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File 1989-0028

Name: 536 Ouray Ave - Rezone & Final Rio Grande Federal Credit Union

	S c a n n e d	<p><b>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.</b></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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			Letter from Stephen J. Witsken, Rio Grande Federal Credit Union to Andy Anderson, Mesa County Property Manager re: sale contingency – 8/31/89
X	X	Development Summary	X
			Letter from Stephen J. Witsken, Rio Grande Federal Credit Union to Kathy Portner, Planning Dept. re: no objections to the Older American Center using the lot east of the credit union's building for parking after credit union business hours - 9/1/89
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			Memo from Tim Woodmansee to Jim Shanks re: 1990 Alley Imp. District Assesment Rates – 11/6/89
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			Letter from Kathy Portner to Levi Lucero, Bray & Co. Realtors re; approval of rezone to PB and final plan – 9/13/89
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PROJECT NARRATIVE  
FOR  
RIO GRANDE FEDERAL CREDIT UNION

MAY, 1989

Prepared For:

Levi Lucero  
Bray & Co. Realtors  
1015 N. Seventh Street  
Grand Junction, CO 81501  
303-242-3647

MISC17

Prepared By:

Armstrong Consultants, Inc.  
861 Rood Avenue  
Grand Junction, CO 81501  
303-242-0101  
Armstrong Project #895228

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## SITE ANALYSIS

### Introduction

The purpose of this section is to identify the physical and technical characteristics of the property selected for the future relocation of the Rio Grande Federal Credit Union and parking area for the Gray Gourmet facility.

### Location

The accompanying plan depicts the three parcels located mid block between 5th and 6th Streets fronting on Ouray and Chipeta Avenues. The three parcels are located within Block 60 of the City of Grand Junction being a part of the NW¼ of Section 14, Township 1 South, Range 1 West, Ute Meridian. The three rectangular sites consists of approximately 31,500 sq. ft. and are identified as Parcel "A", "B" and "C" on the accompanying map. Parcel A, the largest, consist of 18,800 sq. ft. while parcels "B" and "C" contain approximately equal areas of 6,350 sq. ft. each. Parcel "A" is currently occupied by an existing 4000 sq. ft. building, parking and landscaped areas. The vacant building was previously utilized as the Teachers Federal Credit Union. Parcel "B" is currently being utilized as a parking area for the Gray Gourmet facility located across the alley north of the site. Intensive landscaping exists along the east line of Parcel "B". Parcel "C" is vacant of structures or development of any type. A single family structure has been removed from the site.

### Surrounding Land Use

Surrounding land uses range from high to moderate intensities. The results of land use survey of the property adjoining the subject sites is depicted on the accompanying drawing. Survey results indicate the predominate land use north of the subject property to be residential in nature at an approximate density of 10 dwelling units per acre. A major multi-family facility located west of Fifth Street most likely has a density of between 15 and 20 dwelling units per acre. The predominant land use east and south of the subject site are those of a public use in nature. The largest of which is a public library. Non-residential uses tend to intensify on properties to the south adjoining Grand Avenue.

The majority of the land adjoining the three sites is zoned RMF-64 by the City of Grand Junction. Other property adjoining the site is zoned PZ, public zone, and a small area of B-3 zoning can be found at the southwest corner of Sixth Street and Ouray Avenue.

### Utility Service

The subject site lies within the following utility service districts:

Sewer	City of Grand Junction
Water	City of Grand Junction
Electric & Gas	Public Service Co. of Colorado.
Telephone	U.S. West Communication

All utility service mains are located within the adjoining streets and alley way.

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### Access

Primary access to the sites is from Ouray and Chipeta Avenues. Access is also gained from a paved public alley which separates two of the parcels from the other.

Fifth Street, located approximately 100 feet west of the subject parcels serves as one of four North/South arterials crossing the Grand Junction Core area. Additionally, Grand Avenue, an East/West arterial is located one block south of the subject site.

### Site Drainage

The subject parcels are not adversely affected by off-site drainage. Storm water generated on the site is carried on the surface to the adjoining streets and alley. Due to the location of the sites within Grand Junction it appears that storm sewers in the area are adequate.

### Grand Junction Land Use Policies

In addition to the Grand Junction Zoning and Development Code the Downtown Residential Neighborhood Guidelines apply to the three parcels.

