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File 1989-0005

Name: North of Grand between - 2<sup>nd</sup> & 3<sup>rd</sup> Street - 200 Grand Properties

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been provided.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>	
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		<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 Notice of Public Hearing - 3/7/89
X		Review Sheet	X Memo from Don Newton to Karl Metzner re: concern about the three existing curb cuts on 2 <sup>nd</sup> Street - 8/31/89
X	X	Review Sheet Summary	X X Letter from Kirk Rider to Karl Metzner re: request for approval of some minor changes to the on-site parking arrangements -3/30/89
X		Development Application - 2/1/89	X X Letter from Karl Metzner to Kirk Rider, Younge & Hockensmith re: approval letter to reduce parking to 116 spaces with conditions - 3/30/89
X	X	Development Summary - 3/9/89	X X Letter from Karl Metzner to Kirk Rider re: approval of condition #3 - 4/5/89
X	X	Planning Clearance - ** - 9/1/89	X X Letter from John Newell to Planning re: at request of Don Newton agreement letter to complete work relative to project - 4/4/90
X	X	Planning Commission - ** - 3/7/89	X X Plat Plan
X	X	Supplemental to Application Narrative	X Landscaping Plan
X		Request for Reasonable Parking Reduction	X X Agreement - ( not signed)
X	X	Letter from Karl Metzner to Kirk Rider, Younge and Hockensmith, P.C. re: approval to reduce parking requirements from 161 spaces to 120 spaces with conditions - 2/17/89	



YOUNGE & HOCKENSMITH  
PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

200 GRAND AVE., SUITE 500

P.O. BOX 1768

GRAND JUNCTION, COLORADO 81502-1768

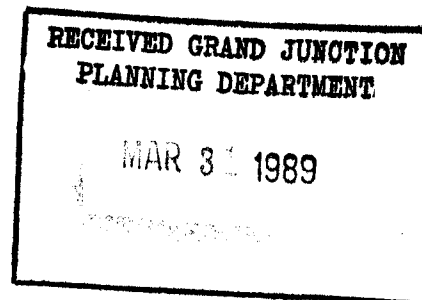
303-242-2645 FAX 303-241-5719

OF COUNSEL  
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RONALD W. GIBBS  
CATHY P. HOLLINGSWORTH  
EARL G. RHODES

TIMMS R. FOWLER  
MARK R. LUFF  
YEULIN V. WILLETT

March 30, 1989



Karl G. Metzner  
Director of Planning  
Grand Junction Planning Department  
250 North 5th Street  
Grand Junction, CO 81501

Re: 200 Grand/Colorado National Bank Project - Parking

Dear Karl:

By this letter, we ask that you approve some minor changes to the on-site parking arrangements that were the subject of our recent request followed by your February 17 letter to me. In your February 17 letter, you granted our request to reduce the required parking attending the existing office building to 120 spaces under certain conditions. A copy of that letter is attached for your convenience. Based upon the evolving site plan for the entire block and recent action by the Grand Junction City Council, we ask that you approve some minor modifications to the scheme we proposed earlier.

First of all, the latest site plan, which we believe is a final one, has been furnished to your Department by Bob Herndon, the architect for the project. It calls for the entire East-West alley to be vacated, and the City Council has taken this step. We do not intend to use the vacated alley property for parking, even after the utilities have been undergrounded.

Second, the Bank and the Partnership have agreed to create a North-South traffic lane through the center of the block, which will impinge somewhat upon the parking that we previously had counted on. We think the parking on the West half of the block may be as little as 116 spaces rather than the 120 that we previously discussed.

On the other hand, the Bank has changed its plans for the East half of the block to substantially increase the stationary parking there. CNB is willing to grant to 200 Grand a permanent easement for up to 25 cars, 10 more than the 15 spaces that we discussed earlier.

Karl G. Metzner  
March 30, 1989  
Page Two

With all that introduction, we ask that the required parking for the 200 Grand office building be reduced from 120 spaces to 116 spaces, upon such conditions as your Department may impose.

Speaking of conditions, CNB had one question concerning condition #3 in your February 17 letter. They would like to be reassured that the presently planned remodelling of the 200 Grand building to accommodate their Bank would not be a remodel requiring a review of the parking demand. Based on my discussions with you, I believe that your condition #3 is meant to refer to future changes after the Bank has occupied the property. That is, we believe your February 17 approval was based upon the scenario described in our original request, which included the Bank's occupancy of the first and second floor. Could you confirm this to us, please?

I will look forward to your response.

Very truly yours,

YOUNGE & HOCKENSMITH,  
Professional Corporation

By   
Kirk Rider

KR/lmr

Enclosure

cc: Shannon T. Morgan

Kirk Pider  
242-2645

REQUEST FOR REASONABLE PARKING REDUCTION

TO: City Planning Department  
Grand Junction, Colorado

There is currently pending a petition for alley vacation in Block 76 of the City of Grand Junction. This application is in furtherance of the development of all of Block 76. Currently, the Block is occupied by the Two Hundred Grand Properties commercial office building and three vacant buildings.

