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File 1993-0043

Name: Two Rivers Tower - 200 Block Main - Rezone/Vacation/Replat

P **S** A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS
r **c** retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development
e **a** file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will
s **n** be found on the ISYS query system in their designated categories.
e **n** Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.
n **e** Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for
t **d** the contents of each file.

X	X	Table of Contents
		*Review Sheet Summary
X	X	*Application form
X		Review Sheets
X		Receipts for fees paid for anything
X		*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
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		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
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X	X	*Review Comments
		*Petitioner's response to comments
X	X	*Staff Reports
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DOCUMENT DESCRIPTION:

X	X	Action Sheet - Approved - 7/6/93	X	X	Planning Commission Minutes - ** - 7/6/93
X		Pre-app Conference Sheet	X	X	City Council Minutes - 8/4/93, 8/18/93 - **
X	X	1992 Parking Analysis and Office Parking Standards from various Cities	X		Parking Diagram
X	X	Correspondence	X	X	Ordinance No. 2700
X		Policy of Title Ins. By Transamerica Title Ins. Co.	X		Lack of funds kills proposed office building by Two Rivers - 1/20/94 - Daily Sentinel newspaper article
X		Policy of Title Ins. by Tico Title Ins. -	X	X	Site Plan
X		Marketing Analysis by Bray & Co. - 4/23/93	X		Second floor plan
X	X	Field Study of Office parking peak accumulation			
X		PAS Report #432 - 1991			
X	X	Summary of recent vacant land sales within the Downtown Area			
X		Title Commitment to insure - by Abstract & Title Company of Mesa County, Inc.			
X		Utah firms consider GJ for 5-story office, shops - Daily Sentinel Ad - 7/5/93			

Grand Junction
Downtown Development Authority

115 N. 5th Street, Suite 540 P.O. Box 296
Grand Junction, Colorado 81502
Phone (303) 245-2926

#43 9
#43 9

March 26, 1993

Kristen Ashbeck
City Community Development
250 N. 5th Street
Grand Junction, CO 81501

Dear Kris,

Please be advised that Lee Talbott of ADL Development, Inc., has permission from the Downtown Development Authority to represent our property in the 200 block of Main in his rezone alley vacation proposal.

Please feel free to call if you have any questions.

Sincerely,



Barbara Creasman, Executive Director
Downtown Development Authority

NEED:

According to the recently completed office market study by Bray Commercial, the vacancy rate in the core area of Grand Junction is currently 2%. In addition, there is a chronic need for office space in the 8 - 10,000 square foot range. (see copy enclosed)

LEGAL DESCRIPTION:

The legal description of the site is as follows:

Lots 1 through 13 and Lots 20 through 32 both inclusive in Block 120 of THE CITY OF GRAND JUNCTION, Mesa County, Colorado.

REQUEST:

In order for this project to proceed we would request;

(A) The rezoning of the parcel from B-3 to PB.

(B) The vacation of the alley between lots 1 through 13 and 20 through 32.

4. As current leases expire, tenants are competing for each others spaces.

The last office building to be sold was Valley Federal, which according to the new owners is fully leased except for parts of the basement. Alpine Bank will be located in the lobby area and several existing tenants can't expand due to the tower being fully leased.

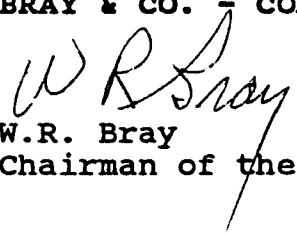
Office space that is currently needed is 8,000 - 12,000 square feet a floor that would allow existing firms to expand and have their companies on one floor. The largest building in downtown has 7,500 square feet per floor. Several large firms presently need more than 8,000 square feet to expand. When these large firms are satisfied, this allows those floors to be leased to the businesses that now have half to three-fourths of a floor to have full floors. This creates space for smaller businesses to expand and new businesses to be located in the downtown area.

Downtown presently is maxed and currently has a vacancy factor of .02% of office space available excluding Valley Federal's basement.

I am also enclosing the Bray Report for office buildings that shows what's happening in our market place. If there is any other information Bray and Co. can supply, please give me a call.

Sincerely,

BRAY & CO. - COMMERCIAL


W.R. Bray
Chairman of the Board



DEVELOPMENT APPLICATION
 Community Development Department
 250 North 5th Street Grand Junction, CO 81501
 (303) 244-1430

A Receipt _____
 Date _____
 Rec'd By _____
 File No. 43 93

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

Original
 Do NOT Remove
 From Office

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input checked="" type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input checked="" type="checkbox"/> Resub				
<input checked="" type="checkbox"/> Rezone				From: B-3 To: PB	
<input checked="" type="checkbox"/> Planned Development	<input checked="" type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final		S. side 200 Block Main		
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input checked="" type="checkbox"/> Vacation					<input checked="" type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

<input checked="" type="checkbox"/> PROPERTY OWNER(S)	<input checked="" type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
DDA Name 115 N. 5th St. Ste 540 Address Grand Junction, Co. 81502 City/State/Zip (303) 245-2926 Business Phone No.	ADL Development, Inc. Name 5263 S. 300 W. Address Murray, Utah 84107 City/State/Zip (801) 266-5263 Business Phone No.	Lee H. Talbot Name 5263 S. 300 W Address Murray, Utah 84107 City/State/Zip (801) 266-5263 Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing Application _____ Date 3/30/93

Signature of Property Owner(s) - Attach Additional Sheets if Necessary _____

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GOLDEN THOMAS J
ETAL
207 COUNTRY CLUB PARK
GRAND JUNCTION, CO 81503

RASO SHARI A
P.O. BOX 2328
GRAND JUNCTION, CO 81502

HILL WILLIAM M
DESSIE
961 LAKESIDE DR #202
GRAND JUNCTION, CO 81506

STEPHENS JERRY L
JANICE L
308 PITKIN AVE.
GRAND JUNCTION, CO 81501

TRAYLOR KAREN HAYASHI
TRUSTEE - ETAL
780 ELM AVE.
GRAND JUNCTION, CO 81501

RASO BARBARA J
P.O. BOX 2328
GRAND JUNCTION, CO 81502

U.S.Bank of Grand Junc.
C/O AVTAX INC.
P.O. BOX 2798
LITTLETON, CO 80161

UCLA TRUST
SOON HUI SHIN - TRUSTEE
P.O. BOX 1112
ROSEVILLE, CA 95661

Lee H. Talbot
ADL Development, Inc.
5263 South 300 West
Murray, Utah 84107

1992 DOWNTOWN PARKING ANALYSIS

Total Downtown Parking Spaces :	4,596 (38% Public, 62% Private)
Average Parking Spaces Used : (1)	2,068 (45%)
Average Parking Surplus :	2,528
Total Parking Spaces Required per Original Code:	5,721
Number of Parking Spaces Needed if 100% Occupancy of Existing Buildings Based on Current Usage (2):	2,546
Less Two Rivers Plaza Parking Deficit (3)	243
Current Downtown Parking Surplus for Existing Buildings	2,285

At the present utilization rate of approximately 1 parking space for every 610 GSF downtown (4), the surplus 2,285 spaces could support occupancy of the currently vacant 300,430 GSF and 1,093,420 GSF new construction. This equates to 5 blocks with development the size of Valley Federal and the Federal Building. If we also assume that approximately 20% of the private spaces (574) are used for parking other than by the property owner and are subject to elimination due to potential redevelopment, the surplus of parking downtown is reduced to 1,711 spaces which could support occupancy of the vacant buildings and construction of 743,280 GSF (4 Valley Federal/Federal Building blocks).

NOTES

- (1) Average of all private lot observations at 11:00 am and public lots and on-street parking observations at peak times (12 pm and 4 pm). Observations performed by Colorado Department of Local Affairs interns and Community Development Department staff Summer 1991 and Summer/Fall 1992.
- (2) Vacancies determined by windshield survey observations only - Community Development Department staff Fall 1992.
- (3) Assuming an existing deficit of parking for Two Rivers Plaza based on maximum seating capacity of 1,800 and standard requirement of 1 space per 4 seats. Applying this criteria, Two Rivers requires 450 parking spaces; of which, only a total of 207 exists under the structure and adjacent on the La Court property.
- (4) Total Gross Square Footage downtown determined by estimates based on building footprints x number of stories.