The Downtown Guidelines generally address issues such as major corridor guidelines for development and minimizing neighborhood conflicts. Excerpts from the Downtown Residential Neighborhood Guidelines which directly affect the subject parcels follow:

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## ISSUES

Potential development conflicts in this neighborhood were brought to light in March of 1987 when the Teacher's Credit Union requested a rezone to expand their parking lot to Chipeta Avenue. The request was denied by City Council based on neighborhood opposition. The Council asked that a neighborhood plan be developed to assist in the decision-making process. In addition, a request in December of 1987 to rezone properties involved in a land swap between Mesa County and the Credit Union was tabled by the Planning Commission pending the implementation of a neighborhood plan.



## NEIGHBORHOOD GUIDELINES

Listed below are the revised Downtown Residential Neighborhood Guidelines as adopted by the City Council on July 6, 1988. Note the change in the guidelines concerning the Credit Union and Older American Center.

Business/commercial uses should be confined to the major corridors--1st Street, North Avenue, 12th Street and Grand Avenue, as per the Corridor Guidelines.

Encroachment of non-residential uses into existing residential areas is discouraged.

The downtown residential neighborhood is recognized for its historic significance.

Renovation of existing older single family structures as housing is encouraged.

The residential neighborhood, bounded by Ouray Avenue, 2nd Street, Belford Avenue and 12th Street needs to develop a strong sense of community through continuity within sub-neighborhoods.

The neighborhood is encouraged to develop a unique identity through landscaping, streetscaping and architectural design.

Renovation of structures for professional offices is encouraged in the transitional/buffer areas between business/commercial and residential uses.

The renovation of existing structures is encouraged for multi-family use, rather than building new structures that may not fit in with the character of the neighborhood.

The 500 block of the north side of Ouray and the south side of Chipeta is recognized as a unique area with an existing business. Further encroachment of new business/commercial uses into this block is discouraged; expansion of the existing Credit Union facilities to the north of the alley is discouraged.

As a community facility, the Older American Center is a recognized asset to the downtown area. Expansion of the Center, compatible with the area, is encouraged to enhance further renovation of the residential neighborhood and to support downtown facilities.

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## PROPOSED LAND USE

As the accompanying drawing illustrates, land use on two of the subject parcels will remain unchanged once a change in zoning is granted. The proposal for each of the three parcels includes:

PARCEL "A" No change in the past land use will occur. It is anticipated that the existing building will ultimately be occupied by the Rio Grande Federal Credit Union. Parcel "A" was previously occupied by a credit union which has since relocated.

PARCEL "B" The existing parking area will continue to function as it currently does and initially will be utilized as parking for customers and employees of the Rio Grande Federal Credit Union. The proposal for Parcel "B" also includes the future expansion of the single existing drive-up window on Parcel "A" to Parcel "B" which will bring the future total to 4 drive-up windows.

PARCEL "C" The proposed land use for this parcel is for a parking facility which will be utilized by visitors and employees of the Gray Gourmet Building. The development plan calls for the construction of 13 new paved parking spaces.

### Access

Access to Parcels "A" and "B" will remain unchanged. Access to Parcel "C" is limited to a single point which utilizes the existing public alley way. A driveway to Parcel "C" on Chipeta Avenue will not be utilized.

### Utility Service

Utility service to Parcel "A" will not change. Parcels "B" and "C" do not require utility service for their proposed uses.

### Grading and Drainage

Changes in existing drainage patterns will not occur on Parcels "A" and "B". Future drainage from Parcel "C" will be discharged at two points. Half of Parcel "C" will be graded to drain toward Ouray Avenue while the balance will be graded toward the adjoining alley way.

### Buffering and Screening

The proposal for Parcels "A" and "B" utilizes existing screening and buffering found on the sites. Buffering and screening of Parcel "C" includes the construction of a new 5 ft. high chain link fence which will match the existing fence along the west boundary of the parcel. The proposal also calls for the installation of woven slats to be placed within the new fence as well as the existing fencing, with the adjoining owner's permission. Additionally, the proposal indicates the construction of a new natural wood fence four feet high along the Chipeta Avenue frontage.

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Review of the proposed site plan for Parcel "C" indicates about 14% of the site will be landscaped.

Development Schedule

It is anticipated that Parcels "A" and "B" will be occupied by the Rio Grande Federal Credit Union this summer. It is not known at which time the drive up facility will be expanded. Expansion of the existing drive-up window is entirely dependent upon the future growth of the credit union.

Development of Parcel "C" will be completed by the petitioner before fall of this year.

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## IMPACT OF DEVELOPMENT

### Introduction

The proposal will not create new activity in the surrounding neighborhood which does or has not existed in the recent past.

Any project similar to the request, no matter where it is located will most likely create an impact to the surrounding community economically, socially and physically. The nature of the proposal, how it is handled and controlled, can determine whether the impacts are positive or negative. By a logical evaluation of all aspects of the proposed plan, steps can be taken which insure that the ultimate affects of the proposal are beneficial to the community.

In as much as changes in land use on Parcels "A" & "B" will not result once the change in zoning is granted, future negative impact are considered to be minimal if not non-existent. It should be pointed out that Parcel "A" has a Conditional Use Permit for a business use within a residential zone. Evaluation of the Development Code for the City indicates that conditional uses generally are those uses which have a relatively short period of time in which the use will be utilized. Given the nature of the improvements of parcel "A" it does not appear that the past development was intended to be short term.

### Need for Development

It is a widely accepted fact that any community that does not have some new development will wither and die economically. It is important for any community to encourage development of new business endeavors which maintains its economic stability. Rio Grande Federal Credit Union needs to relocate to a better facility and this site suits their needs without them having to leave the downtown area.

### Impact on Adjoining Area

Other than economic impacts to the City, the proposed Parcels A & B in their present vacant state do not present major adverse impact on the adjoining areas. However, once development of Parcel "C" is completed, some minimal impact of the adjoining properties would most likely be realized. Impacts to the adjoining non-residential zones would be positive, while impact to the adjoining residential zones could be considered negative.

Utilizing the "Planned Zone" concept, any such negative impacts can be minimized. The "Planned Zone" allows for specific site plan reviews of the proposed development plans by the general population and various governmental agencies.

Preparation of the proposed land use plan for Parcel "C" meets several goals in development of the site:

- 1) Protect the adjoining residential uses from any adverse visual impacts.
- 2) Minimizes visibility of the use from Chipeta Avenue.
- 3) Maintain ease of accessibility for individuals utilizing the parking area.

- 4) Achieves a desirable surrounding for the users of the parking area and projects a positive image to the consumer.
- 5) Minimizes traffic impacts to the residential neighborhood north of the subject site.

#### Impact of Traffic

Development of the subject property into any use will result in additional traffic to the adjoining roadways. The development of the property in accordance with the enclosed development plan provides for 100% of the traffic in and out of the sites to utilize Ouray Avenue and the public alley.

Should the requested change in land use zoning be granted, traffic will most likely not increase over that which currently or has existed in the past. It should be pointed out that the proposed parking area on Parcel "C" is not for a new business, but rather it services existing parking needs.

#### Impact on Natural Systems

The natural systems of an area are always affected when any type of redevelopment takes place, but quite often can be improved with development. At the present time, Parcel "C" has minimal ground cover over most of the area and is barren of vegetation. With site development most of the open ground areas will be covered with pavement and should dramatically reduce any dust and erosion problems which presently occur on the site. Those areas which have substantial vegetative ground cover and mature trees are proposed to be left in their existing state.

Air quality may be affected by automobile emissions. State and Federal agencies institute tougher vehicle emission requirements with each passing year. Due to the low number of parking spaces, it is expected that air quality deterioration as a result of automobile emissions would be minimal.

Common dust control measures will be implemented to alleviate, as much as possible, the amount of airborne particulates caused during site construction on Parcel "C".

#### Impacts on City Policies and Guidelines

Careful review of the proposed Site Development Plan, Surrounding and Adjoining Land Use Map and the Site Analysis Section of this narrative reveal that this request clearly meets the pertinent land use policies affecting the site. Specifically, two guidelines found within the Downtown Residential Neighborhood Guidelines:

The requested zone change would not create a NEW business/commercial use on the north side of Ouray Avenue within the 500 block. Further, the request does not allow for the expansion of the existing credit union facilities north of the alley.

Even though the Gray Gourmet facility is not specifically mentioned within the Neighborhood Guidelines, reference is made to the Older American Center. The guidelines recognize the

center as an asset to the downtown area. Many of the individuals utilizing the Older America Center also benefit from the services offered by the Gray Gourmet. The proposed request for relocation of the existing Gray Gourmet parking area enables those elderly individuals utilizing their facility greater ease in access to the building. This, enhances residential renovation to the residential neighborhood by possibly eliminating the need to park vehicles along Chipeta Avenue adjoining the Gray Gourmet facility.

