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File 1982-0046
Date 7/10/02

Project Name: Cedar Square Professional Building – Rezone RSF-8 to PB

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
		Application form
		Review Sheets
X		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	Memo from Planning Commission to All Petitioners re: Extension request until 4/1/85 – 3/26/84
X	X	Review Sheet Summary	X	X	Planning Commission Minutes - ** - 7/27/82, 10/26/82
X		Review Sheets	X		Final Plan and Plat
X		Development Application – 9/30/82	X		Subdivision Summary Form – 10/1/82
X	X	Power of Attorney - ** - 12/4/82	X	X	Irrigation Commitment Letter – 10/1/82
X	X	Development Improvements Agreement - ** - 2/8/83	X	X	Request for Treasurer's Certificate of Taxes Due-9/30/82
X		Building Permit Guarantee	X	X	Ordinance No. 2078 - **
X		Record of Final Plat Recording – 1/26/83	X	X	Soil Classification
X	X	Letter from Ron Rish to Daryl K. Shrum re: review of construction plan- 1/18/83	X		Deed
X	X	Letter from Ron Rish to Daryl K. Shrum re: construction plan comments- 12/30/82	X	X	Progress Report PDC Subdivision – Filing Number 2
X		Letter from Chief Wes Painter to Sam Haupt, P.D.C. Investment, Inc. re: Fire Dept. not requiring additional protection with the remodel-10/11/82	X	X	Certified Memo from Planning to All Petitioners and Owners re: enforcement of Development Schedules – 2/1/84
X		Public Notice Posting – 10/12/82	X	X	Location & Vicinity Map
X	X	Circulation Plan	X		Request for Time Extension
X	X	Outline Development Plan	X	X	Project Narrative

P.D.C. SUBDIVISION,
FINAL PLAN AND PLAT

P.D.C. Investments, Incorporated, the owner of .719 acres of land zoned Planned Business located immediately north of the Cedar Square Shopping Complex (605 26½ Road) requests that the final plan and plat is approved by the City of Grand Junction. The subject parcel (lots 1 and portions of lots 2 and 3 of Fairmount Heights Subdivision) is proposed to be subdivided into two lots which will comprise P.D.C. Subdivision Filing Number Two. Lot 1 (.252 acres) will be used exclusively as a parking lot to serve the employees of the existing Shopping Center, while lot 2 (.467 acres) will accomodate a small office building.

Careful attention has been given to preparing a final plan which insures land use compatibility with the neighborhood while simultaneously providing an efficient and safe circulation system. To accomplish these objectives, the plan incorporates the following key features.

1. The establishment of a 2,306 square foot professional office building on lot 2 by remodeling the interior of the existing rental house and by converting the existing carport into office space. The architecture of the carport conversion will be similar to the existing structure. The office will be used exclusively for the provision of professional services. The ideal and anticipated use in this area is for a medical office, although other feasible uses include law, accounting, real estate, engineering and insurance, etc., types of services.
2. Thirty-five (35) parking spaces are proposed which will be used by the office and the employees of Cedar Square businesses. The new office building will be served by 15 parking spaces (6 for employees and 9 for clients) and the remaining 20 spaces will be assigned to employees working at Cedar Square. The provision of an additional 20 spaces will help alleviate the existing parking problems at Cedar Square. Currently, Cedar Square customers and employees have difficulty finding a parking space in the designated lot. As an alternative, parking is occurring in the Patterson Road right-of-way, at St. Mary's and on the adjoining Doctor's office property.
3. The office will blend in well with the surrounding four single family residences since the office will appear as a single family home. The Mottram property to the north is already screened by a 6 foot wooden fence and the properties to the east across 7th Street will continue to view the existing structure and large landscaped lawn. The visual character of the neighborhood will not be altered since the proposed on-site traffic circulation lanes and parking areas will be screened by existing and additional plant materials.

The main office entrance will be from the west, thus, the four surrounding neighbors will have no indication that the structure is being used as an office instead of a single family residence. Minimal activity will occur at the project in the evenings since office and parking utilization will primarily occur during standard business hours.

4. Access to the proposed Cedar Square Professional Office and parking lot will occur from the alley located between the existing neighborhood shopping center and the adjacent Doctor's office. The alley currently provides ingress and egress to the Doctor's office 44 stall parking lot and provides access to the Mottram (028), Vandover (029) and proposed project properties. As stipulated during the rezone phase of the project, P.D.C. Investments will be responsible for widening the existing 20 foot alley to a 25 foot right-of-way and pave the alley from Patterson Road to the southwest corner of lot 1. A quit claim deed will be issued to the City for the additional five feet of alley right-of-way prior to recording the final plat. In addition, the alley mat will be 24 feet and the improvements will be closely coordinated with the City Engineer prior to construction. The existing parallel parking on the west side of Cedar Square will be eliminated and no parking signs will be placed along the alley.

The main ingress and egress point to serve the proposed project is located at the southwest corner of lot 1, which is immediately adjacent to the alley right-of-way. A one-way egress point is also proposed approximately 50 feet west of the southeast corner of the project which will tie into the Cedar Square service road with traffic exiting onto Seventh Street. (Refer to the proposed traffic circulation plan). A safe and efficient traffic circulation system will be insured since the projects one-way exit point will feed into the existing one-way service road and a stop sign is proposed just south of the 7 to 11 Store. Thus, traffic will be required to stop before reaching the Cedar Square Seventh Street curb cut. In the case of an emergency, the projects second egress point could be used for ingress purposes.

As recommended by the City Planning Commission, access to the Mottram property to the north has been insured across the P.D.C. properties. The project consultants have met several times with Mr. Mottram and he has approved the access plans. The Mottram property will be served by three access points, including the existing alley, Seventh Street driveway and through the proposed parking lots internal driving aisles. As shown on the plat, the parking areas will be dedicated as an ingress, egress and utility easement which will allow the Mottram property perpetual access. A gate will be installed at the northern

boundary of the parking area which will be exclusively used by the property owners to the north. The gate will provide an alternative access location for the adjacent property owners while simultaneously preventing traffic utilizing the office building from gaining access directly from Seventh Street.

The private drive off of Seventh Street currently serves both the P.D.C. and Mottram properties with the property line actually dissecting the driveway. As agreed by the Mottrams, an ingress and egress easement will be deeded to them across a portion of the P.D.C. driveway to obtain additional access right-of way. In essence, the ingress and egress easement will square up the access dimensions of the driveway. (Please refer to the plan for a further explanation.) The driveway will only be used by the Mottrams and by emergency vehicles. A fence will be installed near the northeast corner of the office building to prevent access to and from the business use and no parking signs will be posted along the driveway.