Under applicable Grand Junction Zoning and Development Code requirements, the existing office building, which consists of 47,000 square feet (gross), would require about 160 parking spaces. When the Partnership originally built the project in 1982, 185 spaces were provided.

Under the development plan for the Block that has been developed by 200 Grand and Colorado National Bank, CNB will acquire the East one-half of the entire City block, for the construction of a small (5,000 square feet) free-standing facility for drive-up and walk-up customers. The Bank will also occupy the first and second floor of the existing office building as a tenant. As a result of the Bank's acquisition of parts of the existing project's parking areas, the office project will be left with less parking than is required by the City Development Code. For the reasons set forth below, 200 Grand is requesting a reasonable reduction in the parking requirements for its existing building.

Even when fully rented, the 200 Grand office project generates low parking loads. There are several reasons for this. First, an unusually large portion of the building's square footage is devoted to common areas rather than occupied tenant space. This is due to extensive dedicated common areas, such as large stairwells (two), an elevator shaft, a lunch room, a large conference room, large restrooms on each floor, and a roomy entrance lobby. The usable square footage in the project is 37,000 square feet.

Second, the quality of the project has led to tenants that also use space less intensively. The fourth and fifth floors of the building, for example, are each occupied by a separate law firm. Each firm has a large reception area, a large and a small conference room, a separate library, a separate file room, and a kitchen area. Although these spaces are necessary, their overall level of occupancy is rather low, and a reduced parking load results. Third, the Bank occupancy

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of two floors should also produce a light parking load in relation to the building square footage being occupied. The Bank's plans include substantial open lobby area, as well as a board room and a new vault addition that will be lightly utilized.

Data exist to support the general observations and reasoning in the preceding paragraphs. In 1987, the 200 Grand project was 100% occupied, with office tenants instead of a bank on the first and second floors. Discussions with a prospective buyer of the East end of Block 76 gave rise to the issue of parking adequacy then. At that time, the 200 Grand Partnership counted the occupied and vacant parking spaces at the facility twice a day for over two weeks. These counts were performed around 10:00 a.m. and 2:00 p.m. each day, which were assumed to be peak parking times. With 185 total spaces, the number of parked cars ranged from a low of 75 to a high of 90, with an average of 86. Thus, at all times, there were between 95 and 110 empty parking spaces.

Fourth, smaller office buildings seem to require more parking per square foot because of the occasional "overflow" event affecting the sole tenant or a chief tenant. Larger projects tend to average out parking load fluctuations among the various tenants. In the case of the uses on Block 76, we anticipate this will continue to be the case in the main office building. Furthermore, the 200 Grand Partnership and Colorado National Bank have reached agreement to create mutual parking easements for 15 parking spaces between them; these easements will be perpetual. They should provide a more than ample cushion of available parking on the block.

Finally, we have performed car counts in February of 1989 to determine current parking loads for the 200 Grand project. In view of the fact that some 5,000 square feet is vacant on the first floor, producing a 85% occupancy rate for the building (89% on a gross basis), we expected that even more vacant parking spaces would be observed. Based on twice-daily vehicle counts on February 10, 13, 14 and 15, there are between 81 and 103 cars parked on-site at the project, with an average of 91; the average number of empty spaces is 94. We invite the Planning Staff to visit our site and verify these counts. Assuming that the Bank occupancy in the 200 Grand project will produce 100% occupancy at the project, the reasonable parking requirement of the building would be 120 spaces, approval of which we are requesting. This number of spaces will be present on-site, and the easement for parking in the CNB area will provide a further "cushion" of 15 added spaces. The following chart illustrates the request now being made.

Code requirement	161
Parking spaces now in place	185
Average of parking spaces now being used at 89% building occupancy level (85% of usable space)	92
Historical average load (100% building occupancy)	86
Estimated average parking load with Bank tenant and 100% occupancy	108
Reduction being requested (from Code requirement of 161 to 120)	41
Margin of excess parking spaces still remaining on-site <u>after</u> <u>reduction</u> with 100% building occupancy	12
Extra margin for occasional events through perpetual easement for 15 more spaces on CNB property to East	27

The new banking facility on the East end of the Block will provide far more new parking than its needs would suggest, too. The 5,000 square foot facility will house a maximum of eight tellers. Of these, about half will serve drive-through customers and half will serve customers who park their cars and walk inside. The site plan being proposed by the Bank will accommodate 36 cars in the drive-up lanes and will provide 34 new stationary parking spaces for Bank employees and Bank customers, on the East end of the Block alone.

