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File 1988-0044

Project Name: Grand Valley National Bank - 925 North 7th Street -

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	Table of Contents
X	X	Review Sheet Summary
X		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, easements
		*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 non-bound reports
		Traffic studies
		*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)
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>		
X	X	Planning Clearance - **
X	X	Letter from Don Newton to Robert Jenkins, Architect for Grand Valley National Bank re: comments on plans - 11/27/88
X	X	Letter from Don Newton to Robert D. Jenkins re: conditions to be met for an overlay in alley pavement - 3/31/88
X	X	Letter from James Mackley to Mike Sutherland re: development schedule - 4/20/88
X	X	Letter from Michael Sutherland, Planner to Rob Jenkins re: requesting letter of commitment before CO is received - 7/1/88
X	X	Letter from Robert Jenkins to Don Newton re: comments about construction work - 7/7/88
X	X	Letter of agreement for fencing requirement - between James Mackley to Douglas Bryce expiring 10/25/93 - 10/21/88
X	X	Memo from Mike Sutherland to Jim Shanks re: fence conditions to be met before issuance of certificate of occupancy - 7/20/88
X		Letter from James Mackley to James Shanks re: fence agreement to be reviewed by city - 10/27/88
		(No letter of approval noted in this file)
X	X	Site Plan (to be scanned)

November 27, 1987



Mr. Robert D. Jenkins
620 Main Street
P.O. Box 495
Grand Junction, CO 81502

City of Grand Junction, Colorado
81501-2668
250 North Fifth Street

Re: Grand Valley National Bank Project

After reviewing the plans and meeting with you on November 25, 1987, I have listed the following comments and additional requirements:

1. The overall plan has not changed from that previously agreed upon.
2. A 5' wide concrete sidewalk will be required along the frontage of the property on the south side of Belford Avenue. This sidewalk shall be constructed in alignment with existing public sidewalks on each end.
3. The proposed 8' wide concrete sidewalk which crosses the east-west alley between the parking lot and the bank building shall be constructed as follows:
 - 6" min. concrete thickness
 - 6" min. 3/4" aggregate base course
Compacted to 90% of maximum density (AASHTO T-180)
 - Subgrade preparation as required to stabilize and compact.
4. All curb cuts shall be constructed to City standards including flared sides (see standard drawing ST-1).
5. All asphalt paving in alley ways shall include the following:
 - 3" min. hot bituminous pavement, grading E.
 - 6" min. 3/4" aggregate base course compacted to 95% of maximum density (AASHTO T-99)
 - Subgrade preparation as required to stabilize and compact
6. The wood fence shown between the north-south alley and the exit lane from the drive-up window shall end 10' from the back of the sidewalk on the north side of Teller Avenue.
7. The following traffic control signs will be required:
 - (7A) - "One Way" sign at exit from parking lot on 7th Street.

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Robert D. Jenkins

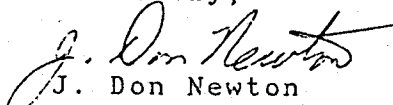
Page Two

- (7b) - Double faced "One Way" sign at exit from drive up window lane at Teller Avenue.
- (7c) - Double faced "One Way" sign at north side of intersection between east-west alley and south bound lane to drive up window.
- (7d) - "Stop" sign and "Do Not Block Alley" sign on each side of the south bound drive up window lane on the north side of the east-west alley.
- (7e) - "Stop" sign where drive up window lane exits onto Teller Avenue.

All traffic control signs shall be in accordance with the Manual on Uniform Traffic Control Devices. Exact locations of the signs shall be determined by the City Traffic Engineer.

Please call if you have any questions regarding these requirements.

Sincerely,


J. Don Newton
City Engineer

JDN:skw

xc: Karl Metzner - City Planning Department
Dave Tontoli - Traffic Engineer
Walt Hoyt - City Construction Inspector
File

March 31, 1988

Mr. Robert D. Jenkins
620 Main Street
P.O. Box 495
Grand Junction, Colorado 81502

Re: Grand Valley National Bank Project

Dear Mr. Jenkins,

I am writing in regard to your request to overlay the east-west alley between Belford and Teller Avenues. Plans which were submitted to this office for review in November of 1987 showed this alley to be reconstructed with concrete pavement. You later requested to change from concrete to an asphalt pavement section in the alley. My letter to you dated November 27, 1987 (see copy attached) specifies the minimum asphalt pavement section that would be acceptable for total reconstruction of the pavement.