Activity at the Cedar Square Professional Office will represent the only new generator of traffic in the immediate vicinity. It is estimated that 40 to 60 additional trips will be generated by the office with no noticeable impact occurring on Seventh Street and Patterson Road. Both Seventh Street and Patterson Road are principal arterials with traffic being generated from the entire valley. Traffic volumes on the arterials cannot be attributed to any given project.

5. Additional landscaping for screening and aesthetic purposes will be undertaken. Plant materials used at Cedar Square will also be used to provide additional landscaping at the office and parking facility project. Plant materials include Seagreen, Junipers, English Ivy, Austrian Pine, Rocky Mountain Ponderosa Pine and Spreading Junipers. (Refer to the Plan.) The existing lawn and plant materials will be maintained by utilizing the existing underground water sprinkling system. P.D.C. owns 5 shares of Grand Valley Irrigation Company water.
6. All public utilities and services are readily available to serve the project and no major public utility expansions will be required. Existing utilities serving the house will be used to serve the office with the only exception being the construction of a new sewer line (refer to the Plan). The existing septic tank will be abandoned. Drainage will be accommodated by installing a catch basin in the middle of the parking lot and storm run-off will be transported by an 8 inch pipe to Seventh Street. The Fire Department has agreed that additional protection is not warranted since the project only represents remodeling.

(Refer to the attached preliminary agreement between P.D.C. and the Fire Department.) Based on conversations with the Planning Department, a soils report may need to be submitted to the Building Department prior to enclosing the carport.

In summary, the project is designed to be compatible with the surrounding neighborhood and will allow Cedar Square to install needed employee parking. As a result of the nature of the project, the owners have decided not to file any protective covenants or restrictions. Once the project is approved by the City and recorded, all site improvements are expected to be completed within 12 to 18 months.

September 27, 1982

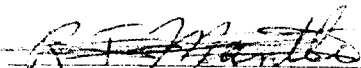
Sam Haupt
HOME LOAN & INVESTMENT INC.
1354 East Sherwood
Grand Junction, CO 81501

RE: Fire Protection, Cedar Square Development, 7th & Patterson.
Fire #46-82

September 24, 1982, your agent Daryl Shrum, Chief R. T. Mantlo, and I met, concerning provision of additional Fire Hydrants and water line up-grade for Cedar Square.

It was agreed by all present, that additional Fire Protection would be desirable, but due to the fact that all City lines are on the South side of Patterson and Ute Water lines in 7th Street are not adequate size for fire protection, the Fire Department would not require additional protection, with the remodeling of the existing residence to office space.

It was also agreed, that any further development at this location, then additional fire protection would be required and that all those concerned would share in cost of providing adequate fire protection lines and hydrants. Thank you.



Chief R. T. Mantlo

Btm. Chief Wes Painter

Sam Haupt, Owner

Daryl Shrum, Agent

Subscribed and sworn to before me this _____ day of _____ 19__

Notary Public

My Commission expires _____

Project narrative and rezone impact statement for Cedar Square Professional Office and expanded Cedar Square shopping Center parking facilities.

PDC Investments, Inc., the owner of .788 acres, located immediately north of the Cedar Square Shopping Center, request that the existing RSF-4 zoning be changed to Planned Development Business (PDB). The subject parcel (lots 1 and 2 of the Fairmont Heights Subdivision) contains one single family residence which is being used as rental property. The property is in the same ownership as Cedar Square which is zoned PDB.

Careful attention has been given to preparing a site plan which insures land use compatibility with the neighborhood while simultaneously providing an efficient and safe circulation system. To accomplish these objectives, the outline development plan incorporates the following key features:

1. The establishment of a 2,306 square foot professional office building by remodeling the interior of the existing rental house and by converting the existing carport into office space. The architecture of the carport conversion will be similar to the existing structure. The office will be used exclusively for the provision of professional services. The ideal and anticipated use in this area is for a medical office, although other feasible uses include law, accounting, real estate, engineering and insurance, etc., types of services.
2. Thirty-six (36) parking spaces are proposed which will be jointly used by the proposed office and the employees of Cedar Square businesses. The new office building will be served by 14 parking spaces (6 for employees and 8 for clients) and the remaining 22 spaces will be assigned to employees working at Cedar Square. The provision of an additional 22 spaces will help alleviate the severe parking problems at Cedar Square. Currently, Cedar Square customers and employees have difficulty finding a parking space in the designated lot. As an alternative, parking is occurring in the Patterson Road right-of-way, at St. Mary's and on the adjoining Doctor's office property.
3. The office will blend in well with the surrounding four single family residences since the office will appear as a single family home. The Mottram property to the north is already screened by a 6 foot wooden fence and the properties to the east across 7th Street will continue to view the existing structure and large landscaped lawn. The visual character of the neighborhood will not be altered since the proposed on-site traffic circulation lanes and parking areas will be screened by existing and additional plant materials.

The main office entrance will be from the west, thus, the four surrounding neighbors will have no indication that the structure is being used as an office instead of a single family residence. Minimal activity will occur at the project in the evenings since office and parking utilization will primarily occur during standard business hours.

4. Access to the proposed Cedar Square Professional Office and parking lot will occur from the existing 20 foot alley located between the existing neighborhood shopping center and the adjacent Doctor's office. The alley currently provides the main ingress and egress to the Doctor's office 44 stall parking lot and provides access to the Mottram (028), Vandover (029) and proposed project properties. In addition, the alley provides access to the Cedar Square parking spaces located on the west and north side of the building and provides circulation to the one-way service road located behind Cedar Square. Thus, the alley is currently being utilized as the central circulation system to serve the area.

The main ingress and egress point to serve the proposed project is located at the southwest corner of the property which is immediately adjacent to the alley right-of-way. A one-way egress point is also proposed approximately 50 feet west of the southeast corner of the project which will tie into the Cedar Square service road with traffic exiting onto Seventh Street. (Refer to the proposed traffic circulation plan). A safe and efficient traffic circulation system will be insured since the projects one-way exit point will feed into the existing one-way service road and a stop sign is proposed just south of the 7 To 11 Store. Thus, traffic will be required to stop before reaching the Cedar Square Seventh Street curb cut. In the case of an emergency, the projects second egress point could be used for ingress purposes.