One example stated in the Development Code of justification for reduced parking requirements is that a large number of employees walk to work. Only a few employees at the 200 Grand building walk to work. However, a substantial portion of the business customers and clients that visit the building walk there from the businesses, institutions and professional offices located in the downtown area. For this reason, customer parking plays a smaller-than-usual role in the project's parking load. Although the new bank will produce an increased amount of driving customers, the Bank's own added parking will more than accommodate that increase. As the "center of gravity" in downtown Grand Junction shifts further West, this walking access to 200 Grand will only become more prevalent.

We believe all of the foregoing, when taken together, constitute "unusual" circumstances as would justify a reasonable reduction under Part J of Section 5-5-1 of the Zoning and Development Code. Fortunately, we can establish that the proposed parking is more than adequate for this project. It isn't necessary to rely on guesswork or speculation, or upon the ample unused on-street parking around the project. Even if added parking were indicated, which it is not, it would be impossible or prohibitive to acquire it. We will already be spending around \$20,000.00 this summer purely to maximize the parking available on-site to provide the 120 spaces being proposed.



## PROJECT NARRATIVE

Two Hundred Grand Properties, a Colorado partnership ("200 Grand"), owns all of Block 76 in the City of Grand Junction. Block 76 is bordered by Grand Avenue on the South, Ouray on the North, Second Street on the West, and Third Street on the East. The present improvements on the site consist of a 47,000 square foot (37,000 square foot usable) office building and three small vacant buildings. The buildings were originally residences facing onto Grand Avenue, but for the past several years have been either vacant (one building) or used commercially (two buildings).

200 Grand has agreed with Colorado National Bank - Grand Junction ("CNB") to sell the eastern one-half of Block 76 (eight lots fronting Grand and eight lots facing Ouray), and to lease two floors of the existing 200 Grand facility, all for banking purposes. CNB intends to develop its 16 lots in accordance with the site plan attached hereto as Exhibit A. 200 Grand would also modify its parking and landscaping to create a coordinated "campus" effect for all of Block 76. To accommodate the free-standing banking facility to be built east of the existing building, as well as expected drive-up patronage, it will be necessary to vacate the existing alley after undergrounding all overhead utilities.

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The free-standing facility shown on the accompanying site plan will be approximately 10,000 square feet in area. Demolition and site work are expected to begin in early summer. The project architect and CNB officials anticipate completion of all remodeling and construction by September of 1989.

As the owner of all property affected by the proposed vacation, 200 Grand foresees no adverse impact. Vacating the alley on the western portion of the Block will improve parking and parking lot maintenance for the office building, and parking access will be at least as good as it presently is. On the east end of the Block, the alley vacation will permit a highly desirable development to proceed with maximum operational efficiency and aesthetic appeal. Traffic will still be able to travel through the Block east and west without interruption. Traffic will also be able to travel north and south through the Block, which is presently not possible.

The alley in question presently divides land with different zoning classifications. The lots facing onto Grand Avenue are zoned B-3, and the lots facing onto Ouray are zoned P. Following the vacation and the completion of the project, the same zoning classifications would apply, meeting in the center in the vacated alley.

Property lying West of Block 76 across Second Street is zoned C-1 and RMF-64. The C-1 property is utilized as a used car lot, and the RMF-64 property contains small rental houses. Property lying east of Block 76 across Third Street is zoned PZ

and RMF-64, with a post office service facility occupying the PZ property and a house on the RMF-64 parcel.

The requested vacation does not land-lock any lands, nor does it reduce access to any property. Actually, access between the different segments of Block 76 is improved.

When combined with the utilities undergrounding that the owners are undertaking, the quality of utilities services to the affected property is improved. The development will improve the overall accessibility of police and fire protection and offers the added advantage of removing structures that have housed vagrants and which represent substantial fire hazards. Certainly, the general community welfare will be enhanced as a result of the development planned for the property, and no adverse impacts will result from the alley vacation. Although the alley vacation per se neither follows nor conflicts with established and policies and guidelines of the City, the general development proposal complies with the City's and DDA's corridor development guidelines.

The development of Block 76 has steadily reduced City maintenance requirements as land ownership and City service requirements were consolidated. The resulting development will continue this trend, by reducing City water and sewer hookups for the entire block to a minimum, by eliminating alley maintenance requirements, and by combining all trash pickup in a single screened "dumpster" container.

In summary, the proposed alley vacation will be mildly beneficial in and of itself, but the overall development of Block 76 that the alley vacation permits will provide substantial benefits to the City, with no adverse impact.

SUPPLEMENT TO APPLICATION NARRATIVE

Before appearing before the Grand Junction City Council, Two Hundred Grand Properties ("200 Grand") may reduce the extent of its alley vacation request. Rather than vacating the entire alley between 2nd and 3rd Streets, 200 Grand may ask the City only to vacate the Eastern one-half of the alley, where the CNB drive-up facility lanes will be.

