

# Table of Contents

File 1987-0011

Project Name: Teacher's Credit Union – 536 Ouray Avenue – Rezone & Final

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	<b>Table of Contents</b>
X	X	<b>Review Sheet Summary</b>
X		Application form
X		Review Sheets
		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
X	X	<b>*General project report</b>
		Reduced copy of final plans or drawings
X		Reduction of assessor's map
X		Evidence of title, deeds, easements
X	X	<b>*Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or non-bound reports
		Traffic studies
		<b>*Petitioner's response to comments</b>
		<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>
<b><u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u></b>		
X	X	Action Sheet
X	X	Review Sheet Summary
X	X	Review Sheets
X		Agreement to Exchange Real Property between Mesa Co. Teachers Federal Credit Union and Mesa Co.
X	X	Development Summary – 3/4/87
X	X	Resolution No. – 19-87
X	X	Planning Commission Minutes - ** - 3/3/87
X		Public Notice Posting – 2/18/87
X		Letters in favor of the rezone
X		Notice of Public Hearing – 3/3/87
X	X	Letter from Gordon Tiffany, County Administrator to Bonnie Hays, Teacher's Federal Credit Union re: letter for confirm that Mesa County requests rezone – 1/28/87
X		Request for Treasurer's Certificate of Taxes Due – 1/28/87
X	X	Memo from Don Newton to Karl Metzner re: left turns onto the alley – 3/6/87
X	X	Site Plan
X		Development Application – 1/30/87
X		Daily Sentinel article "Credit Union Heads for North Avenue" – 2/18/89

Mesa County Teachers Federal Credit Union  
REZONE AND PLANNED DEVELOPMENT

PROJECT NARRATIVE

The Mesa County Teachers Federal Credit Union has purchased property to expand its parking. The new parking lot will handle overflow parking and also provide for employee parking so that their existing lot can be used exclusively for the Credit Union members.

The Credit Union is applying for a rezone of its property from RMF-64 to PB (Planned Business). The rezone will include an adjacent parcel currently owned by the County. Each parcel of this property is described as follows:

<u>Parcel Address</u>	<u>Tax I.D. Number</u>	<u>Development Plan</u>
525 & 527 Chipeta	2945-142-32-004	Convert to the Credit Union parking lot
529 Chipeta	2945-142-32-005	Convert to the Credit Union parking lot
537 Chipeta	2945-142-32-006	Convert to Gray Gourmet (County) parking lot as part of land exchange for a parcel #2945-142-32-931
County Parking lot	2945-142-32-931	Existing Gray Gourmet (County) parking lot to be converted to future drive-up tellers for the Credit Union
536 Ouray	2945-142-32-019	Existing Credit Union Building which is planning a 1150 square foot addition

The County is trading its parking lot (#2945-142-32-931) for the Credit Union's 537 Chipeta parcel. As part of the transaction, the Credit Union will develop the parcel into a parking lot and thus create one large lot. Thus, the need for seeking rezone for the whole lot. An enclosed letter from the County shows they are willing to allow this County property to be rezoned under this project.

The total project will take place in downtown Grand Junction in the 500 block between Chipeta and Ouray. The parking lots (Phase I) are to be developed this summer with an estimated completion of paving by June 15, 1987. The drive-up tellers (Phase II) are planned to be constructed by the end of 1987. Building expansion is planned within three years. The building expansion will require minor modifications to the existing parking lot.

#11 87

Original  
Do NOT Remove  
From Office

The area to be impacted by the project would be the residences bordering on Chipeta and Ouray. The main impact of the project is the removal of old houses in a residential neighborhood. The removal is a plus in that the houses are unsightly and are not kept up. The negative side of the project is adding a small amount of traffic to Chipeta. This, however, will not be a lot since most of the parking spaces will be used only once or twice a day by employees. The drive-up tellers will also add more traffic on the alley.

The area around the parking lot is zoned RMF-64 and is all residential except the Gray Gourmet building to the east. The houses adjacent to the proposed parking lot already border commercial or public buildings which face 6th Street or Ouray. The parking lot is conducive to the area in that it will help renovate the area and also help remove parked cars from the street. Parking lots are normally a plus anywhere in a downtown area.

The parking lot addition will help the Credit Union in freeing its existing lot for customers by having office personnel park in the proposed lot. The future drive-up tellers will let the Credit Union expand adjacent to its existing building. The parking lot assigned to the County will help provide spaces for the Gray Gourmet and remove cars from the street. Currently the parking lot is detached from the building which adds to confusion on where to park. Having an adjacent parking lot will help senior citizens have better access to the building.

