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File 1988-0009

Project Name: CO State Employees – Credit Union – Vacation ROW

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		<b>Review Sheet Summary</b>			
X		Application form			
X		Review Sheets			
		Receipts for fees paid for anything			
		<b>*Submittal checklist</b>			
		<b>*General project report</b>			
		Reduced copy of final plans or drawings			
X		Reduction of assessor's map			
		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			
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X	X	<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	City Council Minutes - ** - 6/8/88
X	X	Review Sheet Summary	X	X	Letter from Kathy Portner to Brian Klipp re: plans are approved with notice of drainage problems noted by City Engineer – 6/8/89
X		Review Sheets	X	X	Memo from Don N. to Kathy P. re: result of inspection – 6/8/89
X		Public Notice Posting – 2/19/88			
X	X	Memo from Jim Shanks to Gary Ferguson re: West End Traffic Analysis – 10/12/87			
X		Development Application – 1/28/88			
X	X	Letter from Frederick G. Aldrich, Nelson, Hoskin, Groves & Prinster to Gerald J. Ashby re: Containing contract for purchase and development of Lots 1-24, Block 99, and lots 3-19, Block 100 –contract is scanned in ISYS-** - 2/19/88			
X	X	Daily Sentinel Article – Plan angers landowners in West End – 2/20/88			
X	X	Planning Commission Public Hearing - ** - 3/1/88			
X	X	Planning Commission Minutes - ** - 3/1/88			
X		Letter from Linda Weitzel, Planning Technician to Brian Klipp re: public notice sign damaged, \$15.00 damage fee – 3/30/88			
X	X	Ordinance No. 2379 - **			
X	X	Letter from Don Newton, City Engineer to John Currier, Western Eng. Inc. re: grading and Drainage plans comments – 9/29/88			
X		Certificate of Occupancy – 6/7/88			
X	X	Site Plan			
X		Letter from Klipp Partnership re: Meeting Minutes – 1/21/88			

# KLIPP PARTNERSHIP

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A Professional Corporation for Architecture

Suite 460  
1301 Pennsylvania Street  
Denver, Colorado 80203  
303-831-0050

Re: Colorado State Employees' Credit Union at Grand Junction

## IMPACT STATEMENT/PROJECT NARRATIVE

Where is the proposal?

- o Our proposal concerns the 4 block area in downtown Grand Junction bounded by First Street on the west, Third Street (of) the east, White Avenue on the north, and Main Street on the south (see attached drawing).
- o Specifically, this proposal concerns lots 1 thru 6 and 25 through 32 on the block bounded by Second and Third, and Main and Rood, and lots 29 thru 32 on the block north of Rood (see attached drawing). This proposal also concerns the portion of Second Street between Main and Rood, and the alley between Second and Third.

What is the proposal?

- o Our proposal is in three parts, as follows:

Part 1: Vacate Second Street between Main and Rood, and vacate a 6 lot portion of the alley between Second and Third.

- These proposed vacations have been reviewed, and approved by the Downtown Development Authority (DDA), and have been found to be consistent with the DDA's broader planning concepts for the mixed-use development in the 4-block area described above.
- DDA is proposing commercial development of the 4-block area, and will exercise its influence to ensure that this development occurs in a thoughtfully planned manner.
- The vacation of a portion of Second and a portion of the alley allows for the integrated development of the Credit Union with the commercial development on the remainder of the 4-block area.
- DDA has worked with the city of Grand Junction to resolve traffic and parking issues associated with the vacation proposal of Second Street.

### Partners

Brian R. Klipp, AIA  
Alan E. Colussy, AIA  
Larry D. Jenks, AIA  
Cornelius R. (Kim) DuBois, AIA

Original  
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From Office

#09 88

Part 2: Exchange 4 lots (29-32) north of Rood for the west half of the Right-of-Way of the vacated portion of Second Street.

- DDA has indicated that these 4 lots are very valuable in the development scheme for this 4-block area and the closing of Second Street at the acquisition of these 4 lots would promote their overall goals.
- This exchange would be for 10,800 square feet of land occupied by the west half of the street right-of-way, traded for 12,500 square feet now owned by the Credit Union.

Part 3: Design and build a credit union facility on the land described above, including the vacated portions of Second Street and the alley.

When is the proposal to be developed, and is any phasing involved?

- o The Credit Union will be ready to begin construction in early July. No phasing is involved.

What is the area impacted by the proposal?

- o The lots at the west end of the block will not be affected by the proposed reconfiguration of the alley at the west end of the block. An alley width of 20" will be maintained through the proposed Credit Union site.
- o The proximity of the proposed Credit Union site and the supermarket development will facilitate uninterrupted pedestrian traffic from the Main Street mall to inner site facilities and northern neighborhoods. This will be facilitated by the proposed public sidewalk providing for a link between Rood Avenue and Main Street.

What is the compatibility of the proposal in relation to the surrounding area and residents?

- o The proposed Credit Union site is at the west end of the Main Street Mall. If the mall is extended west one block, it will encompass both the Credit Union and the Two Rivers Plaza. The Credit Union's plaza area will offer an amenity to the mall in the form of a landscaped pedestrian accent, to complement the vehicular aspects of the mall itself.
- o As a two-story building, the scale of the Credit Union is compatible and harmonious with the existing buildings along the mall.