Activity at the Cedar Square Professional Office will represent the only new generator of traffic in the immediate vicinity. It is estimated that 40 to 60 additional trips will be generated by the office with no noticeable impact occurring on Seventh Street and Patterson Road. Both Seventh Street and Patterson Road are principal arterials with traffic being generated from the entire valley. Traffic volumes on the arterials cannot be attributed to any given project.

PDC fully realizes that the existing alley should be paved to serve the land uses in the area. PDC is willing to participate with the surrounding property owners and the City to pave the alley.

5. Additional landscaping for screening and aesthetic purposes will be undertaken. Plant materials used at Cedar Square will also be used to provide additional landscaping at the office and parking facility project. Possible plant materials include Cistana Plum, Potentialla, Austrian Pine, Spreading Junipers, Green Ash, Common Purple Lilac, and Colorado Redosier Dogwood, etc. A detailed landscaping plan will be submitted with the final plan. Special emphasis will be placed on selecting and locating plant materials, which will screen the proposed uses from the surrounding single family residences.

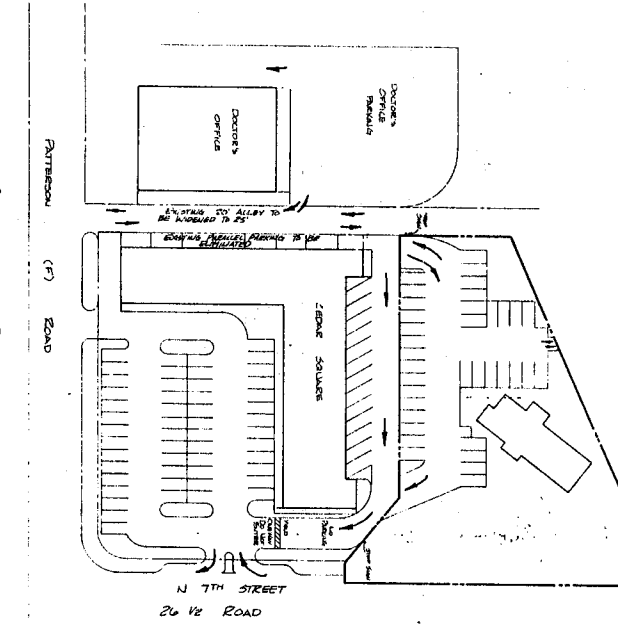
The original plan submitted for the property in 1981 has been substantially modified with the proposed plan being highly sensitive to protecting the integrity of the neighborhood. The site design of the project insures compatibility with surrounding uses and zoning. The project is warranted and feasible due to the adjacent B-1 and PDB zoning and represents an optimal location for a small professional office. The project is appropriate at this location as a result of previously approved commercial,

business and public uses in the area with external traffic circulation being provided by two principal arterials. The Planning Department's review comments on the previous project submittal were supportive of a zoning change and indicated the need to further establish the intersection as a minor commercial node (Refer to file 81-80, Review Sheet Summary). There has been a change in the character of the area over the last 10 years and additional change will undoubtedly occur when the Horizon Drive expansion project is undertaken.

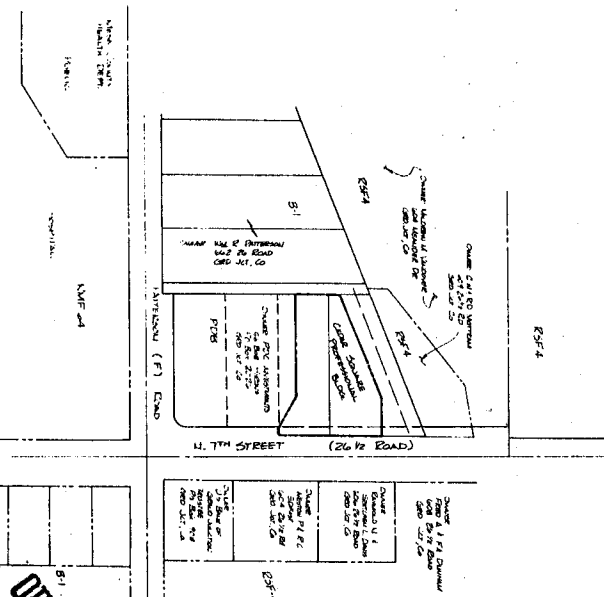
All public utilities and services are readily available to serve the project and no major public utility expansions will be required. The Seventh Street Corridor Policies are supportive of the project stating that shopping/business uses should be located at the intersection of two major streets and that existing residential areas should be protected. Once the project is approved by the City, all project improvements will be completed within 12 to 18 months.

In summary, the project is designed to be compatible with the surrounding neighborhood and represents an appropriate land use at the intersection of two arterial streets. The project will allow Cedar Square to install needed employee parking and the outline development plan justifies remodeling the existing single family home into a small office.

