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File 1990-0028

Name Coloramo Federal Credit Union – Rezone 144 N. 9th from RMF-64 to PB-910 Main Street – Marilyn Haller, Pres.

	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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<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>				
X	X	Action Sheet – Approved 5/8/91	X	Warranty Deed – Lincomm Partners conveys to Coloramo Federal Credit Union – 12/21/83
X	X	Review Sheet Summary -	X	Larry V. Feather and Joanna B. Feather conveys to Coloramo Federal Credit Union – 3/20/87
X		Review Sheets	X	X Planning Commission Minutes - ** - 7/10/90
X		Development Summary – 7/10/90	X	Lot Appraisal
X		Development Application - 5/22/90	X	X Site Plan (Copy of Final)
X	X	City Council Minutes - ** - 7/18/90	X	X Landscaped Area Near Sidewalk Plan
X		Notice of Public Hearing	X	Adjacent Land Use And Zoning
X		Public Notice Posting – 6/29/90	X	X Drainage and Grading
X		Certificate of Occupancy – 12/14/90	X	X Plat Plan (text)
X	X	Development Schedule	X	X Parking Plan (text)
	X	Site and Drainage Plan	X	X Structural Information (text)
X	X	Building Permit Guarantee Format – 7/6/90	X	Letter for Marilyn Haller to Dave Thornton re: requesting a temporary occupancy permit until 5/15/90
X	X	Ordinance No. 2484 - ** - 8/1/90	X	X Landscaping/Screening/Buffering Plan (text)
X	X	Improvements Agreement – not signed or dated (scanned as file history)	X	X Plat Plan

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TELEPHONE 243-7280

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B

IMPACT STATEMENT/PROJECT NARRATIVE

- 1) Our proposal is to request rezoning of our property just north of the alley at 144 N. 9th Street (a lot 40 x 75) to permit us to install a parking lot

We would like to build on 20' on the east side of our building (20 x 90) at 910 Main Street which is just south of the proposed parking lot. We would still have 1 row of parking at the east side of our existing site and to the north of our building. We would like to install another drive-up window north of our present window which would let us wait on 2 members at a time and expedite service.

- 2) The proposal is located at 144 N. 9th Street for an additional parking lot and at 910 Main Street for an addition to the east side of our building.
- 3) We would like to start construction as soon as we could receive approval and award bids.
- 4) We own 4 lots on Main Street or 100' frontage. Our building is now 30 x 90'. We would like to build on an additional 20' to the east making the building 50 x 90, and make an attractive entrance.

We also own the lot at 144 N 9th Street directly north of the alley and across from our building. We would like to install a parking lot for staff.

- 5) There are parking lots for Mt. Bell and Armstrong Associates across the street on 9th Street and we feel a parking lot will make the area more attractive than the old house that was located there. There are businesses on the west and on the east and we feel the usage is compatible with the area.
- 6) Services provided would be to expand our parking facilities, using this lot mainly for staff, thus supplying the required parking spaces for our proposed addition. There would be a handicapped entrance and parking space on the north side of our building.

By adding on to our building will increase the value and thus the tax revenues to the City of Grand Junction and let us accomodate our members more efficiently. By having 2 drive-up windows instead of 1 lets the traffic move through this area more efficiently.

- 7) We would install privacy fences on the north and east of the parking lot as required and install sufficient landscaping.
- 8) We feel that if the city will rezone to permit us to install a parking lot this is compatible with the surrounding area and would enhance the appearance of this area.

By adding on to our building to the east and sprucing up the entry area should enhance the appearance of our building on Main Street, and improve the landscaping.

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○
DEVELOPMENT SCHEDULE

The architect (Frank Wagner) said it would be July before he could have plans ready for bid and we would wish to start construction as soon as we could award the bid.

The projected building addition should be complete in about 2 months time after construction starts.

The parking lot could be started as soon as approved by the City. Two weeks should be ample time to complete the parking lot after the contract is awarded.

I contacted the office of the City engineer regarding the alley. It has some potholes in it.

He said some alley repair was scheduled this summer but didn't think this one was scheduled. He said in order to get it done ahead of schedule, all property owners had to be contacted and agree to help in the expense.

Utility companies have been working in the area from time to time and we are willing to wait a while to upgrade the alley but are willing to cooperate with the city at any time they feel it needs done.

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S

DRAINAGE AND GRADING

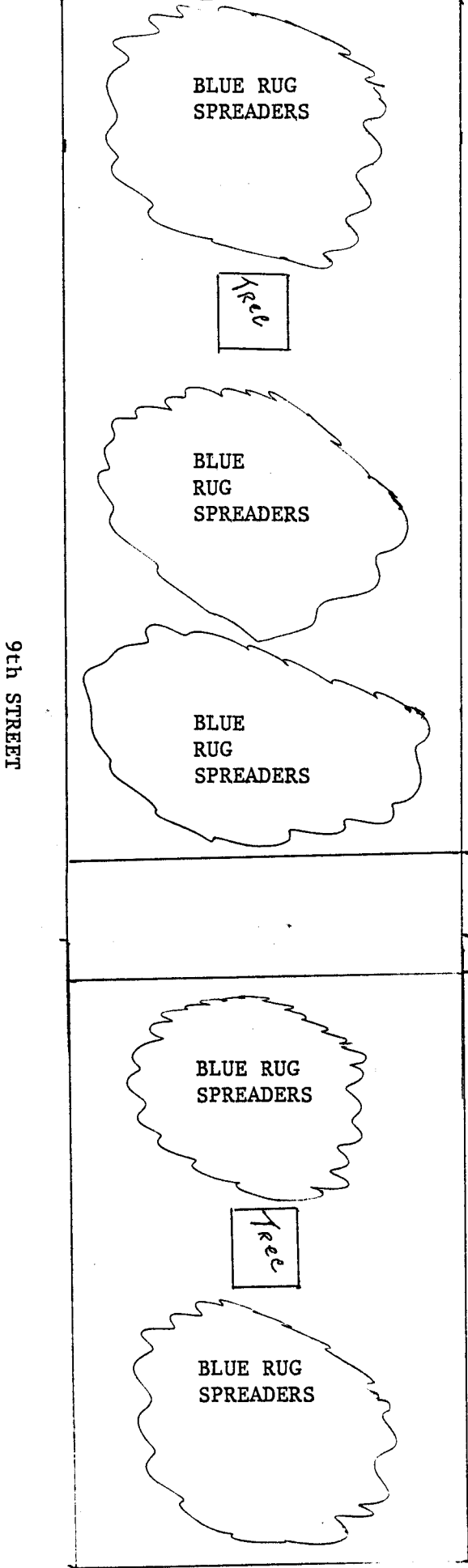
Our present parking lot will have no changes and was approved 2 years ago. It drains to the south (Main Street) and to the West where there is a sewer drain on the corner of 9th and Main Streets.

The new parking lot would drain south to the alley, west to 9th Street, and south to the corner of 9th and Main to the sewer drain.

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NORTH
10



SOUTH

LANDSCAPED AREA NEAR SIDEWALK FOR NEW PARKING LOT

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ALLEY

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UTILITIES COMPOSITE

Existing utilities are in the alley.

Public Service has power lines running through the alley to the north of our building and we receive our electricity from there.

U. S. West has the telephone lines located in the alley to the north of our building and we receive telephone service from there.

The sewer is located to the north of the building in the alley.

We own a water tap for our present site at 910 Main Street, and have kept the tap active for 144 North 9th Street since we moved the house so we have sufficient water for our building and for the landscaping.

