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File 1984 - 0010

Project Name Colorama Credit Union - Final Plan

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>
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X	X	Table of Contents
X	X	Review Sheet Summary
		Application form
		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map
X		Evidence of title, deeds
X	X	*Mailing list to adjacent property owners
		Public notice cards
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		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
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		Development Application - 4/26/84			
X		Development Enforcement Checklist			
X		Planning Commission Public Hearing - 5/29/84			
X	X	Property Owners List			
X	X	Development Schedule			
X	X	Adjacent Land Use and Zoning List			
X	X	Landscaping Plan			
X	X	Parking Plan			
X	X	Traffic Circulation Patterns			
X		Treasurer's Office Tax Receipt - 1983			
X	X	Final Plan			
X	X	Planning Commission Minutes - ** - 5/29/84			
X	X	Memo from David Thornton to Karl Metzner re: parking lot expansion- 4/20/90			
X		Construction Plan Procedure			

C J C OFFICES
930 Main
Grand Jct. Co 81501

#10-84

C J C OFFICES
930 Main
Grand Jct. Co 81501

#10-84

C J C OFFICES
930 Main
Grand Junction, Co 81501

#10-84

Larry Feather
534 Kingston
Grand Jct. Co 81503

#10-84

Larry Feather
534 Kingston
Grand Jct. Co 81503

#10-84

William Gulliford
730 Ute
Grand Jct. Co 80501

#10-84

Edward A. Armstrong
659 Larkspur Lane
Grand Jct. Co 81501

#10-84

Edward A. Armstrong
659 Larkspur Lane
Grand Junction, Co 81501

#10-84

Irvin Branson
903 Main
Grand Junction, Co 81501

#10-84

Roger Allen
3212 Northridge
Grand Jct. Co 81501

#10-84

#10-84
F. Marte Shaffer
377 33 1/2 Rd.
Grand Jct. Co 81501

#10-84
Mt. Bell
800 Main
Grand Jct. Co 81501

* Colorado Federal Credit Union
910 Main St.
Grand Jct. CO 81501

#10-84

* Marilyn Haller
P.O. Box 2507
Grand Jct. CO 81501

GRAND JUNCTION PLANNING DEPT.
559 White Ave., Room #60
Grand Junction, CO 81501

#10-84

#10-84
F. Marte Shaffer
377 33 1/2 Rd.
Grand Jct. Co 81501

#10-84
GJ Housing Authority
875 Main
City of Grand Jct.
Grand Jct. Co 81501

PROJECT NARATIVE

B

Will install vault and Drive-up window in building.

Will remove a few petitions. (sep)

Attached is plans that were submitted to contractors for bid.

Should have project finished by July 1, 1984

H

PROPERTY OWNERS

Property Address

2945-144-15-010	Coloramo Federal Credit Union - our property	910 Main
2945-144-15-011	CJC Offices	920 Main
2945-144-15-012	930 Main	930 Main
2945-144-15-013		*****
2945-144-15-001	Larry Feather	907 Rood
2945-144-15-002	534 Kingston, Grand Jct 81503	144 N 9th
2945-144-15-003	William F. Gulliford 730 Ute, Grand Jct. Co 81501	915 Main
2945-144-16-020	Edward A. Armstrong	851 Rood
2945-144-16-021	659 Larkspur Lane, GrandJct. Co 81501	861 Rood
2945-144-22-001	Irvin Branson - 903 Main	903 Main
2945-144-22-002	Roger Allen 3212 Northridge, Grand Jct. Co	917 Main
2945-144-22-003	F. Marte Shaffer	919 Main
2945-144-22-004	377 33 1/2 Rd. Grand Jct.	929 Main
2945-144-16-019	Mt. Bell 800 Main, GJ	800 Main
2945-144-21-941	Housing Authority City of Grand Junction	875 Main

DEVELOPMENT SCHEDULE

Should have project finished by July 1, 1984

ADJACENT LAND USE AND ZONING

R

915 Main - across the street - residential

917 Main - across the street - business - Colorado West Engineering

920 & 930 Main - to the east - offices - All American Insurance

907 Rood and 144 N 9th - to the north - residential - rental

851 & 861 Rood - north across the street - business - Armstrong Engineers

903 Main - across the street to the south - residential - rental

919 & 929 Main - across the street south and east - business - Mansion Restaurant

800 Main - entire block across the street to the west - Mt. Bell offices

875 Main - entire block across the street on the south and west - GJ Housing Authority

LANDSCAPING

Only 3' of ground between building on the west and the sidewalk - now has rock on it.