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CSECU - Grand Junction  
Proposal Notes  
Page Three

- o The Credit Union will be a valuable asset to the community, since it is the first project to be built in the Downtown Development District.
- o The Credit Union building is a high-quality, user-operated facility serving the needs of its members, many of whom work in buildings within walking distance of this site.
- o The site design of the project will promote two issues considered important to the city. First, the building will be sited in a manor which buffers all off street parking from visibility of Main Street's proposed mall extension. Additionally, by locating the parking lot at the north side of the site, vehicular circulation will primarily occur at Rood Avenue, thus minimizing traffic at Main Street.

What are the services to be provided, both public and private?

- o The Credit Union provides all the services normally provided at a financial institution. These services include checking and savings accounts, loans, credit cards, automatic teller facilities, drive-up teller facilities, and safety deposit boxes.

Are there any special considerations to be addressed?

- o The Credit Union is asking the city for careful and thoughtful consideration of the proposal. This is a critical point since the Credit Union cannot be built without the city's consent to vacate a portion of the street and alley unless additional property was available. Currently, obtaining additional property is not a viable alternative to our project.

[8708pro.dtx]  
8708pd.b3

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From Office

#09 88

2945-143-11-001  
J.E. Mendicelli  
205 White Avenue  
Grand Junction, CO 81501

2945-143-11-017  
A. E. Werth  
1342-3H Bell Avenue  
Tustin, CA 92680-6467

2945-143-23-001  
Thomas S. Golden  
464 N. Sherwood Avenue  
Grand Junction, CO 81501

2945-143-11-002  
Dillon Real Estate Co., Inc.  
105 W. Colorado Avenue  
Grand Junction, CO 81505

2945-143-12-941  
City of Grand Junction  
250 N. 5th Street  
Grand Junction, CO 81501

2945-143-23-002  
Margaret M. Golden  
464 N. Sherwood Avenue  
Grand Junction, CO 81501

2945-143-11-003  
Joe I. Chavez  
1271 Gillespie Avenue  
Salt Lake City, UT 84104

City of Grand Junction  
2945-143-13-941  
2945-143-13-948  
2945-143-13-949

Margaret M. Golden  
2945-143-23-003  
2945-143-23-004

2945-143-11-004  
George A. Mitchell  
P.O. Box 1376  
Grand Junction, CO 81502

City of Grand Junction  
2945-143-14-949  
2945-143-23-941  
2945-143-24-941

2945-143-23-005  
United States Bank of Grand  
Junction  
P.O. Box 908  
Grand Junction, CO 81502

2945-143-11-005  
Cheryl A. Pitts  
231 White Avenue  
Grand Junction, CO 81501

2945-143-13-004  
Theresa A. Hanna  
118 Main Street  
Grand Junction, CO 81501

United States Bank of Grand  
Junction  
2945-143-23-006  
2945-143-23-007  
2945-143-23-008

2945-143-11-008  
Colorado State Employees  
Credit Union  
227 S. 9th Street  
Grand Junction, CO 81501

2945-143-14-004  
John R. Zellner  
473 W. Scenic Drive  
Grand Junction, CO 81503

2945-143-23-009  
Shari A. Raso  
P.O. Box 2328  
Grand Junction, CO 81502

Colorado State Employees  
Credit Union  
2945-143-14-001  
2945-143-14-002  
2945-143-14-003

2945-143-14-007  
Hambright/Wheatland/Easterberg  
P.O. Drawer 3868  
Grand Junction, CO 81502

2945-143-23-010  
Robert I. Baughman  
918 Teller Avenue  
Grand Junction, CO 81501

Colorado State Employees  
Credit Union  
2945-143-14-011  
2945-143-14-012

Hambright/Wheatland/Easterberg  
2945-143-14-008  
2945-143-14-013

2945-143-24-002  
Michael J. Pollock  
120 1st Street  
Grand Junction, CO 81501

2945-143-11-009  
William R. Jarvis  
P.O. Box 1944  
Grand Junction, CO 81502

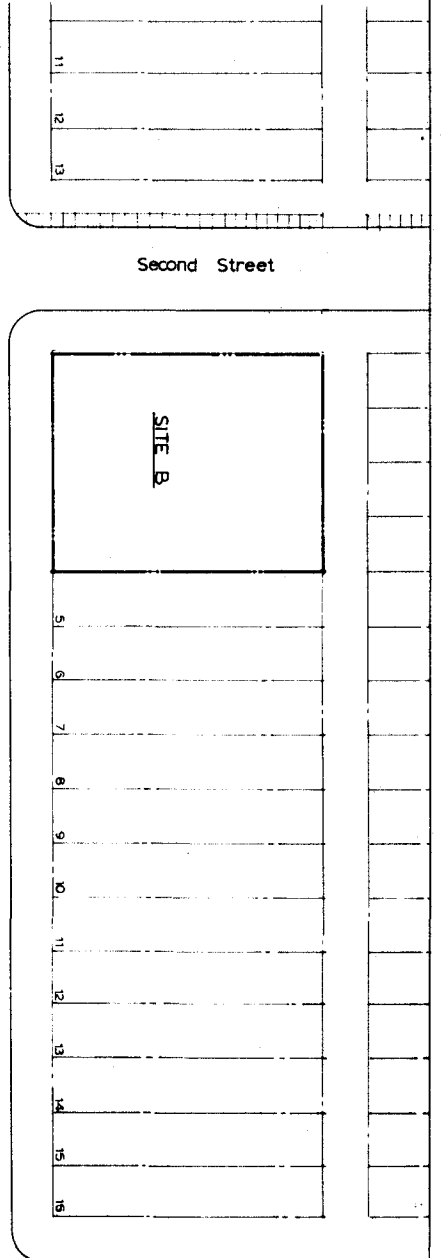
Hambright/Wheatland/Easterberg  
2945-143-14-015  
2945-143-14-017

