I am sending him a copy of the latest "Site Drainage and Pavement Plan" and also the description of the right-of-way for the alley.

We appreciate your concerns and comments and hope that these responses and revisions to the "Site Drainage and Pavement Plan" will resolve any remaining problems.

Sincerely,



Donald J. Henry, AIA

DJH/sb

enclosures

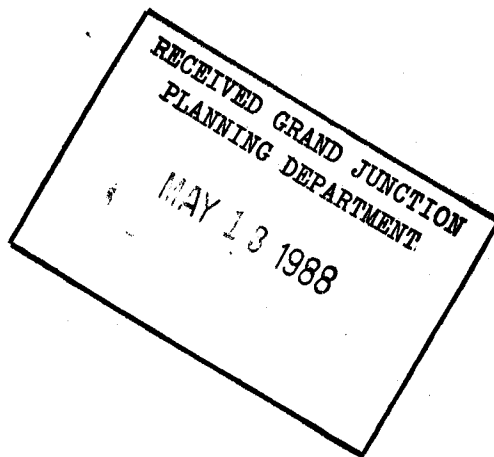
cc: (without enclosures)

Jim Bragdon, City Traffic Engineer  
Bob Goldin, City Planning Department  
Darrell Lowder, City Right-of-Way Agent  
Jim Patterson, Director of Public Works & Utilities

# WESTERN COLORADO CENTER FOR THE ARTS

May 11, 1988

Mr. Karl Metzner  
Director of Planning  
250 North 5th Street  
Grand Junction, Colorado 81501



Dear Mr. Metzner:


I am writing in regard to our property at 1745 North 7th Street, adjoining the Western Colorado Center for the Arts.

Our intention for this property is to use it as an extension of the Art Center Gift Shop, and to install a separate business with a separate business license to be a gallery for Colorado artists.

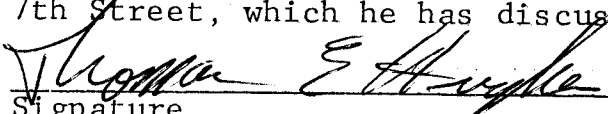
Per our conversation, we believe that there is adequate parking. We will apply for proper signage and plan a tasteful, discreet sign. For the few months we will not be doing business at that location and will not need to be handicapped accessible. After that time, however, we will comply with all handicapped requirements.

Thank you for your time and attention.

Sincerely,

  
David M. Davis  
Director

WE, the undersigned, agree with Mr. Davis' plan for 1745 North 7th Street, which he has discussed with us at length.

  
Signature

5-11-88  
Date

1735 N. 7<sup>th</sup> St.

1803 North Seventh Street Grand Junction, Colorado 81501 (303) 243-7337



Grand Junction Planning Department  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1430

May 16, 1988

Mr. David M. Davis, Director  
Western Colorado Center for the Arts  
1803 North 7th Street  
Grand Junction, CO 81501

Dear Mr. Davis:

I have received your letter of May 11, 1988 regarding the use of the property at 1745 North 7th as an extension of the Art Center gift shop and a gallery for Colorado artists. Under the provisions of the Grand Junction Zoning and Development Code, I believe this qualifies as a minor change to your previously approved development plan. By this letter I am approving this minor change subject to the following:

1. Use as described in your letter of May 11, 1988.
2. House and grounds to continue to reflect a residential character.
3. Arts Center parking to be available for gift shop patrons.
4. Any Building Department requirements be adhered to.
5. Signage will require a permit to be obtained by a licensed sign contractor.
6. Payment of the \$50 minor change fee.
7. Any future changes to the described use or structure will require review and approval by this department.

This approval is subject to your assurances of no significant impact on the neighborhood. If problems do occur, we reserve the right to review the situation and take whatever actions are necessary to resolve the problems.

Please let me know if I can be of any additional assistance.

Sincerely,

A handwritten signature in cursive script, reading "Karl G. Metzner".

