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File 1983-0040

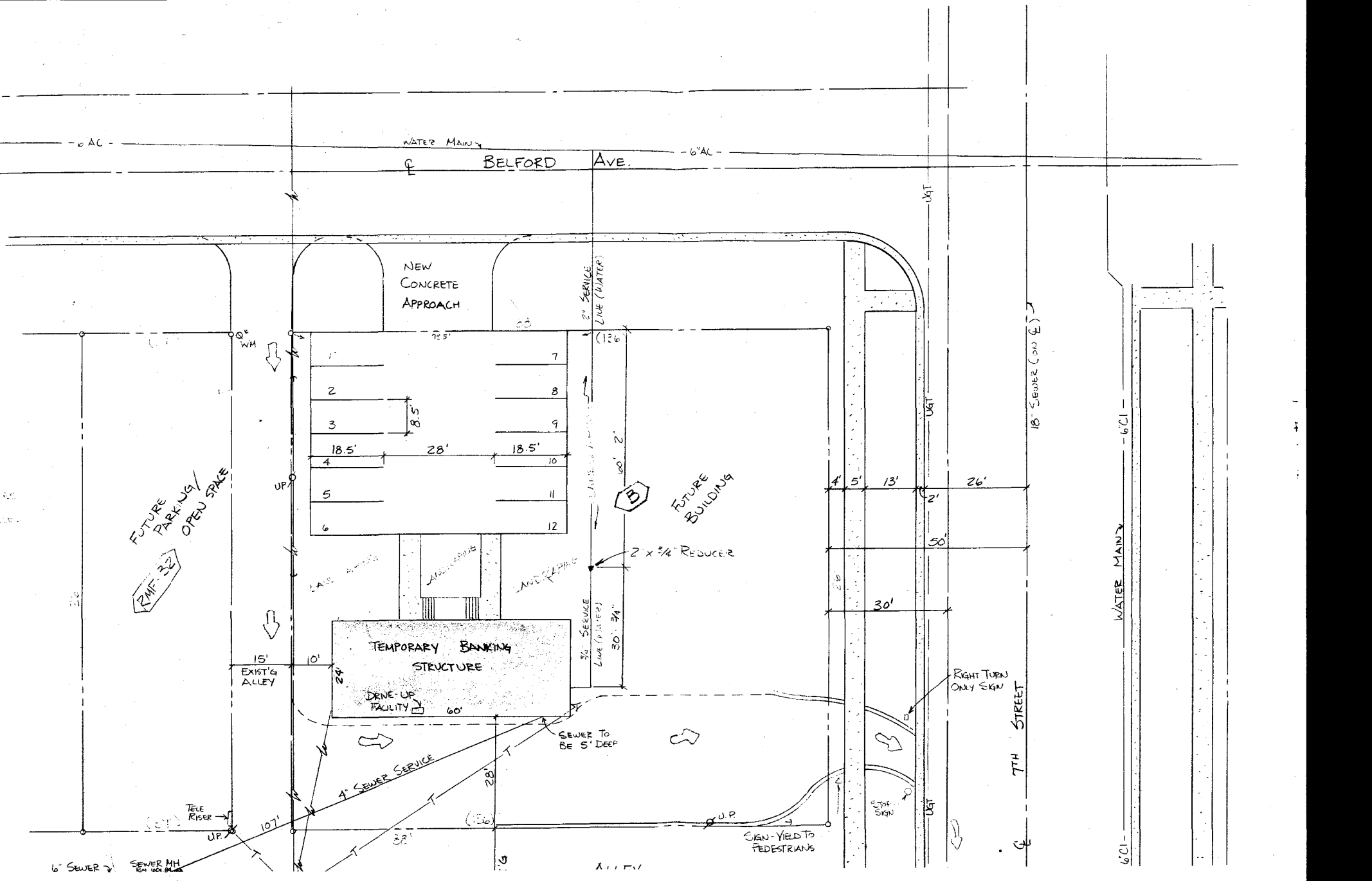
Project Name: Grand Valley National Bank - Rezone to Parking

**P** **S** A few items are denoted with an asterisk (\*), which means they are to be scanned for permanent record on the in some  
**r** **e** instances, not all entries designated to be scanned by the department are present in the file. There are also documents  
**s** **a** specific to certain files, not found on the standard list. For this reason, a checklist has been provided.  
**e** **n** Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick  
**n** **e** guide for the contents of each file.  
**d** **d** Files denoted with (\*\*) are to be located using the ISYS Query System. Planning Clearance will need to be typed in  
**t** **d** full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.

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### DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet	X		Petition of opposed property owners - 10/18/83
X	X	Memo from Bob Goldin to File re: Summary of Neighborhood Meeting 5/4/82 on 7 <sup>th</sup> Street Corridor Policy Review - 5/7/82	X	X	Letter from Roy "Andy" Anderson to Roy L. Anderson re: period of time for temporary banking facility has expired - 8/27/85
X		Chicago Title Ins. Co - Commitment for Title Insurance	X	X	Site Plan for
X	X	Planning Commission Minutes - ** - 8/30/83	X		Buffering and Landscaping Plan
X	X	Resolution No. 61-83 - **			
X	X	Project Narrative - 7/27/83			
X		Development Application - 7/28/83			
X		Letter from Steven Meyer, BSA Inc. to Bob Goldin re: drive-up window with associated driving lane and curb cut onto 7 <sup>th</sup> Street are not being constructed at this time - 8/12/83			
X		Public Notice Posting - 8/16/83			
X	X	Planning Clearance - **			
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X		Handwritten notes to file			
X	X	Planning Commission Public Hearing Agenda - ** - 8/30/83			



TEMPORARY FACILITIES



## CITY - COUNTY PLANNING

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

(303) 244-1628

MEMO

TO: File

FROM: Bob Goldin *BG*

DATE: May 7, 1982

RE: 7th Street Corridor Policy Review

### Summary of Neighborhood Meeting 5/4/82

32 citizens present, with staff and Grand Junction Planning Commission

A discussion of current zoning and uses was presented by Planning Staff as well as why the corridor was being reviewed. Handouts were given to those present and the following are the results of the ensuing discussions and written comments.