The chief reason for this is that CNB and 200 Grand intend to underground the utilities in the entire alley. However, City undergrounding fund monies are only available for utilities being undergrounded in a public right-of-way. The only way that 200 Grand can use undergrounding fund monies on its portion of the undergrounding project is to leave the alley in public ownership.

This possible change in our application has been discussed with Grand Junction City Development Staff and City Engineering. They have advised us that vacating one-half of the alley will not be objectionable, so long as certain conditions are met. First, we must provide for ingress and egress from the dedicated alley on the West half of the block. City Engineering has suggested a public easement for ingress and egress going directly North from the end of the alley along the new North-South alley being created by 200 Grand and CNB. Second,

200 Grand must be willing to maintain the unvacated alley following the undergrounding of all utilities. Third, some acceptable arrangement must be made for trash pickup on the entire block. 200 Grand and CNB have agreed that a single new dumpster location will be established on CNB's property for use by both property owners, regardless of how much of the alley is vacated. Fourth, the City Development Staff will require an agreement from 200 Grand that if parking load is too great on the West end of the block following all construction and CNB's location, 200 Grand will then vacate the alley at the request of the City Development Department. Following that vacation, additional parking can be put in the alley.

200 Grand will accept all of these conditions if the reduced alley vacation is ultimately requested. 200 Grand asks the Planning Commission to also recommend approval of the reduced alley vacation so long as the City agency requirements described above are met to the satisfaction of the applicable agency staff.

N/A

AGREEMENT

Don W  
please verify  
you like it send  
to Carl M  
Carl M if you like  
return to  
Don W

This Agreement, made this \_\_\_\_\_ day of March, 1989,  
between TWO HUNDRED GRAND PROPERTIES, a Colorado partnership  
("200 Grand"), and the CITY OF GRAND JUNCTION, COLORADO, a  
Colorado municipality (the "City"),

WITNESSETH:

A. 200 Grand has applied for the vacation of the  
Eastern half of the dedicated alley running through Block 76 in  
the City of Grand Junction;

B. The City is willing to vacate the dedicated alley  
as requested by 200 Grand, subject to the terms and conditions  
set forth below;

C. The parties wish to memorialize their agreement  
for the future guidance and protection of the parties and their  
successors.

Therefore, THE PARTIES AGREE:

1. It is contemplated that utilities will be  
undergrounded over the entire length of the existing alley in  
Block 76, and that 200 Grand or its successors in title will pay  
the cost of the utilities undergrounding being performed in that  
portion of the alley now being vacated, whether or not the  
vacation proceedings have become final at the time of the  
undergrounding work.

2. 200 Grand will grant a public easement for ingress and egress North from the terminus of the unvacated portion of the alley in Block 76. Should the balance of the alley in Block 76 be vacated at a later time, the public easement described in this paragraph will also be vacated.

3. Although approximately the Western one-half of the existing alley will not be vacated, 200 Grand will bear complete responsibility for all future maintenance and upkeep of driving surfaces, traffic control devices and improvements, etc., located on or in said alley right-of-way.

4. 200 Grand will grant all necessary easements for utilities installed in the existing alley right-of-way, as may be required by the City or the affected public utilities that may now or hereafter occupy the alley.

5. The City may at any future time vacate the remaining portions of the alley in Block 76, and 200 Grand waives any objection it might raise to such vacation. The City does not presently intend to do so unless parking on Block 76 appears to be inadequate. If the City reasonably determines that parking is inadequate, 200 Grand will modify its existing parking and site improvements on the West half of Block 76 at the request of the City to increase parking following the further alley vacation described in this paragraph.

6. 200 Grand and its successors will, prior to obtaining planning clearance for new construction on Block 76,



make arrangements for consolidated trash storage and pickup on-site that are reasonably satisfactory to the City.

7. This Agreement will be binding on, and inure to the benefit of, not only the parties, but also their respective assigns, successors in title, and corporate successors. The parties intend that this Agreement will create covenants running with the land, and authorize the recording of a copy of this Agreement to that end.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed the day and year first above written.

TWO HUNDRED GRAND PROPERTIES

By \_\_\_\_\_  
Managing General Partner

CITY OF GRAND JUNCTION, COLORADO

By \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
City Clerk

V. & M. Demercurio  
303 Ouray Avenue  
Grand Junction, CO 81501

Marlin R. & Betty Street  
348 Sherman Drive  
Grand Junction, CO 81503

Liberty Baptist College,  
et al.  
c/o Peter W. Taylor  
3150 Bear Street  
Costa Mesa, CA 92626