Karl G. Metzner  
Director of Planning

KGM/tt

xc: File #43-82



Grand Junction Planning Department  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1430

September 14, 1990

Dave Davis, Director  
Western Colorado Center for the Arts  
1803 N. 7th Street  
Grand Junction, CO 81501

Dear Dave:

I have reviewed development file #43-82, which includes the rezone to Planned Business (PB) for the Western Colorado Center for the Arts at 1803 N. 7th Street and the Minor Change to use 1745 N. 7th as an extension of the Art Center gift shop and gallery. Any future use that had functions similar to those of the Center for the Arts would be allowed. The house at 1745 N. 7th could not be used as a retail outlet in general, unless that use was a similar accessory-type use as it currently is with the Arts Center.

A revised final plan for the property could be proposed, changing the use to something else that was compatible with the neighborhood. The 7th Street Corridor Guidelines suggest that this part of the corridor is appropriate for cultural and educational facilities and professional offices. A revised plan would have to receive approval from the Planning Commission and the City Council if appealed.

Please let me know if we can be of any further assistance.

Sincerely,

A handwritten signature in cursive script that reads "Kathy".

Kathy Portner  
Senior Planner



File  
43-82

City of Grand Junction, Colorado 81501

250 North Fifth St.,  
244-1566

May 9, 1983

Donald J. Henry  
Chamberlin Architects  
543 Main Street  
Grand Junction, CO 81501

RE: Western Colorado Center for the Arts.

Dear Don:

I have reviewed the "Site Drainage and Pavement Plan" drawing dated 5/4/83 as submitted May 5, 1983, and have the following comments.

1. Having all the public sidewalk improvements, various drains and alley improvements all on one drawing is very helpful for those of us who have to review the proposals.
2. As stated in a separate letter to Ron Fromknecht, outletting the storm runoff into the alley is acceptable to this office based on his analysis.
3. It is my continuing and repeated opinion that City Council approval of this project was based on a 24 ft. wide alley pavement to accommodate two-way traffic and the pavement was to be centered on a 25 ft. dedicated alleyway. The 5/4/83 drawing does not show that condition.
4. I am unclear about the longitudinal limits of the two-way alley or how the two-way vs one-way segments will be signed. I refer this matter to Jim Bragdon, City Traffic Engineer.
5. The drawing shows a pavement section with layer thicknesses. On what analysis is this based and what Professional Engineer is accepting design responsibility for this and all other engineering designs shown on the drawing?

Western Colorado Center for the Arts

Page 2

6. As written to Ed Chamberlin on a February 4, 1983, note, Darrel Lowder should be contacted about dedication of the alley right-of-way widening. (Copy of note enclosed).

Very truly yours,



Ronald P. Rish, P.C.  
City Engineer

RPR/rs

Enclosure

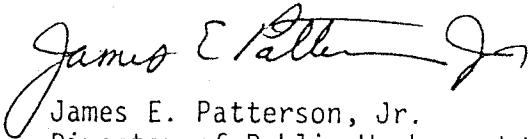
cc: w/enclosure:

Ron Fromknecht - Colorado West Associates  
Jim Bragdon  
Bob Goldin  
John Kenney  
Darrel Lowder  
Jim Patterson

Mr. Curt Reimer  
February 2, 1983  
Page 2

Please give me a call if you have any questions or would like additional information.

Very truly yours,



James E. Patterson, Jr.  
Director of Public Works and Utilities

JEP/hm

attachment

✓ cc - Ron Rish City Engineer  
Jim Bragdon, Traffic Supervisor

CC: Ed Chamberlin, AIA  
Darrel Lowder  
Ron  
2-4-83

Ed, I need engineered construction plans for 7th St. storm sewer and alley improvements for my review & approval prior to start of construction on these items. Also, someone should contact Darrel Lowder, City Right-of-Way agent 244-1565 about dedication of the alley right-of-way widening.

Ron  
2-4-83