After inspecting the alley today, it appears that most of the existing pavement is still in tact and probably suitable as a base for a new asphalt overlay. However, an overlay will not be acceptable unless the following preparation and design conditions are met.

1. The existing pavement will have to be cleaned of all dirt and mud so that the surface can be prepared. This preparation will include patching missing pavement, sealing existing cracks and applying an approved tack coat to the entire pavement surface.
2. Another concern is that an overlay would raise all of the grades on the alley which could result in drainage problems and problems matching existing curbing and sidewalk elevations. A grading plan will be required showing the alley profile grades and cross sections at 50' maximum spacing showing both existing and proposed elevations.
3. The minimum acceptable thickness of overlay at the flowline of the invert (center of alley) will be 2 inches. Cross slopes from the outside edges to the invert at the center of the alley shall not be less than 1.5%.
4. Reconstruction of the concrete driveway apron at the east end of the alley will be required as shown on the approved plan.

#44 88

In summary, if the above conditions are met then the alley may be overlaid in lieu of reconstruction; otherwise reconstruction of the alley with concrete or asphalt pavement will be required.

Please call if you have any questions or need additional information.

Sincerely,



Don Newton
City Engineer

xc: Mike Sutherland
Jim Shanks

John Hesslink - Contractor

245-3312



Grand Valley National Bank

925 NORTH SEVENTH STREET • (303) 241-4400
P.O. BOX 4090 GRAND JUNCTION, COLORADO 81502

April 20, 1988

Mike Sutherland
City of Grand Junction
Planning Department
5th and Rood
Grand Junction CO 81501

Re: Certificate of Occupancy

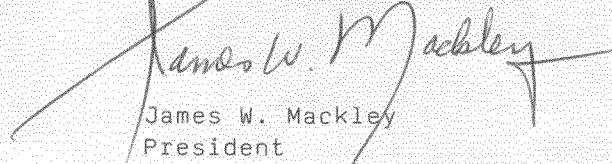
Dear Mr. Sutherland,

Pursuant to our request for a Certificate of Occupancy, it is our intention to have all work completed as described in Plans and Specifications as developed by Robert Jenkins, Architect for Grand Valley National Bank.

The remaining work will be completed as quickly as possible but no later than July 1, 1988. The remaining concrete work and paving will progress as quickly as weather permits following removal of our present building. The final items to be completed will be the landscaping and sprinkler systems.

In order to accomplish these items, we must first vacate our existing building. Therefore, I respectfully request a Temporary Certificate of Occupancy for the new building at 925 North Seventh Street to allow us to make the move and proceed with the balance of the project.

Very truly yours,


James W. Mackley
President

JWM/clw

cc: William Price Construction
Robert Jenkins, A.I.A.

NOTE: Temp. C.O. released 4-22-88 w/ Sutherland
Final C.O. released 11-1-88

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MEMORANDUM

DATE: June 30, 1988
TO: Mike Sutherland
FROM: Don Newton *JDN*
SUBJ: Grand Valley National Bank

As requested, I have inspected the construction work which was recently completed at the Grand Valley National Bank. For your information, I was never notified when the east-west alley was paved and have not received any test results or "as built" drawings for the alley reconstruction.

My comments resulting from a visual inspection at the site are as follows:

1. The "one way" sign at the exit from the parking lot on 7th Street is single faced and should be changed to double faced as specified in my November 27th letter to Robert Jenkins.
2. The double faced "one way" sign at the intersection of the east-west alley and the south bound drive up window lanes is on the wrong side of the drive up lanes, resulting in the public alley appearing to be one way.

The one way sign should be relocated to the east side of the drive-through lanes on a separate post.

3. The stop sign at the exit from the parking lot on 7th Street is leaning over and should be replumbed. The "do not enter" sign on the back side of the stop sign should be relocated to the north side of the parking lot driveway.
4. The steel pipes protruding from the concrete median along the south and west sides of the parking lot are hazardous and should be cut off.

JDN:skw

xc: Dave Tontoli
Walt Hoyt
Doug Cline

File\DN\SUTHGVBA



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

July 1, 1988

Mr. Rob Jenkins
620 Main Street
P.O. Box 495
Grand Junction, CO 81502

RE: Grand Valley National Bank

Dear Mr. Jenkins:

Attached is a memorandum from Don Newton, City Engineer, regarding items needing completion or relocation at the bank site.

