

Table of Contents

File 1983-0039

Project Name: 3686 Highway 50 South - Orchard Mesa True Value

P	S	<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	Table of Contents		
X	X	Review Sheet Summary		
X		Application form		
X		Review Sheets		
		Receipts for fees paid for anything		
		*Submittal checklist		
		*General project report		
		Reduced copy of final plans or drawings		
		Reduction of assessor's map		
X		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	Landscaping Plan
X	X	Memo from Bob Goldin to True Value Hardware re: lifting the cease and desist order issued on 7/7/83 - 7/8/83	X	Survey Plat
X	X	Letter from Robert D. Frederick to Planning re: letter of intent- 7/8/83		
X	X	Project Narrative		
X	X	Structural Information		
X	X	Development Schedule		
X	X	Parking Plan		
X		Development Application - 7/27/83		
X		Letter from Janet Stephens to Mr. Voukovitch, Mountain States Engineering re: petition pulled from public hearing- 9/1/83		
X	X	Traffic Circulation Map		
X		Request for Treasurer's Certificate		
X	X	Planning Commission Minutes - ** - 9/27/83		
X	X	Sign Permit - **		
X		Memo from Planning to All Concerned Parties re: request has be pulled from Agenda on 8/30/83 rescheduled for 9/27/83 -8/2/83		

cannot assist
going through process Aug.

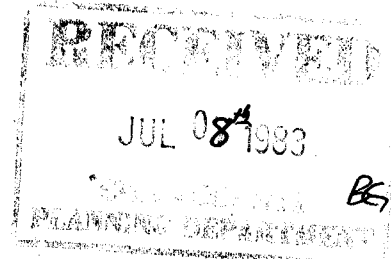
a.k.

ORCHARD MESA *True Value*®

2886 HWY. 50 & 27 RD. / GRAND JUNCTION, CO 81503 / 241-1817

July 8, 1983

Grand Junction Planning
Attention: Mr. Bob Goldin
559 White Avenue, Room 60
Grand Junction, Colo. 81501



Dear Sirs:

Our intent for several months has been to provide the Orchard Mesa area of Grand Junction with a much needed hardware store. We have worked very hard at cleaning, painting, and making a presentable business here. Before opening for business, we contacted the city's building inspector and were told that our business was acceptable. Also, Western Neon of Grand Junction installed our sign and was granted a permit from the city to do so. (17569 sign permit #)

As we are leasing this building from Safeway and it has been in existence for quite some time as a retail business, we were totally unaware of being subject to review by the planning commission prior to opening. However, as of yesterday, July 7, 1983, we have been informed that we are in violation of your planning department, because we did not allow you to review our business prior to opening. We would have been happy to do so, had we known in advance.

We most definitely wish to remain open while we pursue the process of gaining your approval. We also realize that you do have the power of denial, which is very frightening, when you consider the time spent, money spent, and the need of the area.

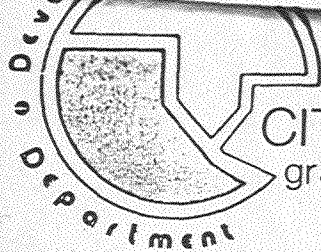
We are willing to work with you on the requirements requested by the development in H. O. process. We presume that there will be a fair and reasonable solution to this situation. This letter of intent is at your request, so that we may be allowed to remain open for business.

Sincerely,

Robert D. Frederick

Robert D. Frederick
President
Orchard Mesa True Value

cag/RDF



CITY - COUNTY PLANNING

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

(303) 244-1628

MEMORANDUM

TO: True Value Hardware - Orchard Mesa Store

FROM: Bob Goldin, Senior City Planner

DATE: July 8, 1983

RE: Development in H.O.

This department has reviewed and found acceptable, the letter of intent from True Value Hardware Store in Orchard Mesa. We will lift the cease and desist order issued on July 7, 1983 with the understanding that you will have submitted the Development in H.O. application on or before August 1, 1983.

During the application process, approximately 8 weeks from the date of submittal, you can continue the operation of your business. Upon the final decision by the City Council of Grand Junction, a mutually agreed-to development schedule to complete all the necessary requirements will need to be enforced.

Thank you for your continued cooperation in this matter.

BG/sw

xc: Lance Williams
Gerry Ashby

ORCHARD MESA *True Value*®

2886 HWY. 50 & 27 RD. / GRAND JUNCTION, CO 81503 / 241-1617

PROJECT NARRATIVE

The Orchard Mesa area of Grand Junction has needed a good hardware store for quite some time. This spring we were able to negotiate a lease with Safeway Stores, Inc. in order to open a True Value Hardware in this area. Our next step was to paint, clean and make the building presentable to the public. After many weeks of cleaning and stocking we opened our doors for business. We had contacted the city building department and were told the building was acceptable. Approximately two weeks later, we were rudely contacted by the planning commission and told we were in violation of planning regulations. We are in the process now of working with the planning commission to gain their approval of our business.