1. General consensus was for the corridor to remain as is. In addition:
2. Not to allow any new business uses in.
3. Retain existing uses and structures.
4. Improve existing structures.
5. Allow multi-family type structures along 7th Street corridor, but not directly fronting on 7th Street.
6. Strengthen existing character of a residential neighborhood.
7. Explore possibilities for upgrading, preserving, expanding and possible downzoning of some sites and areas in the 7th Street corridor.
8. Examine Grand and Main separately, yet in conjunction with 7th Street.

Enclosed are the actual comments themselves. We did receive in writing two in favor of PB's when and where appropriate.

BG/mm

Enc.

<p>* Beck, Shrum &amp; Associates #40-83 215 Pitkin, Suite 203 Grand Junction, CO81501</p>	<p>R.D. Emrich #40-83 Charles J. Kane P. O. Box 3091 Grand Junction, CO81502</p>	<p>Bill Hoover #40-83 1212 Bookcliff Grand Junction, CO81502</p>
<p>Percy H. Owen #40-83 177 Edlun Road Grand Junction, CO81503</p>	<p>Dr. Brewer &amp; Dr. Herr #40-83 1007 North 7th Street Grand Junction, CO81501</p>	<p>W. R. Bray #40-83 2660 G Road Grand Junction, CO81501</p>
<p>Hugh Ringer #40-83 2802 Hall Avenue Grand Junction, CO81501</p>	<p>Richard French and #40-83 Rae Gincy 946 North 7th Street Grand Junction, CO81501</p>	<p>Walter Schultz #40-83 2005 Overlook Drive Grand Junction, CO81501</p>
<p>BDH Properties #40-83 P. O. Box 2682 Grand Junction, CO81502</p>	<p>Betty M. Unfred #40-83 624 Agana Drive Grand Junction, CO81504</p>	<p>Lula M. Kneipp #40-83 612 Teller Avenue Grand Junction, CO81502</p>
<p>Sarah Barrett #40-83 602 Teller Avenue Grand Junction, CO81501</p>	<p>Mary Arnold &amp; L. Adams #40-83 423 North 18th Street Grand Junction, CO81501</p>	<p>Ray Oliver #40-83 625½ Belford Avenue Grand Junction, CO81501</p>
<p>Margaret Douglas #40-83 631 Belford Avenue Grand Junction, CO81501</p>	<p>* Dallas C. Payne #40-83 680 Roundhill Drive Grand Junction, CO81501</p>	<p>Dorothy Brown/Betty Bray #40-83 639 Teller Avenue Grand Junction, Colorado</p>
<p>Louis Balliger #40-83 630 Teller Avenue Grand Junction, CO81501</p>	<p>Victoria Dudley #40-83 624 Teller Avenue Grand Junction, CO81501</p>	<p>Anderson-Seed Grain, Inc. #40-83 P. O. Box 3419 Grand Junction, CO81502</p>
<p>Glen White #40-83 616 Belford Avenue Grand Junction, CO81501</p>	<p>C.H. Buttolph #40-83 602 Belford Avenue Grand Junction, CO81501</p>	<p>* Grand Valley National Bank #40-83 c/o Mr. Roy Anderson 3115 C Road Grand Jctn, CO 81503</p>
<p>John Sloan #40-83 614 Belford Ave Grand Jct. CO 81501</p>	<p>MESA COUNTY PLANNING DEPT. 559 White Ave., Room 60 Grand Junction, Colo. 81501 #40-83</p>	

AUG. 4 1983

#40-83

July 27, 1983 (A15.01)

GRAND VALLEY NATIONAL BANK

PROJECT NARRATIVE

I. INTRODUCTION AND PROJECT ALTERNATIVES

The owners of the Grand Valley National Bank have received preliminary charter approval to operate a commercial banking facility at the southwest corner of Seventh Street and Belford Avenue.

To undertake the project, the developers need to accomplish the following tasks:

A. Temporary Facility (24 months)

City to review the site plan and associated improvements for the temporary banking facility located on Lots 11 through 15, in Block 17. The 1,440-square-foot modular structure currently situated on the parcel was previously used by First Security Savings & Loan at Seventh Street and Glenwood Avenue. This 17,000-square-foot parcel is zoned B-3, which allows the operation of a bank.

As reflected on the submitted site plan, the project developers propose to complete a series of improvements on the parcel prior to operation. The improvements to be undertaken (utility extensions, parking lot, curb cuts on Belford Avenue and Seventh Street, drive-up window access lanes and landscaping) will also serve the larger 10,000-square-foot permanent bank in several years. In other words, a phased improvements plan is proposed whereby the initial capital outlays will simultaneously serve the project on a temporary and permanent basis with little or no cost duplication.

The Bank Owners would like the City's permission to use the temporary structure from October 1983 through October 1985.

B. Permanent Facility - Rezone and Vacation of Alley (Alternate I)

In order to construct the permanent banking facility, additional parking area is necessitated. Consequently, the request is to convert the existing RMF-32 zoning to a parking zone on Lot 10, and a portion of Lot 9. The .11-

acre parcel currently contains two older single family homes, which will be razed to construct the bank's drive-up window access lanes, etc.

A six-foot cedar security fence is proposed along the western property line along with a 9-1/2-foot landscaping strip between the fence and the traffic lanes. The developer intends to heavily vegetate their buffer area to insure that the adjacent property owner does not experience visual or noise impacts.