Additionally, upon thorough review it is my belief that the existing fence on the north neighbor's property line does little in the way of buffering business traffic on the bank property. Your contention at the time of application for the fence permit was that the neighbor had a solid fence along the alleyway. That fence is along the back yard only, so there is nothing to buffer the noise or view from the windows or front yard of that residence.

I visited with the owner of that property yesterday who lives in the second house to the west of the alley. He and his wife also own and rent out the house along the alley, which is presently vacant. While he feels the Grand Valley National Bank has been generally a good neighbor and he wants to do the same, he did voice the concern that potential renters might be discouraged by the direct effects of the bank's parking and traffic lanes. Rather than requiring the bank to construct a fence at this time, his preference was to get a letter of agreement that if it does become a nuisance at some time in the future, then, and only then, have a fence constructed. I would agree to that approach as well. In order to implement this, we will need a letter from the president or director of the board for Grand Valley National Bank, making a commitment for the extension and completion of a solid wood fence along the north-south alley on the bank's property.

Upon completion of the items specified by the City Engineer and receipt of the letter of commitment, I will release the certificate of occupancy (C.O.) for this project.

Mr. Rob Jenkins
July 1, 1988
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Thank you for your cooperation in these matters.

Sincerely,



Michael E. Sutherland
City Development Planner

MES/tt

xc: Mr. James Mackley, President
Don Newton, City Engineer
John Hesslink, Price Const.

ROBERT D. JENKINS/AIA
ARCHITECT

July 7, 1988

Mr Don Newton
City Engineer
City of Grand Juntion
Grand Juntion, Co 81501

RE: Grand Valley National Bank

Don:

The following is in confirmation of our converstaion Thursday, July 7, 1988, concerning your inspection comments about the construction work at the Grand Valley National Bank.

1. The one way sign at the exit from the parking lot on 7th Street was not required to be a double faced sign. Please reference your letter dated November 27, 1987, item 7A. The Contractor was instructed by Dave Tontoli, at the construction site, to install the single faced sign as it now exists.
2. The signs now located on the west side of the intersection of the east-west alley and the south bound drive-up lanes were originally specified to be located on each side of the intersection. Reference your letter, item 7D. Our instructions to the Contractor repeated your stated requirement. However, after the Owner purchased the required signs, and the Contractor was prepared to install them per your requirements, Dave Tontoli directed the Contractor to install the signs only on the west side of the intersection, and not on the east side. The Contractor will provide you with the uninstalled signs, for installation by City crews.
3. The Stop sign, Do Not Enter sign, and No Left Turn sign at the parking lot exit onto 7th Street were existing prior to commencement of this project, and no reference was made in your letter of November 27, 1987, concerning modifications to the signs. The Contractor shall plumb the sign post, but is not responsible under his current Contract for Construction for relocation of the Do Not Enter sign.
4. The steel pipes protruding from the concrete curb shall be removed by the Contractor Friday, July 8, 1988.

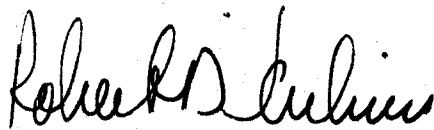
620 MAIN STREET / P.O. BOX 121 / GRAND JUNCTION, COLORADO 81502 / (303) 243-7340

#44 88

page 2
Mr Don Newton

5. A mylar, As-Built, Alley Grading plan accompanies this letter.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Robert D. Jenkins".

Robert D. Jenkins/AIA

cc: Jim Mackley
William Price
Mike Sutherland

MEMORANDUM

July 20, 1988

To: Jim Shanks

From: Mike Sutherland MS

Re: Grand Valley National Bank

The Bank is in a B-3 zone which requires (under Sec.4-2-10, the bulk requirements for B-3 zones) that..."shall be screened from adjacent residential-zoned property by the installation and maintenance of a solid wall or fence having a height of six feet".

My interpretation of the discussion between Mr. Jenkins and Kathy (later joined by Karl) was that he came to get the fence permit for a screen fence and described an existing wood fence along the north half of the bank property, located on the neighbors lot. He felt that to construct an additional fence on the Bank's side of the alleyway would create a tunnel effect. Whether or not Mr. Jenkins explained that the existing fence only screened the back yard of the neighbors property I can't say, but I don't believe Karl would have approved it had he known there was absolutely no screening between the living room window and the drive-up access lanes.