David J. Singletary  
329 Ouray  
Grand Junction, CO 81501

Noel E. & Karen S. Andress  
340 Grand Avenue  
Grand Junction, CO 81501

Beth A. Harris  
407 Dressel Drive  
Grand Junction, CO 81503

Thomas N. Nielsen, et al.  
8599 315 Road  
Silt, CO 81652

United States Postal Service  
Grand Junction, CO 81501

First Assembly of God, Inc.  
402 Grand Avenue  
Grand Junction, CO 81501

Steven R. &  
Betty J. Conoley  
203 Grand Avenue  
Grand Junction, CO 81501

Joseph B. & C.K. Marye  
211 Grand Avenue  
Grand Junction, CO 81501

Betty Jean Kempton  
2805 Mesa Avenue  
Grand Junction, CO 81501

Victor A. Paulson  
2942 Shelley Drive  
Grand Junction, CO 81503

Reynold R. Remington  
3337 Northridge Drive  
Grand Junction, CO 81506

United Bank of Grand  
Junction Downtown, N.A.  
P.O. Box 908  
Grand Junction, CO 81502

Columbia Savings &  
Loan Association  
130 North Fourth Street  
Grand Junction, CO 81501

Richard F. & Linda A. Gilmore  
James & M.L. Golden  
510 Patterson Road  
Grand Junction, CO 81506

St. Joseph's  
Catholic Church  
314 White Avenue  
Grand Junction, CO 81501

Catholic Outreach  
of Grand Junction  
253 White  
Grand Junction, CO 81501

Lee E. &  
Jo'An N. Ingram  
3196 Elm Avenue  
Grand Junction, CO 81501

Earl G. Sawyer, Jr. &  
Mildred Sawyer  
249 Grand Avenue  
Grand Junction, CO 81501

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Charles D. & Bernita E. Holmes  
315 Chipeta Avenue  
Grand Junction, CO 81501

Laurence E. Karp  
1260 White Avenue  
Grand Junction, CO 81501

William H. &  
Vivian A. Simpson  
331 Chipeta Avenue  
Grand Junction, CO 81501

Bud R. & Lee Ann Blaney  
1635 Maple Court  
Grand Junction, CO 81505

Lawrence M. &  
Mary Lee Flower  
1820 O Road  
Fruita, CO 81521

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Thomas F. Mayberry  
326 Ouray Avenue  
Grand Junction, CO 81501

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Thomas M. Sparks, Sr.  
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Grand Junction, CO 81501

Fermin A. &  
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Grand Junction, CO 81501

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Lafayette, CO 80026

Donald B. &  
Carolyn S. Massey  
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Grand Junction, CO 81501

Leonard Lang  
P.O. Box 4182  
Grand Junction, CO 81502

Joseph Dale Stanavich  
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Tacoma, WA 98404

Kenneth Robitschek  
411 Saulsbury St.  
Lakewood, CO 80226

Karen Stevens  
227 Chipeta Avenue  
Grand Junction, Co 81501

Lester Fougner  
P.O. Box 33  
Lama, CO 81524

Dorothy A. Flynn  
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Grand Junction, CO 81501

James M. &  
Wilma A. Cannady  
P.O. Box T  
Palisade, CO 81526

John A. & Caroline Young  
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Ft. Collins, CO 80524

Lloyd A. Murray  
117 W. Apricot Avenue  
Salt Lake City, UT 84103

Frances Martin  
224 Ouray Avenue  
Grand Junction, CO 81501

Bud R. & Lee Ann Blaney  
1633 Maple Court  
Grand Junction, CO 81505

Walter L. &  
Kathleen H. Hiatt  
246 Ouray Avenue  
Grand Junction, CO 81501

Gladys E. Haywood &  
Gary A. Hensley  
16265 Northcliff Place  
Elbert, CO 80106

James R. Kamicar &  
Sheryl Manz Kamicar  
259 S. Teller Avenue, #135  
Grand Junction, CO 81501

Carole J. Harshman  
1021 Main Street  
Grand Junction, CO 81501

Arthur L. &  
Arleen M. Wallace  
518 North Second Street  
Grand Junction, CO 81501

Nellie R. Coleman  
2216 North 21st Street  
Grand Junction, CO 81501

James R. Kamicar &  
Elizabeth Zalek  
259 S. Teller Avenue, #135  
Grand Junction, CO 81501

Two Hundred Grand Properties  
200 Grand Avenue, Suite 318  
Grand Junction, CO 81501

# ALLEY VACATION PLAN

## 200 GRAND AVENUE - GRAND JUNCTION, COLORADO

RMF-64

RMF-64

C-1

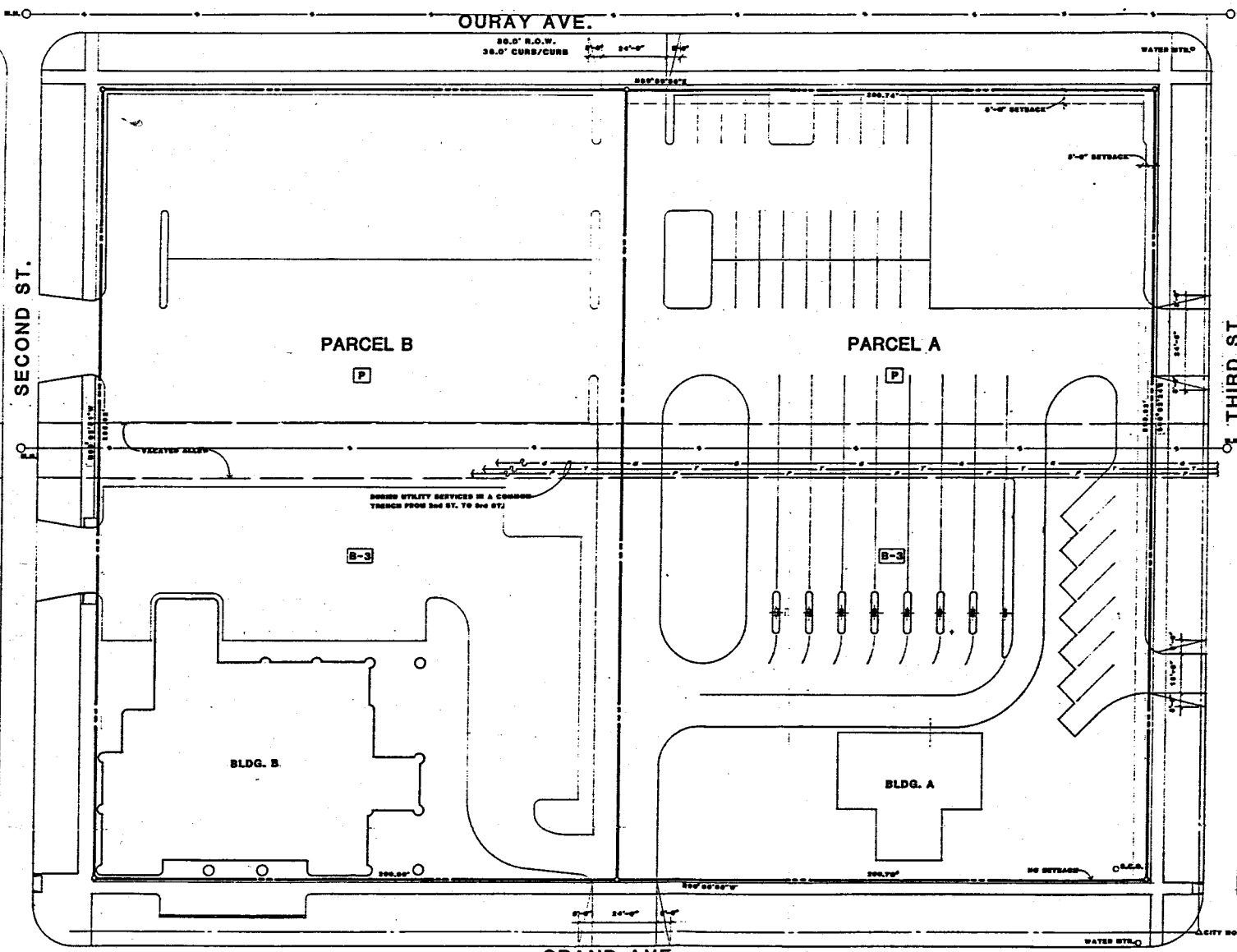
C-1

RMF-64

RMF-64

RMF-64

B-3



**LEGAL DESCRIPTIONS**

**PARCEL "A"**  
Lots 9 through 24, both inclusive, in Block 76 of the City of Grand Junction, Colorado according to the recorded plat thereof.

**PARCEL "B"**  
Lots 1 through 8 and 25 through 32, both inclusive, in Block 76 of the City of Grand Junction, Colorado according to the recorded plat thereof.

**ALLEY S.A.M.**  
All of the Dedicated Alley S.A.M. in Block 76 of the City of Grand Junction, State of Colorado, according to the recorded plat thereof.

**PROPERTY OWNERSHIP**

**PARCELS "A" & "B":**  
Two Hundred Grand Properties, a Colorado Partnership  
200 Grand Avenue  
Grand Junction, Colorado 81502

**APPLICANT**

Two Hundred Grand Properties  
Mr. Shannon Haysen, General Partner  
Post Office Box 1764  
Grand Junction, CO 81502

**REPRESENTATIVE**

Thomas & Macnamara, P.C.  
Mr. Kirk Rider  
Post Office Box 1764  
Grand Junction, CO 81502

**ARCHITECT/PLANNER**

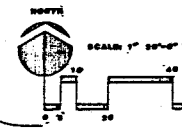
Robert E. Hendon & Associates  
Incorporated - Architects  
110 Cook Street, Suite 701  
Denver, Colorado 80204  
Colo. B-419