We are using the existing building and lot as it was used by Safeway Stores Inc. until approximately 15 months ago. The only change has been the color of the paint on the building and the sign that was installed by Western Neon Sign Co. of Grand Junction. We also have had the parking lot restriped over existing stripes, including two handicapped lanes.

It is our understanding that a form of landscaping should be added to the lot. Therefore, we plan to install a desert landscape when the planning commission approves our design.

We feel we can provide a much needed business in this area of town. True Value is the largest hardware chain in the United States and we have been associated with them for over 10 years. As this is our third store, we feel we are bringing many years of retail experience with us to better help our customers on Orchard Mesa.

Raymond F. & Hazel Baker
2680 B3/4 Road
Grand Junction, Co. 81503
#39-83

L. Joe Pifer #39-83
279 Gary Drive
Grand Junction, Co. 81503

Paul J. & M. M. Hammond
276 Linden Avenue
Grand Junction, Co. 81503
#39-83

Jon F. Abrahamson &
J Richard Livingston
P. O. Box 398
Grand Junction, Co. 81502
#39-83

Amos L. Raso #39-83
Continental Oil Co.
505 Skyway
Grand Junction, Co. 81503

Barbara J. Raso
P. O. Box 2328
Grand Junction, Co. 81502
#39-83

Lula Ann King #39-83
c/o US Bank Trust Dept.
P. O. Box 908
Grand Junction, Co. 81502

Anello A. Arcieri
2690 B3/4 Road
Grand Junction, Co. 81503
#39-83

Delores S. Brown
2686 B3/4 Road
Grand Junction, Co. 81503
#39-83

B. J. & G. Q. McCleneghan
P. O. Box 785
Grand Junction, Co. 81502
#39-83

Rex R. & E. Schoonover
278 Gary Drive
Grand Junction, Colo. 81503
#39-83

Robert D. & Cathy Frederick
2305 Dogwood Ct.
Grand Junction, Co. 81501
#39-83

*Safeway Stores Inc.
2600 S. Parker Rd.
#5 Parker Place, Ste. 250
Aurora, CO 80014
#39-83

MESA COUNTY PLANNING DEPT.
559 White Ave., Room 60
Grand Junction, Colo. 81501
242-1628

#39-83

AUG. 4 1983

#39-83
ym

ORCHARD MESA *TrueValue*®

2886 HWY. 50 & 27 RD. / GRAND JUNCTION, CO 81503 / 241-1817

STRUCTURAL INFORMATION

1. Height-- 16'6" at the peak of roof--13'6" at eaves.
2. Building size is 122'4" x 69'1"
Entry way is 56'3" x 11'
Total sq. footage is 9077
3. Elevation at finished floor 37.50.
4. 13% building coverage.
5. Set backs--see attached maps.
6. Lighting and signage detail--see attached maps.

ORCHARD MESA *True Value*®

2686 HWY. 50 & 27 RD. / GRAND JUNCTION, CO 81503 / 241-1617

DEVELOPMENT SCHEDULE

We are utilizing the existing building, existing utilites, existing highway cuts, exisiting parking. We have had a sign installed by Western Neon Sign Co. and are planning to install a form of desert landscape in the near future.

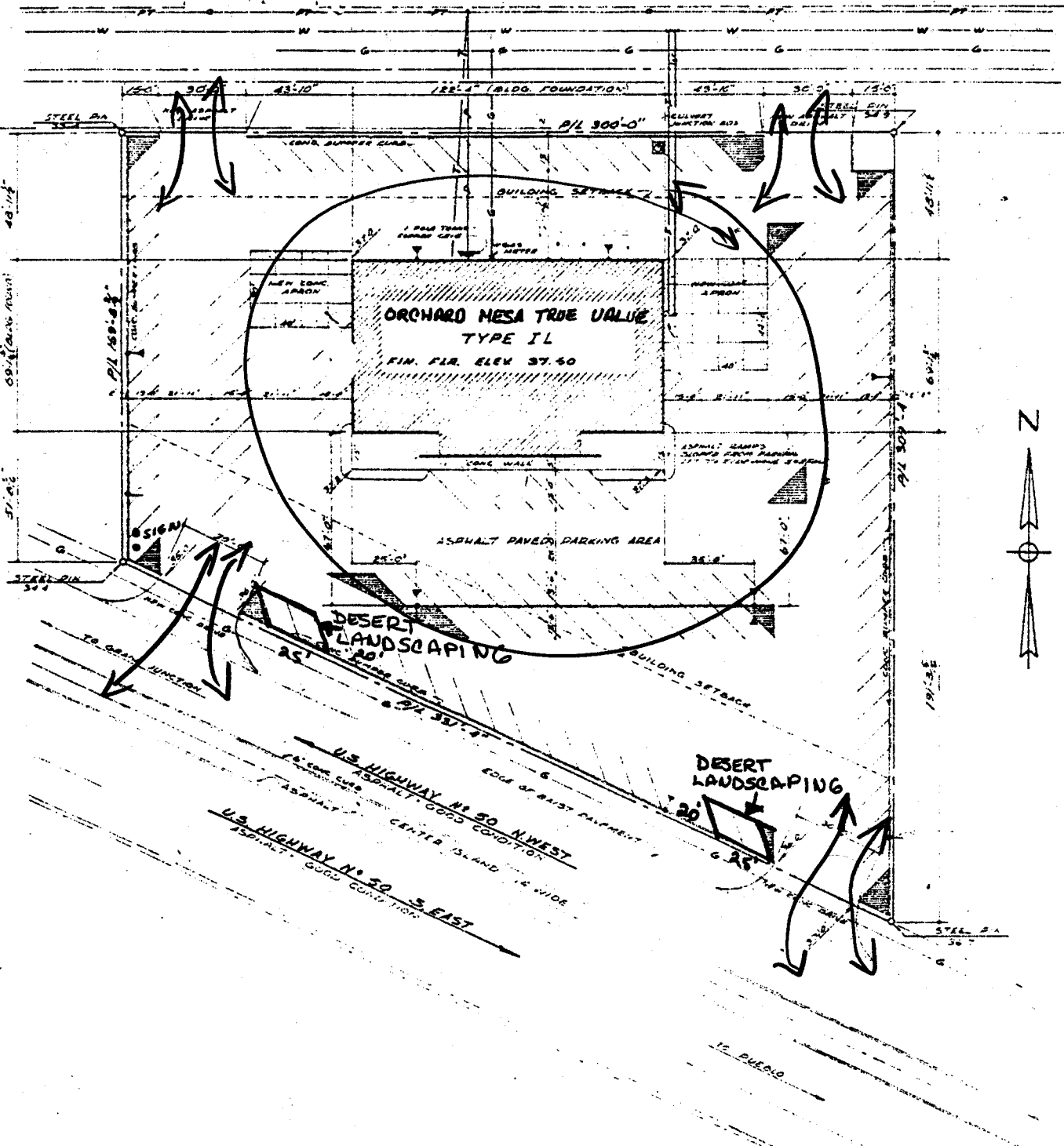
ORCHARD MESA *True Value*®

2686 HWY. 50 & 27 RD. / GRAND JUNCTION, CO 81503 / 241-1617

PARKING

1. Sales area is 6000 sq. ft. The requirement is 1 space for every 250 sq. ft. of sales area; therefore, we are required to have 24 parking spaces.
2. We have 57 striped parking spaces at this time, plus two handicapped parking spaces at the doorway.
Each handicapped space measures $11\frac{1}{2}$ ft. x 18 ft.
Each regular space measures 9 ft x 18 ft.





TRAFFIC FLOW
in Red

	AREA IN SQ FEET	TOTAL PARKING CARS
BUILDING	9077	106
PARKING LOT	57007	
SALES ROOM		
STOCK ROOM		
LOBBY		
METZANINE		

LEGEND	
PROPERTY LINE	TELEPHONE LINE
SPOT ELEVATION	CURB
LUMINAIRE	WATER LINE
GUARD POST	
GAS LINE	

HISTORY RECORD PLOT PLAN		SHOW NO.
2686 U.S. HIGHWAY NO. 50 GRAND JUNCTION, COLORADO		603
		EDG. NO.
		10
		DATE

REVIEW SHEET SUMMARY

FILE NO. #39-83 TITLE HEADING Development in HO DUE DATE 8/12/83

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Development in HO, Orchard Mesa True Value, 2686 Hwy. 50 South

PETITIONER ADDRESS Orchard Mesa True Value, 2686 Hwy. 50 S.