When I did my final inspection of the project I noticed immediately that there was no screening for the residence itself. I then visited with the neighboring property owners, Mr. and Mrs. Bryce, to hear how they felt about screening. Their opinion was that the Bank had been good neighbors and so they wanted, also, to be good neighbors. They didn't feel that the lack of screening affected them much since they actually reside in the second house west of the Bank and rented out the property closest to it.

Mr. Bryce did ask if an agreement could be obtained that if traffic, noise, etc. became a problem and made it difficult for him to rent his property or retain renters that the Bank would then screen the property. I suggested it could be an option to the Bank as an alternative to immediate construction and expense for them. As we walked around his property, he showed me the location where he'd considered installing a fence for the specific purpose of screening the view outside the window of the rental house. If the Grand Valley National Bank were to complete the fence as required by the Code, there would be no need for the Bryces to bear that expense.

My feeling is that if the Bank is unwilling to exercise the option for future fence construction, then the Zoning and Development Code should be followed in one of two ways:

- a) the required screening be completed prior to the release of the Certificate of Occupancy (C.O.), or
- b) The Bank apply to the Board of Adjustments for a variance.

Upon a directive from you I will proceed as necessary.



Grand Valley National Bank

925 NORTH SEVENTH STREET • (303) 241-4400
P.O. BOX 4090 GRAND JUNCTION, COLORADO 81502

James W. Mackley
President

FILE COPY

October 21, 1988

Douglas D. Bryce
631 Belford Avenue
Grand Junction, Colorado 81501

RE: City Fencing Requirement.

Dear Mr. Bryce:

As you and I have discussed recently, there has been a considerable amount of confusion regarding the screening requirement between our properties.

It is our desire to resolve this matter to the satisfaction of all involved parties including you and the City of Grand Junction. At this moment there appears to be a conflict between your desires and the requirements of the city.

The city has asked that we "screen" our area from yours by constructing a fence along the North/South alley which separates our properties. This could be best accomplished by extending your fence on the West side of the alley since another fence on our (East) side of the alley would create a very undesirable tunnel effect.

In our discussion with you, you have made it very clear that you do not want the fence extended along the West side of the alley, and you would prefer no fence on the East side of the alley at the present time. I can understand your feeling that the fence would obstruct the views from the East windows of the house.

The city is concerned that although there are currently no conflicts between us, the screening requirement is in place to shield residential properties from potential noise or visual pollution from commercial neighbors.

To resolve everyone's concerns Grand Valley National Bank would propose and agree to the following:

1. Douglas D. Bryce and Grand Valley National Bank agree that no need exists at the present time for additional screening or fencing along the North/South alley between our properties. Parties further agree that they do not wish to construct fencing/screening at the present time.
2. If, in the future, the usage of the commercial property should change or if other noise or visual problems develop which would cause the fencing/screening to become desirable for either party, they may request that Grand Valley National Bank construct the additional 35 ft.



Grand Valley National Bank

925 NORTH SEVENTH STREET • (303) 241-4400
P.O. BOX 4090 GRAND JUNCTION, COLORADO 81502

Continued

of fence on the West side of the alley to complete the screening.

3. Current estimates of the cost to provide the 35 ft. of fence are approximately \$500.00. Although Grand Valley National Bank is willing to be bound by an agreement to provide the 35 ft. of screening in the future, it is unwilling to commit to a future obligation (Liability) that could potentially exceed current estimated cost. Therefore, Bank agrees to provide the 35 ft. of fence, when requested, at a cost not to exceed \$500.00.
4. It is further agreed that this agreement shall have a life of five years, and will expire on October 25, 1993 and any terms and conditions of this agreement which have not been fulfilled prior to the expiration date, shall be null and void and of no further effect.

Grand Valley National Bank

BY:

James W. Mackley
James W. Mackley, President

Ratification

I hereby affirm the terms of this agreement.

Douglas D. Bryce Date 10-25-88
Douglas D. Bryce

Mihail E. Iotthel Date 11-1-88
City of Grand Junction



Grand Valley National Bank

925 NORTH SEVENTH STREET • (303) 241-4400
P.O. BOX 4090 GRAND JUNCTION, COLORADO 81502

James W. Mackley
President

October 27, 1988



James L. Shanks
Director of Public Works & Utilities
City of Grand Junction
250 North Fifth Street
Grand Junction, Colorado 81501-2668

Re: Fencing Agreement.