The key variable concerns the petitioner's request to vacate the fifteen-foot, north-south alley, which is situated between Lots 11 through 15, and Lot 10 for a distance of 126 feet. Presently, it appears that this segment of the alley is seldom used and no underground utilities exist.

The north-south alley, paralleling Seventh Street, from Teller Avenue to Grand Avenue, provides access to and from the homes along Seventh Street. However, between Teller Avenue and Belford Avenue, the north-south alley is not used for primary access to the homes or businesses. The alley between Belford Avenue and North Avenue is currently used as parking lot aisles.

C. Permanent Facility - Rezone and Use of Existing Alley - (Alternative II).

The developers recognize that if the alley cannot be vacated, then access to the drive-up windows will need to be provided by the existing alley. To accomplish this, five additional feet would be dedicated to the City for the purpose of widening the alley. In addition, the alley would be paved and upgraded according the City Construction Standards.

A 5-1/2-foot landscaping buffer would be provided for screening purposes along the western property line and a 11.5 foot parking aisle would also be constructed. The parking layout meets City standards and, more importantly, the motorist is enabled to back out into the aisle before proceeding south and into the alley. This will insure safe turning movements since the parked motorist will not be backing directly into the alley. The western parking lot will be primarily used by bank employees and the turnover rate is expected to be minimal.

The developers would prefer to vacate the alley but they also perceive the use of the alley as a workable alternative. The request to use the alley for drive-up window

access is in many ways similar to the new First National Bank facility at Fifth Street and White Avenue which was approved by the City.

The vast majority of the traffic using the alley will be southbound, although the alley could still accommodate two-way traffic, if so desired by the City. The developers would prefer to have this segment of the alley only accommodate one-way traffic (southbound) and install appropriate safety control signage indicating as such. The only inconvenience would be that the City trash trucks, etc. would need to enter the alley from Belford Avenue and commence southbound.

The stacking of vehicles will occur in the west-east drive-up window aisles where between five and six cars can be accommodated in each lane. Stacking of vehicles in the alley will not occur since there is room to accommodate eighteen vehicles in the designated lanes at any one time. In addition, ample room has been provided for stacking after the customer has completed his transaction and is waiting to exit onto Seventh Street.

## II. ACCESS AND TRAFFIC VOLUME

All ingress to the project is proposed from Belford Avenue with the great majority of traffic being generated off Seventh Street. The only egress onto Belford Avenue will occur from the designated parking lot which is adjacent to the bank building. All drive-up customers will only be able to exit onto Seventh Street by making a right-hand turn. As shown on the ODP, left-hand turning movements onto Seventh Street will not be permitted.

The motorist will be provided with excellent sight distance vision when entering Seventh Street since the building footprint at the southeast corner has been off-set fifteen feet. The existing west-east alley is not proposed to be utilized. To control access, a four-foot split rail fence is proposed along the southern property line.

The ITE Trip Generation Manual shows that on an average the temporary bank will generate 288 vehicular trips per day while the permanent facility will generate 1,900 trips per day. As is usually the case with banks, the majority of this traffic volume will be attributed to the convenience offered by the drive-up windows. When it is taken into account that Seventh Street is an arterial street, this amount of traffic will not even be noticeable. Again, it is anticipated that the vast majority of traffic using the bank will flow to and from

Seventh Street with little additional traffic occurring on Belford Avenue, west of the project.

### III. USE OF ALLEYS

The use of alleys as access to commercial/office parking has been done and accepted in Grand Junction for many years. Below listed are the names of just a few of the businesses that use alleys for access:

1. Denning Lumber Company from Fourth to Fifth Streets.
2. Bray & Company.
3. Doctors offices at Seventh Street and Belford Avenue.
4. Parkwood Plaza, Ninth Street and Belford Avenue.
5. North Avenue Appliance, Tenth Street and Belford Avenue.
6. Office Building, Tenth Street and Belford Avenue.
7. Healthway Foods, Ninth Street and North Avenue.
8. Dental Office, Ninth Street and North Avenue.
9. Sherwin-Williams, Ninth Street and North Avenue.
10. Arctic Circle, Seventh Street and North Avenue.
11. Dairy Queen, Seventh Street and North Avenue.
12. Re/Max Realtor, 915 North Seventh Street.

### IV. PUBLIC UTILITIES AND SERVICES

All public utilities and services are readily available to serve the project and no public utility expansions will be required.

### V. LAND USE COMPATIBILITY

The zoning to the north, northeast, southeast and east of the project is B-3. As mentioned earlier, Lots 11 through 15, fronting on Seventh Street, are currently zoned B-3, which allows for a wide variety of business uses.

The key objective will be for the developers to take all measures necessary to insure that the proposed twelve-stall parking lot is compatible with the single family homes to the west, northwest and south. To accomplish this project task, the developers propose to plant and maintain an extensive landscape buffering strip. The trees and shrubs used will be of quantity and size whereby surrounding property owners will not be able to see the parking lot. The bank will be closed in the evenings and on weekends with the neighborhood environment not deviating from existing conditions.

Land use planning practice has shown that different uses can be accommodated side-by-side in a compatible manner based on undertaking appropriate screening and buffering techniques. The developers fully believe that buffering represents the key



mitigation criteria and will do everything possible to work with the project's neighbors to insure compatibility.

VI. DEVELOPMENT SCHEDULE

Temporary Facility - Open, October 1983  
Discontinued, Fall 1985.

Permanent Facility - Open, Late 1985 - or  
Early 1986

# REVIEW SHEET SUMMARY

FILE NO. 40-83 TITLE HEADING Grand Valley National Bank DUE DATE 8/12/83

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Grand Valley National Bank, Rezone to parking, 637 Belford, Roy Anderson and Bob Emerich

PETITIONER ADDRESS 3115 C Road, G.J.