Grand Junction
Downtown Development Authority

115 N. 5th Street, Suite 540 P.O. Box 296
Grand Junction, Colorado 81502
Phone (303) 245-2926

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March 26, 1993

43 93

Kristen Ashbeck
City Community Development
250 N. 5th Street
Grand Junction, CO 81501

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Barbara Creasman, Executive Director
Downtown Development Authority

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243 93

B. IMPACT STATEMENT/PROJECT NARRATIVE:

NARRATIVE:

It is proposed that ADL Development, Inc. in concert with the Down Town Development Authority, causes to be constructed a 5 story, 80,000 square foot, office/retail building and two level parking ramp on lots 1-13 and lots 20-32 of Block 120, in down town Grand Junction. It is contemplated that construction would begin during the summer or fall of 1993 and that completion would be 9 to 10 months thereafter. The site contains approximately 2.01 acres.

The project, as designed, takes into consideration the existing materials used in the street scape. The construction of an office/retail building is compatible with surrounding uses.

The building it self is to be constructed of concrete and steel with an exterior skin comprised of at least 50% insulated reflective glass.

GENERAL IMPACT:

Aside from the obvious impact on the 120 block, which is now mostly vacant ground, the project should have a favorable impact on blocks 22, 23, and 124.

It is anticipated that some of the parking will be available to the public. Some type of private health spa facilities will be included in the building as well as a "cold deli" type restaurant.

The zoning classification being requested was created to accommodate projects such as this, which exceeds a building height of 40 feet.

TRAFFIC IMPACT:

Traffic impact should be fairly minimal as the majority of the anticipated tenants already occupy space in the down town area. Of course there will be a shifting and concentration of traffic to the west end of Main and Colorado. However, with the proximity of the site to the location nearly adjacent to a major collector artery any negative impact should be fairly minimal.

In suburban markets we have found that approximately half of the tenants leave the building at lunch time. In this instance, with the close proximity of the site to several restaurants from "fast food" to full service type, and a full line grocery store we would expect to see somewhat less than 500 car trips per day at full occupancy.

Original
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April 23, 1993

Lee H. Talbot
ADL Development Inc.
5263 South 300 West
Suite 100
Murray, Utah 84107

RE: Grand Junction, Colorado

Dear Mr. Talbot:

You had requested a report that we compile annually regarding the absorption of office space in Grand Junction, primarily in the downtown area.

A summary of commercial real estate is as follows:

- * The downtown office space has continually been absorbed to the point that the office space on Horizon Drive has gone from over 50% vacancy to the existing 20-30% vacancy.
- * The downtown office space currently has approximately 300,000 square feet of office space. The office buildings are:

Central Bank	no vacancy
Colorado National	no vacancy
Dalby Wendland	1,500 approx. available
Enterprise	2,500 approx. available
Mesa National	no vacancy
Valley Federal	26,000 Basement only

We are presently working with businesses that want to expand their facilities but the problem is four-fold.

1. Expansion within the firms that already have the total floor of the building is not possible.
2. Smaller companies that are currently on two floors want to be consolidated on one floor.
3. New businesses looking for space can't find it.

- SALES
- LEASING
- MANAGEMENT
- MARKETING
- ACQUISITION
- DEVELOPMENT
- CONSULTING

Valley Federal Plaza
225 North Fifth St.
Suite 1020
Grand Junction,
Colorado 81501
303/241-2909
FAX 303/241-6223

Original
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4. As current leases expire, tenants are competing for each others spaces.

The last office building to be sold was Valley Federal, which according to the new owners is fully leased except for parts of the basement. Alpine Bank will be located in the lobby area and several existing tenants can't expand due to the tower being fully leased.

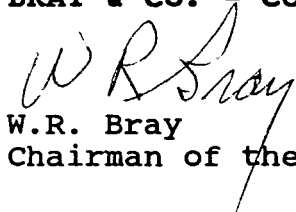
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Sincerely,

BRAY & CO. - COMMERCIAL


W.R. Bray
Chairman of the Board

REVIEW COMMENTS

Page 1 of

FILE NO. #43-93

TITLE HEADING: Rezone/Alley Vacation/Replat

LOCATION: 120 Block Main Street & Colorado Avenue

PETITIONER: ADL Development

PETITIONER'S ADDRESS/TELEPHONE: 5263 South 300 West
Murray, UT 84107
(801) 266-5263

PETITIONER'S REPRESENTATIVE: Lee H. Talbot

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., APRIL 27, 1993.

GRAND JUNCTION FIRE DEPARTMENT
George Bennett

4/12/93
244-1400

A fire flow survey is to be conducted to determine the required flows and if existing utilities are adequate for this structure. A sprinkler system is required. Please submit a complete stamped set of building plans for our review.

U.S. WEST
Leon Peach

4/9/93
244-4964

Would be need for retention of utility easement either where it is or in some other acceptable fashion through this block.

GRAND JUNCTION POLICE DEPARTMENT
Mark Angelo

4/14/93
244-3587

What type of lighting will be in the lower level parking area? On the west end of the parking area, the bushes, f & g, need to be spaced apart so they don't create a visibility barrier into the parking lots.

What type of light is a "historic light"? What is the lumen of the light? Same questions on parking lot lights? Does low angle cut-off mean light is directed to one specific area, limiting the amount of area it will illuminate?

What type of entrance doors are going to be used? What type of security locks will be used on the entrance doors? What type of lighting over exit doors?

How is the lower level parking area laid out? Is it the same as the upper level?

FILE # 43-93 / REVIEW COMMENTS

page 2 of

PUBLIC SERVICE COMPANY
Dale Clawson

4/12/93
244-2695

Electric: Vacated alley needs to be designated as "utility easement". Pad mount transformer should be located east of the south entrance instead of on the west side.

Gas: Existing 3" gas line in Main-Colorado alley will require relocation due to construction over present alley right-of-way. Additional construction of facilities may be required depending on point of service for buildings.

CITY DEVELOPMENT ENGINEER
Gerald Williams

4/15/93
244-1591

Once applications are received (complete), 1 working day is allowed for processing and distribution, and 10 working days for City review and preparation of comments. Complete applications received by April 1st should be sent out by April 16th. However, full information was not received until April 14, 1993; therefore, we are allowed until April 29, 1993 to submit review comments. Unfortunately, due to current work loads, the full allowed time may be required for review, and comments are not available by April 16th, and are forthcoming. Petitioner response to review comments must be returned by April 27, 1993. Regrettably, late submittal will likely result in reduced time allowed for developer response.

CITY UTILITIES ENGINEER
Bill Cheney

4/12/93
244-1590

WATER

1. Tap fees are normally not included in the "Improvements Agreement".

SEWER

1. Connections into manholes are not allowed in new construction. Connection will be made to main.
2. A 20' wide easement centered on the sewer main shall be required if the alley is vacated.
3. The 8" clay tile should be replaced with 8" P.V.C. to eliminate the need for future construction.
4. Manholes should also be replaced if needed.

CITY PARKS & RECREATION DEPARTMENT
Don Hobbs

4/8/93
244-1542

If open space fees are due, then an appraisal must be submitted.

It is our intent to maintain the trees within the right-of-way. We are, however, not in a position to maintain other landscaping within right-of-way or elsewhere on property.



REVIEW AGENCY COVER SHEET

Community Development Department
250 North 5th Street Grand Junction, CO 81501
(303) 244-1430

FILE NO. 43-93
43

Petitioner Please Fill In:

Review Agency

UTILITIES ENGINEER

Return to Community Development By 4/16/93

Staff Planner Kristen

COMMENTS

Petitioner Please Fill In:

PROPOSAL Rezone, Alley vacation, replat

LOCATION 120 block, Grand Junction

ENGINEER/REPRESENTATIVE Lee H. Talbot

PGAW Architects

PETITIONER Lee H. Talbot/ADL Development

ADDRESS 5263 So. 300 W. Murray, Utah 84107

PHONE NO (801) 266-5263

Water :

1) Tap fees are normally not included in the "Improvements Agreement."

