

REVIEW COMMENTS
for
THE BANK OF GRAND JUNCTION
319 Rood Avenue
11/04/92

1. Final application engineered drawings shall not be submitted without a registered engineer's stamp. We reviewed the drawings; however, in the future they must be stamped prior to review.
2. The site is currently surfaced with asphalt and concrete; therefore, the proposed project will not result in an increase in runoff, and a drainage report and detention/retention pond will not be required.
3. An improvements agreement is required for removal and replacement of sidewalk, curb, gutter, and driveways in public right-of-way, and also for the "one-way" signs.
4. The drawings appear to be acceptable. Please submit sealed drawings.

Reviewed by: Gerald Williams, P.E.
Development Engineer
244-1591

*NEED LANDSCAPING
PLAN*

Copy to: Don Newton, City Engineer
Community Development

*LANDSCAPING Improvements
NEED TO BE INCLUDED
ON improvements Agreement*



THE BANK OF GRAND JUNCTION

Mesa Mall
2415 F Road
Grand Junction, Colorado 81505
(303) 241-9000

November 13, 1992

City of Grand Junction
Community Development Department
250 North 5th Street
Grand Junction, Co 81501

Attention: Mr. David L. Thornton, Planner

RE: Bank of Grand Junction-Drive Up
3119 Rood Avenue
Grand Junction, Colorado 81501

IRREVOCABLE LETTER OF CREDIT NO. LC0067

Gentlemen:

At the request of the City of Grand Junction, The Bank of Grand Junction hereby authorizes you to draw on us up to the sum of \$9,132.34 as established by this Irrevocable Letter of Credit #LC0067 in your favor.

Effective upon receipt of a letter of acceptance from the City of Grand Junction of street, curb, driveway and landscaping. The Bank of Grand Junction will cancel this letter. Partial advances, subject to a 10% retainage, will be made upon receipt of a certificate in writing from the City Engineer, stating the percentage of completion and approval of work done to date.

Sincerely,



Robert E. Johnson
President

REJ:nc

ORIGINAL L. of C.
IS IN THE CLERK'S OFFICE

MEMORANDUM

TO: Mark Achen

FROM: Dave Thornton 

RE: Request your signature on The Bank of Grand Junction Improvements Agreement

DATE: November 18, 1992

The Bank of Grand Junction is constructing a parking lot and drive-thru bank facility downtown at 319 Rood Avenue behind their new branch office located on Main Street. An improvements Agreement and Guarantee is required.

Attached is a signed copy of the improvements agreement. The petitioner is guaranteeing the improvement by providing a letter of credit to the City of Grand Junction for the entire agreed upon amount of \$9,132.34.

dc Thornton 11/18/92

its transaction costs shall not be less than two percent (2%) of the amount deposited. After all required improvements have been made and accepted by the City, any surplus funds remaining in the account (in excess of the two percent minimum or the calculated transaction costs) shall be returned to the developer within thirty (30) days of said acceptance date. Any transaction costs which are not covered by the amount of the deposit plus accrued interest shall be paid to the City by the Developer in like manner within thirty (30) days of completion of the improvements. No guarantee as to the level of interest income or rate of return on the funds so deposited is either implied or made in this agreement; the City agrees only to keep the funds invested as with other City funds.

d. in any event, the Developer promises to construct the required improvements to the satisfaction of the City Engineer, in accordance with the approved plans and specifications.

29. a. Conditions of Acceptance: The City shall have no responsibility or liability with respect to any street, or other improvement(s), notwithstanding the use of the same by the public, unless the street or other improvements shall have been accepted by the City.

Prior to requesting final acceptance of streets, storm drainage facilities, or other required improvements, the Developer shall furnish to the City Engineer as-built drawings in reproducible form and copies of results of all construction control tests required by City specifications.

b. Phased Development: If the City allows a street to be constructed in stages, the Developer of the first one-half street opened for traffic shall construct the adjacent curb, gutter and sidewalk in the standard location and shall construct the required width of pavement from the edge of gutter on his side of the street to enable an initial two-way traffic operation without on-street parking. That Developer is also responsible for end-transitions, intersection paving, drainage facilities, and adjustments to existing utilities necessary to open the street to traffic.