ENGINEER Beck, Shrum and Associates, Inc.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
8/9/83	Public Service	<p>Electric: Existing alley right-of-way will have to be maintained as a utility easement. There may be costs to developer for relocation of these facilities because of existing overhead power line on east side of alley south of Belford Ave.</p> <p>Gas: No objections unless vacation of Teller-Belford alley is anticipated. This would require relocation of gas facilities at developer cost.</p>
8/11/83	City Planning	<p>VACATION OF ALLEY: (Alternative 1) there are no underground utilities located in the alleyway; however, overhead utilities are in existence. In addition, there is a four-way intersection in the alley. These concerns must be resolved with respect to sight distance, the impact of commercial vehicles encroaching into a residential neighborhood, and the unimproved nature of the alley. All other agency concerns must be resolved.</p> <p>REZONE TO PARKING: Impact Statement:</p> <ul style="list-style-type: none"><li>- The Seventh Street Corridor policy (Grand Junction Zoning &amp; Development Code, Chapter 3 Section 3-19-7) states that from North Avenue to Struthers Avenue all existing zones and uses should be retained. In this case, the alleyway serves as the boundary between the RMF32 and B3 zones. Crossing the alleyway would greatly impact neighborhood integrity.</li><li>- Has a joint parking venture on the Jerry's Gym lot &amp; Bray Realty been discussed? Mr. Bill Hoover (Bray Realty) should be contacted.</li><li>- Has the adjacent neighborhood (residential &amp; commercial) been contacted so that their concerns may be addressed?</li></ul> <p>Site Plan:</p> <ul style="list-style-type: none"><li>- As shown on the plan (Alternative II) those cars parking on the west side of the alleyway would back directly into drive-up window traffic. The City Transportation Engineer should be contacted regarding this matter.</li><li>- The setback of the proposed building off 7th Street is not in compliance with that of existing buildings. Per the Grand Junction Zoning &amp; Development Code, Chapter 5, Section 5-1-7, the intent of the setback requirement would not be met.</li><li>- Even with the demolition of the houses and using that area for parking, parking requirements are not met. Required parking excluding employee parking is 34 spaces. Only 30 spaces are shown on the plan.</li><li>- Use of the public alleyway as a one-way access to the drive-up window is not feasible. There is no provision for dedication of an additional public ROW to be used for alleyway. Also, the east-west portion of the adjoining alley would ultimately be used to circumvent the drive-up traffic.</li></ul>

✓

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
		<ul style="list-style-type: none"><li>- Access onto 7th Street from the proposed drive-up window is inadequate. Enforcement of the right turn only would be difficult without extending the existing 7th street raised median to this development. No access should be allowed on 7th Street without median extension.</li><li>- What specifically is to be used as landscaping? Per the Grand Junction Zoning &amp; Development Code Chapter 5 Section 5-6-6, the landscape plan as submitted is incomplete. Proposed landscaping must be listed as to location, number &amp; type of planting. Per City regulations, when over 15 cars are accommodated for parking, then an additional 5% of the interior lot is required to be landscaped. (Grand Junction Zoning &amp; Development Code Chapter 5, Section 5-5-1.G)</li><li>- Is there an existing sidewalk on Belford? If not, it will be required to be constructed to City Standards.</li><li>- Proposed curb cuts must be coordinated with the City Transportation Engineer, curb cut permits must be obtained prior to building permit application.</li><li>- Signage must comply with City Sign regulations.</li><li>- Lighting should be situated such that no intrusion into the neighborhood will occur.</li><li>- Trash pick-up should be coordinated directly with the City Sanitation Engineer.</li><li>- The development schedule as outlined in the proposal is satisfactory.</li><li>- All other agency concerns must be resolved.</li></ul>
8/12/83	Transportation Engineer	<p>The alley should not be vacated. It is part of a continuous two-way alley system parallel to 7th Street, and it should remain two-way. If the alley were widened, it would not line up with the south part, creating a traffic problem at the alley intersection. An exit onto 7th Street would be okay, except that a "right turn only" sign will not insure right turns only. A raised median in 7th Street would be required, if there is room.</p> <p>With regard to Section III "use of alleys" there are many examples of honest errors and oversights that were made in the past, but hopefully we can use these as educational material for the future. The sight distance should be checked for the new building at the Belford &amp; 7th St. intersection.</p>
8/12/83	City Engineer	<p>The existing alley is used for overhead utilities, trash collection, and provides general access and fire protection. The addition of drive-up window traffic will increase traffic hazards in alley. I recommend denial of the alley vacation. All plans show drive-up exit onto 7th St. I feel that it will be difficult to enforce the right turn only traffic pattern on 7th Street. If this plan is approved in any form a median on 7th St. should be required. If approval is given for the project, I feel that Alternative II is preferable, however, it will intensify traffic on both Belford and Teller with the right turn only exit on 7th St.</p>
8/12/83	City Public Works	<p>People desiring to go north will turn left on 7th St. regardless of right turn only sign. I see this happening now at several other locations. The alleys are designed primarily for service use and not as drive-up window access routes. There could be traffic and alley blocking problems. If the north end of the alley is vacated trash trucks will be not be able to make a turn to the east/west alley. If the northend of the alley is made one way it will not prevent people from entering the drive-up facilities from the south.</p>
8/15/83 LATE	City Parks	<p>Why no landscaping shown?</p>

<u>DATE REC'D</u>	<u>AGENCY</u>	<u>COMMENTS</u>
8/15/83 LATE	City Fire Dept.	This office has no objections to this temporary structure and parking zone. When permanent structure is built, it must meet water fire flow requirements, uniform fire and building codes.
8/18/83 LATE	Mountain Bell	No objections.