#### Special Considerations for the Rezone

**Parking Spaces** - Addition of 49 parking spaces (33 for the Credit Union, 16 for the Gray Gourmet). The 32 additional spaces will be more than adequate for the 4 required for the future building addition (1150 sq. ft. and one space per 300 sq. ft. results in 4 spaces). Three spaces will be lost in the existing lot when the building is expanded, but there are still more than enough spaces.

**Landscaping** - There is no minimum requirement in a Planned Business Zone, but if there are more than 15 parking spaces, 5% of the land is supposed to be landscaped. The current plan shows the parking lot area north of the alley as 12% landscaped and the existing building site as 19% landscaped. This includes the medians. If you exclude the medians, the area north is 4% and the existing site is 13%. All trees will be saved where possible in the new parking lots. New landscaping will be evergreens or other low shrubs. No lighting is planned for the new parking lot since the Credit Union is not open at night.

**Services** - No additional utilities or services are required by the rezone and proposed improvements.

Original  
Do NOT Remove  
From Office

#11 87

From Meeting w/ Bonnie Hayes - Teachers Credit Union  
 WEST  
 11-10-86

570 N. 5th 125'

69' (Total 105') 36' 51.25'

Richard Jones 001 501 Chipeta Owner - Unknown Robt. Moore 002	517 Maxim Hunt Owner - Unknown 003	525 & 527 Chipeta Owner - Credit Union 004 Parcel #1	529 Chipeta Owner - Credit Union 005 Parcel #2	537 Chipeta Owner - James Golden 006 Parcel #3 (to Mesa Cty.)	Nutrition Ctr. Owner - Mesa County	Parking Lot Owner - Older Amer. Center 948 City of G.J.
RMF-64 ALLEY 32- Parking Lot - 66'						
Grace G. Purcell Owner - James Golden (212-7322) 017 502 Ouray	Owner - James Golden 016 514 Ouray	536 Ouray Avenue Owner - Mesa County Teachers F.C.U. 019	Parking Lot Owner - Mesa County Parcel #4 939	941 Owner - Older American Ctr. City of G.J.		

EAST

1985 Taxes - 525 & 527 Chipeta - \$610.43  
 529 Chipeta - \$413.52  
 537 Chipeta - \$512.00  
 County Parking Lot - \$145.00

SOUTH

2945-142-32

(ref. file # 10-84 - Colorado CU)

294-142-29-014  
Frank Bering Jr.  
2301 E Road  
Grand Junction, CO 81503

294-142-28-012  
Iva V. Carnes  
P.O. Box 3117  
Grand Junction, CO 81502

294-142-29-015  
Kenneth R. Brown  
59 Escanyo Drive  
San Francisco, CA 94080

2945-142-40-008  
Pentecostal Assembly of God  
402 Grand Ave.  
Grand Junction, CO 81501

294-142-29-016  
Allan H. Wasson  
530 Chipeta Ave.  
Grand Junction, CO 81501

2945-142-40-952  
Pentecostal Assembly of God  
402 Grand Ave.  
Grand Junction, CO 81501

294-142-29-017  
William E. Ratekin  
522 Chipeta Ave.  
Grand Junction, CO 81501

2945-142-40-958  
Pentecostal Assembly of God  
402 Grand Ave.  
Grand Junction, CO 81501

294-142-29-018  
Gloria Lucia D. Laondin  
516 Chipeta Ave.  
Grand Junction, CO 81501

2945-142-40-998  
Pentecostal Assembly of God  
402 Grand Ave.  
Grand Junction, CO 81501

294-142-29-019  
Barbara A. Jones  
463 Gunnison #1  
Grand Junction, CO 81501

2945-142-41-002  
Robert A. Vandeusen  
443 N. 6th  
Grand Junction, CO 81501

294-142-29-020  
Carl R. Wahlberg Jr.  
1910 Hawthorne Ave.  
Grand Junction, CO 81506

2945-142-41-003  
Edgar W. Bennett  
2324 S. Broadway  
Grand Junction, CO 81503

294-142-29-021  
Elizabeth G. Fulton  
634 N. 5th St.  
Grand Junction, CO 81501

2945-142-41-005  
Delbert A. Coulson  
502 Grand Ave.  
Grand Junction, CO 81501

294-142-29-022  
Elizabeth G. Fulton  
634 N. 5th St.  
Grand Junction, CO 81501

2945-142-41-931  
Mesa County Library  
Grand Junction, CO 81501

294-142-28-010  
Willard W. Jones  
1034 Norma St.  
Chula Vista, CA 92011

2945-142-42-002  
Gladys V. Nylund  
611 Ouray Ave.  
Grand Junction, CO 81501

294-142-28-011  
H. V. Zimmerman  
458 Chipeta Ave.  
Grand Junction, CO 81501

2945-142-42-001  
James Holden  
P.O. Box 398  
Grand Junction, CO 81502

2945-142-32-001  
Richard E. Jones  
636 Horizon Dr., Apt. 203  
Grand Junction, CO 81506

2945-142-33-018  
Velva V. Carnes  
P.O. Box 3117  
Grand Junction, CO 81502

294-142-29-004  
Vesta E. Larson  
527 Gunnison Ave.  
Grand Junction, CO 81501

2945-142-32-002  
Robert W. Moore  
520 N. 5th Street  
Grand Junction, CO 81501

294-142-31-001  
Wilford H. Carson  
605 Chipeta Ave.  
Grand Junction, CO 81501

294-142-29-005  
Glenn E. Hertel  
1661 Delores  
Grand Junction, CO 81501

2945-142-32-003  
Marion J. Hunt  
327 33 Road  
Palisade, CO 81526

294-142-31-002  
Wilford H. Carson  
605 Chipeta Ave.  
Grand Junction, CO 81501

294-142-29-006  
Alma C. Lindsay  
543 Gunnison  
Grand Junction, CO 81501

2945-142-32-016  
Grace G. Purcell  
Box 967  
Grand Junction, CO 81502

294-142-31-003  
Wilford H. Carson  
605 Chipeta Ave.  
Grand Junction, CO 81501

294-142-29-007  
Fern I. Morford  
545 Gunnison  
Grand Junction, CO 81501

2945-142-32-017  
Grace G. Purcell  
Box 967  
Grand Junction, CO 81502

294-142-31-008  
Lester Fougner  
P.O. Box 33  
Loma, CO 81524

294-142-29-008  
Edwin D. Chase  
559 Gunnison Ave.  
Grand Junction, CO 81501

2945-142-33-004  
Thomas Brady  
435 Chipeta  
Grand Junction, CO 81501

294-142-31-009  
James M. Strong  
614 Ouray Ave.  
Grand Junction, CO 81501

294-142-29-009  
Edwin D. Chase  
559 Gunnison Ave.  
Grand Junction, CO 81501

2945-142-33-010  
Helen E. Marek  
515 N. 5th  
Grand Junction, CO 81501

294-142-31-010  
Jewell W. Butler  
P.O. Box 1425  
Grand Junction, CO 81502

294-142-29-010  
Robert L. Bartlett  
1945 N. 4th St.  
Grand Junction, CO 81501

2945-142-33-011  
Marie Wetzel  
460 Ouray Ave.  
Grand Junction, CO 81501

294-142-30-008  
Elbert J. Carson  
326 Meeker St.  
Delta, CO 81416

294-142-29-011  
Joseph W. Cotton  
607 N. 6th St.  
Grand Junction, CO 81501

2945-142-33-012  
Ouray Investors  
450 Ouray Ave.  
Grand Junction, CO 81501

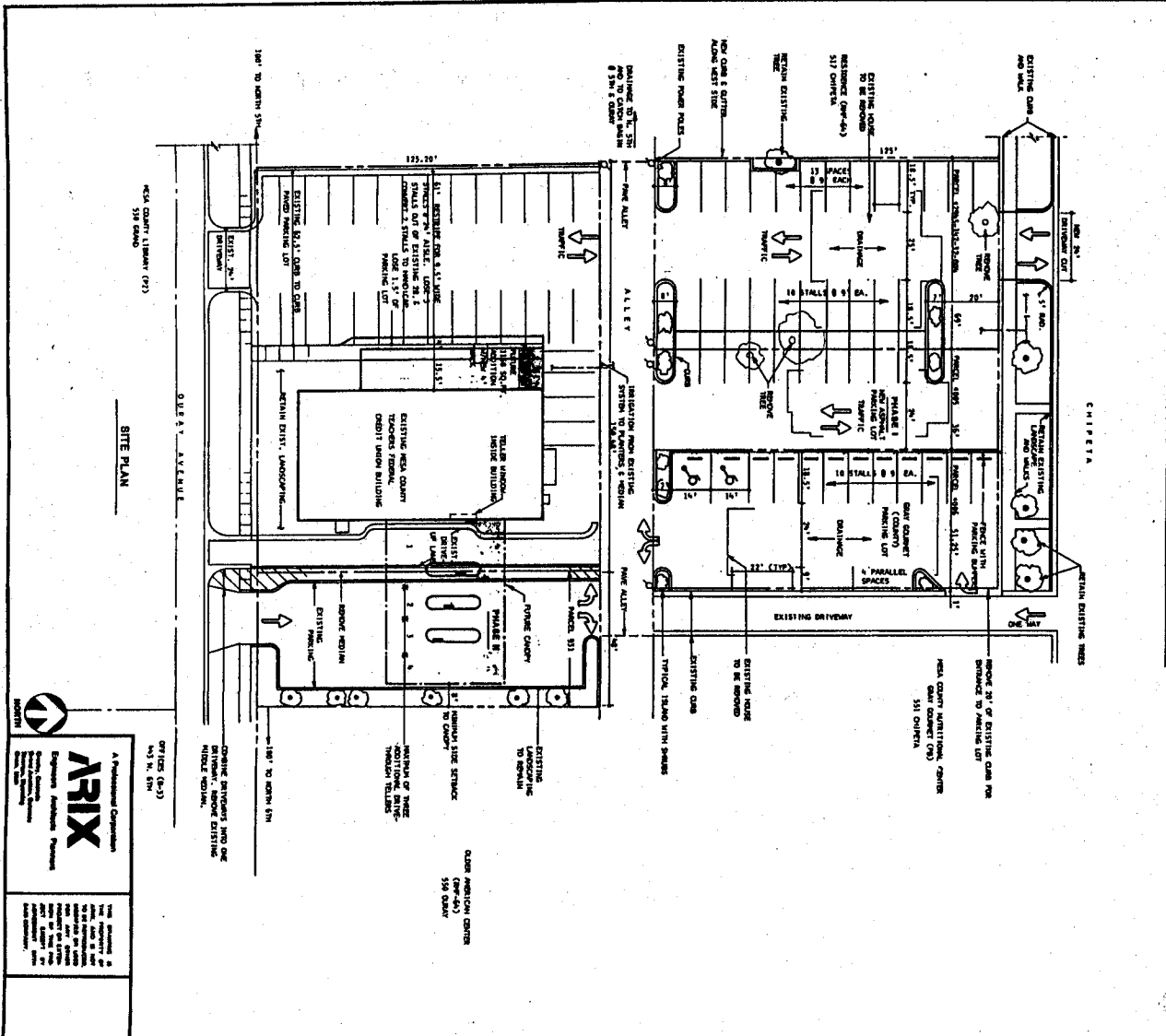
294-142-30-009  
Valley Fed. Savings & Loan  
P.O. Box 400  
Grand Junction, CO 81502

294-142-29-012  
Theresa F. Martinez  
760 Teller Ave.  
Grand Junction, CO 81501

2945-142-33-014  
Shirley J. Brown  
182 Sunlight  
Grand Junction, CO 81503

294-142-29-003  
John Mancuso  
517 Gunnison Ave.  
Grand Junction, CO 81501

294-142-29-013  
Dorothy M. Sublett  
552 Chipeta Ave.  
Grand Junction, CO 81501



**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

**ORDER (S-5)**  
10' x 10' 8 1/2"

January 28, 1987

Bonnie Hays  
Teacher's Federal Credit Union  
P O Box 1089  
Grand Junction, CO. 81502

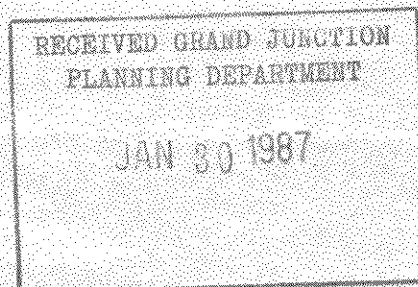
Dear Bonnie:

This will confirm that Mesa County requests you to act as our representative in rezoning of property owned by the County adjacent to the Credit Union. Our agreement will transfer this property to you in exchange for a similar parking lot west of our Senior Nutrition Facility.