Sewer:

- 1) Connections into manholes are not allowed in new construction. Connection will be made to main.
- 2) A 20' wide easement centered on the sewer main shall be required if the alley is vacated.
- 3) The 8" clay tile should be replaced with 8" P.V.C. to eliminate the need for future construction. Manholes should also be replaced if needed.

Use Additional Sheets If Necessary And Refer To File Number

REVIEWED BY

Bill Cheney

PHONE

244-1590

DATE

4-12-93

Landscaping: 75% of first 5' (Main, second & Colorado)
+ 5% of parking area

Main $300 \times 5 \times .75 = 1,125$ sf
Colo $300 \times 5 \times .75 = 1,125$ sf
 $270 \times 5 \times .75 = 1,013$ sf

parking† $35,746 \times .05 = 1,787$ sf
 $27,446 \times .05 = 1,372$ sf

Total Landscape Reg'd = 6,422 sf

Total Landscape on site =

14×200	=	2800	12,300
6×58		348	
15×65		975	
6×18		108	
37×6		222	
30×240		7200	
3×300	=	<u>900</u>	

B-3 - 40'

H# 72' - list of specific uses requested. =>

Bulk Requirements

Two Rivers Tower

1.26

Parking Requirement

Retail $\frac{11842}{200} = 59$
~~14920~~ gsf / 200 = ~~75~~ spaces

30968-11842 Office $\frac{69126}{300} = \underline{230}$ spaces
leasable

require: ~~306~~ spaces
289

have: 200 spaces

need ~~106~~ available

89
13

76



STORAGE TANK TECHNOLOGY, INC.

Roger E. Moore
PRESIDENT

April 1, 1993

Ms. Barbara M. Creasman
Executive Director
Grand Junction Downtown Development Authority
P.O. Box 296
Grand Junction, CO 81502

Dear Ms. Creasman:

You requested information on the soils in the 200 Block of Main Street, south side.

Based on the drilling logs from the environmental assessment, the soils are classified as:

Depth	Soil Type	Unified Soil Classification
0-2 feet	Manmade (asphalt, concrete, fill)	
2-10 feet	Clay and Silt	ML
10-20 feet	Silt and Clay	ML
20-24 feet	Sand (very fine)	SW
24+ feet	Gravel and Sand	GW

The water table is between 22 and 23 feet deep across the block.

The area remediated for gasoline contamination at the old car dealership has pit run and native silt and clay from the water table to the surface.

If we can assist further, let us know.

Yours truly,

Roger E. Moore

REM/an

HEIRS OF JAMES PURCELL
207 Country Club Park
Grand Junction, CO 81503
(303) 242-7322
Facsimile (303) 245-2065

April 6, 1993

HAND DELIVERED

Barbara Creasman
Executive Director
Downtown Development Association
Dalby Wendland Building
Grand Junction, CO 81501

Re: Sale and Purchase of 7 Lots, and Improvements, at the
Southeast Corner of First and Main

Dear Barbara:

We forward herewith in quadruplicate, three sets of Contracts affecting the sale and purchase of the referenced property. In connection therewith, we comment as follows:

1. There are three separate contracts because there are three separate family partnerships that hold title to the real property. For income tax accounting purposes, and other purposes, we prepared a separate contract for each partnership with the provision in Exhibit "B" that the parties would close all three Contracts simultaneously, or not at all.

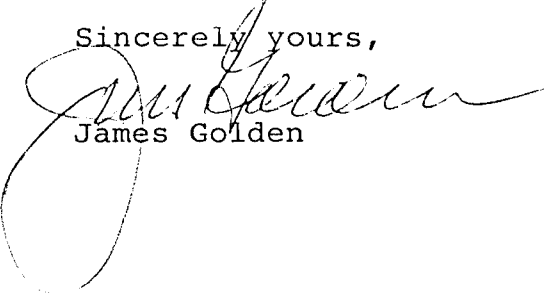
2. The aggregate purchase price is \$220,000 for the three parcels. This is \$16,000 more than the price agreed upon in 1990. The increase is justified by (a) the improvement and overall economic conditions in Mesa County; (b) to permit the Sellers to recover some of the monies expended to address the UST's problems incurred at 201 Main Street; and (c) the Seller's commitment (¶C Exhibit "B") to assign to the Purchaser any right to claim reimbursement of, or credit for, monies spent at 201 Main, in the event a statute or regulation should so provide.

Barbara Creasman
April 6, 1993
Page Two

3. We believe that the other matters detailed in the Contracts you will find to be self explanatory.

After you and your board, and counsel, have had an opportunity to review the proposed Contracts, we would be willing to discuss with you any changes. Once we have agreed upon language, we suggest that you execute Contracts so that we may circulate them among family members for signature.

Sincerely yours,



James Golden

JG/dmh

Enclosures



April 20, 1993

City of Grand Junction, Colorado
81501-2668
250 North Fifth Street

Mr. Lee Talbot
ADL Development Incorporated
5263 South 300 West Suite 100
Murray, Utah 84107

Dear Lee,

As discussed in our telephone conversation on April 16, 1993, the decision was made by City staff that the rezone/vacation/final plan submittal for Two Rivers Tower did not include sufficient information by which to adequately review the proposal. Scheduling for the review and required processing of development requests is on a very tight timeline so that applicants can get to a public hearing as soon as possible. Section 6-7-4 of the Zoning and Development Code states that "a submittal with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda by the Administrator". Therefore, your proposal will not be scheduled for the May 4, 1993 Grand Junction Planning Commission hearing.

The next Planning Commission hearing will be scheduled for June 1, 1993. In order to be included on the agenda for that meeting, the following items must be completed and submitted (or re-submitted) according to the Action Sheet no later than 5:00 pm Monday, May 3rd:

1. A - Application form signed by all current property owners
2. B - Project Narrative (revised per review comments thus far)
3. E - Evidence of Title/Title Commitment for all properties involved in proposal
4. D - Appraisal of application for Open Space fees
5. P - Plat (including easements and rights-of-way)
6. Q - Site Plan (revised per review comments thus far)
7. S - Drainage and Grading Plan and Report

8. T - Utilities Composite
9. Y - Traffic Analysis
10. Address all other review agency review comments received thus far.
11. Sufficient number of copies and reductions of plat and revised plan per the Action Sheet (FF)

Please call if you have any questions regarding these requirements.

Sincerely,



Kristen Ashbeck
Planner

xc: Barbara Creasman, DDA

OFFICE PARKING STANDARDS

According to the sources we have readily available, most other communities use a standard based on gross square footage of office space not usable or net square footage. The Grand Junction standard of one space per 300 square feet of gross floor area is consistent with the standards of other cities as summarized below. In those communities which do base parking on some sort of net square footage, the standard results in essentially the same number of parking spaces required (see last three entries below):

Aurora, CO	One space for each 300 sf of gross floor area
Plano, TX	One space per 300 sf of gross floor area
Ft. Collins, CO	3.3 spaces per 1,000 sf of gross floor area
Fond Du Lac, WI	One space for each 300 sf of gross floor area
PAS Ordinance Survey Mean	2.7 spaces per 1,000 sf gross floor area
Long Beach, CA	4 spaces per 1,000 sf of gross usable floor area
Bellevue, WA	4 spaces per 1,000 net sf (minimum); five spaces per 1,000 net sf (maximum)
Albuquerque, NM	One space per 200 sf of net leasable area

GENERAL OFFICES (business and non-medical professional, administrative, insurance, research, etc.)

1. Empiric research

a) The Highway Research Board (4) reports the following field studies of office parking peak accumulation:

- survey of 20 studies: average of 2.0 spaces/1000 sq. ft. with a range of .7 to 4.6 space/1000 sq. ft.
- Roanoke Va. CBD: 2.6 spaces/1000 sq. ft.
- 19 small suburban office buildings: 3.2 spaces/1000 sq. ft.

b) The Planning Division has collected the following limited data on peak auto accumulation at three office developments in Fort Collins. The figures are based on four observations of each use: Thursday midmorning, Thursday midafternoon, Monday midafternoon, Tuesday midmorning.