GJPC MINUTES OF 8/30/83

MOTION: (COMMISSIONER O'DWYER) "MR. CHAIRMAN, I MOVE THAT WE FORWARD ITEM #40-83, REZONE RMF-32 TO PARKING, TO CITY COUNCIL WITH THE RECOMMENDATION OF DENIAL BASED ON THE ENCROACHMENT INTO THE NEIGHBORHOOD AND SOME OF THE NEIGHBORHOOD CONCERNS."

COMMISSIONER DUNIVENT PREFACED HIS SECOND BY STATING THAT JUST BECAUSE IT WAS A MISTAKE TO PUT IN THE PARKING LOT ACROSS THE STREET SOMETIME AGO DOESN'T MEAN WE SHOULD CONTINUE TO DO IT HERE. COMMISSIONER DUNIVENT THEN SECONDED THE MOTION.

CHAIRMAN TRANSMEIER REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED UNANIMOUSLY, 4-0.



## CITY - COUNTY PLANNING

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

(303) 244-1628

August 15, 1983

Steve Myers  
Beck, Shrum & Associates  
2721 North 12th Street  
Grand Junction, CO 81501

RE: Application for the Planning Clearance for a Building Permit  
925 N. 7th St. - Grand Valley National Bank - Temporary Structure -  
Letter of Confirmation

Dear Steve:

Per our discussion of this morning, Monday, August 15, 1983, the following concerns were addressed and resolved:

1. The drive-up window will not be constructed until all concerns with the ingress/egress have been resolved through the Planning process. This references specifically the proposed alleyway access and the curb ~~cut~~ cut off of 7th Street.
2. The curb cut permit required for the access off Belford Street must be obtained from the City Engineering Department.
3. The parking area is to be paved and striped.
4. Parking stalls are to be delineated by curb blocks.
5. Parking stalls #6 & 12 as shown on the plan are to be deleted.
6. Handicapped parking is to be provided for by widening either parking stalls #5 or 11 and designating as such.
7. A bike rack is to be installed in stall area #6 or 12 and landscaping to be extended into the other area not occupied by the bike rack.
8. The area not covered by the on-site improvements approved for the temporary structure must be kept weed-free and properly maintained with respect to dust pollution.
9. Screening will be addressed at the time a permanent structure is approved.
10. Sidewalk (Belford St.) improvements will be addressed and a determination as to extent made at the time of permanent structure approval.

Letter to Steve Myers  
August 15, 1983  
Page 2

11. The approved time frame is 18 months. If an extension is requested, then the situation will be re-reviewed.
12. Utilization of access off the alleyway will be determined with the permanent structure.

It is with these stipulations that the Planning Clearance for a Building Permit - Temporary Structure is approved.

Sincerely,

Janet C.-Stephens  
City Planner

JC.-S/sw

xc: File #40-83  
File

# BSA



## • ENGINEERS • PLANNERS •

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

**BECK, SHRUM & ASSOCIATES, INC.**

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

August 16, 1983  
BSA-226/A15.01

City Planning Department  
City of Grand Junction  
559 White Avenue  
Grand Junction, CO81501

Subject: Building Permit for the Temporary Banking Facility  
at 925 North Seventh Street

Gentlemen:

Concerning the building permit for the above referenced project, please be advised that the undersigned do hereby agree to the following:

1. At this point in time, we would like permission to install the utilities and construct entrance stairs, skirt the structure and remodel the interior counter. We guarantee that these improvements will be completed to all City codes and regulations. These improvements will be completed on or before November 1, 1983.

2. As shown on the Site Plan, we also propose to construct a new concrete approach, asphalted parking area and install landscaping. However, we would like to obtain the input from the Planning Commission and City Council concerning the rezone, alley vacation and the temporary site plan prior to guaranteeing the improvements. In other words, our temporary site plan may be modified based on the results of the public hearings. The location of the utilities and the temporary building will not be modified.

→ parking area  
drive-up  
window  
landscaping

3. We will provide a handicap space, bike rack and bumper block curbs, as requested.

4. We will not seek a Certificate of Occupancy until all the improvements required are approved by your office. A site plan detailing Items 2 and 3 will be forwarded to your office after the public hearing processes are completed.

5. The drive-up facility improvements will not be constructed at this time. The requests for these improvements are currently being processed and construction will occur only when proper approval is received.

6. The temporary facility will only be in operation for 18 to 24 months from the date the Certificate of Occupancy is issued. The temporary building and any approved permanent structure will not be simultaneously occupied except on a temporary basis while moving into the permanent building.

7. The remaining unimproved portion of the lot will be kept weed-free and properly graded.

9. All site improvements will comply in full with the existing B-3 Zoning Requirements.

GRAND VALLEY NATIONAL BANK

*Roy L. Anderson*  
\_\_\_\_\_  
Roy L. Anderson

STATE OF COLORADO)  
  )ss  
COUNTY OF M E S A)

The foregoing instrument was acknowledged before me this 16th  
day of August, 1983.

My commission expires:

Sept. 7, 1984

*E. Elizabeth Popolizio*  
\_\_\_\_\_  
Notary Public

POB 402, G. Jct., CO81502  
Address



**RECEIVED**

**AUG 23 1983**

**CITY - COUNTY  
PLANNING DEPARTMENT**

August 22, 1983/A15.01

RESPONSE TO REVIEW COMMENTS

GRAND VALLEY NATIONAL BANK

There appears to be some confusion on the part of the review agencies concerning the type of applications submitted to the City. The Petitioners are seeking a rezone from RMF-32 to parking at 637 Belford Avenue and an alley vacation of the adjacent north-south alley. Many of the review comments are directed toward the permanent banking facility site plan which is not part of this submittal. A final development plan pertaining to the existing B-3 parcel as well as the adjacent RMF-32 parcel, if rezoned, will be forwarded to the City for review at a later date. In other words, the Petitioners prepared generalized sketch plans of the permanent facility merely as a means of illustrating the possible relationship between their short-term and long-term plans.

All City requirements for a final plan (size and location of building, parking, internal circulation, landscaping, screening, project engineering, etc.) will be submitted to the City for review in approximately eighteen months.

Therefore, comments and discussions of the permanent banking facility are not that appropriate at this point in time.

The Petitioners are asking the City Planning Commission and City/Council for guidance concerning:

- I. A curb cut on North Seventh Street to serve the existing temporary bank. A bank and drive-up windows are allowed uses in a B-3 Zone.
- II. Permission to utilize the north half of the adjacent alley as a means of providing access to the drive-up window facility.
- III. Rezone of the adjacent parcel from RMF-32 to parking. The parking lot will be utilized in conjunction with a permanent facility. As mentioned, a final plan concerning the entire project will be submitted at a later date.
- IV. Alley vacation of the adjacent north-south alley as a means of providing access to the drive-up windows on a long-term basis as well as consolidating the two parcels

for site planning purposes.

The temporary building located on the B-3 Zoned parcel has received a building permit in order to install the necessary utilities and to undertake some remodeling. (Please review the attached letter for further details.) In addition, a landscaping plan for the temporary facility has been completed. The Petitioners have decided to install an underground sprinkler system and landscape the entire parcel even though the majority of these improvements will only be in place for twenty-four months.

The following narrative, addresses the review agency comments:

Public Service Company:

The Petitioners will provide a utility easement for the existing overhead electric lines, if the alley is vacated. The Petitioners are willing to pay for the cost of relocating the power pole adjacent to the alley, if the final plan warrants such action. There are no gas lines or any other underground utility lines in the segment of the alley which is being requested to be vacated.

City Planning:

1. If the alley is vacated, there will not be a four-way intersection in the alley. This would apparently improve the existing traffic safety concerns that are mentioned. In addition, no improvements to the alley will be necessitated, if a vacation occurs.

*Deanna*  
If the alley is not vacated, the Petitioners (as indicated in the Project Narrative) will pave the alley and dedicate five additional feet to the City. The majority of bank customers will never use the alley intersection since they will turn east into the drive-up window stacking lanes. The bank employees using the parking lot west of the alley (if the rezone is approved) will represent the majority of the traffic actually entering the alley intersection. Stop signs could be used in the alley, if this measure is approved by the City. The vast majority of the traffic entering the alley intersection going southbound will turn east to reach North Seventh Street. The sight distance in the alley is excellent to make this left-hand turning movement or to continue toward Teller Avenue. The neighborhood impact will be limited due to the landscaping and fencing proposed adjacent to the western boundary of the parking lot.

✓ 2. The alley does not serve as a consistent boundary between the RMF-32 and B-3 Zones since immediately to the north

B-3 Zoning exists west of the alley. The Seed Grain Incorporated building as well as Bray's parking lot are both located west of the alley. Bray's parking lot is immediately adjacent to a parcel zoned RMF-32. The Petitioners are prepared to undertake extensive landscaping to protect their adjacent neighbor. In addition, the adjacent neighbor's home currently faces the Bray parking lot.

The neighborhood is in transition since many of the single family homes have been converted to apartments. As shown on the City's Zoning Map and supported by planning practice, multifamily zoning is appropriate adjacent to business zoning. The key land use planning criteria should be oriented toward insuring proper buffering and screening between uses to insure compatibility. The City's zoning designation of RMF-32 will continue to encourage multifamily land use conversions in an existing transitional neighborhood. The City's Seventh Street policy serves as a general guideline but was never intended to address each specific parcel.

It is rather interesting that high density apartment complexes and parking lots can be constructed throughout the adjacent neighborhood while a small parking lot serving a business requires a rezone. It appears that if the parking lot was serving an apartment complex that a rezone would not be necessitated. From a practical standpoint, parking lots are integral features of the RMF-32 Zone.

3. Jerry's Gym has been sold to another party but the Petitioners did discuss the parcel. Mr. Bill Hoover is a dentist and Bray Realty was not associated with the Gym.

4. Yes, everyone to our knowledge has been contacted in the neighborhood.

5. Alternative II comment pertains to a Final Development Plan. The design will be modified as necessary to meet the approval of the City Transportation Engineer, if the vacation is approved.

6. Setback comments pertain to a Final Development Plan for a permanent facility. The permanent building will surpass the City's setback requirements. The B-3 requirement stipulates that any building must be setback forty-five feet from the centerline of North Seventh Street. The lot is currently set back fifty feet from the centerline. As discussed with Karl Metzner, Section 5-1-7 is only intended as suggestions which are rarely utilized by the City.

7. The amount of parking has been discussed with Mr. Bob

Goldin on numerous occasions. Mr. Goldin indicated that the space utilized for vaults, walls, etc. could be subtracted from the City's parking formula. Again, this comment pertains to a Final Plan submittal. If necessary, the Petitioners will construct a smaller building to meet the City's parking requirements.

8. As discussed in the Project Narrative, the alley can remain two-way, if deemed necessary by the City. There are examples where the City has mandated the acquisition of additional right-of-way in an alley as a prerequisite for approving a development plan. The last sentence on the first sheet of review sheet makes no sense.

9. The Petitioners support the idea of building a median in North Seventh Street. Hopefully, bank customers would obey the City's traffic laws (signage and double yellow line). If traffic laws are not obeyed, then a median would need to be constructed on every arterial and collector street in the City.

10. A landscaping plan for the temporary facility has been submitted and discussed with the Planning Staff. Landscaping details will be submitted with a Final Development plan. The parking lot will meet City Regulation 5-5-1-G.

11. The Petitioners will construct a sidewalk on Belford Avenue in conjunction with the Final Development Plan for a permanent facility.