Attest:



Neva B. Lockhart, CMC
Neva B. Lockhart
City Clerk

City of Grand Junction
250 North Fifth Street
Grand Junction CO 81501

By: *Mark K. Achen*
Mark K. Achen
City Manager

Attest:



December 6, 1993

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

The Bank of Grand Junction
Mesa Mall
2415 F Road
Grand Junction, Colorado 81505

RE: Release of Letter of Credit issued to City of Grand Junction
for the Bank of Grand Junction Drive up facility at 319 Rood
Avenue.

Dear Mr Johnson:

The City of Grand Junction has inspected and accepted those improvements required as part of the Bank of Grand Junction drive up bank facility located at 319 Rood Avenue and included in the improvements agreement executed between the City and the Bank of Grand Junction. I am enclosing the original letter of credit issued to the City by the Bank to guarantee the improvements. Also enclosed is the "Release from Improvements Agreement/Guarantee" form signed by the appropriate review agencies releasing the improvements agreement and guarantee. Since the original improvements agreement was recorded with the Mesa County Clerk and Recorder, the "Release" form should be recorded also. The original is being sent to you so you can have it recorded.

I apologize for the length of time it has taken me to issue this letter and return the original letter of credit. If you have any questions please call me at your earliest convenience.

Respectfully,

A handwritten signature in cursive script, appearing to read "Dave Thornton".

Dave Thornton
Senior Planner

cc: file #74-92



PLANNING CLEARANCE REQUIREMENTS
GRAND JUNCTION COMMUNITY DEVELOPMENT

BUILDING ADDRESS: 319 Road FILE NO: _____

PROPOSAL: Drive thru Bank & Parking Facility

DEVELOPER: The Bank of Grand Junction TELEPHONE: 241-9000
Bob Johnson

REQUIRED

- A. Impact Statement / Project Narrative
B. Site Plan (checked)
C. Drainage & Grading Plan / Report (checked)
D. Utilities Composite
E. Landscaping / Screening / Buffering (checked)
F. Roadway Plan / Profile
G. Traffic Circulation Patterns
H. Traffic Analysis / Impact Study
I. Floodplain Analysis and/or Permit (b)
J. Geology Report / Soils Report
K. Gamma Radiation Report
L. ODOT Access Permit (b)
M. Section 404 Permit (b)
N. Environmental Site Assessment
O. Structural Information
P. Subsurface Soils Investigation
Q. Sewer/Water Tap (Power of Attorney)
R. Parking Plan
S. Improvements Agreement
T. Improvements Guarantee
U. Application / Planning Clearance
V. Review Sheet
W. Other:

FORTHCOMING

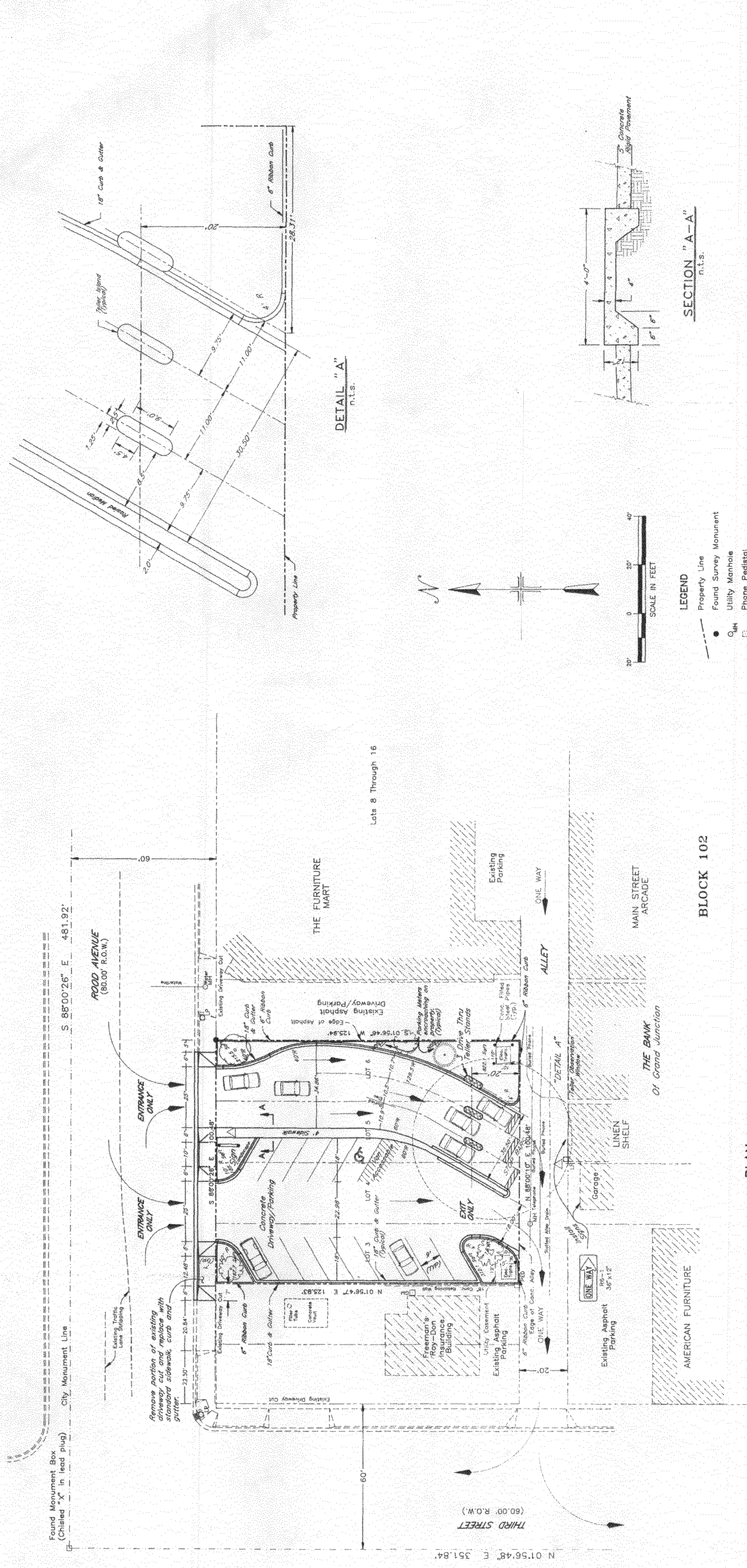
(a) Existing and Proposed (b) Requires a Separate Permit

NUMBER OF REVIEW PACKETS REQUIRED: _____

- Community Development (checked)
City Attorney
City Utilities Engineer
City Development Engineer (checked)
City Property Agent
City Traffic Engineer
Parks & Recreation
Fire Department
Police Department
Building Department
GJ Drainage District

REQUIRED FOR ALL BUSINESS, COMMERCIAL, INDUSTRIAL, MULTI-FAMILY AND INSTITUTIONAL USES UNLESS EXEMPTED BY STAFF

7-200-2661



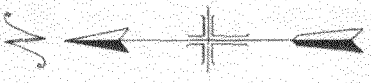
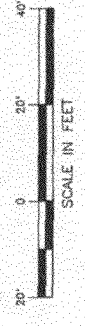
PLAN
Scale: 1"=20'

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
NOV 3 1992

MRS. CONCRETE INC
MICHAEL A. DAVIS
243-5469

ESTERN CONSULTING ENGINEERS / LAND SURVEYORS
DESIGN: [] DRAWN: [] SHEET: []
PREPARED FOR
THE BANK OF GRAND JUNCTION
SITE PLAN
319 ROOD AVENUE
GRAND JUNCTION, COLORADO

- LEGEND
- Property Line
 - Found Survey Monument
 - Utility Manhole
 - Phone Pedestal
 - Light Pole
 - Gas Meter
 - Parking Meter
 - Power Transformer
 - Steel Pipe Guard Posts
 - Traffic Flow



NOTES:

- All construction shall conform and adhere to the City of Grand Junction, Department of Public Works and Utilities, Engineering Section, "Standard Specifications for Construction of Water Lines", Sanitary Sewers, Storm Drainage, and Irrigation Systems", "Detailed Street Construction Specifications" and "Standard Details".

UTILITY LOCATIONS

Utility locations are approximate as provided by utility company location plans. Verify and field locate prior to any excavation, grading, or drilling. Utility Notification Center must be called two business days in advance, 1-800-922-1967.

AREA
Total Area 12,653.8 Sqft
Landscape 1,702.5 Sqft

1.4% landscape

CITY OF GRAND JUNCTION
APPROVED FOR CONSTRUCTION BY: