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Project Name Colorama Credit Union - Final Plan File 1984 - 0010 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. n S Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick e n guide for the contents of each file. n e d t 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. **Table of Contents** X X **Review Sheet Summary** Application form 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 Evidence of title, deeds *Mailing list to adjacent property owners Public notice cards Record of certified mail 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 *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 Action Sheet Development Application – 4/26/84 Development Enforcement Checklist Planning Commission Public Hearing -5/29/84 X Property Owners List X Development Schedule X Adjacent Land Use and Zoning List X Landscaping Plan X Parking Plan X Traffic Circulation Patterns Treasurer's Office Tax Receipt - 1983 Final Plan X Planning Commission Minutes - ** - 5/29/84 Memo from David Thornton to Karl Metzner re: parking lot expansion-Construction Plan Procedure

C J C OFFICES 930 Main Grand Jct. Co 81501 #10-84

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C J C OFFICES 930 Main Grand Junction, Co 81501

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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

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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 #10-8#
F. Marte Shaffer
377 33 1/2 Rd.
Grand Jct. Co 81501

GJ Housing Authority 875 Main City of Grand Jct. Grand Jct. Co 81501

*Colorado Faderal Cradit Union 910 Main St. Grand Jct. CO 81501 #10-84 Marilyn Haller P.Q. Blox 2507 Grand Jct. CO 81501 #10-84

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

PROJECT NARATIVE

3

Will install vault and Drive-up window in building. Will remove a few petitions. (e_{ℓ}) Attached is plans that were submitted to contractors for bid.

Should have project finished by July 1, 1984

#

PROPERTY OWNERS

	PROPERTY OWNERS	Property Address		
2945-144-15-010	Coloramo Federal Credit Union - our property	910 Main		
2945-144-15-011 2945-144-15-012 2945-144-15-013	CJC Offices 930 Main	920 Main 930 Main		
2945-144-15-001 2945-144-15-002	Larry Feather 534 Kingston, Grand Jct 81503	907 Rood 144 N 9th		
2945-144-15-003	William F. Gulliford 730 Ute, Grand Jct. Co 81501	915 Main		
2945-144-16-020 2945-144-16-021	Edward A. Armstrong 659 Larkspur Lane, GrandJct. Co 81501	851 Rood 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 2945-144-22-004	F. Marte Shaffer 377 33 1/2 Rd. Grand Jct.	919 Main 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



- 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

 θ nly 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

- 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.

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MAIN STREET



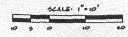
Asphal STREET ASSMALT SINGLE STORY CINDER BLOCK BUILDING 37.8 Design Concrete WATER METER (NOW) SMITCHES SMITC

LEGAL DESCRIPTION

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







Tris drawing, prophred for the Uranium Mill Tailings. Remoded Author Project, is for the sole was of the U.S. Department of Enel By and its Statistics; it is not a lam solver plat or an improvement survey plat and is not as and as your hor to be statisticated of Jacobs. building, a

GRAND JUNCTION PROJECT OFFICE, COLORADO	008 ID NO. 6) 04222 65
PRAND JUNCTION, CO	Ømæ ==
IV RSS 11-21-85 DRAFT RSS 11-22-85	CK. WCF / 11-25-85

REVIE N SHEET SUMLARY

FILE NO	#10-84 TITLE HEADI	NG Colorama Credit Union DUE DATE 5/11/84									
ACTIVITY -	PETITIONER - LOCATIO	N - PHASE - ACRES Rezone B-1 to PB and Colorama Credit Union									
Final Pla	an Petitioner: Col	lorama Credit Union/Marily Haller Location: 910 Main Street,									
Grand Jur	nction, CO 81501 A	request to change from a limited business zone to a planned									
business	zone and a final plan	n on approximately .21 acre.									
PETITIONER ADDRESS Colorama Credit Union 910 Main Street, Grand Junction, CO 81501											
ENGINEER	N/A										
DATE REC.	AGENCY	COMMENTS									
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:									

- 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.

31,4.8 W

(con't)

- Planning Dept. 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

LITLE/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.

LITLE/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 IM-PROVEMENTS IN THE FUTURE AND STAFF COMMENTS.

Pograd Marine Coolean and

123-1

24" x24" Am. JRAFAC SIGN Z42-9029

May 25, 1984

RECEIVED GRAND JUNCTION PLANNING DEPARTMENT

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

Number of spaces relative to square footage.

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.

Rear 2 spaces have no backing or turning space.

No parking for handicap persons

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

No handicap toilet facilities.

No handicap ramp for access into building.

3. Vestibule trim at windows traps and leaks water.

What about parking lot lighting and light at drive-up for night-time use?

Respectfully submitted,

DESIGN SPECIALISTS, Architects & Planners

MEMORANDUM

Date: April 20, 1990

To: Karl Metzner, Planning Director

From: David Thornton, Planner

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 # 87

John Shaver - FYI

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