12. Curb cuts will be coordinated with the City Transportation Engineer.

13. Signage will meet City Code and lighting will be of a low profile.

Transportation Engineer/ City Engineer/ Public Works:

1. If the alley was vacated, the only inconvenience would be for the City Sanitation employees who would be required to drive an additional 400 feet. All customers receiving alley trash pickup would continue to receive service.

2. The alley will only be widened to twenty feet, if approved by the City. The alley is seldomly used by anyone other than trash trucks. The alley will remain two-way, if required, but two-way traffic on a fifteen-foot mat would create a traffic hazard. The Petitioners desire to widen the alley to twenty feet, if the vacation is not approved. The traffic lanes will be tapered back to fifteen feet prior to reaching the alley intersection, if deemed necessary by the City. A 2-1/2-foot offset on

each side of the alley should not create a traffic problem. If anything, the additional five feet will allow for easier turning movements and better intersection sight distance.

3. The sight distance at North Seventh Street and Belford Avenue is ample. The only factor influencing sight distance will be the type of vegetation planted by the City in the right-of-way. The Petitioners do desire to participate in the City Tree Planting Program.

4. If the alley can be used for access, the adjacent parking lot has been designed to meet all City Parking Regulations. Alleys in the immediate vicinity of the project are used for both parking aisles and customer access routes. The Petitioners only desire is to use a public right-of-way for access.

5. An on-site inspection should be made to see if the trash truck can make a right-hand turn in the alley. The Petitioners believe that a turn is possible.

6. In summary, if the alley cannot be vacated or used, the Petitioners will provide access to the drive-up windows on private property. Regardless, the Petitioners request that the alley can be used to provide access to the western parking lot, if the rezone is approved.







## CITY - COUNTY PLANNING

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

(303) 244-1628

MEMO

TO: City Engineering

FROM: Karl Metzner *KEM*

DATE: October 5, 1983

RE: Alley Usage - 3rd and Rood - Grand Junction National Bank

The Grand Junction National Bank has been granted a permit for a temporary facility at 3rd and Rood. This permit is for a two year period.

As per discussion with Jim Wysocki and myself on September 27, 1983, the drive-up window for this bank will be allowed to use the east-west alley in this block as an exit. This approval is for the temporary facility only and will expire at the end of the two year period. This does not constitute any commitment for alley usage for any other facility or use.

The bank will be responsible for appropriate signage to maintain the one-way status of the alley. All construction will require City Engineering approval and permits.

KGM/mm

xc: Joe Hambright, Hambright/Wheatland/Easterburg  
Ken Reedy  
Jim Bragdon  
Jim Wysocki  
File



PETITION

OCT 28 1968  
CITY OF GRAND JUNCTION

We the undersigned, residents and property owners in the Seventh Street Corridor and original downtown neighborhoods of Grand Junction, respectfully request the City Council to deny the request for rezoning property in the 600 block of Belford from RMF-32 to P (Parking) for a business use when the Council considers that request for final action on October 5th. The rezoning is inconsistent with the North Avenue and Seventh Street Corridor policies and the older neighborhood policy contained in Chapter 3 of the City's Zoning and Development Ordinance. As residents of Grand Junction's older neighborhoods, we urge the City Council to adhere to those policies and maintain and protect the character of our neighborhood. Any rezoning which allows the conversion of residential property to any kind of business use along the south side of Belford is an intrusion into Grand Junction's oldest neighborhoods. By approving the rezoning the Council would be establishing a precedent and would encourage other requests for rezoning to which the Council could only respond favorably. We petition the Council to disallow the rezoning of residential property to parking in our neighborhood.

NAME	ADDRESS
1. Kathy Jordan	440 North Seventh
2. Paul C Anderson	520 N 7
3. Sally Jordan	440 N 7th
4. <del>Maria Schmidt</del>	536 N 7th
5. <del>John H. Bendergrast</del>	604 North 7th Street
6. Mary M. Colman	640 N. 7th
7. J. D. Powell	712 N 7th St.
8. Sharon S. Brodell	712 N. 7th St.
9. <del>Harance Brodell</del>	714 N 7th St.
10. Marilyn Olson	505 No. 7th St.
11. <del>Thomas J. Hill</del>	726 Oway Ave.
12. <del>Mary Ann Hill</del>	726 Oway Ave.
13. <del>McDavin L. Brodine</del>	735 Oway Ave.
14. <del>Jim Pabon</del>	821 Oway
15. <del>Frances L. McGuire</del>	829 Oway
16. Beth Bendergrast	604 N. 7th St.
17. N. L. McGuire	829 Oway Ave.
18. <del>Gene Cook</del>	737 Oway Ave.
19. <del>Lori Kruse</del>	755 Oway
20. <del>Anna Belle Laramore</del>	835 Oway Ave.
21. <del>William J. Laramore</del>	835 Oway Ave.
22. <del>Jane Cardenas</del>	844 Oway Ave.
23. <del>Richard L. Cardenas</del>	844 Oway Ave.
24. <del>Christine Garneff</del>	828 Oway Ave.
25. <del>John Frank</del>	828 Oway Ave.

PETITION

OCT 16 1988

We the undersigned, residents and property owners in the Seventh Street Corridor and original downtown neighborhoods of Grand Junction, respectfully request the City Council to deny the request for rezoning property in the 600 block of Belford from RMF-32 to P (Parking) for a business use when the Council considers that request for final action on October 5th. The rezoning is inconsistent with the North Avenue and Seventh Street Corridor policies and the older neighborhood policy contained in Chapter 3 of the City's Zoning and Development Ordinance. As residents of Grand Junction's older neighborhoods, we urge the City Council to adhere to those policies and maintain and protect the character of our neighborhood. Any rezoning which allows the conversion of residential property to any kind of business use along the south side of Belford is an intrusion into Grand Junction's oldest neighborhoods. By approving the rezoning the Council would be establishing a precedent and would encourage other requests for rezoning to which the Council could only respond favorably. We petition the Council to disallow the rezoning of residential property to parking in our neighborhood.