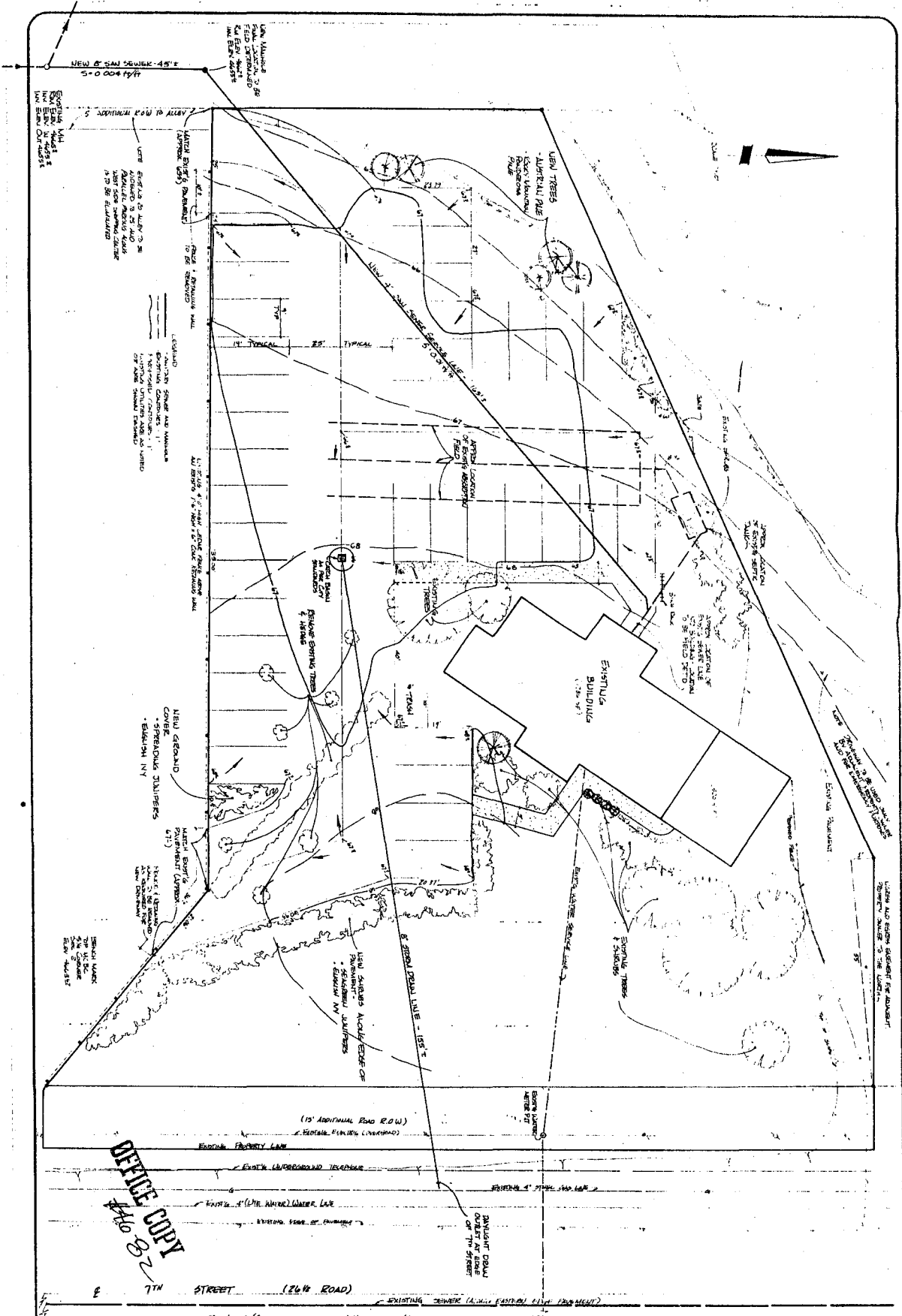
CIRCULATION PLAN
Scale 1/4" = 1'-0"



LOCATION & VICINITY MAP
Scale 1/4" = 1'-0"



OFFICE COPY
#46-82



OFFICE COPY
 246-082

P.D.C. SUBDIVISION FILING NO. TWO
 UTILITIES COMPOSITE, FINAL PLAN, GRADING & DRAINAGE PLAN.

BECK, SHRUM and ASSOCIATES, INC.
 2721 NORTH TWELFTH STREET, SUITE 20
 GRAND JUNCTION, COLORADO 81501
 engineers planners

17PB WJC 10/1/82
 P. 10'

P. D. C. SUBDIVISION FILING NO. TWO A REPLAT OF LOT 1 AND A PORTION OF LOTS 2 AND 3 FAIRMOUNT HEIGHTS SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are owners of that real property situated in the City of Grand Junction, State of Colorado, and being all of Lot 1 and part of Lots 2 and 3 of Fairmount Heights Subdivision, as recorded in the office of the Clerk and Recorder, Mesa County, Colorado, being more particularly described as follows:

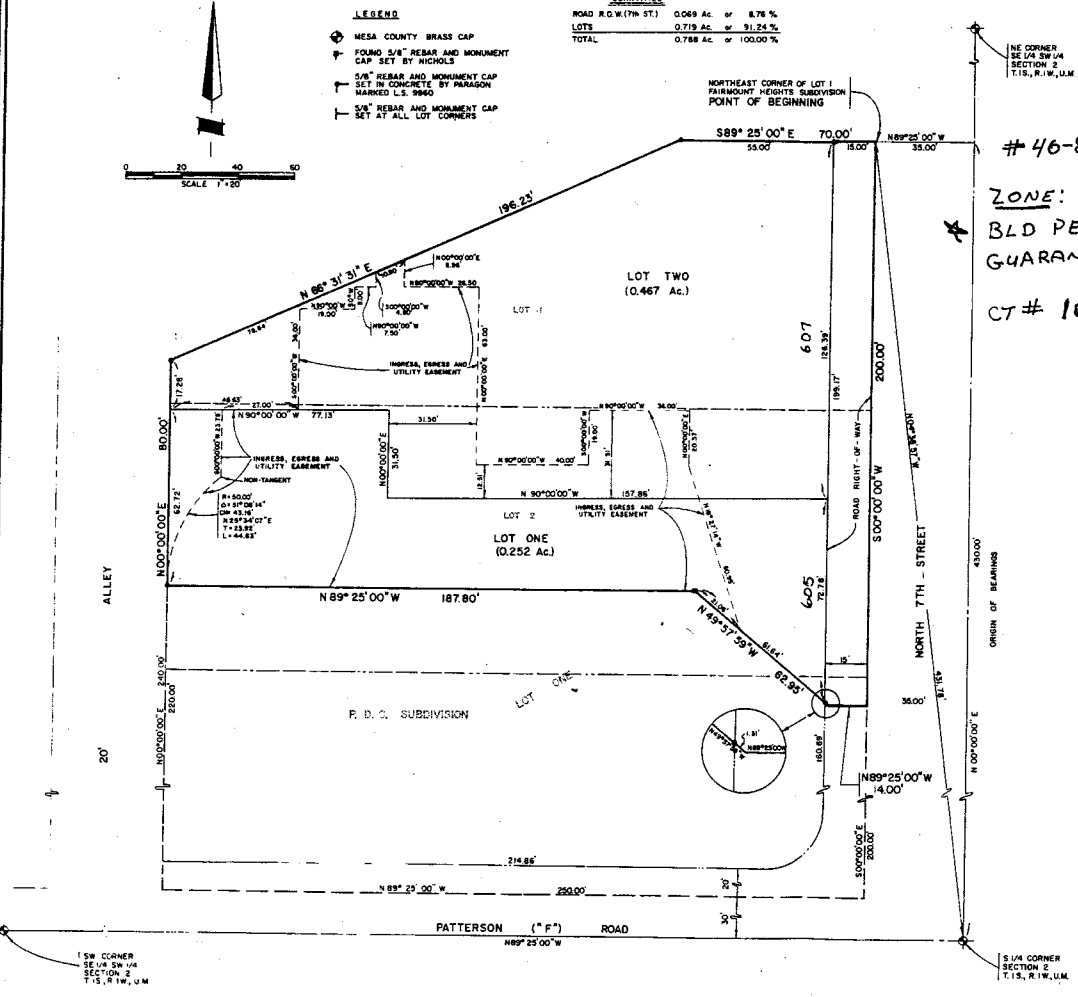
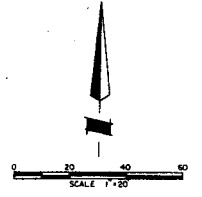
Beginning at the northeast corner of Lot 1 of Fairmount Heights Subdivision which is 804°58'57"W 431.78 feet from the south quarter corner Section 2, Township 1 South, Range 1 West, 1st Meridian, Mesa County, Colorado, then along the following seven courses:

1. S30°00'38"W 230.00 feet;
2. S89°25'30"W 14.00 feet;
3. S89°25'57"W 82.35 feet;
4. S89°25'00"W 187.80 feet;
5. S00°00'00"E 80.00 feet;
6. N66°01'31"E 136.23 feet;
7. S89°25'00"E 70.00 feet to the beginning.

The area of the real property, as described, is 0.788 acres.

QUANTITIES		
ROAD R.O.W.(7th ST.)	0.069 Ac.	of 8.78 %
LOTS	0.719 Ac.	of 91.24 %
TOTAL	0.788 Ac.	of 100.00 %

- LEGEND**
- ◆ MESA COUNTY BRASS CAP
 - ▽ FOUND 5/8" REBAR AND MONUMENT CAP SET BY NICHOLS
 - ⊥ 5/8" REBAR AND MONUMENT CAP SET IN CONCRETE BY PARAGON MARKED L.S. 9940
 - ⊥ 5/8" REBAR AND MONUMENT CAP SET AT ALL LOT CORNERS



That said owners have caused the said real property to be laid out and platted as P.D.C. Subdivision Filing No. Two, a replat of Lot 1 and a portion of Lots 2 and 3 of Fairmount Heights Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa and State of Colorado.

That said owners do hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner. The areas shown as ingress, egress and utility easements are dedicated to the owners of the real property for perpetual ingress and egress for themselves and the general public, including postal service, trash, fire, police and emergency vehicles.

That said owners do hereby dedicate and set apart all of the streets, avenues and roads as shown on the accompanying plat to the use of the public forever.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 27th day of December, A.D., 1982

P.D.C. INVESTMENTS, A COLORADO CO-PARTNERSHIP

John S. Duncan *Ray Painter* *Donis P. Campbell*
 General Partner General Partner General Partner

STATE OF COLORADO)
 COUNTY OF MESA) SS

The foregoing instrument was acknowledged before me this 27th day of December, 1982 by Lester S. Duncan, Ray Painter, and Donis P. Campbell, as general partners of P.D.C. Investment, a Colorado Co-Partnership.

My commission expires: 9-18-85

Witness my hand and official seal.

Scott Hunt
 Notary Public
 Address: 214 - 2nd Street, Grand Junction, CO, 81505

CITY APPROVAL

This plat, P.D.C. Subdivision Filing No. Two, a replat of Lot 1 and a portion of Lots 2 and 3 of Fairmount Heights Subdivision, a subdivision of the City of Grand Junction, County of Mesa and the State of Colorado was approved and accepted on this 17th day of November, 1982.

James S. Wampler *James P. Grant* *Paul H. Johnson*
 City Manager President of Council Mayor of Grand Junction

Ray J. Zemanian *Ronald P. Red*
 Chairman, Grand Junction City Planning Commission Grand Junction City Engineer

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
 COUNTY OF MESA) SS

I hereby certify that this instrument was filed in my office at 4:05 o'clock P.M., this 27th day of December, A.D., 1982, and is duly recorded in Plat Book 13 at Page 123.

Donis P. Campbell *Ray Painter*
 Clerk and Recorder Co-Partner 1000

SURVEYORS CERTIFICATE

I, James T. Patten, Jr., do hereby certify that the accompanying plat of P.D.C. Subdivision Filing No. 2, a replat of Lot 1 and a portion of Lots 2 and 3 of Fairmount Heights Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direction and represents an accurate description of the location of the lot survey monuments which were found or set. This plat locates only the easements shown and does not determine the existence of, or locate any other easements or right-of-way other recorded or implied.

James T. Patten, Jr.
 James T. Patten, Jr.
 Registered Land Surveyor
 Colorado LS 9960

Sept. 30, 1982
 Date

P.D.C. SUBDIVISION FILING NO. TWO

BECK, SHRUM AND ASSOCIATES, INC.
 2711 NORTH TWELFTH STREET, SUITE 20
 GRAND JUNCTION, COLORADO 81501
 (303) 243-1221



NOTICE: According to Colorado law, the plat must be returned to the Clerk and Recorder within 10 days of the date of recording. If it is not returned, the plat will be deemed to have been returned to the Clerk and Recorder on the date of the recording. The Clerk and Recorder will not be responsible for the return of the plat to the owner.

C.W. & R.D. Mottram
609 26½ Rd.
Grand Junction, Co. 81501

#46-82

Mildred M. Vandover
604 Meander Dr.
Grand Junction, Co. 81501

#46-82

Wm. R. Patterson
662 26 Rd.
Grand Junction, Co. 81501

#46-82

PDC Investments
790 Wellington
Grand Junction, Co. 81501

#46-82

PDC Investments
% Bob Hiron
P.O. Box 2026
Grand Junction, Co. 81501

#46-82

Raymond & Gretchen L. Davis
606 26½ Rd.
Grand Junction, Co. 81501

#46-82

Fred A. & F. A. Dunham
608 26½ Rd.
Grand Junction, Co. 81501

#46-82

Weston P. & R.C. Edfast
604 26½ Rd.
Grand Junction, Co. 81501

#46-82

U.S. Bank of Grand Jct(Trustee)
P. O. Box 908
Grand Junction, Co. 81502

#46-82

* PDC Investments
1354 E. Sherwood Dr.
Grand Jct. CO 81501

#46-82

Beck-Shrum Assoc
2721 N. 12th Street
Grand Jct. CO 81501

#46-82

REVIEW SHEET SUMMARY

FILE NO. 46-82 TITLE HEADING Cedar Square DUE DATE 7/12/82

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: P.D.C. Investments/ Dr. Ray

Painter. Locatton: 605 26.5 Road. A request to change from residential single family

uses at 8 units per acre to planned business uses on approximately .778 acre. a. Consideration
of rezone. b. Consideration of outline development plan.