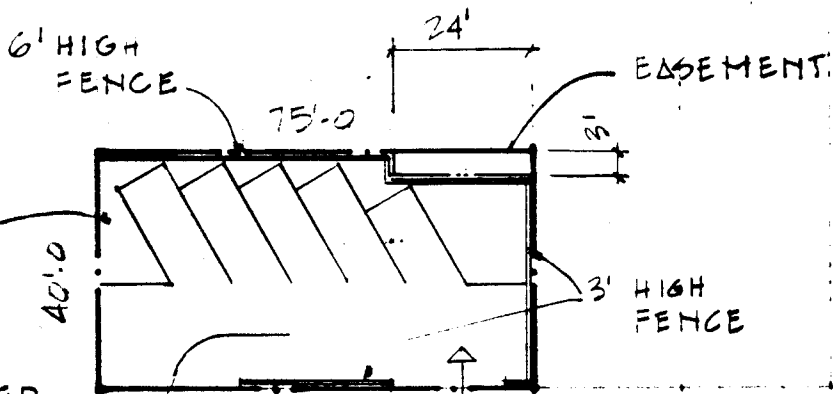
A fire hydrant is located on the corner of 9th and Main Street.

A sewer drain is located on the corner of 9th and Main Street.

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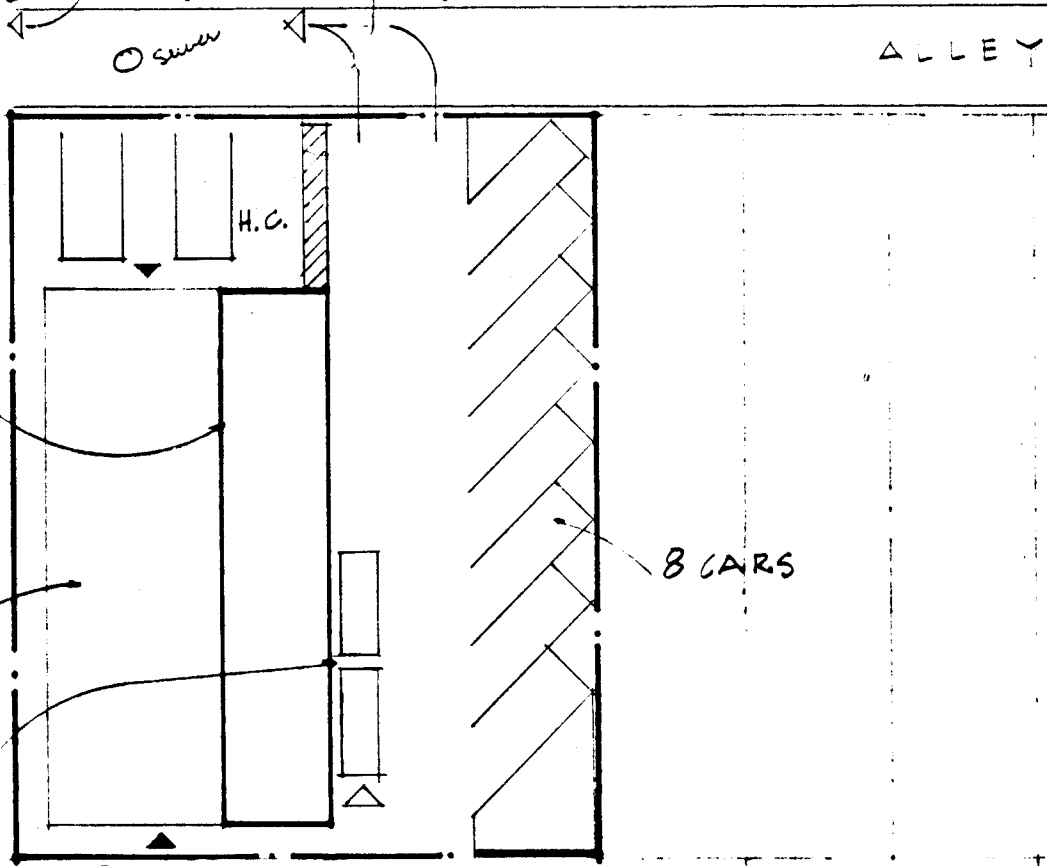
28 90

T



Public Service Lines
45 West phone lines

PROPOSED
 EMPLOYEE
 PARKING
 CARS
 CARS
 PROPOSED
 ADDITION
 20 S.F.
 EXISTING
 EDIT
 ION
 20 S.F.
 VE-UP
 ITS



sewer drain
fire hydrant

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ENTRY

MAIN

JUN 04 1990

PLAT PLAN



- 0 90

ARCHITECTS

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U

LANDSCAPING/ SCREENING / BUFFERING

- a) We presently have open space on the west of our building, on the south, and a parking lot on the east which will remain as is.

We will do away with the one row of parking next to our building when we expand the building 20' to the east, thus our parking lot would be approximately 32 x 125' and 8 parking spaces. We presently have 2 parking spaces directly north of our building on the south side of the alley and would have room to add a handicapped parking space there, where the handicapped entrance will be.

We propose to add a parking lot to the north of the alley across from our building on a lot 40 x 75 which will add 5 parking spaces to be used for staff.

- | | | |
|---------------------------|--------------------------|----------------------|
| b) 32 x 125 parking lot | = 4,000 | REQUIRED LANDSCAPING |
| 12 x 50 north of building | = 600 | @ 5% = 377.5 feet |
| 40 x 75 parking lot | | |
| (less 24 x 3' offset) | + <u>2,928</u> | |
| | 7,528 feet of open space | |

- c) We have a maintenance company that cleans our snow in the winter. We own 2 city water taps which supply enough water for the building and for the landscaping, and we have any water and water rights, ditch and ditch rights that belong to the property.

We have water lines and sprinkling to the landscaped areas near our building and trees.

We propose to run the water line to the west of the property at 144 North 9th Street so there is sprinkling for the 2 existing trees and landscaping that will be installed there.

We have 3 trees in front in 4 x 4 boxes with flowers planted around them. These are maple trees. We have 5 areas (4 with locust trees) on the west in 6 x 6 boxes with flowers around them. We also have an area 14 x 23 in the front with shrubs and ground cover and an area 8 x 8 on the west of the entrance out front with shrubs and ground cover. This area will be expanded to 8 x 20.

At 144 North 9th, there are presently 2 trees in the area to the west of the new proposed parking lot in an area 10 x 40' which will have water lines run to it to water the trees and we will plant shrubs (Blue rug spreaders which get 8 - 10" high and spread over an area 5 - 6') for ground cover.

The area in the front and on the west of the building surrounding the trees is in red waffle cement.

This gives us 1558 sq. feet in foliage, plus additional landscaping in red waffle cement.

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V

PARKING

Total number of spaces required would be 15 spaces. The building will be 50 x 90 or 4500 square feet. and I believe there is a parking space required for every 300 square feet, or 15 required spaces.

We presently have 8 on the east and 2 on the north of the building for a total of 10.

We would add a handicapped parking space on the north of the building where the handicapped entrance will be.

We would add 5 spaces in our new parking lot.

This would be a total of 16 spaces.

We have parking that is 9' wide and allows 18 feet in each enclosed striping area.

There is metered parking along 9th street north of Main, no meters on Main Street and no meters on 9th street south of Main so we feel there is sufficient parking.

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U

We propose a 6' high board privacy fence along the north side of the parking lot at 144 North 9th Street, and a 3' high board fence on the east of this parking lot.

There is a power pole 25' east of the sidewalk in the alley. It was suggested we should probably have a barrier through the mid-section of the parking lot adjoining the alley so people couldn't just exit any place they wanted to. We propose a 3' fence about 25' through the mid-section of this area.

We propose a jog 24' x 3' at the northeast corner of this parking lot as requested by Mrs. Feather, owner of the rental apartments on the corner of 9th and Rood Avenue. The apartment house has a step that meets the property line and they requested that we jog the fence so the occupants wouldn't have to come directly out of the house and meet a fence.

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TRAFFIC CIRCULATION PATTERNS

- a) Pedestrian traffic can enter our building from Main Street or from the east side of the building off our parking lot.

Drive-up traffic and east parking lot traffic enters off Main Street next to the east side of the building - north to the alley, west in the alley to 9th Street via the alley.

The new parking lot to the north of the building, will be used for staff parking. Staff will enter the present parking lot from Main Street and into the parking lot or enter from the alley, coming east to west. They will back to the south east and proceed west to reenter the alley and exit on 9th Street.

There are good sidewalks on 9th Street and on Main Street on which to walk to enter the building.

- b) The curb cut off Main Street into the main parking lot is 30' wide.

The curb cut off the alley onto 9th street is 31' wide.

- c) Attached is an internal circulation design

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Z

STRUCTURAL INFORMATION

- a) Our present building is 30 x 90, single story cinderblock construction. We propose an additional 20 x 90 addition on the east side of the building which will also be single story, cinderblock construction.

We presently have an entrance which extends another 6 feet to the south toward Main Street. We want to replace this with a more attractive entrance of brick construction and glass and have been requested to not extend more than the 6' we presently have which is acceptable to us.

- b) Our building will cover 50 x 90 of 4 lots we own facing Main Street (100 x 125' or 36% of the property on Main Street will have a building on it. We have an additional lot 40 x 75 or 3,000 more square feet of property to the north of the alley so the building would be 29% of the total property owned.
- c) Setbacks - We have agreed to not extend our building any further south toward Main Street than it presently is.
- d) Lighting and Signage Detail. We would like to install a mercury vapor light near the alley for security purposes.

We presently have our name on the building and would intend to maintain this same identification.

We might possibly want to install 1 sign toward the front of the property and will abide by any and all sign restrictions and guidelines and receive proper approval before installing such a sign.

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File #28-90

Rezone & Revised Final Plan

Location: 910 Main Street

144 North 9th Street

Revised Plan

1. Expand Building from 30' X 90' to 50' X 90'
2. 20' x 90' addition or 1800 Sq. Ft.
3. Add a second drive thru to allow stacking where 2 customer can be helped at one time.
4. Removing one row of parking.
5. Expanding the planter along the front of the building.

Rezone From RMF-64 To PB

1. Requesting rezone for proposed employee parking lot at 144 N. 9th
2. A 6' fence will be installed along the North and East property line with the fence only being 2 1/2' starting at a point 15' from the alley.
3. Landscaping will be provided in the right-of-way in front of the sidewalk and in a planter between the sidewalk and the parking area.

Accommodating

(COLORADO .RPT)

H
2945-144-15-017
Joseph Shipman
920 Main
Grand Junction, Co 81501

2945-144-15-012 & 013
C J C Offices
P O Box 121
Grand Jct., Co 81502

2945-144-15-014
Glen Hibberd
946 Main
Grand Junction, Co 81501

2945-144-15-019
Larry Feather
534 Kingston
Grand Junction, Co 81503

2945-144-15-006
Dorothy Mock
758 Garfield Dr.
Palisade, Co 81526

2945-144-15-007
John Martin
943 Rood Ave
Grand Junction, Co 81501

2945-144-15-003
William F. Gulliford
730 Ute
Grand Junction, Co 81501

2945-144-15-004
Robert Hopper
P O Box 4230
Grand Junction, Co 81502

2945-144-15-005
Fillmore Street Corp
268 Capra Way
Grand Jct., Co 81501

2945-144-16-021
Edward A. Armstrong
659 Larkspur Lane
Grand Junction, Co 81501

2945-144-22-001
Irvin Branson
2216 Abbey Wood Rd.
Lexington, Kt 40515

2945-144-22-002
Donald McBee
773 25 3/4 Rd.
Grand Jct., Co 81505

2945-144-22-005
Winona Willoughby
503 River View Dr.
Grand Jct., Co 81503

2945-144-22-006
Ellen McComes
P O Box 3294
Grand Jct., Co 81502

2945-144-16-019
Mt. Bell
800 Main
Grand Junction, Co 81501

2945-144-15-017
Housing Authority
2236 N 17th
Grand Junction, Co 81501

2945-144-16-017
James Kettner
587 Kirby Lane
Grand Jct. Co 81504

2945-144-19-009, 010,011
Robert Tracy 012
902 Rood Ave
Grand Junction, Co 81501

2945-144-10-013
Valynn Blackburn
P O Box 952
Grand Junction, Co 81502

2945-144-16-008-020-014
Edward Armstrong
P O Box 1681
Grand Jct, Co 81502

2945-144-16-005
Marston/Kenney & Ass Inc
2755 Crossroads Blvd Suite 110
Grand Junction, Co 81506

2945-144-16-006
Richard Hall
843 Rood
Grand Jct, Co 81501

2945-144-22-003-004
F. Marie Shaffer
377 33 1/2 Rd.
Grand Junction, Co 81504

~~2945-144-22-005
Winona Willoughby
503 River View Dr.
Grand Jct, Co 81503~~

-Linda Morgan

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H
2945-144-22-009
Linda Morgan
344 Elkhorn Lane
Escondido, Ca 92026

2945-144-22-010
Karen McClean
Box 4774
Grand Junction, Co 81502

2945-144-22-011
Garrett McMillin
2337 Bluff St
Boulder, Co 80304

2945-144-22-012
Larick Spencer
27113 Sierra Vista
Grand Jct, Co 81503

2945-144-22-013
Joseph Redwood
Box 4478
Pagosa Springs, Co 81157

2945-144-22-014
Jo Guffey
936 Colorado
Grand Jct. Co 81501

2945-144-22-015
Marc Sinclair
940 Colorado
Grand Junction, Co 81501

2945-144-16-013
Gordon McKelvey
832 Rood
Grand Junction, Co 81501

2945-144-16-015
Ronald Vopel
850 Rood
Grand Junction, Co 81501

2945-144-10-014
Betsy Black
1806 J 6/10 Rd.
Fruita, Co 81521

2945-144-10-015
Dennis Svaldi
913 White
Grand Junction, Co 81501

2945-144-21-015-016
Jann Ertel
1600 North Ave
Grand Jct, Co 81501

2945-144-21-017
Henry Spomer
864 Colorado Ave
Grand Jct, Co 81501

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A

Tax Schedule

PROPERTY OWNER
& Mailing Address

Property
Address

2945-144-15-010 2945-144-15-016	Coloramo Federal Credit Union - our property	910 Main
2945-144-15-017	Joseph Shipman 920 Main, Grand Jct, Co 81501	920 Main
2945-144-15-012 2945-144-15-013	C J C Offices P O Box 121, Grand Jct, Co 81502	930 Main 938 Main
2945-144-15-014	Glen Hibberd	946 Main
2945-144-15-018	Coloramo Federal Credit Union our property	144 N 9th
2945-144-15-019	Larry Feather 534 Kingston, Grand Jct, Co 81503	907 Rood
2945-144-15-003	William F. Gulliford 730 Ute, Grand Jct, Co 81501	915 Rood
2945-144-15-004	Robert Hopper P O Box 4230, Grand Jct, Co 81502	923 Rood
2945-144-15-005	Fillmore Street Corp 268 Capra Way, Grand Jct, Co 81501	931 Rood
2945-144-15-006	Dorothy Mock 758 Garfield Dr. Palisade, Co 81526	937 Rood
2945-144-15-007	John Martin 943 Rood Ave. Grand Jct, Co 81501	943 Rood
2945-144-16-005	Marston/Kenney & Ass. Inc. 2755 Crossroads Blvd Suite 110 Grand Jct, Co 81506	827 Rood
2945-144-16-006	Richard Hall 843 Rood, Grand Jct, Co 81501	843 Rood
2945-144-16-008 2945-144-16-020 2945-144-16-021	Edward Armstrong P O Box 1681, Grand Jct, Co 81502 659 Larkspur Lane, Grand Jct, Co 81501	847 Rood 851 Rood 861 Rood
2945-144-16-019	Mt. Bell 800 Main, Grand Jct, Co 81501	800 Main
2945-144-22-001	Irvin Branson 2216 Abbey Wood Rd. Lexington, Kt 40515	903 Main
2945-144-22-002	Donald McBee 773 25 3/4 Rd. Grand Jct, Co 81505	917 Main
2945-144-22-003 2945-144-22-004	F. Marie Shaffer 377 33 1/2 Rd. Grand Jct, Co 81504	919 Main 929 Main