	<u>Accumulation in cars/1000 sq. ft. occupied floor area</u>	
	<u>Peak</u>	<u>Average</u>
Drake Office Park	2.4	2.2
3000 S. College (First National Bank)	3.2	2.9
3030 S. College (Western Federal Savings)	2.9	2.6
<u>Average</u>	2.7	2.3

2. Ordinance surveys:

	<u>spaces/1000 g.f.a.</u>		<u>n</u>
	<u>mode</u>	<u>mean</u>	
a) Eno, "business and pro. services":	3.3	3.7	127
b) P.A.S., "business and pro. off.":	3.3		17
P.A.S., "governmental, administrative":	2.0	2.7	14
c) Local, "business and non-medical prof. offices":	3.3	2.9	8
Local, "admin., insur., research offices":	-	2.7	5

3. National organization recommendations

	<u>spaces/1000 sq. ft. floor area</u>
a) Eno, "office buildings, business and professional services":	3.3 spaces/1000 sq. ft. g.f.a.
b) H.R.B., "offices and banks":	3.3 spaces/1000 sq. ft. g.f.a.
c) Berk, "offices":	2.0 spaces/1000 sq. ft. g.f.a.

4. Staff recommendation:

The staff recommends a range of from 2.8 to 3.5 spaces/1000 sq. ft. g.f.a. (3.0 as single standard).



May 5, 1993

Grand Junction Community Development Department
Planning, Zoning, Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(800) 244-1400 FAX (800) 244-589

Mr. Lee Talbot
ADL Development Incorporated
5263 South 300 West Suite 100
Murray, Utah 84107

Dear Lee,

Per our conversation on May 4, 1993, the Community Development Department has considered your request to schedule the Two Rivers Tower rezone/ODP/vacation application for the June 1, 1993 Grand Junction Planning Commission hearing. The decision was made by City staff that the previous rezone/vacation/final plan submittal for Two Rivers Tower did not include sufficient information by which to adequately review the proposal--even at a rezone/ODP level. Scheduling for the review and required processing of development requests is on a very tight timeline so that applicants can get to a public hearing as soon as possible. Section 6-7-4 of the Zoning and Development Code states that "a submittal with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda by the Administrator". Given the fact that no additional information has been submitted to meet the deficiencies, your proposal cannot be scheduled for the June 1, 1993 Planning Commission hearing.

The next Planning Commission hearing will be scheduled for July 6, 1993. In order to be included on the agenda for that meeting, the following items must be completed and submitted (or re-submitted) according to the Action Sheet for the rezone/ODP/vacation no later than 5:00 pm Tuesday, June 1st:

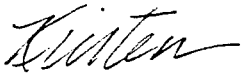
1. A - Application form signed by all current property owners
2. B - Project Narrative (revised per review comments thus far; addressing criteria for rezone review, parking, and traffic generation)
3. E - Evidence of Title/Title Commitment for all properties involved in proposal
4. Q - Site Plan (revised per review comments thus far; showing alley to be vacated, easements to be retained and/or dedicated, and north-south alley to be dedicated)
5. T - Utilities Composite

Two Rivers Tower / May 5, 1993

6. Y - Traffic Analysis (see item B above)
7. Z - Signage Detail
8. Legal description of north-south alley to be dedicated.
9. Address all other review agency review comments received thus far if relevant to the documents submitted for rezone/ODP/vacation review.
10. Sufficient number of copies and reductions of revised plan per the Action Sheet (FF)

Should you choose to re-submit the original rezone/vacation/final plan application, my letter of April 20, 1993 will apply. Please call if you have any questions regarding these requirements.

Sincerely,



Kristen Ashbeck
Planner

xc: Barbara Creasman, DDA

11.11 H. SCHEDULE VI: MINIMUM OFF-STREET PARKING REQUIREMENTS

	Land Use or Activity	Spaces Required *	Remarks **
16.	Hospital: for each bed.....	1.10	
17.	Hotel and motel: for each room or suite..... plus: for each 100 sq. ft. of retail sales and dining areas.....	1.00 1.00	
18.	Library, museum, art gallery and similar uses: for each 1,000 sq. ft. of gross floor area.....	1.00	
19.	Manufacturing, fabricating, cleaning, testing, assembling, repairing or servicing establishments: for each 1,000 sq. ft. of gross floor area or for each employee, whichever is greater.....	1.00	
20.	Medical and dental clinic: for each 50 sq. ft. of gross floor area in any waiting or reception room..... plus: for each treatment room, examination room and doctor's office.....	1.00 1.50	
21.	Motor vehicle sales: for each 400 sq. ft. of gross floor area.....	1.00	
22.	Nursing home and similar type of establishment: for each five beds..... plus: for each two lodging accommodations..... plus: for each full-time employee.....	1.00 1.00 1.00	
23.	Office: for each 300 sq. ft. of gross floor area.....	1.00	
24.	Park, recreation area, community center: for each employee..... plus: spaces to serve the public as determined by staff	0.50	
25.	Private club and lodge: for each such structure..... plus: for each 5 seats based on the design seating capacity of the main meeting room.....	1.00 1.00	
26.	Public utility and public service: for each employee.....	1.00	
27.	Restaurant, bar, night club: for each 100 sq. ft. of gross floor area.....	1.00	
28.	School, auditorium, church: for each 5 seats or for each 90 lineal inches of seating space in the main auditorium or assembly hall.....	1.00	

<u>LAND USE</u>	<u>NUMBER OF REQUIRED SPACES</u>
C. Professional Office	
1. General Office or Office in Industrial area	3.3 per 1,000 sq. ft. GFA
2. Unified Office Parks	3.3 per 1,000 sq. ft. GFA
3. Medical and Dental Offices	5.0 per 1,000 sq. ft. GFA
4. Laboratories	1.0 per employee
5. Radio and T.V. Studios	5.5 per 1,000 sq. ft. GFA
D. Land Use/Public and Quasi Public	
1. Churches	1.0 each 5 seats
2. Public libraries	1.0 each 300 sq. ft. GFA
3. Studios for fine arts, art galleries, exhibit halls, museums, reading rooms, community centers	1.0 each 300 sq. ft. GFA
4. Charitable institutions	2.0 each full time employee
5. Hospitals, sanitoriums, nursing homes, rest homes, convalescent homes	1.0 each full time employee plus 1.0 each 3 beds
E. Recreational	
1. Golf courses or a Country Club	108.0 for 18-hole course 54.0 for 9-hole course
F. Educational	
1. Elementary	1.0 each faculty and staff
2. Junior High School	1.0 each faculty and staff
3. Senior High School	1.0 each faculty and staff plus 1 for each 5 class seats
4. Business colleges/trade schools	1.0 each student 1.0 each instructor
5. Preschool and nursery school	1.0 each faculty and staff plus 5.0 guest stalls
G. Industrial	
1. Manufacturing	2.0 stalls per 3 employees per shift
2. Warehousing	2.0 stalls per 3 employees per shift but in no event less than 2 spaces per every 1,000 sq. ft. of GFA
3. Office portion of warehousing	3.3 stalls per 1,000 sq.ft. of GFA

Kriter - Comm Dev.
Appraisal

Ms. Barbara Creasman
Grand Junction Downtown Development Authority
115 North 5th Street, Suite 540
Grand Junction, Colorado 81503

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
April 23, 1993
APR 23 1993

DO NOT REMOVE
From Office
#43 93

Dear Ms. Creasman:

A request was made to provide a summary of recent vacant land sales within the Downtown Area. Most of the recent information has been between Fourth and First Streets and within one block of Main Street. Based on the discussions we have had, the primary focus of the research is to compare properties to the subject block bounded by Main Street to the north, Second Street to the west, Third Street to the east, and Colorado Avenue to the south. I hope the following pages and discussions are of assistance. This assignment is limited in scope to research only and should not be construed as a completed appraisal assignment.