ENGINEER _____

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
8/8/83	Public Service	✓ Gas & Electric: No objections.
8/8/83	Orchard Mesa Sewer District	✓ Does not lie within the District's boundaries.
8/10/83	City Planning	<p>✓ Impact Statement: The development lies within a Highway Oriented zone. This is the former site of the Orchard Mesa Safeway Store. This business was opened without development approval. The current use is in operation under a temporary Letter of Agreement. The adjacent property to the west is zoned HO. Property to the east is designated Planned Business (PB). The properties directly to the north of this project are RMF-16, i.e. medium-density multi-family development. The use is compatible with the area.</p> <p>Site Plan:</p> <ul style="list-style-type: none"> - B 3/4 Road is designated a 66' commercial collector. A quit-claim deed for 33' ROW will be required. This deed will include that 10' mentioned in the legal description. - A sidewalk (built to City Standards) needs to be extended along B 3/4 to match up with that of the property to the east. The City Engineering Dept. needs to be contacted for the standards. - Landscaping both to the north adjacent to B 3/4 and to the south along Highway 50 needs to match up with that of First Security and the new Safeway. The landscape plan as submitted does not meet City Regulations per Chapter 5, Sec. 5-6-6. A 10' strip adjacent to Highway 50 south and a 5' strip adjacent to B 3/4 Rd. showing plant names, locations, number, and type should be submitted. Also, in accordance with the Grand Junction Zoning and Development Code, Chapter 5 Section 5-1-G. an additional 5% of the total parking lot area must be used for landscaping. Landscaping around the two light posts with low-growing shrubs would meet this requirement. The issue of how to maintain the landscaping should be discussed. - In addition, First Security Savings and Loan has a sub-lease agreement with First Western Development Corporation of Denver expiring in 1999. This agreement provides ingress/egress for their drive-up window on the former Safeway site. All of the existing improvements are to be retained with reference to your landscaping requirements. - Signage has already been installed to City Standards. - If not already done, trash pick-up must be coordinated with the City Sanitation Engineer. - All other agency concerns must be resolved.

*get copy of building permit
send copy to B. Vanhook*

✓

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
8/12/83	Transportation Engineer	When the new Safeway Store and shopping center was built the bank in the SW corner wanted a drive-up window. Evidently, some arrangement for access was worked out with the owners of the old Safeway property as it related to the access point from Hwy. 50. What is the status of this? <i>to be addressed</i> →
8/12/83	City Engineer	When I visited this site, the NW access drive off of B 3/4 Road was underwater and un-useable. There seems to be a drainage problem here.. <i>to be addressed</i>
8/12/83	City Public Works	None.
8/15/83 LATE	Orchard Mesa Irrigation	Orchard Mesa Irrigation District has no objection to the planned development. We think it would be helpful to our work for such a store in this area.
8/15/83 LATE	City Fire Dept.	This office has no objections to this development in H.O.
8/18/83 LATE	Mountain Bell	No objections.

GJPC MINUTES OF 9/27/83

MOTION: (COMMISSIONER LITTLE) "I MOVE WE FORWARD ITEM #39-83, DEVELOPMENT IN H.O. FOR TRUE VALUE HARDWARE STORE, TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL WITH THE APPROPRIATE CHANGES IMPLEMENTED FOR THE GREENBELT TO BE 12' RATHER THAN 15', THAT THE PROJECT BE COMPLETED WITHIN NINE MONTHS, AND SUBJECT TO ALL OTHER STAFF COMMENTS."

COMMISSIONER DUNIVENT SECONDED THE MOTION.

CHAIRPERSON RINKER REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED UNANIMOUSLY, 6-0.

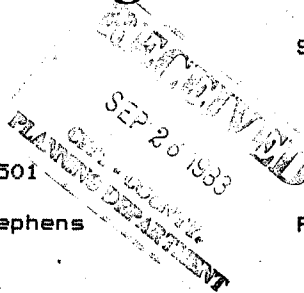
CIC 9/19, 1983

Mountain States Engineering Associates, P.C.

September 26, 1983

Boris S. Voukovitch, P.E.

President
City Planning Department
Grand Junction, Colorado
559 White Avenue
Grand Junction, Colorado 81501



Attention: Mrs. Janet C. Stephens

Re: No. 39-83

Dear Mrs. Stephens,

In response to the requirement for written comments to the department review the following paragraphs address various points brought up by the City Departments.

1- City Planning:

We accept the designation of B 3/4 Road as a 66 foot right-of-way and will quit-claim 33 feet as suggested.

Curb, gutter and sidewalk along B 3/4 Road will be constructed.

Five-foot landscape strip along B 3/4 Road will be constructed.

Along Highway 50 a fifteen-foot, instead of the recommended ten-foot, landscape strip will be constructed to match the existing landscaping to the east.

Due to the existing improvements on the site as well as the tremendous financial burden we petition the Planning Commission to grant us a variance from the additional requirement for landscaping 5 % of the parking lot.

To the best of our knowledge there are no existing agreements with First Security Savings for ingress/egress across this property.

2- Transportation Engineer:

Drainage problems in the northwest corner of the parking lot will be remedied.

3- City Engineer:

Drainage problems at the curb cuts on B 3/4 Road will be corrected through construction of new curb and gutter.

Hopefully you will find this response satisfactory and consequently schedule this case for a hearing before the Planning Commission on September 28, 1983.

Sincerely,

cc: Robert L. Anderson, Safeway

274 Union Boulevard • Suite 400 • Lakewood, Colorado 80228 • Phone (303) 989-2095