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Tax Schedule

PROPERTY OWNER
& Mailing Address

Property
Address

2945-144-22-005	Winona Willoughby 503 River View Dr. Grand Jct, Co 81503	935 Main
2945-144-22-006	Ellen McComes P O Box 3294, Grand Jct. Co 81502	941 Main
2945-144-22-009	Linda Morgan 344 Elkhorn Lane, Escondido, Ca 92026	902 Colorado
2945-144-22-010	Karen McClean Box 4774, Grand Junction, Co 81502	918 Colorado
2945-144-22-011	Garrett McMillin 2337 Bluff St. Boulder, Co 80304	920 Colorado
2945-144-22-012	Larick Spencer 27113 Sierra Vista, Grand Jct, Co 81503	922 Colorado
2945-144-22-013	Joseph Redwood Box 4478, Pagosa Springs, Co 81157	932 Colorado
2945-144-22-014	Jo Guffey 936 Colorado Ave. Grand Jct, Co 81501	936 Colorado
2945-144-22-015	Marc Sinclair 940 Colorado, Grand Jct, Co 81501	940 Colorado
2945-144-21-941	Housing Authority 2236 N 17th, Grand Jct, Co 81501	805 Main
2945-144-16-013	Gordon McKelvey 832 Rood Ave. Grand Jct, Co 81501	832 Rood
2945-144-16-014	Edward Armstrong P O Box 1681, Grand Jct, Co 81502	840 Rood
2945-144-16-015	Ronald Vopel 850 Rood, Grand Jct, Co 81501	850 Rood
2945-144-16-017	James Kettner 587 Kirby Lane, Grand Junction, Co 81504	201 N 9th
2945-144-10-009	Robert Tracy	213 N 9th
2945-144-10-010	902 Rood Avenue	902 Rood
2945-144-10-011	Grand Junction, Co 81501	910 Rood
2945-144-10-012		920 Rood
2945-144-10-013	Valynn Blackburn P O Box 952, Grand Jct, Co 81502	930 Rood
2945-144-10-014	Betsy Black 1806 J 6/10 Rd. Fruita, Co 81521	938 Rood
2945-144-10-015	Dennis Svaldi 913 White, Grand Jct, Co 81501	944 Rood

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Tax Schedule

PROPERTY OWNER
& Mailing Address

Property
Address

2945-144-21-015

Jann Ertel

848 Colorado

2945-144-21-016

1600 N Ave, Grand Jct, Co 81501

856 Colorado

2945-144-21-017

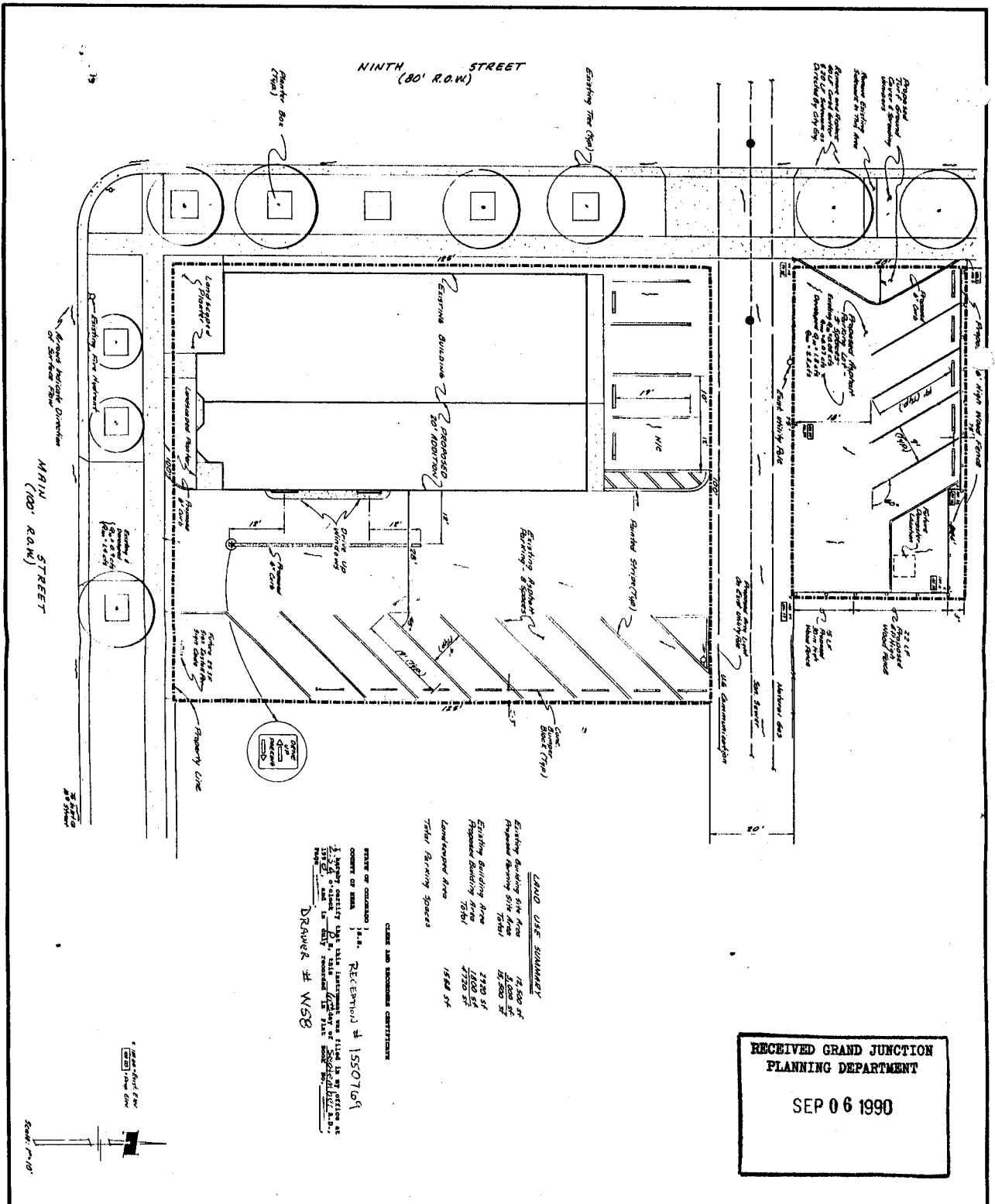
Henry Spomer

864 Colorado

864 Colorado Ave. Grand Jct, Co 81501

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Scale: 1" = 10'
 North Arrow
 Date: / /