According to the Grand Junction Zoning and Development Code, Section 4-4-4 criteria, the following evaluations shall be made in reviewing zone applications:

A. WAS THE EXISTING ZONE AN ERROR AT THE TIME OF ADOPTION?

A possible error exists with the establishment of a Conditional Use Permit for Parcel "A". Typically conditional uses are for a use of a relatively short time span. A change in zone designation for Parcel "A" provides a detailed explanation of the use. The PZ zone designation would be in error should the property within Parcel "B" be acquired by a non-public entity. The existing zone established for Parcel "C" was most likely not in error at the time of its adoption due to the single family residence previously located on the property. However, since the time of adoption of the RMF-64 zone the structure served its use as a single family residence and has been removed from the property.

B. HAS THERE BEEN A CHANGE IN CHARACTER IN THE AREA DUE TO INSTALLATION OF PUBLIC FACILITIES, OTHER ZONE CHANGES, NEW GROWTH TRENDS, DETERIORATION, DEVELOPMENT TRANSITIONS, ETC.?

There has been a definite change in the neighborhood character as a result of the development of several surrounding public buildings adjoining the request. The recent adoption of the Downtown Residential Neighborhood Guidelines reinforces the continued change in the area surrounding the request.

C. IS THERE AN AREA OR COMMUNITY NEED FOR THE PROPOSED REZONE?

A neighborhood need exists in the form of continued occupancy of business and residential structures located within the area. Generally it is found that in other areas of the City where structures and land remain vacant for any length of time the properties tend to fall into a state of dis-repair, thus affecting surrounding values.

D. IS THE PROPOSED REZONE COMPATIBLE WITH THE SURROUNDING AREA OR WILL THERE BE ADVERSE IMPACTS?

The proposed rezone to PZ, public zone, will be compatible with the zoning of adjacent Gray Gourmet property of the same designation. In as much as the PB Zone Change Request does not propose any change to the existing uses, adverse impacts should be non-existent.

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- E. WILL THERE BE BENEFITS DERIVED BY THE COMMUNITY OR AREA, BY GRANTING THE PROPOSED REZONE?

The proposed benefits are best illustrated with the response included to Criteria C, above.

- F. IS THE PROPOSAL IN CONFORMANCE WITH THE POLICIES, INTENTS AND REQUIREMENTS OF THIS CODE AND OTHER ADOPTED PLANS AND POLICIES?

Every attempt has been made within the application to conform with the policies, intents and requirements of the code, plan and policies. Full conformance is only realized once public agency review and public comment is gained by the petitioner. Should any non-conformance of the application be identified during the review process, every reasonable attempt will be made to bring the proposal into conformance.

- G. ARE ADEQUATE FACILITIES AVAILABLE TO SERVE DEVELOPMENT FOR THE TYPE AND SCOPE SUGGESTED BY THE PROPOSED ZONE? IF UTILITIES ARE NOT AVAILABLE COULD THEY BE REASONABLY EXTENDED?

All facilities required by the requested zone change exist and presently serve the subject property. All utilities are available and presently serve the sites.

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636 Horizon Drive, #203  
Grand Junction, CO 81506

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Grand Junction, CO 81501

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Marie Wetzel  
460 Ouray Avenue  
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Frank Bering  
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2495 H Road  
Grand Junction, CO 81505

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

April 12, 1990

Steve Witsken, Manager  
Rio Grande Federal Credit Union  
536 Ouray Ave.  
Grand Junction, CO 81501

Dear Mr. Witsken:

Attached is a letter sent to Levi Lucero on September 13, 1989 concerning final approval requirements for the Rio Grande Federal Credit Union. I did not receive a response from Mr. Lucero and was not able to follow up on it sooner because of an extended leave.

All conditions of approval of the rezone must be met by June 1, 1990. Those include:

- Recording the revised site plan with the Mesa County Clerk and Recorder.
- ✓- Screening along the west property line of the existing Credit Union.
- ✓- An adequate irrigation system for all landscaping.
- ✓- An acceptable drainage and grading plan for the proposed parking lot.
- ✓- Payment into an escrow account for alley improvements.