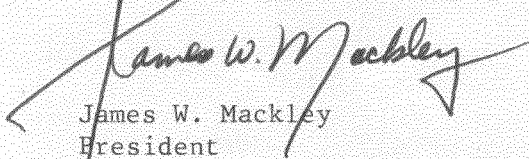
Dear Mr. Shanks:

I am enclosing a copy of the proposed agreement between Douglas D. Bryce, the City of Grand Junction and Grand Valley National Bank concerning the screening requirements between our properties.

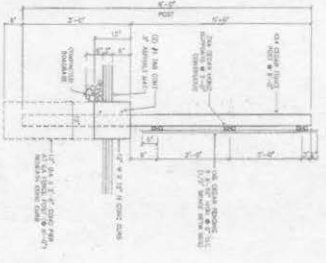
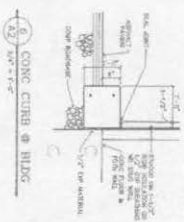
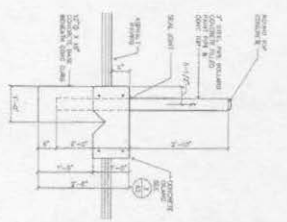
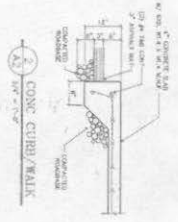
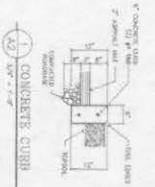
Mr. Bryce and I are both willing to meet with you or other representatives of the city to discuss the proposed agreement. If, after reviewing the enclosed document, you have items to discuss, please advise us of a time and place to meet.

I have several copies of the proposed agreement which have been signed by Mr. Bryce and myself which I will bring to you for signature when you indicate your approval, and willingness to sign. Copies will be available for all parties to the agreement.

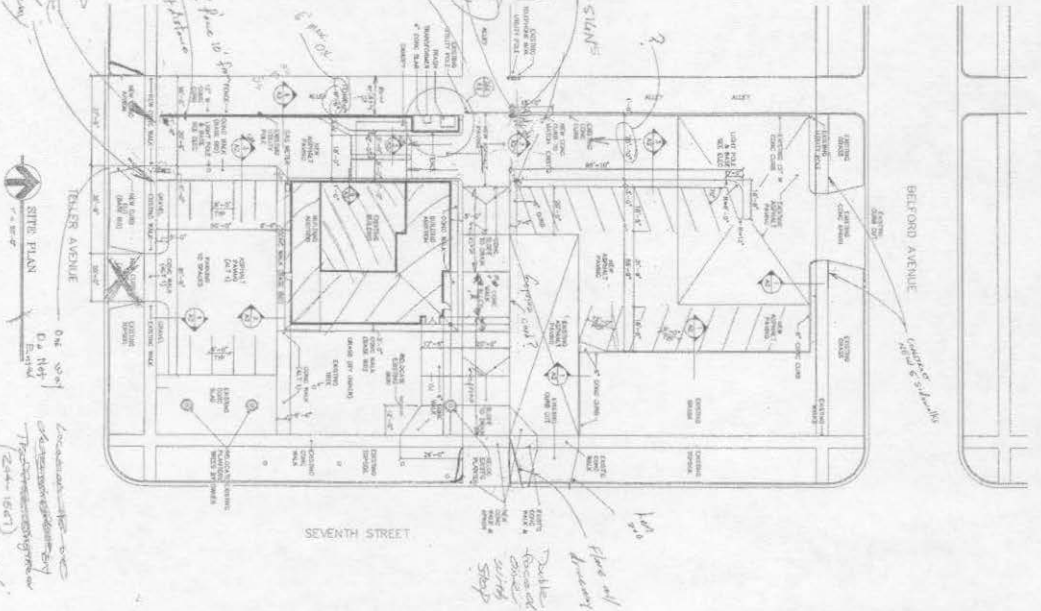
Very Truly Yours,


James W. Mackley
President

JWM/kh



1 CONCRETE CURB/FINCH



SEVENTH STREET

BELFORD AVENUE

TELLER AVENUE

SITE PLAN

Grand Valley National Bank

ROBERT D. BENKS/AIA ARCHITECT

A2