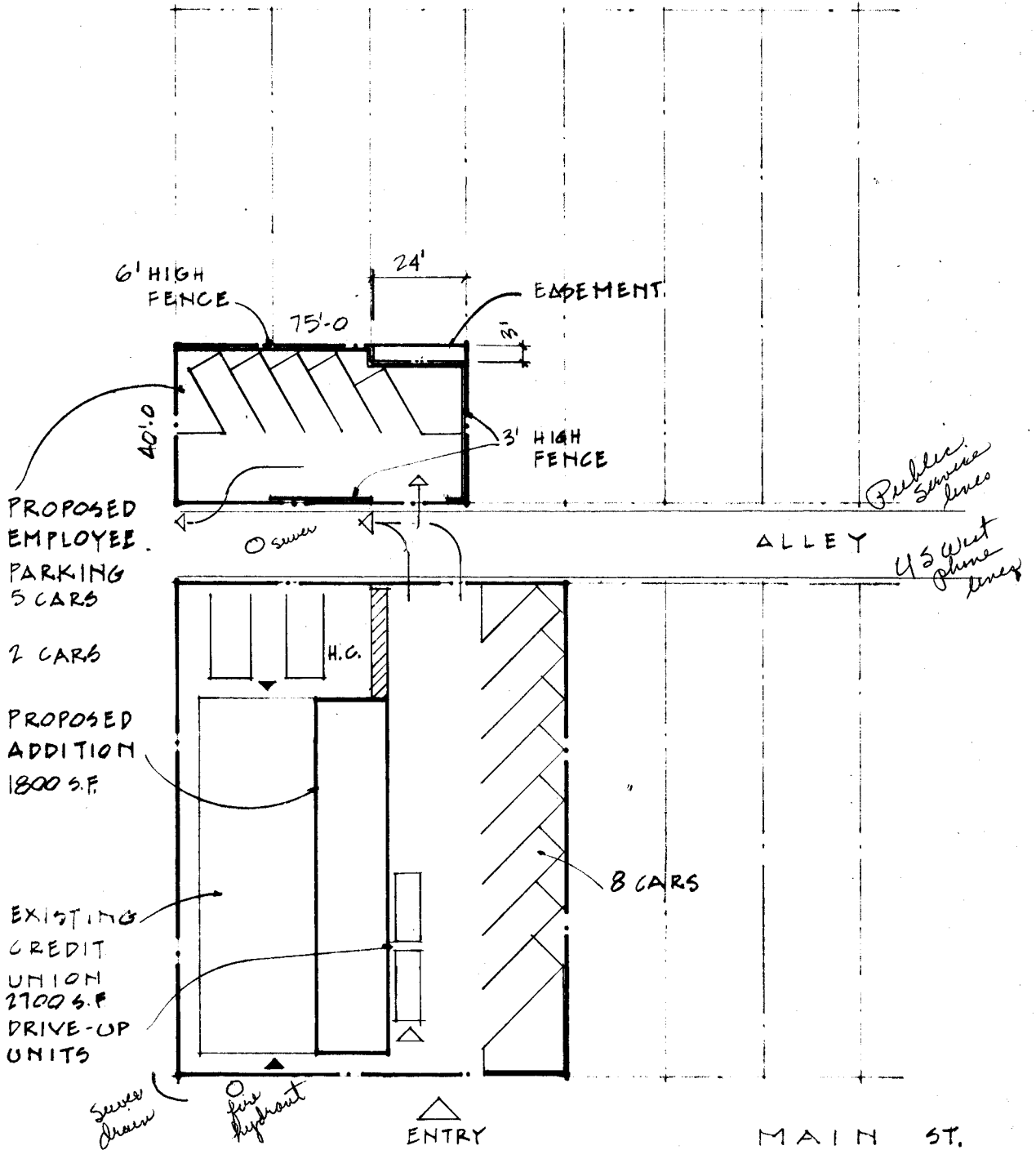
SITE PLAN
COLORADO FED CREDIT UNION
GRAND JUNCTION, COLORADO

ARMSTRONG CONSULTANTS, INC.
 Engineers
 Planners
 Surveyors
 Soil Testing
 Material Testing
 Geotechnical Engineers
 861 Road Avenue
 Grand Junction, Colorado 81501
 (303) 242-0101



9TH ST.

ROOD AVE.



PLAT PLAN



FAWHAUS ARCHITECTS

COLORADO FEDERAL CREDIT UNION

JUN 04 1990

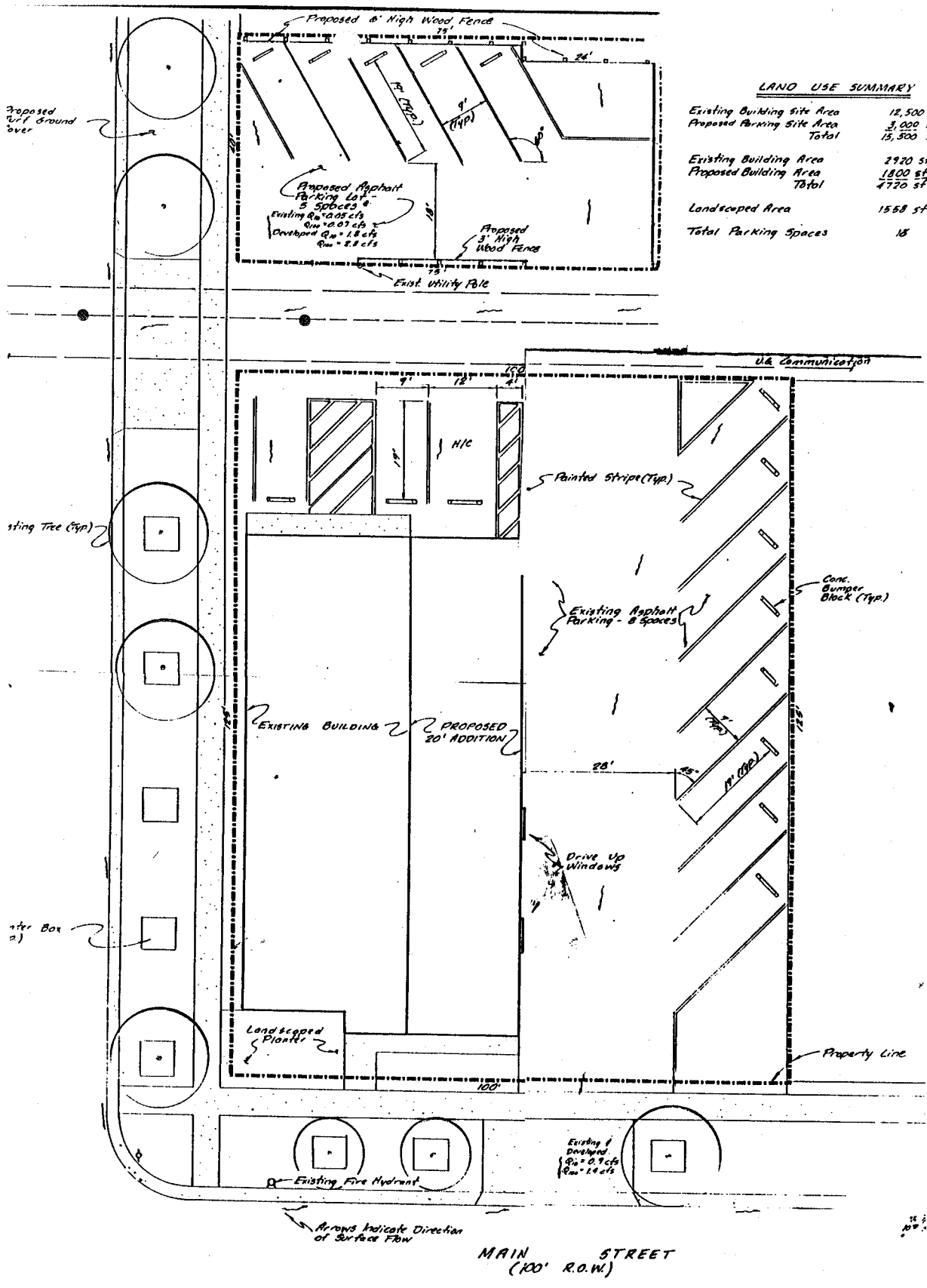
910 MAIN STREET GRAND JCT. CO.