Sincerely,

Gordon Tiffany  
County Administrator

cc: Mike Sutherland, City Planning





C Neal Carpenter,  
President  
Eugene R. Brauer  
Gordon W. Bruchner  
Patrick C. Dwyer  
Robert J. Shreve  
Dale J. Steichen  
Robert D. Thomas  
Gary R. Windolph

# ARIX

A Professional Corporation  
Engineers Architects Planners

Greeley, CO • Riverton, WY  
Orem, UT • Laramie, WY  
Grand Junction, CO

February 25, 1987

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

FEB 27 1987

Mike Sutherland  
City Planning Department  
Courthouse Annex  
Grand Junction, Colorado 81501

Dear Mike:

SUBJECT: REZONE FOR MESA COUNTY TEACHERS CREDIT UNION

I have enclosed a revised site plan to reflect the comments from the Review Sheet Summary and our meeting on February 23rd.

The main changes involve moving the entrance of the new parking lot and shifting two islands to save three more major trees. Moving the one island on the north end will narrow the driving lane, but it can be made one way.

The entrance to the parking lot off Chipeta was moved approximately 8' east. This will save a tree and offset the entrance a little bit from the driving lane. The entrance was made 2' wider and all of the corners were rounded to accommodate cars better. We decided against two one way driveway cuts since people tend to ignore them as one-way.

A 6' high wood fence will be built along the west property line to buffer against the house. This will keep headlights from shining into the house and also act as a noise buffer.

Approximately 20 bushes (some of questionable value) will be removed during the construction of the new parking lot. A minimum of 20 bushes will be replanted. 4' high junipers will be planted in the planters along Chipeta to screen the houses across the street from the parked cars.

The two existing Credit Union driveways off Ouray are to be combined for the drive-up tellers. The combined driveway will be narrowed to 35', or the maximum allowed.

We feel the 5 parking spaces behind the Credit Union should stay as is. What wasn't shown on the plan was a trash area which is 20' by 20'. Thus, there isn't room for two handicap spaces (in a parallel arrangement to the alley). These spaces should be grandfathered since they have existed for some time. There is good sight distance on the alley so cars backing up into the alley shouldn't be a problem.

Mike Sutherland  
Page 2  
February 25, 1987

I have enclosed 3 copies of the revised site plan. If you need more before the public hearing, please let me know.

Respectfully,

ARIX Corporation

A handwritten signature in black ink, appearing to read "John E. Elmer". The signature is written in a cursive style with a long horizontal flourish at the end.

John E. Elmer, P.E.

JEE:cec

xc: Bonnie Hayes

MEMORANDUM

DATE: March 6, 1987

TO: Karl Metzner, City Planning Director

FROM: Don Newton, City Engineer *JDN*

SUBJ: Mesa County Teacher's Credit Union Rezone

At the hearing on March 3, the Planning Commission requested that we address the question of allowing left turns onto the alley for vehicles exiting from the drive-up window. At this time, the volume of traffic using this facility is very low and not a problem. Expansion of the drive-in facility in Phase II of the project is planned at the end of 1987. Until the expanded drive-in facility is placed into service, it will be difficult to predict the traffic volume and to know whether or not left turns into the alley will be a problem. The petitioner should be made aware that the City will have the authority to restrict left turns into the alley at any time that such a turning movement may cause excessive traffic congestion or unsafe traffic conditions.

xc: John Elmer - ARIX  
Mike Sutherland, City Planning

JDN:skw

# REVIEW SHEET SUMMARY

FILE NO. 11-87 TITLE HEADING Rezone for Mesa County Teachers Credit Union DUE DATE 2-17-87  
 ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES REzone & Final Plan for Mesa County Teachers Credit Union/ 536 Ouray and 525, 527, 529 Chipeta.  
John E. Elmer/ARIX, rep.

PETITIONER ADDRESS 536 Ouray Ave.

ENGINEER \_\_\_\_\_

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
2-05-87	Police	I see no police problems.
2-09-87	Fire Dept.	This office has no objections to this as long as fire protection access is maintained on all properties.
2-11-87	Public Service	Gas: Existing gas services to homes need to be cutoff and abandoned prior to wrecking of buildings. No other objections. Electric: Existing overhead loops to homes need to be removed prior to wrecking of homes. Also existing Credit Union building has an underground service lateral, customer should have been located prior to construction. No other objections.
2-12-87	County Planning	This lot should be available to the County portion of the Grey Gormet & Senior Nutrition Center as well as the credit union. The SNC currently has no off street parking. There does not appear to be any screening or buffering of the residential structures to the west.
2-17-87	Planning Dept.	There are numerous concerns/questions regarding the final design for ingress/egress locations. 1. For every mature tree and shrub being removed we will require replacement in another location. With this in mind you may want to attempt to save as many existing plants as possible.  2. Once the existing residences are removed, there will be considerably greater impact from business uses/traffic on the residents located across Chipeta Avenue. A well planned landscape and screening scheme should be implemented to mitigate these impacts as much as possible.  3. Recommend a meeting between petitioners and engineering and planning staff to work out these details as early as possible.
2-18-87	Bldg. Dept.	Future building expansion requires building permit. Drive up window requires building permit. Contact Building Department prior to plans design to discuss canopy construction requirements. Any structures that may exist on the property to become parking lot and to be demolished or moved require a building permit. Check with Building Department prior to removal of existing structures for requirements re: abandoned utility termination points.
2-05-87	Mt. Bell	No objections.
2-19-87	City Engineer	I would like to meet and discuss some of the details of the proposed parking layout with the engineer prior to commenting on this project.