<u>NAME</u>	<u>ADDRESS</u>
1. <i>Ray D. Parnas</i>	<i>820 Curry Ave</i>
2. <i>Michael K. ...</i>	<i>P.O. BOX 40255 EJ 81504-4287</i>
3. <i>Eileen Gregory</i>	<i>440 N. 7<sup>th</sup> Street</i>
4. <i>Douglas J. Gregory</i>	<i>440 N<sup>th</sup> 7<sup>th</sup> St. Basement Apt.</i>
5. <i>Edna B. Smith</i>	<i>725 Curay</i>
6. <i>Viola Smith</i>	<i>725 Curay</i>
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PETITION

OCT 18 1983

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NAME	ADDRESS
1. <i>Delores Mendez</i>	<i>746 Oway Ave.</i>
2. <i>Wayne Kiser</i>	<i>749 Chipeta</i>
3. <i>Wayne Kiser</i>	<i>749 Chipeta</i>
4. <i>Leo A. Bullard</i>	<i>815 Chipeta</i>
5. <i>Benjamin Bullard</i>	<i>815 Chipeta</i>
6. <i>Vicki Roth</i>	<i>804 Chipeta</i>
7. <i>Joey Hockenberry</i>	<i>861 Heermann City</i>
8. <i>Etta Sickenburg</i>	<i>710 Oway Ave.</i>
9. <i>Bob Overen</i>	<i>1030 Morrison</i>
10. <i>Chaire Overman</i>	<i>1030 Morrison</i>
11. <i>James B. Smith</i>	<i>515 No 7th</i>
12. <i>John B. Smith</i>	<i>515 N 7th</i>
13. <i>Keely Sutherland</i>	<i>1132 Oway Ave.</i>
14. <i>Claudine Smith</i>	<i>515 N 7th</i>
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To: Janet Stephens

PETITION

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<u>NAME</u>	<u>ADDRESS</u>
1. <u>Coula Baelke</u>	<u>556 Hill Ave.</u>
2. <u>Diana McManis</u>	<u>438 Hill Ave.</u>
3. <u>Marybeth (Kistner)</u>	<u>301 Hill Ave. S.J.</u>
4. <u>Steve Brock</u>	<u>617 Teller Ave. S.J.</u>
5. <u>Julie Walworth</u>	<u>450 Hill Ave.</u>
6. <u>Beryl E. Ebbod</u>	<u>450 Hill Grand Jct.</u>
7. <u>Don McManis</u>	<u>438 Hill "</u>
8. <u>Curtis E. Swift</u>	<u>315 Hill Ave.</u>
9. <u>Liz Rontino</u>	<u>735 N. 3rd St.</u>
10. <u>Susan E. Swift</u>	<u>315 Hill Ave.</u>
11. <u>Dave Hoffman</u>	<u>925 N. 5th St.</u>
12. <u>Barbara Graham</u>	<u>925 N. 5th St.</u>
13. <u>Vito A. Rontino</u>	<u>735 N. 3rd St.</u>
14. <u>Jean L. Bailey</u>	<u>444 Hill Ave.</u>
15. <u>Philip R. Cook</u>	<u>735 N. 3rd St.</u>
16. <u>[Signature]</u>	<u>518 HILL AVE</u>
17. <u>Bridgette [Signature]</u>	<u>305 Gunnison</u>
18. <u>[Signature]</u>	<u>315 GUNNISON</u>
19. <u>Richard Bailey</u>	<u>444 Hill Ave.</u>
20. <u>Chava Baelke</u>	<u>440 Belford</u>
21. <u>Gaylynn Mead-Baelke</u>	<u>440 Belford</u>
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NAME	ADDRESS
1. Kirk Rider	1050 Gunnison
2. Anne Rider	1050 Gunnison
3. Mary Wright	927 Teller Ave
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NAME	ADDRESS
1. Ann Gibson	960 Hill, b. g.
2. Leech Waind	<del>1844</del> 936 Hill Ave
3. Duane W. Onda	" " "
4. Dorothy F. Steele	903 Teller
5. W. D. Steele	903 Teller
6. Robert K. K... ..	860 Teller
7. Nellie L. Zachry	835 Teller
8. Louis N. Birdsall	950 Hill ave
9. Ronald J. Daly, mpe	1005 Teller
10. Dorothy D. Dilwynnple	1005 Teller Ave.
11. Peggy Wride	815 N. 7th St.
12. Non Wride	815 N 7th
13. Keryela	1055 Hill, Gs, CO
14. Donna Cole	1050 Hill Ave, Grand Jct, CO
15. Kenneth Baird	303 Belford Grand Jct
16. Robert D. Rait	915 Teller Ave. Grand Jct, CO
17. Florence V. Rait	915 Teller Ave. .. ..
18. Frances Baird	303 Belford Av, Gr. Jct.
19. Lucille Oliver	625 Belford Av. Gr. Jct
20. Edna M. Douglas	631 Belford
21. Dora Organ	845 No 7th
22. Louise P. Anderson	1010 Chipeta
23. Carl Alyea	961 CHIPETA
24. Judy Hodges	1003 Chipeta
25. C. John Hodges	1003 CHIPETA

PETITION

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NAME	ADDRESS
1. Veronica Cuhno	805 N. 7th
2. Nancy Kendall	1030 Chipeta
3. <del>Eric Kendall</del>	11
4. Leonal Watson	1015 Chipeta
5. Cathy Kishner	1047 Minnison
6. Rebecca M. Skofe	605 N. 7th
7. Diana Cuhno	805 North 7th
8. Steve Landin	820 Hill Ave
9. Margaret Vandenberg	320 Belford Ave
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