PETITIONER ADDRESS 1354 E. Sherwood Drive

ENGINEER Beck, Shrum & Associates, Inc.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
7/8/82	Public Works	Utilities are not shown. How are water and sewer services presently provided?
7/8/82	Planning Staff Comments	Note: This is an ODP. A final and/or preliminary will be required prior to any construction. The resolution of parking grade, alley improvements, neighborhood objection etc. will be required prior to final if ODP and rezone are approved. Impact Statement: Impact Statement states the petitioner will participate in alley improvements with adjacent property owners and the city. The City Engineer should be contacted as to the extent of participation the city is willing to do. Have the neighbors (that previously objected) been contacted as to the revised plan? The rezone is in question. If approved, all technical issues including utilities, grade, access fill etc. need to be resolved prior to final submittal. Site Plan: Parking for business, employees, Cedar Square etc. will need to be desingated as such. Curb blocks will be required to prevent overhang. Need to coordinate with Building Department and Fire Department for access, safety, fire hydrants etc. for changing use of building from residential to business. What about signage for proposed building? The city may reuquire the alleyway to be widened to a 25' ROW with 24' of pavement. If so, a dedication will be required. As a result, the parallel parking on the west side of the existing Cedar Square may need to be removed.
7/9/82	Trans. Engineer	If the alley (off of Patterson Rd) is to be used for access, I feel it should be paved and widened to 24' and the parallel parking spaces adjacent to Cedar Square should be eliminated. Sight distance should be checked at the east drive. There are no aisle dimensions. It is not a good idea to have parking spaces perpendicular to each other. The drop-off onto the alley by the 25' driveway should be leveled off.
7/12/82	City Engineer	The alley should be dedicated to 25 ft width and paved to 24 ft. width. Utilities should be shown on the plan to include line sizes, hydrant and manhole locations. Fill encroachment into the dedicated alley at west edge of this property should not be allowed. With the drop-off and parking lot layout shown, a wall may be needed. No strom drainage plan is shown. Where will the runoff from the paved area outlet? It should not dump onto the neighbor's property.

7/13/82 *City Engineer*
Late

See next page

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
8/5/82	GJPC Minutes of 7/27/82	<p>MOTION: (COMMISSIONER DUNIVENT) "MADAM CHAIRMAN, ON ITEM #46-82, CONSIDERATION OF THE REZONE, I MOVE WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL, PROVIDING THE RIGHT-OF-WAY WITH THE MOTTRAM PROPERTY (ADJACENT PROPERTY OWNER) IS RESOLVED BY PRELIMINARY PLAN TIME." COMMISSIONER O'DWYER SECONDED THE MOTION. CHAIRWOMAN QUIMBY REPEATED THE MOTION, CALLED FOR A VOTE AND THE MOTION CARRIED 5-0.</p> <p>MOTION: (COMMISSIONER DUNIVENT) "MADAM CHAIRMAN, ON ITEM #46-82, CONSIDERATION OF OUTLINE DEVELOPMENT PLAN, I MOVE WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL."</p> <p>COMMISSIONER O'DWYER SECONDED THE MOTION. CHAIRWOMAN QUIMBY REPEATED THE MOTION, CALLED FOR A VOTE AND THE MOTION CARRIED 5-0.</p>

BSA

BECK-SHRUM & ASSOCIATES, INC.

• ENGINEERS • PLANNERS •

2721 North Twelfth, Suite 28
Grand Junction, Colorado 81501
(303) 243-1227

Thomas P. Beck, P.E.
Daryl K. Shrum, A.P.A.

July 21, 1982

RECEIVED MESA COUNTY
DEVELOPMENT DEPARTMENT

JUL 22 1982

Mr. Bob Goldin
City Planner
359 White Ave., Rm. 60
Grand Junction, Co. 81501

Dear Bob:

The following is our response to the City's review comments concerning the Cedar Square Professional Office Project (File 46-82).

1. The great majority of the comments are technical engineering concerns which will be addressed during the final development phase of the project. The City's regulations do not require detailed utility analysis, etc., at the rezone ODP stage.
2. The petitioner is willing to widen the alley to a 25 foot right-of-way, pave the alley from Patterson Road to the entrance of the project (southwest corner) with a 24 foot wide mat and eliminate the existing parallel parking on the west side of Cedar Square. The Petitioner will continue to pursue participation arrangements with surrounding property owners and the City to upgrade the alley.
3. The parking spaces west and southeast of the proposed office building will be assigned to the employees and clients of the professional office. The remaining 22 spaces will be used for Cedar Square employee parking. The aisle width is 25 feet throughout the project. Curb blocks will be provided to prevent overhang where appropriate.
4. One small sign will be installed to designate the office building. The sign will meet all City Sign Code requirements.

Page 2
Bob Goldin, City Planner
July 21, 1982

5. The project is designed in a manner whereby fill encroachment into the dedicated alley will not be necessitated.
6. All office remodeling plans will meet the Building Department and Fire Department standards.
7. The Petitioner is currently discussing the proposed project with the surrounding property owners. Hopefully, no objections will be voiced at the scheduled public hearing.

If you have any questions, please call me.

Sincerely,

BECK, SHRUM AND ASSOCIATES, INC.



Daryl K. Shrum,
Principal

DKS/pn
File: Correspondence out
H12.04

REVIEW SHEET SUMMARY

FILE NO. 46-82 TITLE HEADING PDC Subdivision Filing #2 Final Plat & DUE DATE 10/14/82
Plan

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Dr. Ray Painter/PDC Investment
 Location: 605 26.5 Road (7th Street). A request for a final plat and plan on approximately
.72 acre in a planned business zone. a. Consideration of final plat. b. Consideration
of final plan.

PETITIONER ADDRESS 1354 E. Sherwood Drive

ENGINEER Beck, Shrum & Associates Inc.