The area has been researched for vacant site sales with similar size, potential and highest and best use. They are compared to the subject and adjusted for dissimilarities. After adjustment, the comparable sales support a range of value from which the value of the subject is concluded. The sales are presented on the following pages:

LAND SALE No. 1

- LOCATION: Lots 1-10, Block 122, City of Grand Junction, (south side of Colorado Avenue in 100 Block)
- GRANTOR: Bert L. Schilling
- GRANTEE: Downtown Development Authority
- SALE DATE: 10/1/90
- BOOK/PAGE: 1807/578
- SITE SIZE: 31,250 square feet
- IMPROVEMENTS: Old motel that was razed after purchase.
- UTILITIES: All available and paid.
- ZONING: Commercial 2
- SALES PRICE: \$200,000
- FINANCING: Cash.
- UNIT VALUE: \$6.40/square foot
- COMMENTS: The downtown development authority has taken an aggressive attitude for re-development of the downtown area. They are attempting to assemble a large parcel to construct a hotel to be used in conjunction with Two Rivers Plaza and a convention center. The improvement contributed no value. Demolition costs are unknown.

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Ms. Creasman
April 23, 1993

LAND SALE No. 2

LOCATION: Lots 19-25, Block 120, City of Grand Junction (north side of Colorado Avenue in 300 Block)

GRANTOR: Resolution Trust Corporation

GRANTEE: Downtown Development Authority

SALE DATE: 10/1/90

BOOK/PAGE: 1807/626

SITE SIZE: 21,875 square feet

IMPROVEMENTS: Vacant, old commercial building

UTILITIES: All available and paid.

ZONING: Business 3.

SALES PRICE: \$130,000

FINANCING: Cash.

UNIT VALUE: \$5.94/square foot

COMMENTS: Part of the DDA's assemblage. Bids to raze the improvements increase land value to \$7.54/ft.².

LAND SALE No. 3

LOCATION: Lots 30-32, Block 120, City of Grand Junction (northeast corner of Colorado Avenue and 2nd Street)

GRANTOR: Theodore K. Baughman

GRANTEE: Downtown Development Authority

SALE DATE: 3/13/91

BOOK/PAGE: 1827/770

SITE SIZE: 9,375 square feet

IMPROVEMENTS: Vacant.

UTILITIES: All available

ZONING: Business - 3

SALES PRICE: \$75,000

FINANCING: Cash

UNIT VALUE: \$8.00/square foot

COMMENTS: Third site purchased by the Downtown Development Authority for planned development. This is a vacant, corner site.

Ms. Creasman
April 23, 1993

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LAND SALE No. 4

LOCATION: East 7" of Lot 7 and all of Lots 8-12, Block 120, City of Grand Junction (south side of Main Street in 200 Block)

GRANTOR: United Bank of Grand Junction

GRANTEE: Downtown Development Authority

SALE DATE: 4/20/92

BOOK/PAGE: 1894/875

SITE SIZE: 15,698 square feet

IMPROVEMENTS: Vacant.

UTILITIES: All available

ZONING: Business - 3

SALES PRICE: \$114,900

FINANCING: Cash

UNIT VALUE: \$7.32/square foot

COMMENTS: Fourth site purchased by the Downtown Development Authority for planned development. Demolition of an existing building was funded by the seller.

LAND SALE No. 5

LOCATION: Lots 17, 18, 19, Block 101, City of Grand Junction (northwest corner of Main Street and 3rd Street)

GRANTOR: United Bank of Grand Junction

GRANTEE: David D. Mauch

SALE DATE: 4/14/92

BOOK/PAGE: 1892/692

SITE SIZE: 9,375 square feet

IMPROVEMENTS: Vacant.

UTILITIES: All available

ZONING: Business - 3

SALES PRICE: \$40,000

FINANCING: Cash

UNIT VALUE: \$4.27/square foot

COMMENTS: Purchased for a bank drive up facility. Private individual immediately decided to the Bank of GJ. Was later traded to the D.D.A. for other property was closer to the original purchaser's institution.

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Ms. Creasman
April 23, 1993

LAND SALE No. 6

LOCATION: Lots 3, 4, 5, 6, Block 102, City of Grand Junction
(interior lots on south side of 300 Block of Rood
Avenue)

GRANTOR: City of Grand Junction

GRANTEE: The Bank of Grand Junction

SALE DATE: 8/31/92

BOOK/PAGE: 1920/821

SITE SIZE: 12,500 square feet

IMPROVEMENTS: Vacant.

UTILITIES: All available

ZONING: Business - 3

SALES PRICE: \$72,082

FINANCING: Cash

UNIT VALUE: \$5.26/square foot

COMMENTS: Sold from the City involving the Sale No. 5 which
was decided to the D.D.A. Confirmation indicated the
consideration according to the deed was incorrect.
Value was based on the purchase price of Sale 5 plus
consideration for site improvements.

LAND SALE No. 7

LOCATION: Lots 12, 13, and west 4' of 14, Blk 124, City of Grand
Junction (interior lots on south 300 Block of Colo.Av)

GRANTOR: Norwest Bank of Grand Junction, Downtown N.A.

GRANTEE: Harley V. Nelson

SALE DATE: 3/16/93

BOOK/PAGE: 1961/867

SITE SIZE: 6,750 square feet

IMPROVEMENTS: Vacant.

UTILITIES: All available

ZONING: Business - 3

SALES PRICE: \$25,000

FINANCING: Cash

UNIT VALUE: \$3.70/square foot

COMMENTS: This site was purchased by the adjoining land owner
for parking.

Ms. Creasman
 April 23, 1993

VACANT LAND SALES ABSTRACT

Sale No.	Sale Date	Grantor	Grantee	Recording	Site Size (ft. ²)	Improvements	Utilities	Zoning	Total Price	Unit Value
1	10/90	Bert L. Shilling	Downtown Development Authority	1807/578	31,250	Old motel that was razed.	Paid taps	Commercial 2	\$200,000	\$6.40/ft ²
2	10/90	Resolution Trust Corporation	Downtown Development Authority	1807/626	21,875	Old commercial building to be razed	Paid taps	Business 3	\$130,000	\$4.94/ft ²
3	3/91	Theodore K. Baughman	Downtown Development Authority	1827/770	9,375	Vacant	None paid	Business 3	\$75,000	\$8.00/ft ²
4	4/92	United Bank of Grand Junction	Downtown Development Authority	1894/875	15,698	Vacant	None paid	Business 3	\$114,900	\$7.32/ft ²
5	4/92	United Bank of Grand Junction	David D. Mauch	1892/692	9,375	Vacant	None paid	Business 3	\$40,000	\$4.27/ft ²
6	8/92	City of Grand Junction	Bank of Grand Junction	1920/821	12,500	Vacant	None paid	Business 3	\$53,332	\$5.26/ft ²
7	3/93	Norwest Bank of Grand Junction, D.T.	Harley V. Nelson	1961/867	6,750	Vacant	None paid	Business 3	\$25,000	\$3.70/ft ²

The sales are all from the downtown area and transpired in 1990 or later. The primary purchaser has been the Downtown Development Authority which is a public funded entity. Four out of the seven sales were lender owned properties. The range in unit values narrows when conditions of sale are made. Location, size, and other factors appear to be of less significance.

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Ms. Creasman
April 23, 1993

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Cash Equivalency: All of the sales represented cash to seller terms.

Market Conditions: The Grand Junction area suffered through oversupplies and declining property values in the mid-1980's. Though premium sites in the downtown retail district may have shown moderate appreciations compared to the latter part of the last decade, the economic climate for new development is still uncertain. Several years of increasing rents and continued improvement of occupancy will be necessary to induce land value appreciation.

Conditions of Sale: Buyer and seller motivations can greatly influence a transaction.

Lending institutions normally are very motivated to sell properties acquired through foreclosure and typically sell them at discounted prices in order to expedite a transaction. During times of oversupplies and limited demand, lenders or sellers who have financial distress are less likely to receive market value because they have to entice a purchaser who would otherwise not be interested at the present time. Sales where the seller is highly motivated usually end up with discounted prices in order to expedite the process. Conversely, sellers who have staying power and are willing to wait until either the market recovers or locate an owner user will receive a higher value. Public entities that are planning an assemblage can be at a disadvantage when purchasing from the private sector and pay more than a buyer who would be required to make a feasible venture. Confirmations with the lenders and the head of the DDA agreed.

Zoning: The subject is zoned Business 3 which is the predominant downtown classification. Businesses seeking the downtown area would generally conform to the B-3 requirements as well as Sale No. 1's, C-2 classification.

Location/Configuration: Location may be one of the major contributors to value for

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Ms. Chasman
April 23, 1993

commercial sites. All of the sales have been in the one, two and three hundred blocks between Rood and Colorado Avenues. Although one might assume that this represents the "hot spot" for downtown activity, it also is the area of mostly vacant land. The subject sales are outside the established retail core of the historic downtown area. General location is concluded to be similar.

Corner sites are typically assumed to be superior to interior, commercial lots. The downtown shopping mall is designed to attract pedestrian traffic rather than rely on vehicular exposure; thus, corner exposure may be of less significance. One of the highest value indications is an interior site.

Size: Size can be a factor influencing value in well established and stable markets. Grand Junction is just coming out of a volatile period where demand was limited and property values were low. The most recent information suggests that as long as size is within an acceptable range, it is not a major influence on value. After other considerations, the largest site sold for a value similar to the smaller sales. Size may be a non-factor.

Other Information: Main Street properties are unique to all others in Grand Junction. Most of the buildings were constructed in the early 1900's and were designed for single tenant users. As one section of Main Street declines, another is revived by a group development such as the West End Project. Lack of sales in the four, five, and six hundred blocks is more a factor of limited supply than limited demand.

Listing information lends little support for a estimation of market value. One site at the northeast corner of Seventh Street and Rood Avenue has been listed for several years. It is a 17,500 square foot site that is offered at \$11.42 per square foot. Little activity has been generated because the property appears to be over priced for the current market.

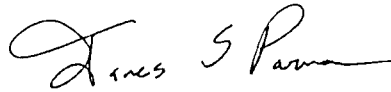
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Ms. Creasman
April 23, 1993

Summary and Conclusions: The range in value for all of the sales is from \$3.70 to \$8.00 per square foot. A formal appraisal of the subject would have to be completed to estimate the market value of the subject.

If I can be of further assistance, please call.

Very truly yours,



James S. Parman
#CG01315938

Ms. Creasman
April 23, 1993

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James S. Parman

CERTIFICATE OF APPRAISAL

I certify that, to the best of my knowledge and belief, the statements of fact contained in this report are true and correct. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report. My compensation is based only on time and expense and the appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice. James S. Parman has made a personal inspection of the property that is the subject of this report. No one provided significant professional assistance to the person or persons signing this report.

Respectfully submitted,



James S. Parman

#CG01315938

Ms. Creasman
April 23, 1993

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James S. Parman

ASSUMPTIONS AND LIMITING CONDITIONS

The certification of the Appraiser appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Appraiser on the report.

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable. No warranty, however, is given for its accuracy.
5. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in the appraisal report.
9. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
10. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

Ms. Creasman
April 23, 1993

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James S. Parman

11. The distribution, if any, of the total valuation in this report between land and improvements applies only under that stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

12. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only the proper written qualification and only in its entirety.

13. The appraiser herein by reason of this appraisal is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.

14. Neither all nor any part of the contents of this report (especially an conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.

15. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them.

Ms. Creasman
April 23, 1993

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James S. Parman

JAMES S. PARMAN – QUALIFICATIONS

PROFESSION:	Independent Real Estate Appraiser State of Colorado, Certified General Appraiser No:CG01315938
EDUCATION:	1978: Graduate of Benkelman High School 1982: Graduate of University of Nebraska 1986: Successfully completed Procedures and Standards of Professional Practice, AIREA 1987: Successfully completed Capitalization Theory and Techniques Part A, AIREA 1991: Successfully completed Appraisal Principles, AIREA, and Advanced Appraisal Techniques
SOME APPRAISAL CLIENTS:	Central Bank of Grand Junction Resolution Trust Corporation Texaco, U.S.A. San Miguel Power Public Employees Retirement Association Public Service of Colorado Rocky Mountain Natural Gas Company Colorado Division of Wildlife Norwest Banks Wells Fargo Corporation Federal Deposit Insurance Corporation Texas American Bank City of Grand Junction Mesa County Denver & Rio Grande Railroad Company
TYPES OF APPRAISAL EXPERIENCE:	Single-family residences, commercial and industrial buildings, farms and ranches, vacant land (residential, agricultural, industrial and commercial), mobile home parks, condominiums, subdivisions, office buildings, special use properties, right-of-ways, and coal and mineral reserves.
SOME LOCATIONS OF WORK COMPLETED:	Colorado: Cortez, Rifle, Durango, Basalt, Eagle, Palisade, Glenwood Springs, Alamosa, Aspen, Carbondale, Meeker, Delta, Montrose, Denver, Gunnison, Canon City, Vail. Other: Communities in Utah, New Mexico, and Nebraska.

HEIRS OF JAMES PURCELL
207 Country Club Park
Grand Junction, CO 81503
(303) 242-7322
FAX (303) 242-0698

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From Office

May 27, 1993

43 93

Kristen Ashbeck
City Community Development
250 N. 5th Street
Grand Junction, CO 81501

Re: Two Rivers Tower Project - Properties at 201, 205 and
215 Main Street, as more particularly described on
Exhibit "A" hereto attached

Dear Kris:

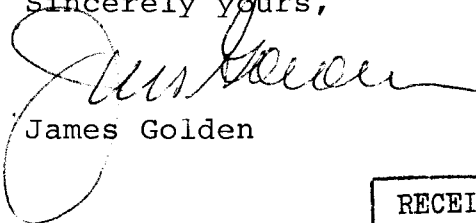
I write as a duly authorized agent for the record title
owners of the referenced property.

To facilitate the application of Lee Talbott of ADL
Development, Inc., you have the owners' permission to include
the referenced property in Mr. Talbott's rezoning in Mr. Talbott's
rezoning and alley vacation proposal.

The owners' permission is conditioned upon the owners'
closing a proposed sale of the referenced property to the Grand
Junction, Colorado, Downtown Development Authority. The owners
have reasonable expectations that this sale will close on or
before June 15, 1993, or within a reasonable time thereafter.
The owners do not wish any changes in the zoning or alley access
to their property unless this closing occurs.

Please feel free to call if you have any questions.

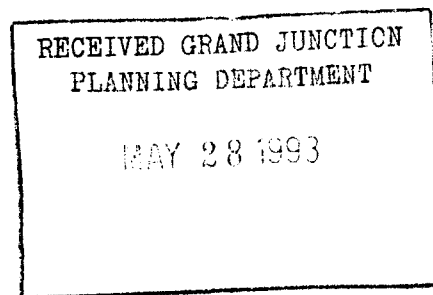
Sincerely yours,



James Golden

JG/dmh

xc: Barbara Creasman, Executive Director
Downtown Development Authority



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EXHIBIT "A"

TO

COMMERCIAL CONTRACT TO BUY AND SELL REAL ESTATE

Legal Description

- Parcel I: Lots 1, 2, and 3 Block 120
 commonly known as 201 Main

- Parcel II: Lot 4 and the West 6 inches of Lot 5 in Block 120
 commonly known as 205 Main

- Parcel III: East 24 feet and 6 inches of Lot 5 and Lot 6 and
 the West 24 feet and 6 inches of Lot 7
 commonly known as 215 Main

all in the City of Grand Junction, County of Mesa, State of Colorado.



43 93

June 1, 1993

Ms. Kristen Ashbeck AICP
COMMUNITY DEVELOPMENT DEPARTMENT
250 North 5th Street
Grand Junction, Colorado 81501

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From Office

Re: Two Rivers Tower

Dear Kristen:

Enclosed you will find submission packages for the rezone, ODP and alley vacation as discussed. The missing items are (1) the full sized Assessor's Map, which we believe is in your possession, (2) the title reports for the Golden property and (3) the appraisal for open space.

We understand that you have agreed to take Mr. Golden's letter in lieu of have his signature on the application. We have enclosed the original of the letter from the DDA giving authorization. If, in this case, the letter is not sufficient, please let me know. Our understanding is that the DDA has worked something out regarding the appraisal for open space use.

Can we also go for preliminary site plan approval with the information supplied? If so, we would certainly be interested in doing that as well.