**LAND SURVEYOR**

O.E.D. Surveying Systems  
P.O. Box 186  
Wellsville, Colorado  
Max S. Morris, Colo. L.S. 16413

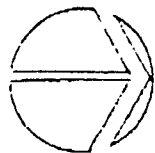
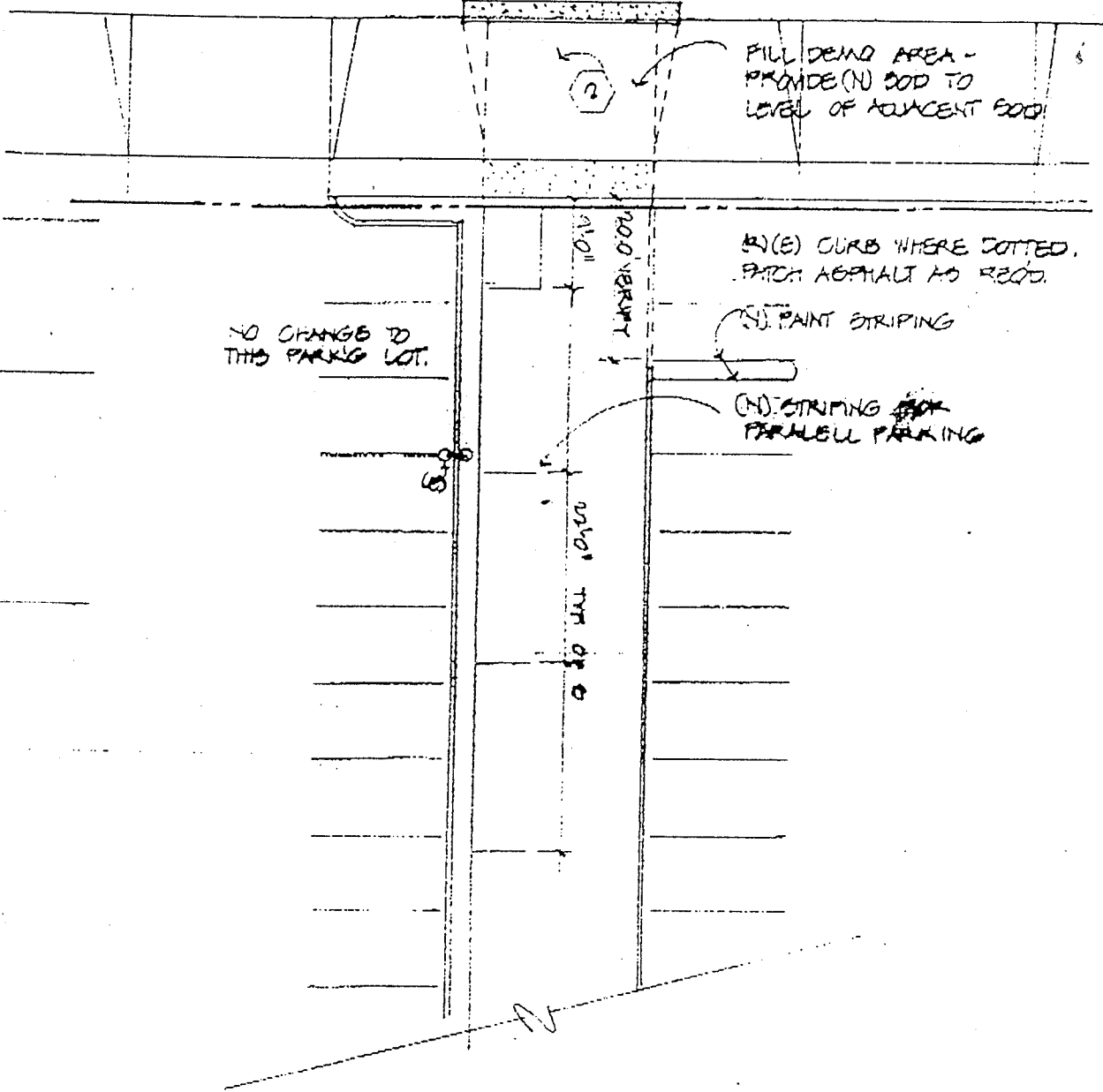
- NOTES:**
1. Site Plan shown represents the existing plan and parking in Parcel B, and the preliminary design for improvements on Parcel A.
  2. Ownership of Parcel A will be transferred from Two Hundred Grand to Colorado National Bank - Grand Junction, following completion of the contract for Purchase Conditions.