SCALE 1" = 40'

MAY 30 1990

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#28 90



SITE PLAN
&
DRAINAGE/GRADING

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CITY OF GRAND JUNCTION IMPROVEMENTS AGREEMENT

RE: Colorado Federal Credit Union 110 MAIN Street
 Name of Subdivision or Other Improvement Location

Intending to be legally bound, the undersigned ^{FINAL PLAN} subdivider hereby agrees to provide throughout this subdivision and as shown on the ^{FINAL PLAN} subdivision plat of Colorado Federal Credit Union date 1990, the following improvements to City of Grand Junction standards and to furnish an Improvements Guarantee in the form acceptable to the City for these improvements.

Improvements	Quantity and Unit Costs	Estimated Cost	Estimated Completion Date
Street Grading			
Street Base			
Street <u>Reconstruct Alley</u>	<u>175' of Frontage AT \$22.50/FF</u>	<u>\$ 3,937.50</u>	<u>ESCROW</u>
Curbs and Gutters (replace)	<u>40'</u>	<u>PART OF APPROVAL</u>	<u>(Will be completed with Parking Lot construction)</u>
Sidewalks (replace)	<u>20'</u>	<u>PART OF APPROVAL</u>	
Storm Sewer Facilities			
Sanitary Sewers			
Mains			
Laterals/House Connections			
On-site Sewage Treatment			
Water Mains	<u>not recorded via Engineer's (Don Healy)</u>		
Fire Hydrants	<u>Recommendation</u>		
On-site Water Supply		<u>LAW</u>	
Survey Monuments			
Street Lights			<u>9-6-90</u>
Street Name Signs			
Construction Administration			
Utility Relocation Costs			
Design Costs			
SUB TOTAL			

Supervision of all installations (should not normally exceed 4% of subtotal) _____

TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION: \$ 3,937.50

The above improvements will be constructed in accordance with the specifications and requirements of the City or appropriate utility agency and in accordance with detailed construction plans, based on the City Council approved plan, and submitted to the City Engineer for review and approval prior to start of construction. The improvements will be constructed in reasonable conformance with the time schedule shown above. An Improvements Guarantee will be furnished to the City prior to recording the subdivision plat.

Marilyn Haller
 Signature of Subdivider President

(If corporation, to be signed by President and attested to by Secretary, together with the corporate seal.)

DATE: _____ 19 _____

I have reviewed the estimated costs and time schedule shown above and, based on the plan layouts submitted to date and the current costs of construction, I take no exception to the above.

 City Engineer

06/18/90 CITY ENGINEER

There are approximately 40' of concrete curb and gutter and 20' of sidewalk (fronting the property on the east side of 9th Street) in poor condition and should be replaced by the petitioner.

The existing sidewalk between curb and sidewalk should be removed and replaced with landscape (north of alley).

Unused areas at the northeast and southwest corners of the proposed parking lot should be landscaped.

The proposed fence at the east side of the proposed parking lot should be 6' high to within 15' of the alley right-of-way, and the remaining 15' should be no more than 30" high to allow adequate sight distance at the alley.

The petitioner will be responsible for his share of the cost to reconstruct the alley. At \$22.50/ft. and 175' of frontage, the cost will be \$3,937.50. These funds will be required prior to construction of the parking lot, unless a successful alley improvement district is created before the lot is constructed.

I have no objections to accessing the proposed parking lot from the alley as long as adequate sight distance is maintained.

The proposed 3' fence at the south side of the proposed lot should be eliminated. It will only reduce visibility and accessibility to the lot.

Show existing and proposed elevations and grades on the proposed lot.

Where will trash pickup be located?

06/19/90 CITY PROPERTY AGENT

The curb cut on Main Street should be shifted to the east.

See City Engineer's comments about reconstruction of alley.

06/19/90 CITY UTILITIES ENGINEER

Existing utilities are adequate to serve the proposed expansion.

All abandoned sewer taps will be capped or plugged to prohibit the inflow of ground water. This will be done early in the construction sequence so potential trench settlement might be detected early on in the process.

High water landscaping should be discouraged around asphalted areas unless provisions are made to control the water from irrigation.

06/20/90 CITY PLANNING DEPARTMENT

On site landscaping is needed for the new parking lot at 144 North 9th Street. A landscaping plan for this new section is required.

Flowers need to be planted in existing planters as per project narrative.

We have not received a landscaping plan for the new planter on the south side of the building. This planter will need a curb around it to help detour vehicular traffic away from the southeast corner of the building addition, and keep people from driving over the landscaping.

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The landscaping plan received for the area at 144 North 9th Street between the street and sidewalk is not acceptable. No shrubs in this area are allowed to be over 30 inches tall. Red tile cement is no longer allowed as new landscaping; therefore, the area around the bushes and trees will need to be grass.

Underground pressurized irrigation systems are required for all new landscaping.

Signage for employee parking is required for new parking lot.

The 3' fence along the south boundary of the new parking lot should not be installed, by request of the City Engineer.

The fence along the east boundary of the new parking lot needs to be 6' high to meet code, but must drop to 30 inches for the south 15 feet of fence to the alley to allow proper site distance for alley traffic.

All signage must be approved through this final plan. Since a future sign is being considered, we need to know basic information such as type, size, whether it will be illuminated or not, location, etc. With this information approved as part of the final plan, a sign permit can be issued to the conditions approved.

All permits, re: planning clearance, fence permit, sign permit are required before construction begins.

Open space fee is to be paid prior to recording the final site plan and other appropriate documents. No permits will be issued before recording.

Do you currently have or will you have a dumpster? Site plan needs to show where it will be located.

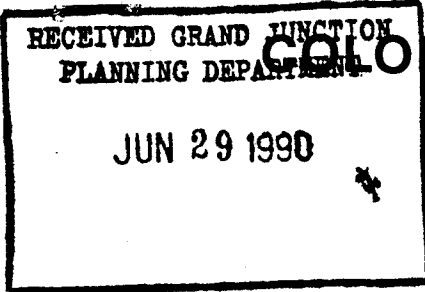
Improvements Agreements and Guarantees will need to be completed for curb, gutter, sidewalk, and alley improvements, etc.

All agency comments on the review sheet summary must be addressed in writing. It is the petitioner's responsibility to work out solutions with the individual agencies for each problem or concern noted. Written response is required a minimum of 48 hours prior to the first scheduled public hearing. All problems must be resolved with the appropriate review agencies prior to the public hearing.

This department has no problem with the rezone from RMF-64 to PB for the property located at 144 North 9th Street.

SINCE A DUMPSTER
MAY BE AN
OPTION IN THE
FUTURE - SITE
PLAN NEEDS TO
SHOW LOCATION.

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From Office



COLORADO RAMO FEDERAL CREDIT UNION
910 MAIN STREET
GRAND, JUNCTION, COLORADO 81501
TELEPHONE 243-7280

June 28, 1990

In regard to the comments on our proposed rezone for a parking lot and addition to our present building:

CITY ENGINEER:

We will replace the 40' of concrete curb and gutter and 20' of sidewalk fronting the property on the east side of 9th Street.