Thank you for your kind assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lee H. Talbot', is written over the word 'Sincerely,'.

Lee H. Talbot

enclosure
gj\060193.ka

REVIEW COMMENTS

Page 1 of 7

FILE NO. #43-93

TITLE HEADING: Rezone, Alley Vacation, ODP - Two Rivers Tower

LOCATION: South side of the 200 block of Main Street

PETITIONER: ADL Development

PETITIONER'S ADDRESS/TELEPHONE: 5263 South 300 West
Murray, UT 84107
(801) 266-5263

PETITIONER'S REPRESENTATIVE: Lee H. Talbot, PGAW Architects

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., JUNE 28, 1993.

PARKS & RECREATION DEPARTMENT
Don Hobbs

6/3/93
244-11542

We will need a formal appraisal, as recommended by Mr. Parman on page 8 under "Summaries and Conclusions", before open space fees can be determined.

Please forward the appraisal to Tim Woodmansee, City Property Agent, and Parks and Recreation for review as soon as it is available.

U.S. WEST
Leon Peach

6/4/93
244-4964

There is need for a utility easement through the referenced block, be it where the utilities presently exist or in some other suitable fashion yet to be established.

CITY UTILITIES ENGINEER
Bill Cheney

6/9/93
244-1590

WATER - no comment.

SEWER - vacation of the alley is not recommended unless the following conditions are required:

1. 8" clay sewer line and both manholes are replaced with new 8" P.V.C., SDR 35 and two new manholes constructed.
2. A 20' easement, 10' on both sides of the existing 8" sewer line, is granted in lieu of the existing right-of-way.
3. Future sewer services will not be allowed into the manholes as shown on the "site plan".

CITY POLICE DEPARTMENT
Mark Angelo

6/14/93
244-3587

See previous comments submitted.

Northeast entrance - make it a one-way southbound. Also, the existing south alley should be one-way eastbound. Where the south parking lot meets the east parking lot, recommend that either a "right turn only" sign along with a "one-way" sign be posted for northbound traffic; or it be blocked off. Recommend removing the Linden & Bradford pear trees from next to the entrances and exits. As they grow and mature, they will create a sight distance problem as vehicles exit the parking lots. I don't have sheet two - want to know here the parking lot lights are going to be located, how high, and what angle, to see how much area the light will cover. What type of lights are over every exit, including emergency exit doors, and entrance doors? Recommend some type of transitional lighting at the main entrances on the north and south sides.

CITY ATTORNEY
Dan Wilson

6/17/93
244-1505

Parking Authority is dissolved; City Manager can sign for it; has permission from the City been requested, as a property owner?

Any alley vacation ordinance should contain appropriate "contingent" language to guard against the possibility that the project is not pursued to completion.

CITY DEVELOPMENT ENGINEER
Gerald Williams

6/15/93
244-1591

See attached comments.

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

6/16/93
244-1437

See attached comments.

**43-93 TWO RIVERS TOWER - REZONE/ODP/R.O.W. VACATION
REVIEW COMMENTS - COMMUNITY DEVELOPMENT
KRISTEN ASHBECK 244-1437**

6/16/93

GENERAL

1. Title documentation is required for the Parking Authority properties included in this proposal (lots 26 through 29).
2. A subdivision plat is required with the Final Plan submittal.

VACATION

1. Indicate on the ODP/Site Plan the right-of-way to be vacated.
2. Are existing utilities in the alley to be placed underground?
3. The northern portion of the access through the site will need to be dedicated as an ingress/egress easement. The dedication can either be done by deed or by the subdivision plat required at the final phase. The east-west alley will not be vacated until the north-south easement is dedicated.

REZONE/ODP/SITE PLAN

1. Parking

- Per Grand Junction Zoning and Development Code:
Retail: 1 space per 200 sf sales area = $11,842/200 = 59$ spaces (*)
Office: 1 space per 300 sf gross floor area = $72,282/300 = 241$ spaces

Total Parking Required: 300 spaces
Parking Provided: 200 spaces
Parking Deficit: 100 spaces

* Could be slightly less--square footage of net sales area was not given

- The parking deficit can be made up by available public or private spaces within 500 feet of the project site. The petitioner must provide information/data which shows that the deficit of 100 spaces can be made up by spaces available within the project area. Temporary public parking spaces including those at the northwest corner of Third and Main and on the south side of the 100 block of Colorado cannot be counted towards meeting this requirement.

43-93 Two Rivers Tower / CD Comments / June 16, 1993

- The petitioner must contact the adjacent property regarding the proposal and the approximately 25 existing parking spaces on the west side of the building at 3rd and Main. Revise the site plan to show how this property will be accessed from the north-south alley and how the parking can be designed to accommodate the adjacent land owner.

2. Circulation

- The City requests that the petitioner design traffic flow on the site so that most of the impact is on Colorado Avenue and Second Street rather than on Main and Third Streets. In order to do so, revise the site plan to show the north half of the north-south driveway as one way in (no exit) from Main Street and narrow the width of the northern portion.
- Also revise the site plan so that two-way traffic on the south end of the north-south driveway is separated from the one-way traffic in some manner (e.g. signage or other control device) which is acceptable to City Engineer and Fire Department where the driveway intersects with the remaining east-west alley.

3. Landscaping

- Suggest some landscaping on top deck of parking structure to break up expanse of pavement. It can be (and has been) done using raised planters for small trees and shrubs.
- Relocate trees that are closest to the Colorado Avenue/Second Street intersection--they are within the 40-foot sight distance triangle.
- Trees near the parking structure entrances/exits along Second Street will need to be maintained so that the canopy is a minimum of 52 inches above ground level for safe visibility.

4. Signage

- Signage will need to be more defined (with more details provided) at the Final Plan phase. Signage approved with the Final Plan for the PB zone will be the only signage allowed on the site. Any future revision to the signs will require that the plan be amended through a public hearing process.

JUN 18 1993

Review Comments
on
Two Rivers Office Plaza
June 15, 1993

Comments are provided in itemized format, with numbers corresponding to those on attached red-lined plans. Comments need only be addressed in narrative form for the ODP application, but at the Final application level, drawings shall reflect appropriate changes.

Rezone

No comment.

Alley Vacation/Resubdivision

1. On the revised plat, a utility easement must be provided where the alley vacation is proposed.
2. Also on the revised plat an ingress/egress easement (not ROW) for service and public vehicles will be required in the driveway from Main Street to the existing alley.

ODP

3. Colorado Avenue sidewalk - East of the site, the sidewalk must remain attached to the curb as currently located, and across the driveway. Thereafter, the sidewalk may meander back to a detached location, if desired, so long as there is a minimum of 5 feet of clearance between the sidewalk and trees, and a minimum of 10 feet distance between trees and the curb. Furthermore, the sidewalk must return to an attached condition along the curb return at Second Street and Colorado Avenue.
4. Second Street Sidewalk - The sidewalk must remain attached as currently located.
5. Handicap ramps per City Standards are required at the Colorado Avenue and Second Street intersection.
6. Handicap stalls must be provided per ADA requirements, such as:
 - i) 1 HC stall per every 25 stalls;
 - ii) 1 van accessible HC stall per every 8 HC stalls;
 - iii) Van accessible spaces provide an 8.0 foot wide loading/unloading zone on the right hand side of the space; and
 - iv) Other HC spaces require a 5 foot unloading zone adjacent to the stall.

7. The 25 foot wide drive area of the north "visitor parking" area must be one way only to the south up to the alley which will be one-way east.
8. Exit from the one way north/south drive may be south or east.
9. A "No left turn" sign is required to warn against turning movements against the one-way traffic.
10. A "Do not enter" sign is required to warn against ingress against the one-way traffic.
11. A planter, curbing, or other obstruction is required to prevent vehicles from entering against one-way traffic. Maintain 20 feet of curb-opening for through traffic.
12. Provide a "One-way" sign with an arrow pointing east.
13. Provide a "Do not enter" sign.
14. The trash enclosure as shown is not very accessible to trash pick-up trucks. It should be rotated for access from the northeast, or the configuration otherwise revised to improve accessibility, even when parking stalls are filled.
15. Inside turning radii are too short. Use 15 foot to face of curb or gutter flowline as a minimum.
16. The 15 foot inside turning radii will result in relocating the ramp structure approximately 12 feet to the west of where it is presently shown.
17. It would be well to provide at least one HC parking on the second floor level of the parking structure.
18. The existing surface area would be classified as gravel in traffic area. The runoff coefficient for such is nearly equivalent with the runoff coefficient for roof, pavement, and landscaping combination as proposed. Considering the anticipated minimal increase in runoff, and that the site is located at the low end of the watershed for the storm drain, on-site retention/detention is not required except as necessary to prevent overflow to streets. In other words, the on-site drainage system may connect directly to the back of available catch basin inlets, but outflow may not exceed pipe capacity from the inlets to storm drain main. Please call if you have questions regarding this.

