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File 1989-0029

Name: 537 Chipeta Ave. – Special Use for Parking Lot/Rezone RMF to PZ

	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		
		Review Sheet Summary		
		Application Form		
		Review Sheets		
		Receipts for fees paid for anything		
		*Submittal checklist		
		*General project report		
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		Reduction of assessor's map.		
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X	X	*Mailing list to adjacent property owners		
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		Appraisal of raw land		
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		*Final reports for drainage and soils (geotechnical reports)		
		Other bound or non-bound reports		
		Traffic studies		
X	X	*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	Action Sheet	X	Contact to Exchange Real Estate re: between Rio Grande Federal Credit Union and The County of Mesa State of Colorado – 5/8/90
X	X	Development Summary	X	Letter from Roy Anderson to Levi Lucero, Bray & Co. re: conditions to be satisfied pursuant to trade – 4/14/89
X		Review Sheets	X	Letter from Roy Anderson to Levi Lucero, Bray & Co. Realtors re: items to be submitted to Mesa County – 3/2/90
X		Development Application – 6/1/89	X	Handwritten Notes to file – no date
X	X	Planning Commission Minutes - ** - 7/11/89	X	Landscape Plan
X	X	Ordinance No. 2442 - **		
X	X	Letter from Kathy Portner to Steve Witsken, Manager Rio Grande Federal Credit Union – conditions for approval – 4/12/80		
X	X	Letter from Ray A. Anderson to Levi Lucero, Bray & Co. re: acceptance of this letter as verification for land swap near the Older American Center on Ouray – 4/14/89		
X		Letter from Roy Anderson to Levi Lucero re: items submitted – 3/2/90		
X	X	Letter from Stephen J. Witsken, Rio Grande Federal Credit Union to Andy Anderson, Mesa Co. Property Manager re: sales contract agreement – 8/31/89		
X	X	Letter from Stephen Witsken to Mesa Co. Commissioners re: permission to use the lot located just east of the old Teacher's Credit Union – 9/14/89		
X		Grand Junction Board of Realtors – sales contract – 8/24/89		
X	X	Memo from Don Newton re: inspection of parking lot – 8/8/89		

Richard Jones
636 Horizon Drive, #203
Grand Junction, CO 81506

LeRoy Cerise
607 N. Sixth Street
Grand Junction, CO 81501

Bessie Keith & Barbara Veager
515 N. Fifth Street
Grand Junction, CO 81501

Robert W. Moor
520 N. Fifth Street
Grand Junction, CO 81501

Theresa Etal Martinez
760 Teller Avenue
Grand Junction, CO 81501

Marie Wetzel
460 Ouray Avenue
Grand Junction, CO 81501

Marion Hunt
327 33 Road
Palisade, CO 81526

Dorothy Sublett
552 Chipeta
Grand Junction, CO 81501

Velva Carnes & Jean Nelson
P.O. Box 3117
Grand Junction, CO 81502

Jessee Minkler
525 Chipeta Avenue
Grand Junction, CO 81506

Frank Bering
2531 N. 12th Street
Grand Junction, CO 81501

Bray & Company, Realtors
1015 North 7th Street
Grand Junction, CO 81501
Attn: Levi Lucero

Maxine Inman
529 Chipeta Avenue
Grand Junction, CO 81501

Kenneth Brown
59 Escanyo Drive
South San Francisco, CA 94080

Armstrong Consultants, Inc.
861 Rood Avenue
Grand Junction, CO 81501
Attn: Tom Logue

Grace Glascoe Purcell
P.O. Box 967
Grand Junction, CO 81502

Allan Wasson
530 Chipeta Avenue
Grand Junction, CO 81501

Gary Stubler
603 Chipeta Avenue
Grand Junction, CO 81501

William Ratekin
522 Chipeta Avenue
Grand Junction, CO 81501

Jewell Butler
P.O. Box 684
Grand Junction, CO 81502

Gloria Lamdin
516 Chipeta Avenue
Grand Junction, CO 81501

Robert VanDeusen
P.O. Box 1826
Grand Junction, CO 81502
c/o F.C. Maxfield

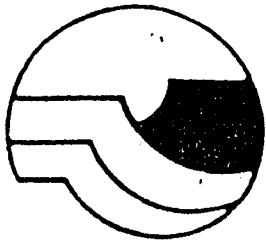
Mark Nichols
P.O. Box 74
Grand Junction, CO 81502