- LEGEND**
- B-3 SOME DISTRICT
  - SANITARY SEWER
  - GAS
  - TELEPHONE
  - ELECT. POWER
  - FIRE HOLE



Original  
Do NOT Remove  
From Office # 05 89

15 SECOND ST.



PARTIAL SITE PLAN  
1" = 20.0'

CNB GRAND JUNCTION

R E HERNDON & ASSOCIATES, INC.  
ARCHITECTURE - PLANNING - INTERIORS  
110 COOK DENVER, COLORADO SUITE #201 80208

PROJECT:  
89-001  
DATE:

SD 4



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

February 17, 1989

Mr. Kirk Rider  
Younge and Hockensmith, P.C.  
P.O. Box 1768  
200 Grand Avenue, Suite 500  
Grand Junction, CO 81502

Dear Mr. Rider:

I have reviewed your request for a reduction of required parking for the building at 200 Grand Avenue. Under the terms of your request narrative, I find that the reduced parking will be adequate to serve the existing and proposed uses at this location. You may consider this letter an approval to reduce parking requirements from 161 spaces to 120 spaces under the following conditions.

1. Creation of a joint parking agreement for 15 additional spaces with Colorado National Bank (parcel "B," file #5-89).
2. Creation of a minimum of 37 parking spaces on the Colorado National Bank property as shown on the site plan submitted for alley vacation, #5-89.
3. Any change in use, or significant interior remodel within the 200 Grand building, will require review of the parking demand to determine if such change will require additional spaces.

Please let me know if you have any questions regarding this approval.

Sincerely,

A handwritten signature in cursive script, appearing to read "Karl G. Metzner".

Karl G. Metzner  
Director of Planning

KGM/tt

xc: File #5-89

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5 89

# REVIEW SHEET SUMMARY

FILE NO. #5-89 TITLE/HEADING Alley Vacation DUE DATE 2/17/89

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Two Hundred Grand Properties

Location: North of Grand between 2nd and 3rd Streets

PETITIONER ADDRESS 200 Grand Avenue, Ste. 318, Grand Junction, CO 81501

ENGINEER n/a

DATE REC. AGENCY COMMENTS

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

DATE REC.	AGENCY	COMMENTS
02/17/89	Planning	Planning has no objections to the alley vacation. Site details for the new construction will be reviewed at the time the building permit is requested. Complete landscaping details must be submitted prior to issuance of the planning clearance. Easements must be retained for all utilities. A deceleration lane, or a greater turn radius, is needed for the Grand Avenue access.
02/08/89	Police Dept.	No problems noted.
02/16/89	City Attorney	Have Section 8-2-2 and 8-2-4 been complied with?
02/16/89	Public Works	Conditions required are easement to accommodate repair, replacement, or removal of sanitary sewer lines. No permanent structures over easement; "Hold harmless" that any improvements disturbed within easement (curbing, landscaping, etc.) are the responsibility of owner for replacement; City Sanitation has right to negotiate commercial trash pick-up at this location.
02/17/89	City Engineer	No objections to alley vacation. Regarding site plan, the turning radius into parking lot off Grand Avenue curb cut is not adequate. Plan should show location(s) of and access to refuse pick-up sites.
02/08/89	DDA	The DDA supports the proposed development and has no objections to the alley vacation.
02/17/89	Public Service	gas: Will require that alley remain utility easement to ensure that existing natural gas line can remain in service and be maintained per governmental regulations.
	electric:	Same as gas in that alley to remain utility easement.
02/08/89	Fire Dept.	Our office doesn't have a problem with this alley vacation as long as our access for fire protection is not hampered. If and when construction is planned, our office will need to review the plans.
02/08/89	Mtn. Bell	U.S. West has aerial cable feeding from east to west to the 100 block that will have to remain, and also has service to 200 Grand. The aerial cable can be replaced with buried (cable) at the petitioner's expense. A utility easement must be provided (maintained) through the proposed alley vacation.

RESPONSE NECESSARY  
by 3/3/89

*Done on hand returned  
2/23/89*





# development summary



File # 5-89 Name CNB Alley Vacation Date 3/9/89

**PROJECT LOCATION:** East/west alley near 200 Grand Avenue

**PROJECT DESCRIPTION:** Request to vacate the east/west alley between 2nd and 3rd Streets north of Grand Avenue to allow construction of a drive-up/satellite banking facility for Colorado National Bank.

## REVIEW SUMMARY (Major Concerns)

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

\* See explanation below

Note: The petitioner's representative, Mr. Kirk Rider, asked Planning Commission to approve the full alley vacation, but to also approve a half alley vacation just in case the petitioner wanted to approach City Council with that proposal. Planning staff (Mike Sutherland) informed Commission that discussions had occurred as to what technical requirements were expected if the half alley vacation was approved, and that if Commission recommended full vacation, Council had the option of vacating it all or any portion thereof, providing proper legal advertising was given.

### STATUS & RECOMMENDATIONS:

Staff has no problem with the proposal subject to review agency comments relative to technical concerns.

### Planning Commission Action

Hearing on March 7, 1989: Planning Commission recommended approval of the full alleyway vacation, subject to review agency summary comments.