South of the building has 3 shrubs. Between sidewalk and street is covered with red rock.

All the rest is paved (or will be when remodeling is completed).

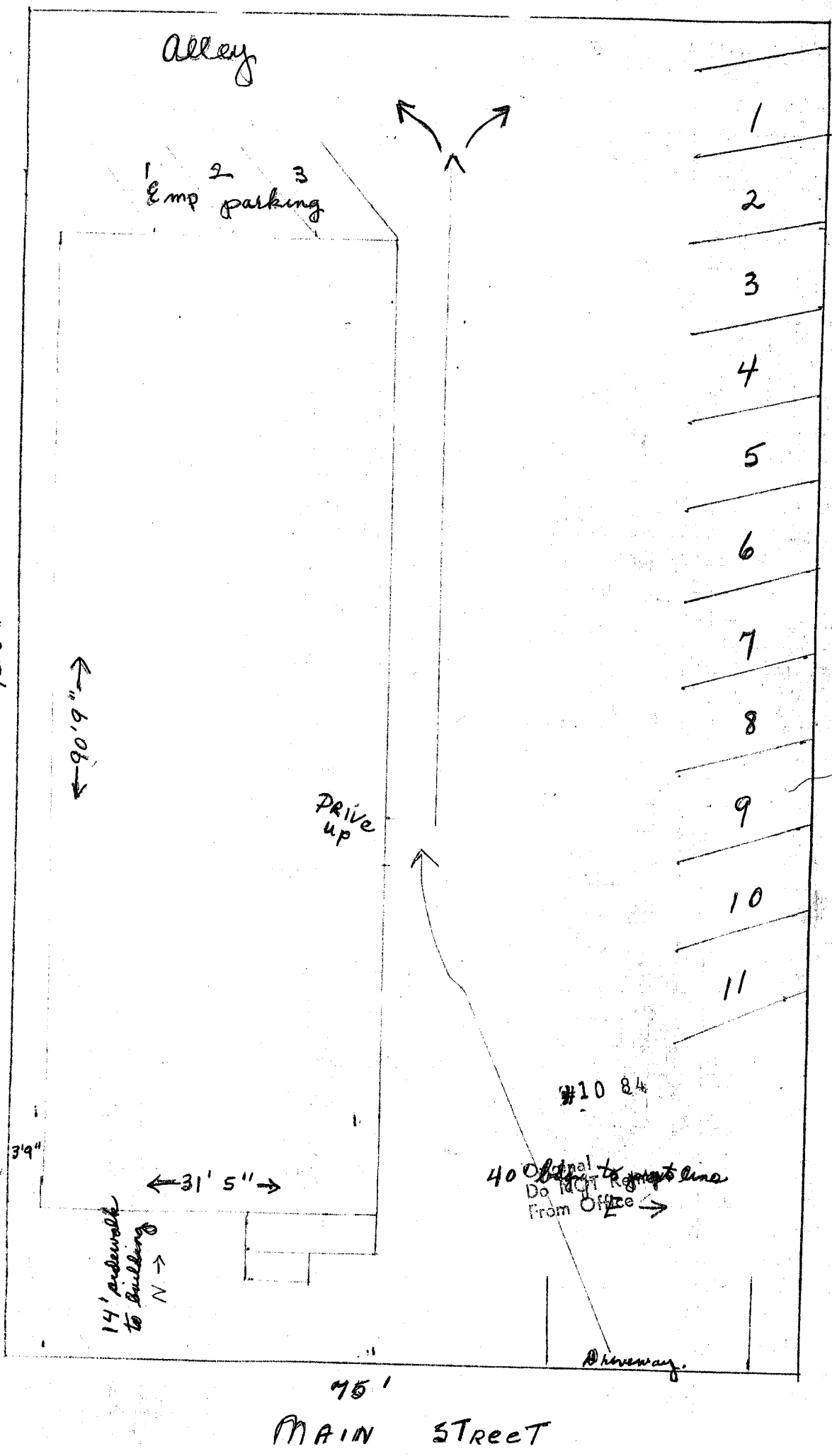
Area between sidewalk and curb is covered with red rock.

PARKING

V

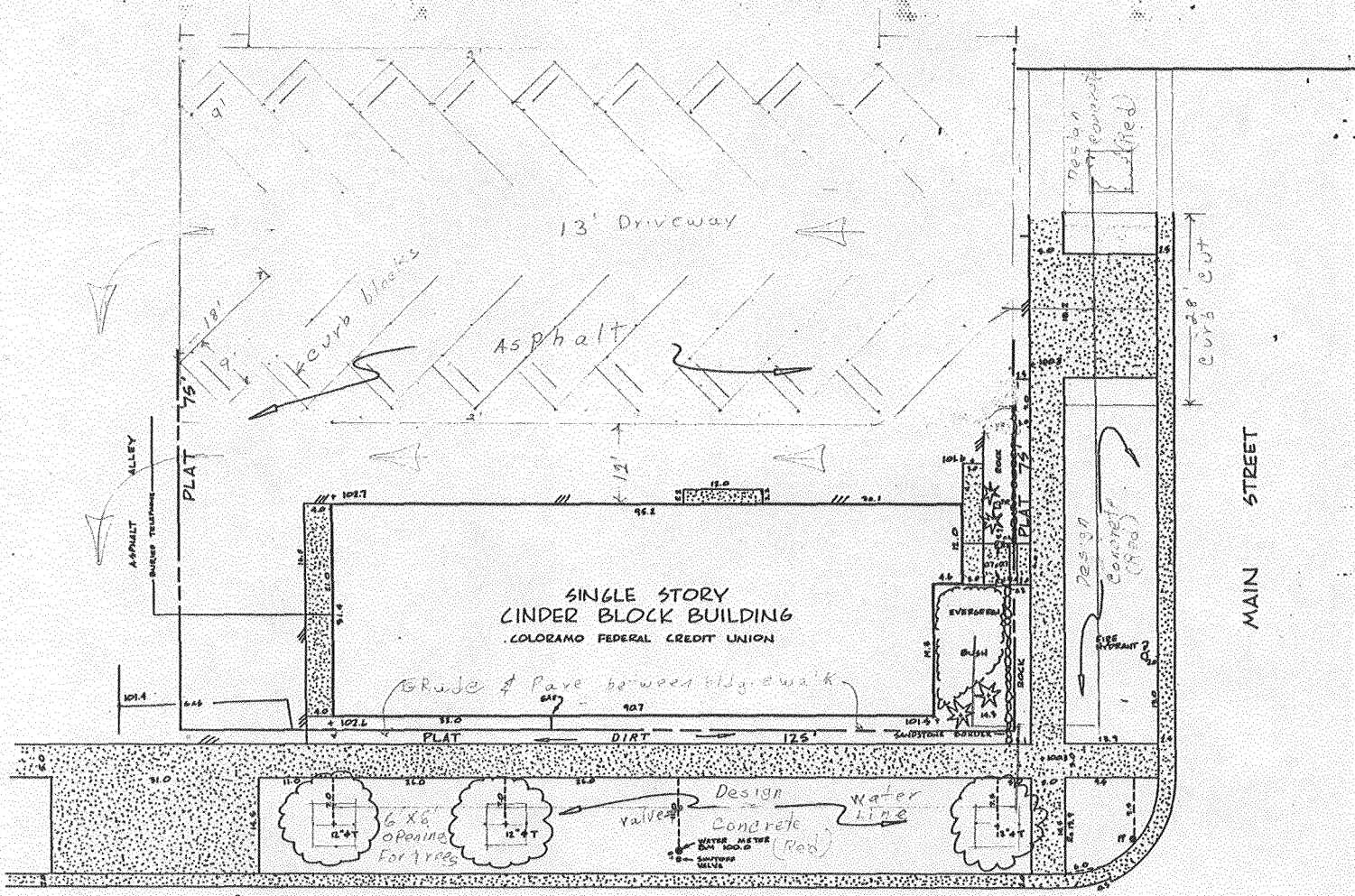
- a) propose 11 parking spaces on east side of lot. Will be striped with parking curb. Have allowed 9' wide spaces. There is 40' between building and property line.
- b) 9' spaces, striped, with curb block.

Building has 2790 sq feet (31 x 90) so required parking is 9 spaces. There is room for 3 or 4 behind the building besides off-street parking.





Approved
 KMD
 6/25/89



LEGAL DESCRIPTION

LOTS 30, 31 & 32, BLOCK 108, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO.

NINTH STREET

SCALE: 1" = 10'



This drawing, prepared for the Strontium Mill Tailings Remedial Action Project, is for the sole use of the U.S. Department of Energy and its contractors. It is not to be used upon the establishment of fences, buildings, or other future improvement lines.

U.S. DEPARTMENT OF ENERGY GRAND JUNCTION PROJECT OFFICE, COLORADO		DOE ID NO. 63 04222 CS
ADDRESS 910 MAIN ST. GRAND JUNCTION, CO		ALLIED Small Plot Engineering Corporation Small Plot Engineering Corporation Grand Junction, Colorado
SURV. R55 11-21-85	DRAFT R55 11-22-85	CK. NCF 11-25-85
DRAWING NO. 3-2 1150 E-1	SHEET 1 OF 1	

REVIEW SHEET SUMMARY

FILE NO. #10-84 TITLE HEADING Colorama Credit Union DUE DATE 5/11/84

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Rezone B-1 to PB and Colorama Credit Union

Final Plan Petitioner: Colorama Credit Union/Marilyn Haller Location: 910 Main Street,

Grand Junction, CO 81501 A request to change from a limited business zone to a planned

business zone and a final plan on approximately .21 acre.

PETITIONER ADDRESS Colorama Credit Union 910 Main Street, Grand Junction, CO 81501

ENGINEER N/A

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
5/8/84	Public Service Gas & Electric:	No objections to rezone.
5/8/84	Police Department	There does not appear to be any problem from a police security point of view. All possible entry points of the building can be easily checked on police patrol. Exit from "drive-up" will disperse traffic both east and west. There should be no problem for westbound traffic to enter the system, however, eastbound traffic may cause a backup of traffic in the left lane while waiting for any oncoming traffic to clear before they make a left turn into the driveway. This may possibly cause come accidents from following traffic being unaware that traffic ahead is slowing or stopped in traffic.
5/8/84	Public Works	If driveway off Main Street was closer to building (providing it is not too close to corner) it would appear that there would be less conflict between cars entering and cars parked in parking lot. City should receive Power of Attorney for future alley improvement district.
5/11/84	City Engineer	I suggest the parking lot be designed by a soils engineer based on soils test results. Soil conditions in the downtown area vary considerably, but 2" asphalt over 4" base will probably not give satisfactory service. Drainage should be designed to allow asphalt and root areas to be drained away from the building without running off onto neighboring property. Alley drainage should not be intensified.
5/11/84	Transportation Engineer	I have no problem with the rezone.
5/10/84	Fire Department	The Grand Junction Fire Department has no objections to this rezone to PB.
5/11/84	Planning Dept.	The zoning is presently B-1 which allows a financial institution but not a drive-up window. The request is to rezone this to PB to include a drive-up window. The Petitioner is not proposing any new curb cuts and plans to enter from Main and exit to 9th. If all requirements are met, then this department has no problem. Site Plan: 1) The City has a street tree planting program which the Credit Union may qualify for. Should contact the City Parks Dept. for info. 2) The curb blocks should be moved and secured to the east side of parking lot. All parking stalls and aisles will have to meet City standards, 9' X 18.5' min. for stalls.

sent
5-14-84
88

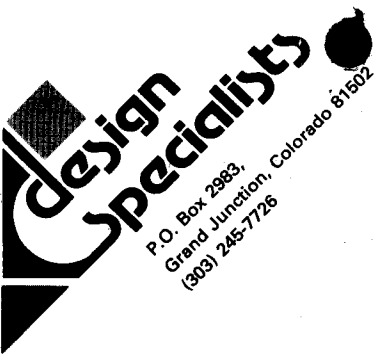
Planning Dept.
(con't)

- 3) Parking on the north side of building currently will have to be removed, as shown on your site plan.
- 4) Traffic flow arrows or lines should be installed to ensure smoother traffic flow through your property.
- 5) All signage outside will require separate sign permit and must meet current sign code regulations.
- 6) All construction must meet UBC and UFC requirements.
- 7) Trash pickup location should be coordinated with City Sanitation Engineer, Bill Reeves.

5/29/84

LITTLE/O'DWYER PASSED 5-0 (RUSH ABSTAINING) A MOTION CONCERNING THE REZONE FROM B-1 TO PB, THAT THIS BE FORWARDED TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL.

LITTLE/O'DWYER PASSED 5-0 (RUSH ABSTAINING) A MOTION CONCERNING THE FINAL PLAN, THAT THIS BE FORWARDED TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL CONTINGENT UPON THE DIRECTIONAL SIGNAGE AT THE ALLEY EXIT, CONTINGENT UPON NON-INTERFERENCE, AND SUBJECT TO FUTURE REVIEW AND SECURING A POWER OF ATTORNEY FOR ALLEY IMPROVEMENTS IN THE FUTURE AND STAFF COMMENTS.

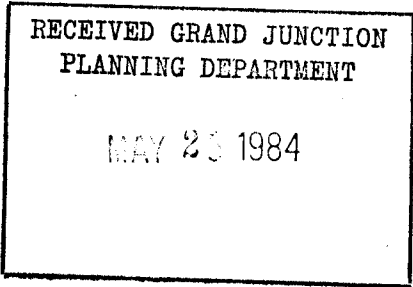


R3-1
24" x 24"

AM. TRAFFIC SIGN

242-9029

May 25, 1984



City Planning Department
City of Grand Junction

Re: 10-84
9th and Main

Gentlemen:

We would like the owner to address the following concern we have persuant to the referenced project:

A. Site and Parking

1. Number of spaces relative to square footage.
2. Backing and turning space adjacent to drive-up window is very tight, and could cause accidents.
3. All customer cars as well as drive-up traffic must exit through the alley.
4. Rear 2 spaces have no backing or turning space.
5. No parking for handicap persons
6. Stack space for drive-up is short, and cars will block sidewalk as well as parking lot entrance when in use.
7. What are the owners plans for parkway and required parking lot landscaping?

B. Interior and Miscellaneous

1. No handicap toilet facilities.
2. No handicap ramp for access into building.
3. Vestibule trim at windows traps and leaks water.
4. What about parking lot lighting and light at drive-up for night-time use?

Respectfully submitted,

DESIGN SPECIALISTS, Architects & Planners

R. P. Sims
Architect

MEMORANDUM

Date: April 20, 1990

To: Karl Metzner, Planning Director

From: David Thornton, Planner *DT*

Subject: Coloramo Federal Credit Union

Yesterday, Thursday, April 19th, Joanne Feather came in concerned with Coloramo's parking lot expansion. According to her the credit union purchased the property located at 144 N. 9th Street from her using deceit. As her story goes, the property was purchased by an older lady who wanted to buy the house to live in so she could be close to her daughter who worked at the Coloramo Credit Union. Payment for the property was done by check from the credit union which didn't seem out of the ordinary to Joanne Feather since the woman's daughter worked there and a loan could have originated from the credit union.

The Feathers own the house at 907 Rood just north of the property they sold to the lady. Just recently they found out that the lady does not own the house and property, rather the credit union does and they have demolished the structure in anticipation of their parking lot expansion. Mrs. Feather is not upset with the fact that the credit union is expanding their parking lot, rather their methods of acquiring the property. Her major concern at this point is that the back door to their house is only 2' away from their property line. They will not be able to open their back door all of the way when a fence is built to screen the parking lot. Also they will have no direct access to the back alley for trash disposal due to the fence being constructed between them and the alley. If the Feathers would have known what the intended use was going to be, they would not have sold the property. According to Mrs. Feather, she has tried to work with the credit union to readjust the property line, but they have been unwilling to work with her.

The existing credit union property is zoned PB and any major changes will have to go back to Planning Commission, which in this case they will. Also the new property (144 N. 9th) is zoned RMF-64 and will require a rezone to allow a parking lot. Joanne Feather was informed that she would be allowed to voice her concerns in a public hearing before Planning Commission.

10-84
cc: File # ~~84-10~~
John Shaver - FYI

(COLORAMO.LET)