DATE REC.	AGENCY	COMMENTS
10/7/82	Trans. Eng.	No comments.
10/8/82	City Fire	The fire department has approved this development since the building exists with only small increase in size. Due to new remodeling the fire hazards will be reduced with new and better construction. We have approved access as shown. Sept. 24, 1982, your agent Daryl Shrum, Ch. Mantlo, and I met, concerning provision of additional fire hydrants and water line up-grade for Cedar Square. It was agreed by all present, that additional fire protection would be desirable, but due to the fact that all city lines are on the south side of Patterson and Ute Water lines in 7th Street are not adequate size for fire protection, the fire dept. would not require additional protection, with the remodeling of the existing residence to office space. It was also agreed, that any further development at this location, then additional fire protection would be required and that all those concerned would share in cost of providing adequate fire protection lines and hydrants.
10/8/82	City Utilities	Sanitary sewer service lines are not allowed to tap into manholes. The new public sanitary sewer construction plans must be approved by the City Engineer prior to construction.
10/12/82	City Engineer	All comments made by me at rezone have been very adequately addressed.
10/14/82	Planning Staff Comments	Previous concerns about alley access and improvements seem to have been addressed. The impact statement addresses the issues concerning this proposal. The additional parking should do much to help the present congestion in the Cedar Square lot. Some details of the proposal still need to be clarified. 1. The narrative addresses an agreement with the fire department on fire protection. The "Agreement" however is not signed and therefore the problem cannot be considered resolved. Need a signed agreement prior to hearing. 2. Need improvements commitment on 7th St. 3. Need a land use breakdown on the development plan i.e. % in parking, building, open space. 4. Parking spaces should be provided with bumper blocks or curbing around parking area. 5. No handicapped parking spaces shown. 6. No lighting plan shown. 7. Inadequate information on new landscaping. Need botanical names and planting sizes.
10/14/82	City Parks	None-appears satisfactory

BSA

BECK-SHRUM & ASSOCIATES, INC.

• ENGINEERS • PLANNERS •

2721 North Twelfth, Suite 28
Grand Junction, Colorado 81501
(303) 243-1227

Thomas R. Beck, P.E.
Daryl K. Shrum, A.P.A.

October 21, 1982

RECEIVED MESA COUNTY
DEVELOPMENT DEPARTMENT

OCT 20 1982

Mr. Karl Metzner
City Planning Director
559 White Avenue, Rm. 60
Grand Junction, Co. 81501

Dear Karl:

Subject: Response to Review Comments for PDC

The following narrative provides a synopsis of the results of our meeting on October 18, 1982.

City Fire

- (1) The property owners have received the Fire Protection Agreement from the Fire Department and are in the process of reviewing the document. The agreement will be signed by the property owners prior to the scheduled City Council Public Hearing.

City Utilities

- (1) A drafting error was made which showed the service line tapping into the manhole. A revision to the final plan will be submitted prior to recording which reflects the necessary modification. A sewer plan and profile will be submitted to the City Engineer for review prior to constructing the proposed 45 foot public sewer line extension.

Planning Staff

- (1) Fire addressed above.
- (2) An improvements commitment for Seventh Street will be submitted prior to requesting that the final plan and plat is recorded.
- (3) The land use breakdown is as follows:

Mr. Karl Metzner

October 21, 1982

Building	.0529 Ac/	6.71%
Open Space	.3569 Ac/	45.29%
Parking	.3060 Ac/	38.83%
Ingress/Egress		
Easement	.0032 Ac/	.41%
7th Street ROW	.0690 Ac/	8.76%
<hr/>		
Total:	.788 Ac	100%

- (4) Where appropriate, bumper blocks will be provided. Locations will be shown on final plan.
- (5) As discussed, a handicap space will be shown on the final plan.
- (6) As discussed, outdoor lighting has not been proposed for the project due to the objective of maintaining neighborhood compatibility. However, a low profile security light may be placed in proximity to the west entrance of the office building.

(7) Plant Material Size

Seagreen Junipers - Juniperus Chinensis saxitalis	5 gallon
English Ivy - Hedera Lelix	5 gallon
Austrian Pine - Pinus nigra	1.5 caliber
Rocky Mountain Pondqrosa Pine - Pinus pondqrosa scopulorum	1.5 caliber
Spreading Junipers - Juniperus lorizontalis	5 gallon

It appears that all of the review comments have been addressed. Please call me if you have any questions prior to the scheduled public hearing.

Thanks for your assistance.

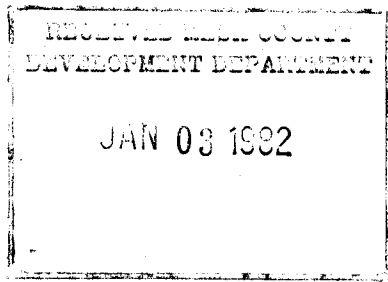
Sincerely,

BECK, SHRUM AND ASSOCIATES, INC.

Daryl

Daryl K. Shrum, Principal

File: Correspondence Out



City of Grand Junction, Colorado 81501
250 North Fifth St.,

December 30, 1982

Daryl K. Shrum
Beck-Shrum & Associates, Inc.
2721 North Twelfth St. Suite 28
Grand Junction, CO 81501

Dear Daryl:

Re: Alley West of Cedar Square at 7th St. and Patterson Rd.

As requested, I have reviewed the detailed construction plan for the above as submitted December 27, 1982, and have the following comments.

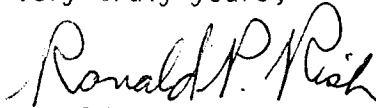
1. Tom should sign and stamp the plan.
2. Pavement calculations to justify the pavement section should be submitted.
3. The grades shown are acceptable but vertical curves should be provided at all grade breaks.
4. The pavement cross-slope limits should be shown. Our standards limit the cross-slope to a maximum of 5%. Can this be achieved if the existing pavement is matched as shown on the plan?
5. The concrete apron limits at Patterson Road should be shown. Will the existing apron have to be removed and replaced to accommodate the proposed 25 ft. wide pavement and the centerline vee drainage outletting to Patterson Road?
6. Will the paving limit shown result in a short reach of gravel between the north end of alley pavement and your client's parking lot? It seems to me it is important to provide continuity of paved surface for access to the site.
7. Apparently a dedication of 5 additional ft. of right-of-way is necessary. Contact Darrel Lowder to arrange for this.

#46-82

When the above comments have been addressed, submit a revised plan for approval prior to construction.

Thanks for your continued cooperation.

Very truly yours,



Ronald P. Rish, P.E.
City Engineer

RPR/hm

cc - Bob Goldin ✓
John Kenney
Darrel Lowder
Jim Patterson
File



PDC
Cedar Sq (2)

City of Grand Junction, Colorado 81501
250 North Fifth St.,

January 18, 1983

Daryl K. Shrum
Beck-Shrum & Associates, Inc.
2721 North 12th Street Suite 28
Grand Junction, CO 81501

Dear Daryl:

Re: Alley West of Cedar Square at 7th Street and Patterson Road

As requested, I have reviewed the revised detailed construction plan for the above as submitted January 17, 1983. Consider the plan approved by this office for construction.

Upon completion of construction, please notify this office to arrange for a final inspection of the completed facilities prior to their being put into service. As is standard policy, City-acceptance of any facilities depends on:

- a. Design in accordance with our requirements
- b. Construction in accordance with City-approved design
- c. Submission of documented construction test results
- d. Submission of mylar-type as-built drawings for the public records
- e. Final inspection of completed improvements. (You are expected to inspect during construction and to secure test results.)
- f. Recording of the required dedication of 5 ft. of additional right-of-way.

Thanks for your continued cooperation.

Very truly yours,

Ronald P. Rish, P.E.
City Engineer

RPR/hm

cc - Bob Goldin ✓
John Kenney
Darrel Lowder
Jim Patterson
File



• ENGINEERS • PLANNERS •

Pufferbelly East
215 Pitkin, Suite 203
Grand Junction, Colorado 81501
(303) 243-1227

Thomas P. Beck, P.E.
Daryl K. Shrum, A.P.A.

September 14, 1983

Mr. Bob Goldin
City Planner
559 White Avenue, Room 60
Grand Junction, Colorado 81501

Dear Bob:

Subject: P.D.C. - Request for Time Extension

RECEIVED
SEP 15 1983
CITY - COUNTY
PLANNING DEPARTMENT

The owners of the PDC Subdivision, Filing Two will not be able to undertake the site improvements this fall. As a result of the changing local economy, the owners would like the City to consider extending the project time frame until Fall of 1984.

Please call me if there are any questions.

Sincerely,
BECK, SHRUM AND ASSOCIATES, INC.

Daryl K. Shrum, P.E.
Principal

cc: Mr. Sam Haupt



CITY - COUNTY PLANNING

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

(303) 244-1628

February 13, 1984

TO: All Owners/Petitioners

FROM: Grand Junction Planning Commission
Grand Junction Planning Department

RE: Enforcement of Development Schedules

Enforcement of development schedules of previously approved projects is an on-going concern for the City of Grand Junction. The City Planning Commission will be having their annual Extension/Reversion public hearing on Tuesday, March 20, 1984 at 7:00 p.m. in the City/County Auditorium, 520 Rood Avenue, Grand Junction, Colorado. You or your representative must be present.

By using the timeframes expected for development, the City is able to anticipate the needs for public services and improvements to provide service for these projects and surrounding areas. The City can also schedule those capital improvements required to be completed in conjunction with the project development itself.

The hearing will not be a re-review of the project for technical issues. It will be a discussion of anticipated timeframes for project buildout, and the likelihood of the project itself. Any project discussed without the Owner/Petitioner or representative present at the special hearing will be automatically recommended for reversion.

If an extension is requested by the Owner/Petitioner, the Grand Junction Planning Commission may grant an extension for one year. If the Owner/Petitioner requests a reversion, the Grand Junction Planning Commission will recommend reversion of that project and/or zone.

Enclosed is your project violation of the Grand Junction Zoning and Development Code. Also enclosed is the required submittal information for the Grand Junction Planning Commission to review.

We appreciate your continued cooperation in this process.

If you have any questions, please contact the City Planning Department at 244-1628.

Thank you.

BG/tt

Enclosures

This is to inform you that your project File # 46-82

Project Name PDC Subdivision - Filing #2

Recordation 2/19/83

is now in violation of the Grand Junction Zoning and Development Code.

It violates the development schedule process as indicated below:

Sec. 7-5-7
(Prel. & Final
Plan)

Enforcement of the Development Schedule and Procedures for Reversion. If the owner or owners of property in the PD have failed to meet a mutually-approved development schedule, failed to submit a preliminary or final plan within the agreed-upon period of time, or failed to obtain an extension, the Planning Commission may initiate action to withdraw approval of the Planned Development. This action shall consist of a formal recommendation for reversion to the prior zone, to be deliberated at a public meeting for which the property was signed and abutting property owners notified. This public meeting shall not be an advertised public hearing. The Commission's recommendation shall then be forwarded to the Governing Body. After holding an advertised public hearing, the Governing Body may extend the limits of the development schedule or withdraw the Planned Zone designation, in which case the land will revert to its previous zoning.

The Grand Junction Planning Commission is requiring the following information to be provided to this department a minimum of ten (10) days prior to the Special Public Hearing on March 20, 1984.*

Eight (8) copies of:

- a) Location, current property owner, and representative if applicable.
- b) Brief discussion of current status of the approved project. This should include the feasibility, likelihood of buildout, or anticipated changes to the approved plan.
- c) Development schedule anticipated for completion of next phase or buildout.
- d) Any work completed to date on the project to fulfill the next development process requirements. (i.e. if final approval, when is plat to be recorded, or if preliminary approval, when is final plan to be submitted?)
- e) Extension requested (one year maximum).

* Any packets not received or received after this date may result in automatic reversion.



• ENGINEERS • PLANNERS •

Pufferbelly East
215 Pitkin, Suite 203
Grand Junction, Colorado 81501
(303) 243-1227

Thomas P. Beck, P.E.
Daryl K. Shrum, A.P.A.

PROGRESS REPORT PDC SUBDIVISION - FILING NUMBER 2

- A. 1. Location: North of the Cedar Square Shopping Complex (605
26 1/2 Road)
2. Current Property Owners: M. Ray Painter
Denis R. Campbell
Lester S. Duncan
3. Representatives: Sam T. Haupt and
Beck, Shrum and Associates, Inc.

B. Final Plat was recorded on February 9, 1983, including Improvements Agreement, Improvements Guarantee, Deed for Alley Dedication and Power of Attorney for North Seventh Street.

The Final Plan and Plat will not be modified.

C. The recorded Improvements Agreement indicates that the improvements were to be undertaken in the fall of 1983. The local economy has created a short delay for the project owners. However, it is currently anticipated that the improvements will be completed during the fall of 1984.

D. All design work and Grand Junction review procedures have been completed.

E. We would appreciate the City granting this project an eight month extension.

extended till April 1st, 1985