James Golden
P.O. Box 398
Grand Junction, CO 81502

Richard Jones & Mary Calhoun
2495 H Road
Grand Junction, CO 81505

#29 89

#28 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

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

APR 23 1990

April 14, 1989

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

Dear Levi:

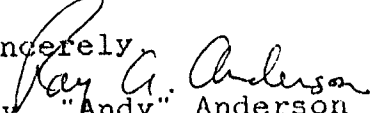
Pursuant to our conversation earlier this week please accept this letter as verification that I am willing to continue discussions regarding the proposed "land swap" near the Older American Center on Ouray Avenue.

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:

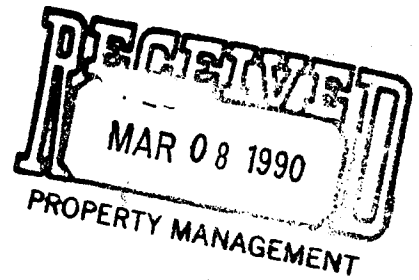
1. The owner must agree to improve the now vacant lot to an acceptable standard equal to or better than the parking lot now owned by Mesa County adjacent to the Teacher's Credit Union.
2. The owner would be responsible for all actions necessary to ensure that the new parking lot complies with the City 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,


Roy, "Andy" Anderson
Mesa County Property Manager

RESPONSE TO
REVIEW AGENCY COMMENTS



FILE NO.: 28-89
TITLE: Rezone and Final
PETITIONER: Bray & Co. Realtors
LOCATION: 536 Ouray Avenue and 537 Chipeta Avenue

AGENCY RESPONSE

Planning Dept. In accordance with Section 5-5-1.H of the Zoning and Development Code, a new 6 foot high wood screen fence will be erected along the west property line of the credit union building site.

The proposal as submitted indicates screen fencing along the west property line of the Chipeta Avenue parking lot.

Landscaped areas will be irrigated with an underground sprinkling system which will utilize domestic water as a source.

A detailed construction drawing, with final grade elevations, will be submitted prior to actual site construction.

Potential future users of the vacant credit union building will include; financial institutions, professional/government offices, and neighborhood service offices.

Public Service No response required.

Police Dept. No response required.

Fire Dept. No response required

Building Dept. No response required

US West No response required

Public Works An escrow payment will be made in the amount of \$3,613.50 to the City prior to occupancy of the vacant credit union building. *for alley improvements.*

A detailed construction drawing, with final grade elevations, will be submitted for review and approval prior to construction of the Chipeta Avenue parking lot.

by Rio Grand Federal Credit Union

development summary



File # #29-89 Name PZ Rezone from RMF-64 to PZ Date 7/13/89

PROJECT LOCATION: 537 Chipeta Avenue

PROJECT DESCRIPTION:

A request to change from Residential Multi-family (RMF-64) to Public Zone (PZ).

REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES NO*		TECHNICAL REQUIREMENTS	SATISFIED NOT SATISFIED*	
	YES	NO*		SATISFIED	NOT SATISFIED*
Complies with adopted policies	X		Streets/Rights Of Way	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

This vacant lot, directly to the west of the Grey Gourmet, is currently owned by Bray and Company (also the owner of the Credit Union property south of the alley). The proposal is to swap this property with the County for the parking lot west of the Older American Center on Ouray. Once in County ownership, the property must be rezoned to PZ as per the Zoning and Development Code. A special use permit would then be required to develop a parking lot to be used by the senior facilities. The developer of the Credit Union will be responsible for the parking lot improvements and has agreed to a design acceptable to the neighbors present at the Planning Commission hearing.

STATUS & RECOMMENDATIONS:

The rezoning should not be finalized until the land swap takes place.

Planning Commission Action

7/11/89 Planning Commission recommended approval of the rezone to PZ subject to the land swap taking place.

RIO GRANDE FEDERAL CREDIT UNION

302 PITKIN AVENUE

PHONE 243-7330

GRAND JUNCTION, COLORADO 81501

August 31, 1989

Mr. Andy Anderson
Mesa County Property Manager
750 Main St.
Grand Junction, CO 81502-5005

Dear Mr. Anderson:

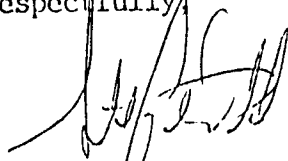
Rio Grande Federal Credit Union has negotiated a contract to purchase the former Teacher's Credit Union at 536 Ouray ave. from Bray & Company Realtors, which includes a vacant lot located and numbered as 537 Chipeta avenue.

The sales contract includes a contingency for a successful exchange and final zoning approval for the county owned lot just east of the Teacher's Credit Union building and 537 Chipeta avenue.

Rio Grande Federal Credit Union agrees to improve the lot exchanged (537 Chipeta) to an acceptable standard equal to or better than the lot now owned by Mesa County. Rio Grande Federal Credit Union will insure that the lot complies with city regulations, and assume responsibility for construction costs and legal costs associated with the proper transfer of said properties.

As requested an escrow payment will be made to the City of Grand Junction by Rio Grande Federal Credit Union in the amount of \$3,613.50 prior to occupancy of the vacant credit union building for alley improvements.

Respectfully,



Stephen J. Witsken
Manager
Rio Grande Federal Credit Union

Enclosures: Board of Directors letter of approval
Contract to buy and sell real estate between
Rio Grande Federal Credit Union (Buyer) and Bray & Company (Seller)

RIO GRANDE FEDERAL CREDIT UNION

302 PITKIN AVENUE

• PHONE 243-7330 •

GRAND JUNCTION, COLORADO 81501

September 14, 1989

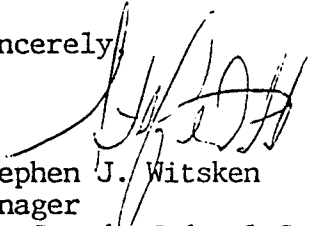
Mesa County Commissioners
Grand Junction, CO

Re: Gray Gourmet Staff Parking

Dear Mesa County Commissioners:

The staff of the Gray Gourmet has the permission of the Rio Grande Federal Credit Union to use the lot located just east of the old Teacher's credit union building located at 536 ouray ave., for parking until such time that the lot located at 537 chipeta ave. is improved for parking purposes.

Sincerely,



Stephen J. Witsken
Manager
Rio Grande Federal Credit Union



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

Subject: Parking lot inspection
To: donn

Date: Aug 8 1990

I have inspected the new parking lot at 537 Chipeta, adjacent to the Senior Nutrition Center. They have fulfilled all the requirements imposed by Planning. A final drainage inspection also needs to be completed by you. Since the County will be acquiring this lot, Andy Anderson wants to be sure it was constructed properly. He wondered if some type of curbing should be required along the west side of the lot for drainage purposes. He also wanted to know who is responsible for the repair of the sidewalk in front of the parking lot. They would also like to see the alley improved. The Rio Grand Federal Credit Union contributed about \$4,500 into an escrow account for future improvements. Andy indicated that the County would probably be interested in participating for the Senior Nutrition Center property and I believe the City owns the Older American Center property. What's the procedure to get it on the list?

1->BEG 2->END 3->NW 4->DW 5->IL 6->DL 7->QUIT 8->SAVE
ATTMAIL.ASP 3 VT102 3 FDX 3 19200 071 3 LOG CLOSED 3 PRINT OFF 3 ATT3B2-1



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

MEMORANDUM

TO: Mike Serra, Mesa County Property Management

FROM: Kathy Portner, Community Development Department *AP*

DATE: October 30, 1990

RE: Parking Lot at 537 Chipeta

The parking lot developed by the Rio Grande Federal Credit Union at 537 Chipeta (2945-142-32-006) meets all the requirements imposed through the Special Use Permit (File #29-89). Don Newton, the City Engineer, has also approved the grading and drainage of the lot. He did, however, suggest it would have been better to have curbing along the west edge of the lot to further facilitate drainage.

The landscaping and irrigation system installed meets the requirements of the Zoning and Development Code. I understand that the irrigation system for the old lot needs to be put onto another system; however, that is not a concern of ours.

The only outstanding condition of approval is to record the revised site plan with the Mesa County Clerk and Recorder. Until that is done the use of the parking lot and the Credit Union is technically not allowed. Please contact me at 244-1446 when you are ready to have the site plan recorded.