The existing sidewalk between the curb and sidewalk will be removed and replaced with shrubs.

The area between the sidewalk and the first parking space will be planted to shrubs and this landscaping will continue along the west side to the south line of the parking lot. We will have ~~bark mulch~~ ^{GRASS} around the shrubs

The proposed fence at the east side of the proposed parking lot will be 6' high for 22' and 30" high 15' to the alley per your request.

We will escrow monies in the amount of \$3,937.50 with the City of Grand Junction to be used to reconstruct the alley.

The proposed 3' fence at the south side of the parking lot will be eliminated and the trees and brush growing there now will be removed and replaced with asphalt.

The engineer has prepared existing and ^{pro}proposed elevations and grades on the parking lot, which are included.

We presently have our trash hauled off by our maintenance people that have their own dumpster but we have room for a dumpster at the east side of the parking lot at the south east corner of the jog in the fence.

We will install a 6" curb around the planter at the front of our building on Main Street which will direct traffic into the parking lot and drive up without hitting the building.

CITY UTILITIES ENGINEER:

The abandoned sewer tap will be capped or plugged by the contractor when we pave the parking lot.

CITY PLANNING:

Site landscaping at the new parking lot is described above and included in a drawing which is attached. We will plant shrubs (which grow to a height of 6-8" and 8-10' in diameter) in this area and have a curb around the landscaping on the parking lot side. + ^{grass}

Flowers have been planted in the existing planters.

We will plant blue rug spreaders in the new planter on the south side of the building. They grow to a height of 6-8" and 8-10' in diameter. We will install a curb around the east edge of the landscaping near the parking lot to help detour traffic away from the southeast corner of the building addition.

Page 2

The shrubs in the area at 144 North 9th Street between the street and sidewalk will also be blue rug which grow to a height of 6 ' 8" and spread 8 - 10' in diameter.

An underground pressurized irrigation system will be installed for the new landscaping. There is presently a system installed in the front of the building and we will need to add more sprinklers.

The signage on the building will remain as is. We would like to install a sign at a later date at the southeast corner of the property fronting on Main Street - in front of the first parking block. The sign will not exceed 25 sq ft and will not be a moving sign.

All permits will be obtained as required, the open space fee will be paid and improvement agreements and guarantees will be completed as required.

COLORADO FEDERAL CREDIT UNION

910 MAIN STREET
GRAND, JUNCTION, COLORADO 81501
TELEPHONE 243-7280

July 3, 1990

PLANNING DEPARTMENT

In regard to the comments on our proposed rezone for a parking lot and addition to our present building:

CITY ENGINEER:

We will replace the 40' of concrete curb and gutter and 20' of sidewalk fronting the property on the east side of 9th Street per your request.

The existing sidewalk between the curb and sidewalk will be removed and replaced with blue rug shrubs and grass around the shrubs.

The area between the sidewalk and the first parking space on the proposed parking lot will be planted to blue rug shrubs and this landscaping will continue along the west side to the south line of the parking lot. We will have grass around the shrubs and a curb on the east side of this landscaping.

The proposed fence at the east side of the proposed parking lot will be 6' high for 22' and 30" high for the remaining 15' to the alley per your request. This will be a solid board fence.

We will escrow monies in the amount of \$3,937.50 with the City of Grand Junction to be used to reconstruct the alley.

The proposed 3' fence at the south side of the parking lot will be eliminated and the trees and brush growing there now will be removed when the parking lot is paved.

The engineer (Tom Logue) has prepared existing and proposed elevations and grades on the parking lot which are included.

We presently have our trash hauled off by our maintenance people that have their own dumpster but we have room for a dumpster at the east side of the parking lot at the southeast corner of the jog in the fence.

We will install a 6" curb on the east end of the planter on Main Street at the front of our building, from the sidewalk and curved toward the corner of the building which will direct traffic into the parking lot and drive up without hitting the building.

CITY UTILITIES ENGINEER:

The abandoned sewer tap will be capped or plugged by the contractor when we pave the parking lot at 144 N 9th Street.

CITY PLANNING:

Site landscaping at the new parking lot is described above and included in a drawing which is attached. We will plant shrubs (which grow to a height of 6 - 8" and 8 - 10' in diameter) in this area and have a curb around the landscaping on the parking lot side. There will be grass in the area to cover the entire landscaped area until the shrubs spread out.

Flowers have been planted in the existing planters.

We will plant blue rug spreaders in the new planter on the south side of the building. We will install a curb around the east edge of the landscaping near the parking lot to help detour traffic away from the southeast corner of the building addition.

The shrubs in the area at 144 North 9th Street between the street and sidewalk will also be blue rug and we will plant grass for ground cover.

An underground pressurized irrigation system will be installed for the new landscaping. There is presently a system installed in the front of the existing building and to the trees on the west side of the building and we will add more sprinklers for the new area in front of our building. There is a water meter at 144 N 9th Street and one at our present site.

SIGNAGE on the building will remain as is. We would like to install a sign at a later date at the southeast corner of the property fronting on Main Street in front of the first parking block. The sign will not exceed 25 sq ft and will not be a moving sign. It will not be lighted.

All permits will be obtained as required, the open space fee will be paid and improvement agreements and guarantees will be completed as required.

We would like permission to set the parking blocks straight instead of at an angle for easier snow removal and lot sweeping. This wouldn't let the cars pull forward any further and makes maintenance easier. The parking spaces would still be painted with lines on an angle and our members are use to parking in the lot in this manner so shouldn't be a problem.

We will install a solid curb down the east edge of the drive up so cars will not be permitted to pull into the parking lot but have to pull directly forward and exit at the alley as they do now. This would also be a bumper between the existing parking lot and the driveup traffic. The curb will be 11' from the building. We also have a 2' wide curb the length of the driveup under each driveup window so traffic cannot hit the building. We will have a sign on the curbing directing traffic to the driveup or parking area so they can make the decision as they are turning and not have to back up to enter another area.

Public Service has given permission for us to install a high pressure sodium light on the existing power pole at the northeast corner of our parking lot at 910 Main.

Mrs. Feather has asked us to install a gate at the northeast corner of the jog in the fence so her renters can come through to leave their trash in the alley.