Failure to comply with the above requirements by June 1, 1990 will result in the planned development being referred back to Planning Commission to consider revocation of the approval. Any requests for time extensions on the completion of the above requirements must be approved in writing by this Department.

Improvements to the proposed parking lot on Chipeta Avenue must be in accordance with the approved plan. All site requirements must be completed prior to use of the parking lot.



Steve Witsken  
April 12, 1990  
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If you have any questions please call me at 244-1446. Thank you for your cooperation in this process.

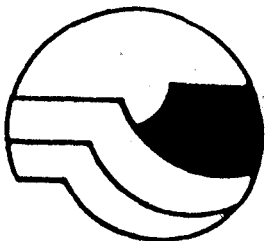
Sincerely,



Kathy Portner  
Senior Planner

/kp

xc: Dan Wilson, City Attorney  
Andy Anderson, Mesa County Property Management  
Files #28-89, #29-89



Mesa County  
Building  
Inspection  
& Property  
Management

750 Main Street  
P.O. Box 20,000-5005  
Grand Junction, Colorado  
81502-5005

Building Inspection  
**(303) 244-1631**

Property Management  
**(303) 244-1860**

244-1801  
Andy

April 14, 1989

Mr. Levi Lucero  
Bray & Company  
1015 North Seventh Street  
Grand Junction, Colorado

Dear Levi:

Pursuant to our conversation earlier this week please accept this letter as verification that I am willing to continue discussions regarding the proposed "land swap" near the Older American Center on Ouray Avenue.

Acting in my capacity as Mesa County Property Manager and also at the direction of the 1988 Board of Commissioners, I was actively negotiating the trade with the Teachers Credit Union earlier this year. If the new owner should desire to pursue this action, the following conditions must be satisfied:

1. The owner must agree to improve the now vacant lot to an acceptable standard equal to or better than the parking lot now owned by Mesa County adjacent to the Teacher's Credit Union.
2. The owner would be responsible for all actions necessary to ensure that the new parking lot complies with the City of Grand Junction regulations pertaining to the intended use, i.e. zone change, public hearings, etc.
3. The owner would be responsible for all legal costs associated with the proper transference of the property.

If these conditions are acceptable and the new owner so desires, I would be happy to take the actions necessary to negotiate the trade. After a written agreement is reached I would then take it to the Board of County Commissioners and recommend it's approval.

Sincerely,  
*Ray A. Anderson*  
Roy, "Andy" Anderson  
Mesa County Property Manager

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# ARMSTRONG CONSULTANTS, INC.

861 Rood Avenue

Grand Junction, Colorado 81501

(303) 242-0101

May 31, 1989

Grand Junction City Council  
Grand Junction Planning Commission  
250 N. Fifth Street  
Grand Junction, CO 81501

RE: Rio Grande Federal Credit Union  
Armstrong Project #895228

Dear Members:

Accompanying you will find a Zone Change Request and Site Development plans for 3 separate parcels of land.

Parcel "A" consists of 6 city lots which are currently occupied by the former location of the Teachers Federal Credit Union. The request is for a change in zoning from RMF-64 to P.B., planned business. The existing use was established under the conditioned use regulations.

Parcel "B" consists of 2 city lots which are currently being utilized as parking for the Gray Gourmet Facility located nearby. The requested change in zoning is from PZ, public zone, to P.B., planned business. It is the petitioners desire to trade Parcel "B", which is currently owned by Mesa County for Parcel "C" owned by the petitioner. After the zone change has been granted for Parcel "B", it will be utilized as parking for Parcel "A". It is envisioned that Parcel "B" might be ultimately utilized as a future expansion area for a drive-up window facility.

Parcel "C" consists of one full city lot and portions of two adjoining lots. The requested change in zoning is from RMF-64 to PZ, public zone. After the forementioned land trade is complete, the proposal calls for development of the vacant parcel by the petitioner as a parking area for the adjoining Gray Gourmet facility. The Special Use process of the City's Development Code will be utilized in gaining acceptance of the proposal for Parcel "C".

The enclosed information is intended to provide sufficient data to assess the merits of the requested changes in zoning and development plans.

Given the opportunity, the proposal demonstrates that a quality business coupled with a development plan that is sensitive to the existing neighborhood can be desirable for redeveloping an area such as that which exists in the vicinity of the request.

CONSULTING ENGINEERS

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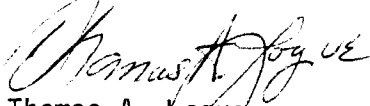
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To proceed further with the development of the sites requires a great deal of investment and risk to the petitioner. The future operators believe they will be replacing currently vacant property with a downtown business which will prove to be profitable and desirable to the City. They request that you, the Planning Commission and City Council, give the petition your best consideration, and trust you will make a knowledgeable and wise decision in this matter.

Bray and Company Realtors, Rio Grande Federal Credit Union and myself will be present at the scheduled public hearings to discuss the project and answer any questions which may arise.

Respectfully,

ARMSTRONG CONSULTANT,S INC.



Thomas A. Logue  
Project Manager

TAL/sh  
DALY31

Enclosure

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

September 13, 1989

Levi Lucero  
Bray & Co. Realtors  
1015 N. 7th Street  
Grand Junction, CO 81501

Dear Mr. Lucero:

On September 6, 1989 the Grand Junction City Council, upon recommendation by the Planning Commission, approved the requested rezone to PB and final plan on the property located at 536 and 546 Ouray. A copy of the approved site plan must be recorded with the Mesa County Clerk and Recorder prior to occupancy of the site. A list of allowed uses should be included on the site plan.

The request for a Special Use Permit for the proposed parking lot at 537 Chipeta has also been approved contingent on the land swap with Mesa County being finalized and that property being rezoned to PZ. The revised site plan dated 6-17-89 is the approved plan. All site requirements must be completed prior to use of the parking lot.

Other conditions of approval include screening of the existing parking lot west of the Credit Union building from the adjacent residence, an adequate irrigation system for all landscaped areas, an acceptable grading and drainage plan for the proposed parking lot, and payment into an escrow account for alley improvements. All the above requirements must be met prior to recording of the site plan.

Thank you for your cooperation through this process.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kathy Portner", with a long horizontal flourish extending to the right.

Kathy Portner  
Planner

/kp

xc: Rio Grande Federal Credit Union  
Tom Logue, Armstrong Engineers  
Andy Anderson, Mesa County Property Manager



# REVIEW SHEET SUMMARY

FILE NO. 28-89 TITLE HEADING Rezone and Final DUE DATE 6/26/89

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Rio Grande Federal Credit

Union and Bray and Company (Levi Lucero) Location: 536 Ouray and 537 Chipeta Avenues

Acres: .57

PETITIONER ADDRESS 536 Ouray/537 Chipeta Avenue Grand Junction, CO 81501  
1015 N. 7th Street Grand Junction, CO 81501

ENGINEER n/a

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

6/26/89	Planning Dept.	<p>The proposal to expand the credit union facility south of the alley and expand the parking area of the Senior Nutrition Center north of the alley is not in conflict with the adopted Downtown Residential Neighborhood Guidelines.</p> <p>The rezone to PZ at 537 Chipeta must be contingent on Mesa County taking ownership.</p> <p>The rezone to PB at 536 Ouray would bring the existing non-conforming use into conformance with the Zoning and Development Code.</p> <p>An amended plan process would be required for the future driveway expansion.</p> <p>The parking lot to the west of the credit union building should be screened from the adjacent single family residence with a wall, screen fence, or screen planting of a year-round nature, six feet high, as per section 5-5-1.H. of the Zoning and Development Code.</p> <p>The above screening requirement would also apply to the proposed parking lot on Chipeta.</p> <p>What is the proposed irrigation system for the landscaped areas?</p> <p>A complete drainage plan must be submitted prior to the hearing for review.</p> <p>Petitioner must provide a list of potential uses to be considered.</p>
6/23/89	Public Service gas & electric:	No objections.
6/13/89	Police Dept.	No problems noted.
6/14/89	Fire Dept.	The Fire Dept. has no requirements that need to be met by this rezone.
6/13/89	Building Dept.	No comments.
6/19/89	U.S. West	No objection.
6/26/89	Public Works	<p>The credit union will be required to pay for their share of the cost to reconstruct the alley along the property frontage. This amount will be calculated at \$18 per abutting foot (\$18 x 200.75') = \$3,613.50. These funds will be placed in an escrow account until such time that the alley is improved.</p> <p>Grading and drainage plan for proposed parking lot will need to be submitted for review and approval prior to construction.</p>

*sent  
6/28/89  
LW*