*Written*  
**RESPONSE NECESSARY**  
 by MW 3, 1987

# REVIEW SHEET SUMMARY

FILE NO. 11-87 TITLE HEADING Rezone at 536 Ouray Teachers Credit DUE DATE \_\_\_\_\_

Cont'd

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES \_\_\_\_\_

---

---

---

---

PETITIONER ADDRESS \_\_\_\_\_

ENGINEER \_\_\_\_\_

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
2-23-87	City Engineer	Meeting was held on 2-23-87 with John Elmer.
2-27-87	City Engineer	Past policy has been to eliminate or rearrange parking spaces from which vehicles must back out directly into an alley. If the five existing spaces are allowed to remain, they should be restricted to employee parking only in order to minimize use of the alley as an aisle for the parking lot. The new driveway sections proposed on Chipeta and Ouray should be flared on the sides in accordance with City standards.



# development summary



File # 11-87 Name Rezone & Final at Date 3/3/87  
 536 Ouray - Teachers Credit Union

PROJECT LOCATION: 536 Ouray Aveune and 525,527,529 & 537 Chipeta Avenue.

PROJECT DESCRIPTION: A request to change from RMF-64 to Planned Business (PB) and a final plan on approximately 10 acres

## REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES NO *		TECHNICAL REQUIREMENTS	SATISFIED NOT SATISFIED *	
Complies with adopted policies N/A			Streets/Rights Of Way	X	
Complies with adopted criteria	X		Water/Sewer	X	
Meets guidelines of Comprehensive Plan N/A			Irrigation/Drainage	X	
			Landscaping/Screening	X	
			Other: <u>City Engineer</u>	X	

\* See explanation below

Petitioner agrees to pave the alley adjacent to the property.

As per the Zoning & Development Code requirements, the petitioner will provide a 6 foot wooden fence along the proposed parking lot's west property line.

The site plan was revised to save 3 mature trees on the Chipeta Ave. property. In addition, at least 20 bushes will be replaced and 4 foot junipers will be planted along Chipeta to screen the lot from the neighbors.

The City engineer requested the 4 parking spaces behind the credit union that back onto the alley be restricted to employee use only. Also, all driveways be flared in accordance with City Standards.

### STATUS & RECOMMENDATIONS:

The credit union was approved in 1976 as a conditional use in an R-3 zone. There has been some hesitation to encroach into residential neighborhoods with non-residential zoning. This area is included in the DDA's district recommended for housing renovation; however, the DDA did not comment on the proposal. The proposed PB zone offers some protection to the integrity of the neighborhood in that the zoning is tied to a specific use and plan.

### Planning Commission Action

Planning Commission recommended approval for the rezone to PB.  
 Planning Commission approved the final plan subject to staff comments and the City Engineer's comments on the drive-thru traffic turning onto the alley. (See Attached.)

# development summary



File # 10-87 Name Rezone PZ to PR-28 Date 3/4/87

PROJECT LOCATION: Horizon Place and 7th Street

PROJECT DESCRIPTION: Correct zoning after land trades between Mesa County, City of Grand Junction, and Mesa View Retirement Residence.

## REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES NO *		TECHNICAL REQUIREMENTS	SATISFIED NOT SATISFIED *	
	YES	NO *		SATISFIED	NOT SATISFIED *
Complies with adopted policies	X		Streets/Rights Of Way	N/A	
Complies with adopted criteria	X		Water/Sewer	N/A	
Meets guidelines of Comprehensive Plan	X		Irrigation/Drainage	N/A	
			Landscaping/Screening	N/A	
			Other: _____		

\* See explanation below

Portion of Mesa View Retirement Residence was still zoned PZ because of previous City ownership. This proposal gives correct zoning to all of Mesa View property.

### STATUS & RECOMMENDATIONS:

No objections received.

### Planning Commission Action

Recommend approval.