Colorado State Employees'  
Credit Union  
1390 Logan Street  
Denver, CO 80203

William R. Jarvis  
2945-143-11-010  
2945-143-11-011

2945-143-14-016  
Ralph N. Schmidt  
536 North 7th Street  
Grand Junction, CO 81501

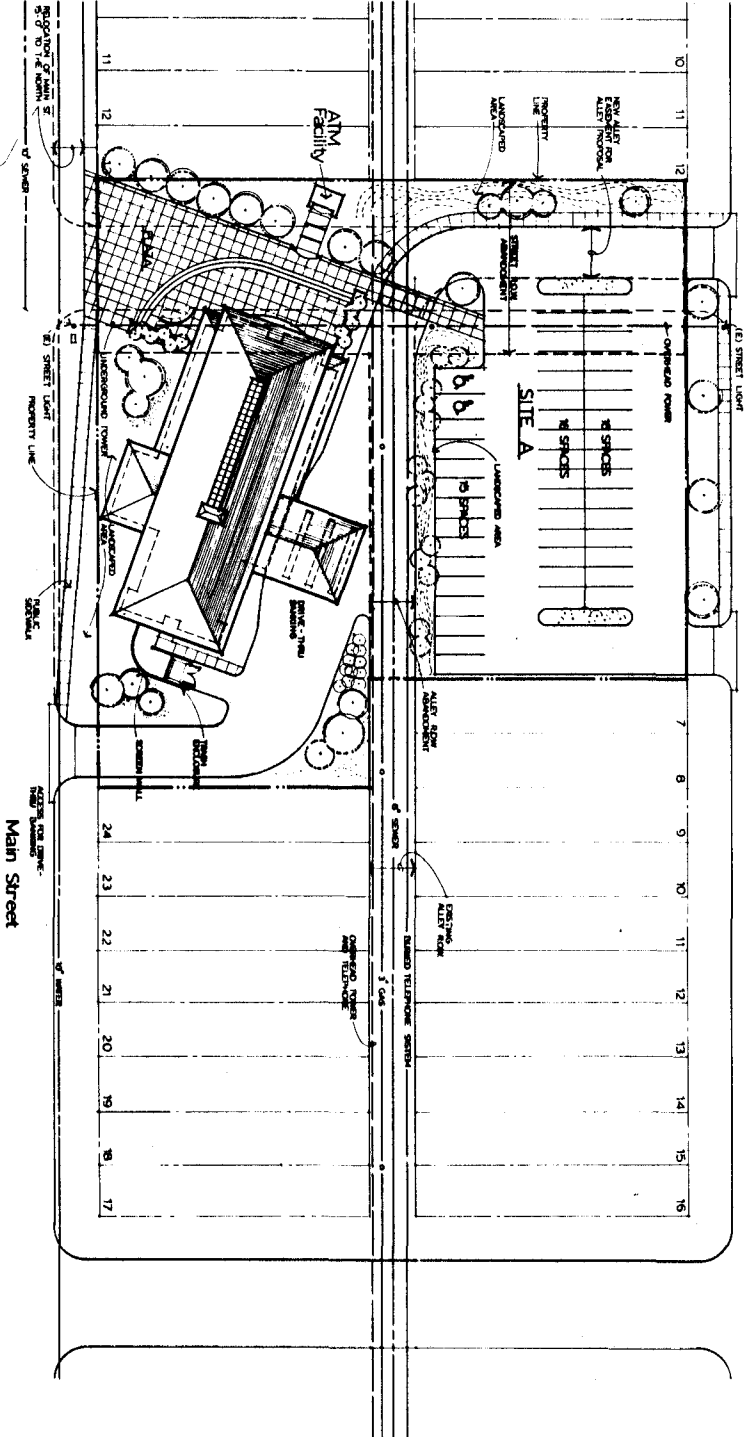
Klipp Partnership, Inc.  
1301 Pennsylvania Street  
Suite 460  
Denver, CO 80203



Second Street

Third Street

Road Avenue



Second Street

Main Street

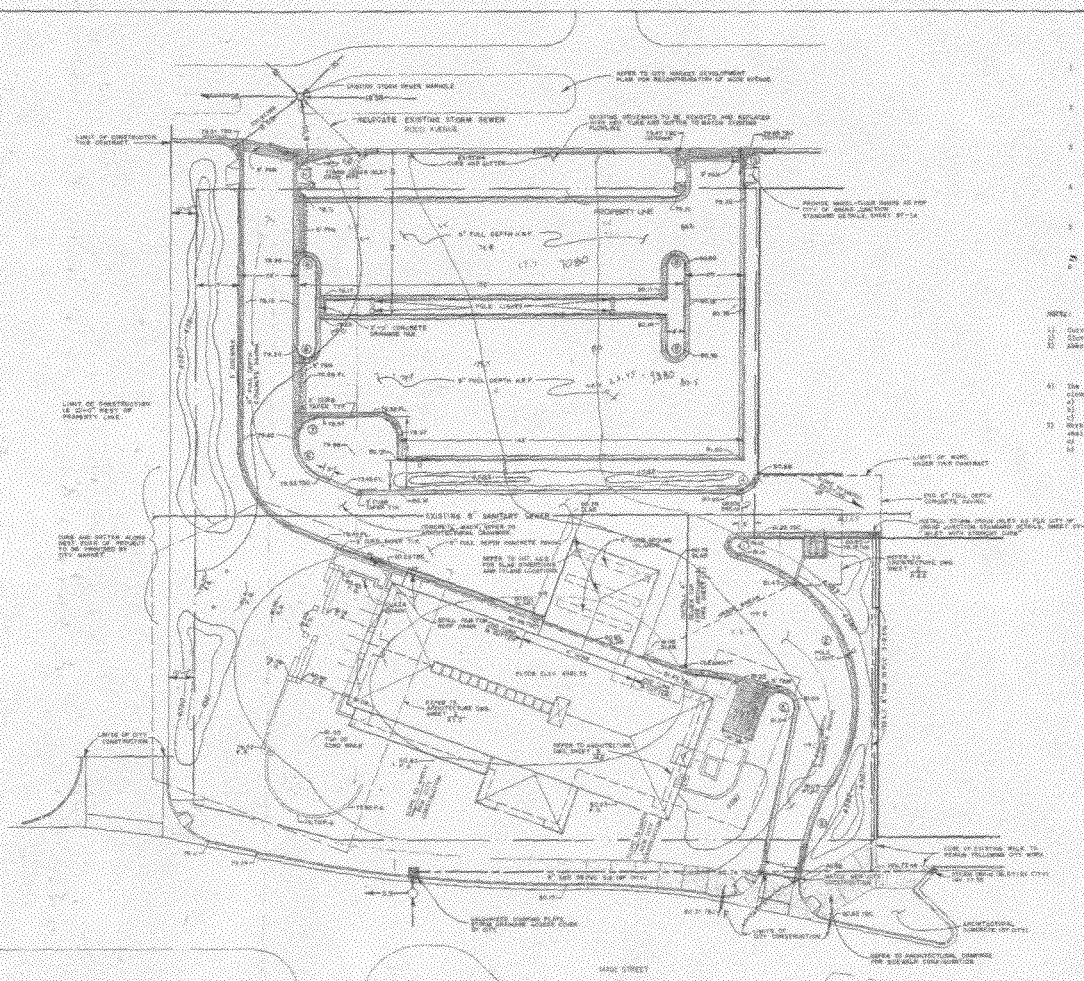
**PROPERTY DATA:**  
**SITE DESCRIPTION:**  
 Site A - Consisting of Lots 1-4 and Lots 25-32  
 of Block 10, Subdivision 1, City of  
 St. Louis, Missouri.  
 Site B - Consisting of Lots 1-4 on the North  
 side of Block of Road Ave. and Second St. Lot  
 11-13.  
**PROPERTY DESCRIPTION:** 2 story with full basement and  
 finished second floor.  
**PERMITS:**  
 Building Permit: 7896 S.P.  
 Fire Permit: 7896 S.P.  
 Electrical Permit: 7896 S.P.  
**PLANNING INFORMATION:**  
 Street Frontage: 43  
 Area: 47 + 1 Loading space

**SITE PLAN**  
 SCALE: 1" = 30'



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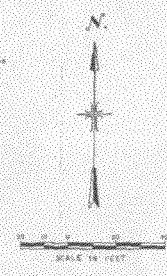
#09 88



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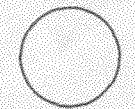
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3	X = 144713.60'	Y = 107337.00'
4	X = 144713.60'	Y = 107337.00'
5	X = 144713.60'	Y = 107337.00'
6	X = 144713.60'	Y = 107337.00'
7	X = 144713.60'	Y = 107337.00'
8	X = 144713.60'	Y = 107337.00'
9	X = 144713.60'	Y = 107337.00'
10	X = 144713.60'	Y = 107337.00'
11	X = 144713.60'	Y = 107337.00'
12	X = 144713.60'	Y = 107337.00'

- NOTES:
- 1) Point data is given on back of each single station sheet.
  - 2) Some points are shown on top edge of each sheet otherwise noted.
  - 3) Associations: TFC - TFC State Bank
  - 4) The City of Grand Junction shall be responsible for the following items shown on this plan:
    - a) Sewer mains and storm sewers to end of last manhole.
    - b) Sewer Station Rehabilitation.
    - c) Station on the existing storm sewer.
  - 5) Work performed by the contractor along Sixth Street under this Station shall occur on the existing storm sewer.
  - 6) Station Rehabilitation. This work is shown on the drawing.
  - 7) Existing storm sewer from alley to 4th Street Rehabilitation.



SITE PLAN  
1" = 20'

Address  
Address  
Address  
Address  
Address



Project No.  
Project Name

PROJECT NUMBER  
8708

**COLORADO STATE EMPLOYEES' CREDIT UNION**

BRANCH OFFICE AT GRAND JUNCTION, COLORADO

Project No. \_\_\_\_\_  
Project Name \_\_\_\_\_  
Date \_\_\_\_\_  
Scale \_\_\_\_\_  
Drawing No. \_\_\_\_\_  
Revision \_\_\_\_\_  
Author \_\_\_\_\_  
Checker \_\_\_\_\_  
Title \_\_\_\_\_

DATE: \_\_\_\_\_

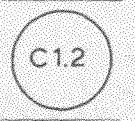
**WISSENER** ENGINEERS

COLORADO STATE EMPLOYEES' CREDIT UNION  
GRADING PLAN

GRAND JUNCTION, COLORADO

DATE: 1-2-88 BY: JAWW/CLK/DAL CHECKED: JAW

SCALE: 1/8" = 20' PLOT NO. 8708-1









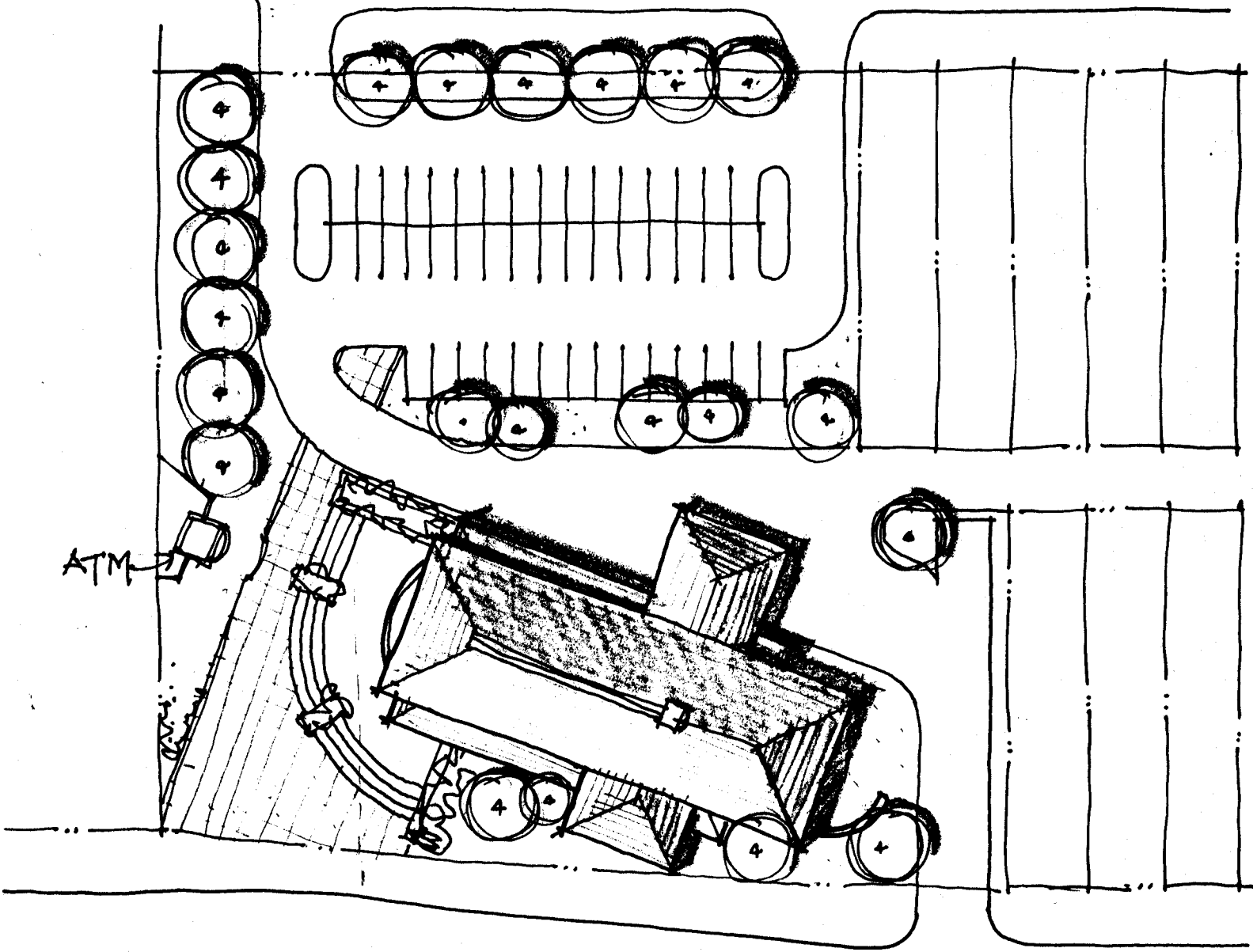








ROOD AVENUE



MAIN STREET



SITE PLAN "A"  
1" = 50'

COLORADO STATE EMPLOYEES  
CREDIT UNION  
GRAND JUNCTION, COLORADO

KLIPP PARTNERSHIP

A Professional Corporation  
for Architecture

Member  
American Institute of Architects

Suite 460  
1301 Pennsylvania Street  
Denver, Colorado 80203  
303-831-0050

1-19-88



**Colorado State Employees Credit Union**  
**Statewide Prototype Facility**

KLIPP PARTNERSHIP

A Professional Corporation for Architecture

# REVIEW SHEET SUMMARY

FILE NO. 9-88 TITLE HEADING Vacation of Road ROW DUE DATE 2-17-88

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Vacation of Road right of way at 2nd

Street between Main and Rood and the East/West alley between 2nd St. and 3rd Street.

Petitioner: Colorado State Employees Credit Union.

PETITIONER ADDRESS 1390 Logan Street, Denver, CO

~~XXXXXXXX~~ Representative: Klipp Partnership, 1301 Pennsylvania, Denver, CO

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
2-09-88	Mt. Bell	Please retain alley as utility easement; also 20 feet of 2nd Street as continuation of the east/west alley.
2-09-88	Fire Dept.	We have no objections to this vacation of Right of Way at this time. However, when construction begins, we will need to have adequate fire access to the site. We will require a minimum of a 20 foot access for fire fighting purposes. As long as there isn't any restriction to other properties in the immediate area for fire fighting. Please call us if you have any questions about this, 244-1584.
2-12-88	Building Dept.	This department has no objections to the request. Any change in building location from enclosed plot plan would require additional review.
2-16-88	Public Works	The project impact statement does not address the presence of utilities in the area of the alley proposed for abandonment. Reservation of a utility easement should be required for maintenance of these facilities. How will ingress and egress for trash service be accomplished? It looks like the trucks will be required to drive under the drive-thru banking canopy, which are seldom tall enough or wide enough for trash trucks. Does the owner of the property adjacent to the west right of way line of 2nd Street have right of first refusal in ownership of the west half? If so, a formal waiver of those rights may be required. Pedestrian right of way or easement may be required if plaza and sidewalk on west end of project is intended for public pedestrian access between Main Street and Rood Avenue.
2-18-88	Police Dept.	While the Police Department has no major objection to the vacation of right of way at 2nd and Main and the subsequent vacation of right of way on the north side of Main Street due to the proposed renovation and redevelopment plan for the downtown development plan for the City, I would like to express concerns that we do have when such thoroughfares and access routes to businesses are removed. The removal of these rights of way can effect and delay police response to calls for service as well as routine patrol. While the problem is not insurmountable, I feel we need to be aware that such decisions to vacate existing rights of way will generally have an impact on the police service provided in the affected area.
2-23-88	Planning Dept.	Utility and access easements will be required on the alleyway as well as in Second Street. City Public Works has indicated a reluctance to vacate Second Street in the absence of a specific site plan for the properties west of Second Street. If such is still the case at the time of public hearings, the petitioner should be prepared to request for vacation of less than the entire right of way. The required setbacks (as stated below) should be taken into account when determining the amount of vacation necessary to accomplish the proposed design.

**LATE**

**LATE**



# REVIEW SHEET SUMMARY

FILE NO. 9-88 TITLE HEADING Vacation of Right of Way cont'd DUE DATE \_\_\_\_\_

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

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

ENGINEER \_\_\_\_\_

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
	City Planning cont'd	Maximum allowed height of structures is 40 feet from natural grade. A minimum of 50% of required frontyard setback must be landscaped in the Retail Business (B-3) zone is 25 feet from the centerline of the street rights of way. This will apply to Main Street as well as Second Street if not all of Second Street is vacated.  Any signage will require a separate sign permit by a licensed sign contractor.
2-23	Public Service	GAS: PSCo has existing facilities in the alley north of Main Street and need to continue use as easement. However DDA has indicated that a different Right of Way configuration is proposed. Electric: Same as gas and may need easterly 10 feet of property for utility easement.
	City Planning cont'd	Maximum allowed height of structures is 40 feet from natural grade. A minimum of 50% of required frontyard setback must be landscaped in the B-3 zone. Any vacated land must be included in that calculation (if applicable). The required frontyard building setback for the B-3 zone is 25 feet from the centerline of the street rights of way. This will apply to Main Street as well as Second Street if not all of Second is vacated.  Any signage will require a separate sign permit by a licensed sign contractor.

**LATE**

City Planning  
written cont'd  
**RESPONSE NECESSARY**  
by 2-29-88

Grand Junction Planning Commission Hearing March 1, 1988

MOTION: (COMMISSIONER CAMPBELL) "MR. CHAIRMAN, IN REGARDS TO ITEM #9-88 THE RIGHT OF WAY VACATION OF 150 FEET OF THE EAST/WEST ALLEY AND 2ND STREET, I MOVE WE SEND THIS TO COUNCIL FOR APPROVAL WITH THE STIPULATED RECOMMENDATIONS REGARDING THE SITE B LAND SWAP."

Commissioner Afman seconded, motion passed unanimously 6-0.

sent 2-23-88

# KLIPP PARTNERSHIP

A Professional Corporation for Architecture

Suite 400  
1501 Pennsylvania Street  
Denver, Colorado 80202  
303.534.0030

CSECU - GRAND JUNCTION  
PROJECT #8708  
January 21, 1988

## MEETING MINUTES

These minutes summarize the discussion at our meeting held on the date indicated below. If this summary is not consistent with your recollection, please advise this office in writing immediately.

MEETING: January 20, 1988  
Grand Junction Planning Department  
Meeting with City Staff & Downtown Development Authority to discuss site planning of Grand Junction State Employees' Credit Union

PRESENT: Gary Ferguson - Downtown Development Authority  
Jim Shanks - Director of Public Works & Utilities  
Karl Metzner - Planning Director  
J. Don Newton - City Engineer  
Mike Sutherland - City Development Planner  
Brian Klipp - Klipp Partnership

## DISCUSSION:

Brian introduced the city to the Credit Union proposed building design and proposed construction start date target of July 1, 1988. Additionally, he indicated to the City that himself and Ralph Doronzo would be the representative spokesman for the Credit Union. It was felt that there would be better clarity and more production in future discussions if all dialogues and correspondence was finalized through a single source.

The plan (see attached A) was presented as the Credit Unions intent to develop the site in question. Brian also indicated that the plan required the vacation of the alley and Second Street between Root and Main. This was proposed in conjunction with DDA overall development goals of the redevelopment district.

The city indicated that they liked the plan; that the project would be a good addition to the downtown, but they felt that they could only approve the vacation of Second street if the City Market, or some other broader plan was developed in conjunction with our project.

## Partner:

Brian R. Klipp, AIA  
Alan E. Colussy, AIA  
Lary D. Jenks, AIA  
Cornelius R. (Kim) DuBois, AIA

RECEIVED  
PLANN

Linda - Will you  
go ahead & assign/  
prepare a file for  
Vacation of R.O.W.  
between 2nd & 3rd (alley)  
& 2nd Street between  
Main & Root.  
Thanks  
W.S.

MEETING MINUTES of January 20, 1988  
Project #8708  
Page Two

After detailed discussion of the issues and review of alternate site layouts, the following compromise was reached:

- 1) That we would proceed with our submittal, due by February 1, 1988, requesting the street and alley vacation. That this request would allow for easements in both the alley and Second street as needed. The city agreed to process the request but that its approval would be contingent upon City Market going ahead in the near future. It was felt that a final agreement with DDA, the City and City Market was not necessary to allow the approval to go to the planning commission, however a tentative agreement would be required.
- 2) If the City Market, or similar development, fell through or dragged out an alternative vacation at Second Street would be agreeable. This compromise would permit the Credit Union to proceed as scheduled without the closure of Second Avenue. This would be achieved by the City agreeing to vacate 15'-36' of the street right-a-way on the Credit Union side, thus allowing the same plan to fit. The intention would be to complete the balance of the site, at the yet to be vacated Second Street, at a later date. Employee parking in the interim would be located on the 4 lots north of Root Street.
- 3) This alternate vacation at Second Street could be substituted for planning commission last prior to the hearing if the full street closure was not going to be approved by the planning commission and or City Council.
- 4) Brian thought this compromise to be excellent and the City seemed to be fully supportive of it as well. The result is that the Credit Union gets the layout they want without purchasing additional land if Second Street can't close, and this can be done in the time schedule.

cc: Mike Boeko  
Ralph Doronzo  
Larry Jenks

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8708dd.c2

# KLIPP PARTNERSHIP

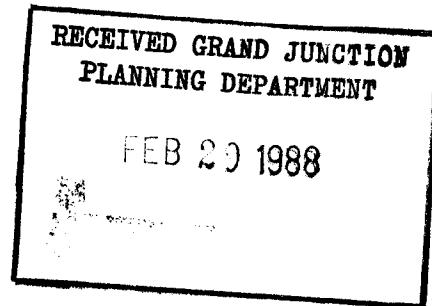
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A Professional Corporation for Architecture

Suite 460  
1301 Pennsylvania Street  
Denver, Colorado 80203  
303-831-0050



February 26, 1988

Grand Junction Planning Department  
250 N. Fifth Street  
Grand Junction, Colorado 81501

Re: Vacation of Second Street R.O.W. Review Comments

We want to thank you for your efforts on evaluating the proposed street and alley vacation for the proposed State Employees' Credit Union Facility. In regard to the issues raised we wish to make the following responses:

- MOUNTAIN BELL:** The Owner would be agreeable to providing 20'-0" a easement for the alley and Second Street.
- FIRE DEPT.:** We have made note of the Fire Department's concern.
- BUILDING DEPT.:** We will update the Building Department with any revisions that may occur.
- PUBLIC WORKS:** With respect to the presence of public utilities in the alley, it would be the Owner's intent to relocate overhead power and telephone lines underground to a yet to be determined location.
- Ingress and Egress for trash service would solely be off Main Street.
- Based upon discussions with the DDA, it is the Owner's understanding that a transfer will be structured for the west half of the Second Street right of way in exchange for the Credit Union's lots north of Root Avenue.
- As requested by the Planning Department the Owner is prepared to provide the public a means of access between Main Street and Root Avenue, however they feel an easement/right of way for public access would not be essential to facilitate this circulation. Therefore, the Owner prefers not to offer an easement at this time.

Partners

Brian R. Klipp, AIA  
Alan E. Colussy, AIA  
Larry D. Jenks, AIA  
Cornelius R. (Kin) DuBois, AIA

Grand Junction Planning Department  
February 26, 1988  
Page Two

POLICE DEPT.: We have made note of the Police Department's concerns.

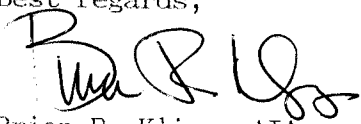
PLANNING DEPT.: The Owner would be agreeable to providing a utility easements and public access on the proposed site.

The Owner does not concur with the position stated in the review statement. After discussions with Karl Metzner we understand the most current thinking of the Planning Department to be as follows:

The Grand Junction Planning Department will support the closure and vacation of Second Street provided City Market submits a site plan to the City which displays a complimentary layout to the street closure. A final decision regarding this matter will be deferred to the City Council. If this understanding is not correct please inform us immediately.

If further clarification or questions arise please contact me at your earliest convenience.

Best regards,

  
Brian R. Klipp, AIA

BRK/GDC/hlm

cc: Mike Bocko  
Ralph Doronzo  
Larry Jenks  
Greg Cromer

[87200226.ltx]

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

OCT 03 1988

September 29, 1988

John Currier  
Western Engineers, Inc.  
2150 U.S. Hwy 6 & 50  
Grand Junction, CO 81503

Re: Colorado State Employees Credit Union

Dear John,

I have reviewed the grading and drainage plans for the proposed credit union and have the following comments:

1. For relocation of the storm sewer at the south east corner of 2nd St. and Rood, new materials conforming to current city specifications will be required. The inlet grate and frame is a Neenah R-3246 and the minimum drainage pipe size is 12 inches. (See the standard detail sheet enclosed). The new storm sewer proposed along the north side of Main Street will also be changed from 8 inch to 12 inch pipe on our Main Street plans.
2. The limits of construction shown at the south east corner of the property should be changed so that the driveway entrance (including curb radii) from Main Street is the credit union's responsibility.
3. Improvements along the west property line should be coordinated with the City Market development.

I apologize for the delay in submitting these comments. Please do not hesitate to call me if you have any questions.

Sincerely,

Don Newton,  
City Engineer

JDN/ckb

xc: Jim Shanks  
Mike Sutherland  
DN/CRUNION

STATEMENT OF JOINT SUPPORT

TO: Members of the City Council, City of Grand Junction  
FROM: City Market, Inc. and Colorado State Employees Credit Union  
RE: Vacation of certain streets and alleys

City Market, Inc., as the potential owner of all of Block 99 and Lots 3-12 and 13-19 of Block 100, and the Colorado State Employees Credit Union, as the owner of Lots 29-32 of Block 98 and Lots 26-32 of Block 101, all in the City of Grand Junction, do jointly support the vacation of the following streets and alleyways:

- 2nd Street from Main Street to White Avenue;
- Rood Avenue from 1st Street to 2nd Street;
- All alleyways in Block 99;
- All alleyways in Block 100 except the west 50 feet thereof;
- West 150 feet of the east-west alley in Block 101; and
- West 100 feet of the east-west alley in Block 98.

City Market, Inc. and the Colorado State Employees Credit Union support the vacation of these streets and alleys because such will aid in the development of their respective (and prospective) properties which will benefit development and enhance this area of the City of Grand Junction.

CITY MARKET, INC.

BY: John F. Gaarde  
John Gaarde  
Vice President

COLORADO STATE EMPLOYEES CREDIT UNION

BY: Ralph Doronzo  
Ralph Doronzo  
Facilities Consultant







Grand Junction Planning Department  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1430

June 8, 1989

Mr. Brian Klipp  
Klipp Partnership, Inc.  
1301 Pennsylvania Street, Ste. 460  
Denver, CO 80203

Dear Mr. Klipp:

A site check of the State Employees' Credit Union in Grand Junction was conducted by myself and the City Engineer on June 8th. The site design seems to be as per the approved plans and we will release the C.O. as soon as it comes through the office. However, we did want to make you aware of some on-site drainage problems as noted by the City Engineer in the attached memo.

We feel the Credit Union will be an asset to the west end of Main Street and commend you on your site design.

Sincerely,

Kathy Portner  
Planner

/kp  
Attachment

xc: Colorado State Employees' Credit Union  
John Currier, Western Engineers, Inc.  
Don Newton, City Engineer

Electronic Mail

Sent To : KATHYP  
Sent By : DONN  
Sent Date: 6/ 8/89

Subject: Inspection of site work at the State Employees Credit Union  
June 8, 1989

To: Karl Metzner  
From: Don Newton

As requested, I have inspected the site work at the new Credit union at 2nd & Main. All of the work done on city streets and within the public right-of-way is in accordance the approved plans and is acceptable.

I noticed three locations within the parking lot drainage pans and gutters and one 20' long section of curb and gutter in the internal driveway area which are low or flat and appeared to not properly drain. Three of these "bird bath" areas were retaining water from 1/2 to 1 inch deep at the time of inspection. The owners should be made aware of these locations which will be detrimental to the life of the concrete gutters and pans. The locations are shown on Kathy's copy of the plans.

copied KarlM, JimS, KathyP, Walth

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copied KarlM, JimS, KathyP, WaltH