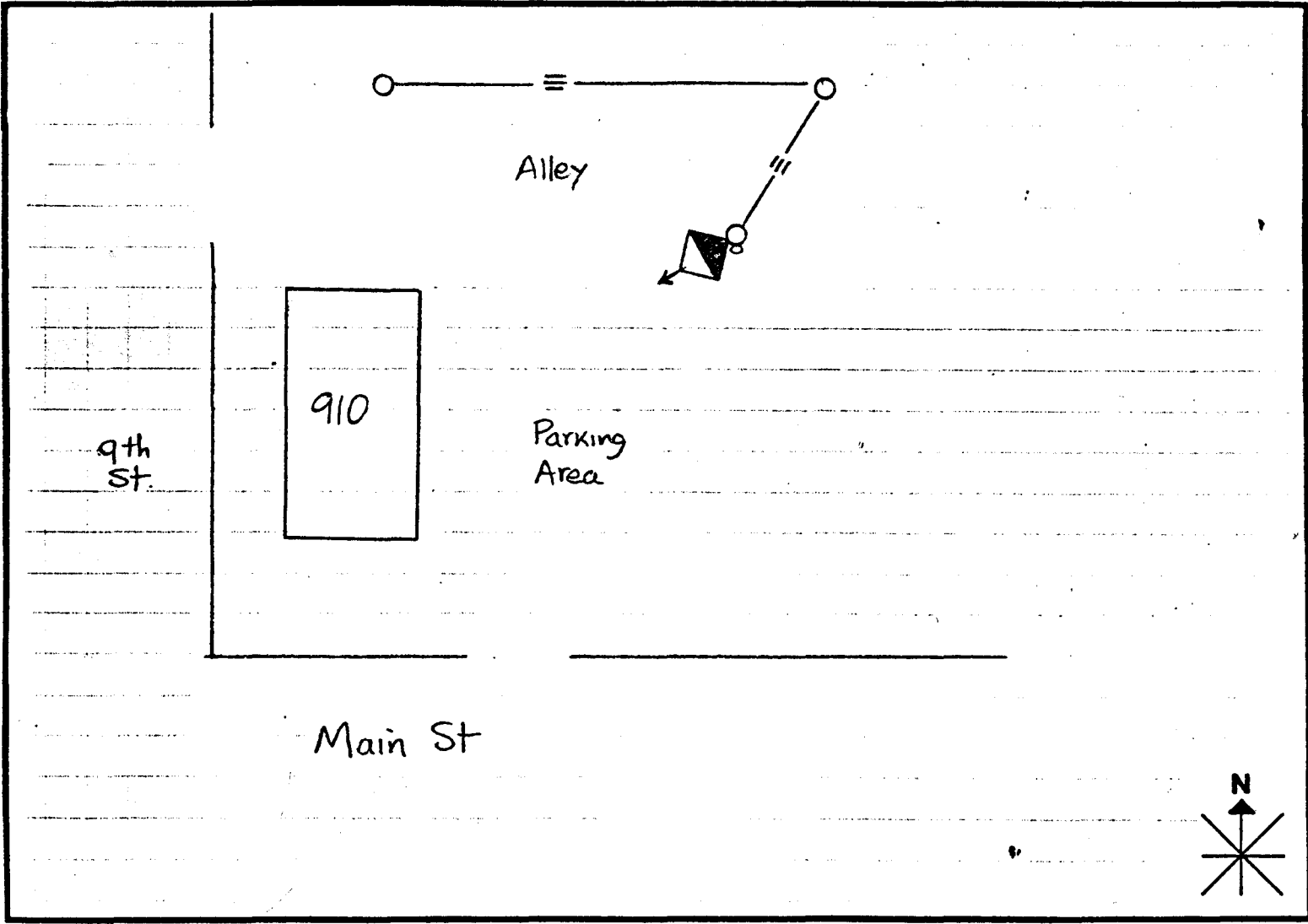
PUBLIC SERVICE COMPANY OF COLORADO
APPLICATION FOR OUTDOOR AREA LIGHTING SERVICE

Applicant hereby makes application for and requests Public Service Company of Colorado to provide Outdoor Area Lighting Service to premises located at 910 Main Street in accordance with the Rates, Rules and Regulations of Company in effect from time to time for such service and on file with The Public Utilities Commission of the State of Colorado. Applicant agrees to pay Company for said lighting service for a minimum period of one year after the units are installed and turned on and thereafter until service is terminated on three (3) days' notice. Applicant requests installation of the following lighting units:

- 1 units on existing Company-owned non-ornamental poles at \$ 8.18 each per month. + ECA & taxes
- _____ units requiring installation of one non-ornamental pole and span of wire per light at \$ _____ each per month.
- _____ units requiring installation of one non-ornamental pole and underground cable, not exceeding the installed cost of underground cable specified in the applicable rate at \$ _____ each per month.

Where the installation requested requires more than one non-ornamental pole and span of wire per light, or where the installed cost of underground cable per light is in excess of the cost specified in the applicable rate to be paid by the Company, thus entailing additional cost, Company will advise applicant of the amount of such additional cost and service under this application shall be contingent on approval and payment by Customer of said additional cost. Such payment shall be made in advance of construction as a non-refundable contribution in aid of construction. Applicant shall be responsible for notifying Company of any service failure such as lamp burnouts. Normally, all maintenance will be done during regular working hours.

Business or Customer Name Colorado Federal C.U.
 Signature of Applicant Marilyn Haller Title Manager Date 7, 5, 90
 Billing Address 910 Main St Grd Jct CO 81501 Signature of P.S. Co. Rep. _____



ORDER NOS.		DATE	APPROVAL		DATE	MAP NO.	SEC.	TWP.	RGE.	GRID NO.			
E.C.E./E.C.R. #			ENGR.				14	15	1W	VER.	HOR.	VER.	HOR.
W.O./J.O. NO.			EST.			FEEDER NOS.				ESTIMATED MAN HOURS			
M.S.T. & T. NO.			APPVD			SHEET				OF			
DESCRIPTION _____													

FF



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ACTION SHEET

ACRES _____
UNITS _____
DENSITY _____

REZONE AND FINAL

FILE NUMBER # 28 90
ZONE PB &
TAX SCHEDULE # 2945-144-15-010 & 018 & 0110

ACTIVITY REZONE 144 N. 9th From RMF-64 to PB
PHASE Amend FINAL PLAN
COMMON LOCATION 910 MAIN Street

DATE SUBMITTED _____ DATE MAILED OUT _____ DATE POSTED _____
DAY REVIEW PERIOD _____ RETURN BY _____

OPEN SPACE DEDICATION (acreage) _____ OPEN SPACE FEE REQUIRED \$ 500⁰⁰ PAID RECEIPT # _____
RECORDING FEE REQUIRED \$ 10⁰⁰ PAID (Date) Sept. 6, 1990 DATE RECORDED Sept 6, 1990

REVIEW AGENCIES

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG				
<input checked="" type="checkbox"/> Planning Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●			
<input checked="" type="checkbox"/> City Engineer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●			
<input type="checkbox"/> Transportation Engineer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●			
<input checked="" type="checkbox"/> City Parks/Recreation	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●			
<input checked="" type="checkbox"/> City Fire Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●			
<input checked="" type="checkbox"/> City Police Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●			
<input type="checkbox"/> County Planning	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●			
<input type="checkbox"/> County Engineer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●			
<input type="checkbox"/> County Health	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●		
<input type="checkbox"/> Floodplain Administration	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●		
<input type="checkbox"/> G.J. Dept. of Energy	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●		
<input type="checkbox"/> Walker Field	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●		
<input type="checkbox"/> School District	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●		
<input type="checkbox"/> Irrigation	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> Drainage	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> Water (Ute, Clifton)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> Sewer Dist. (FV, CGV, OM)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input checked="" type="checkbox"/> U.S. West	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input checked="" type="checkbox"/> Public Service (2 sets)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> State Highway Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> State Geological	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> State Health Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> City Property Agent	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input checked="" type="checkbox"/> City Utilities Engineer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> City Attorney	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> Building Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> DDA	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> GJPC (7 packets)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> CIC (11 packets)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> Other	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●

TOTALS

BOARDS

DATE
P.C. 7-10-90 Rezone Approval 6-0 for 144 N. 9th
P.C. 7-10-90 Approval of Revised Final PLAN 6-0
C.C. 7-18-90 1st Reading Approved (Rezone) 7-0

STAFF

APPLICATION FEE REQUIREMENTS

REZONE & FINAL PLAN = \$ 500⁰⁰ due upon
submitting



OPEN SPACE Fee = 5% FMV - due At or before recording

development summary



File # 28-90 Name Colorado Federal Credit Union Date July 10, 1990

PROJECT LOCATION: 144 North 9th Street

PROJECT DESCRIPTION:

Rezone from RMF-64 (Residential Multifamily with a density of 64 units per acre maximum) to PB (Planned Business) at 144 North 9th Street.

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

STATUS & RECOMMENDATIONS:

Planning Commission and staff recommend approval of the rezone. The revised final plan has been approved.

Planning Commission Action

Recommend approval (6-0).