Also, all site grading, drainage, and calculations must conform to the City Interim Outline of Grading and Drainage Criteria.

19. What is the elevation equation between the sewerline elevation datum and site datum?

Reviewed by Gerald Williams.

RESPONSE TO REVIEW COMMENTS

TWO RIVERS TOWER
120 Block Main Street & Colorado

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

JUN 20 1993

PARKS AND RECREATION DEPARTMENT

Our understanding is that this issue had been resolved by Barbara Creasman of the DDA. If this is not the case a formal appraisal will need to be commissioned by the applicant for financing purposes, the information from which can be applied to this requirement. A copy of the appraisal will be made available to the City.

U.S. WEST

The building and the parking structure were purposely held back from the existing alley easement in order to (a) not disturb the existing infrastructure and (b) allow for the undergrounding of the utilities that are currently overhead.

CITY UTILITIES ENGINEER

We understand from a telephone conversation with Mr. Don Newton, that the intent of item #3 is not a preclusion from the applicant from accessing the existing (or newly installed sewer) but a requirement that the applicant's project tie into the line at a location other than the manholes.

CITY POLICE DEPARTMENT

A. PREVIOUS COMMENTS

1. Open tube florescent lights will be utilized in the lower parking level.
2. Type of "historic light" is shown on the revised plan.
3. Low angle cut off means that the light is more likely to shine down than up, avoiding unnecessary illumination in the horizontal or vertical plain.
4. Although we feel that the questions regarding the style or type of door, lock or lights over the doors is outside of the purview of anyone other than the developer, and certainly outside of the bounds of the requirements for rezoning, for informational purposes only, it is likely that the locking mechanisms will be from one of the following manufacturers; Best, Falcon, or other brands of similar quality.

B. CURRENT COMMENTS

1. We have no opposition to moving or removing trees that are felt to be obstructing views. The trees selected were chosen because of their growth pattern enabling them to be trimmed to avoid this conflict.
2. We have no opposition to changing the north half of the north-south alley to a one way in the southerly direction. We would suggest that the "barricade" be placed on the north side of the east-west section of the alley as a better solution.

CITY ATTORNEY

We have no opposition or comments other than this issue is to be resolved by the DDA.

CITY DEVELOPMENT ENGINEER

1. We have no opposition to changing the north half of the north-south alley to a one way in the southerly direction. We would suggest that the "barricade" be placed on the north side of the east-west section of the alley as a better solution.
2. We feel that a 15 foot turning radii is excessive in light of the 25 foot wide alley width proposed. We understand the writers concern and will happily discuss a solution that is equitable and workable.
3. We have previously moved the trash enclosure in response to comments made by the City. It is in the best interest of all concerned that the trash container is accessible and will be happy to meet with the collection provider to establish design parameters that are not met by the current design.
4. We would propose to supply information regarding items 18 and 19 in the submission for final site plan approval.

COMMUNITY DEVELOPMENT DEPARTMENT

1. Title documentation is to be supplied by the DDA. We have been given to understand that satisfactory compliance with this item has been negotiated. If this is not correct we will make independent arrangements.
2. Existing above ground utilities are anticipated to be undergrounded.
3. **Parking**
 - (a) We are accustomed to using the "usable" area and not the "gross" area of the

building for the calculation of the required parking. Office furniture, and people are generally not found to be officing in elevators, halls, or bathrooms, and hence people who are not in these spaces are not likely to need to park a vehicle. By utilizing the "usable" office area and the gross retail area of the building our calculation show a need for not more than 242 spaces.

- (b) During our initial presentation of the proposed project, the comment was made that we had provided "too much parking and would we scale the parking back?" Current comments would appear to be inconsistent.
 - (c) Based upon previous comments, it was anticipated that city owned lots could be used for overflow parking, (if and when needed) especially since it is anticipated that more than 100 spaces in the applicants parking structure would be made available to the city from 6:00 P.M. to 6:00 A.M. on a contractual basis. If the city is unwilling to allow directly adjacent public parking areas to be included in satisfying the parking requirements perhaps the city is not of the potential benefits in utilizing the parking structure for overflow parking for Two Rivers Plaza.
4. We fail to find any requirement in the existing zoning documents requiring the petitioner to negotiate parking agreements with adjacent private property owners. However, we had specifically designed the entry from Main street and not included the "lot" next to the corner building so that the owner of the corner building could access this parking area for his building. The requirement for a "one way" entry from Main may not be consistent with full utilization of this adjacent lot. It is not felt that the purchase and use of the lot owned by the DDA is not within the scope of our project.
 5. Landscaping the top deck of the parking structure has been previously discussed. As before we are happy to accommodate this request, provided the City will indemnify the applicant against potential damages caused water leaking on to vehicles parking below such planted areas.
 6. We will gladly provide additional signage detail with the final site plan approval. We would hope, however, that the size and style of lettering will be approved and changes in the names on the building will not require "amendment through the public hearing process" as the tenants of the building are anticipated to change over time.

STAFF REVIEW

FILE: 43-93

DATE: June 30, 1993

STAFF: Kristen Ashbeck

REQUEST: Rezone, Outline Development Plan (ODP) and Alley Vacation

LOCATION: South Side 200 Block Main Street, North Side 200 Block Colorado Avenue

APPLICANT: ADL Development

EXISTING LAND USE: 1 Commercial Structure, 1 vacant structure, remaining vacant land

PROPOSED LAND USE: Mixed Use (Office and Commercial) and Parking Structure

SURROUNDING LAND USE:

NORTH: Commercial

SOUTH: Commercial

EAST: Office / Vacant Commercial

WEST: Convention Center / Public Parking

EXISTING ZONING: Retail Business (B-3) - *C-2*

PROPOSED ZONING: Planned Business (PB)

SURROUNDING ZONING:

NORTH: Retail Business (B-3)

SOUTH: Heavy Commercial (C-2)

EAST: Retail Business (B-3) / Heavy Commercial (C-2)

WEST: Public Zone (PZ) / Heavy Commercial (C-2)

RELATIONSHIP TO COMPREHENSIVE PLAN:

The Downtown Development Strategy shows this block of Main/Colorado within an area of "Multi-Use Development for hotel/office/convention uses. In addition, this proposal is consistent with the following implementation policies of the Downtown Development Strategy: provide for the redevelopment of properties at levels of intensity appropriate for downtown; encourage the use of Planned Development zones to provide design flexibility; encourage multiple use structures and the development or redevelopment of large parcels; support a parking system which encourages shared use and accommodates the multi-

purposes of the Central Business District; and alleys will be vacated to accommodate new development provided that such vacation is necessary and the developer holds title to adjacent properties.

STAFF ANALYSIS:

Rezone. One of the implementation policies of the Downtown Development Strategy states: The City will revise zoning, land use and building regulations in accordance with the recommendations of the Downtown Development Strategy to facilitate downtown redevelopment provided such revisions do not adversely affect the health or safety of the downtown community, e.g., height, setbacks, mixed uses, etc. The Planned Development zone category is viewed to be the most appropriate zoning in order to meet the intent of this policy. A planned zone allows flexibility from the standard design requirements typically applied in downtown development and allows detailed review of the project by the City. Thus, this project meets the rezone criteria addressing compatibility with the surrounding area and conformance with the adopted plans and policies.

The applicant has provided market information which indicates that there is a shortage of office space in Grand Junction in general and specifically in the downtown area. This shortage appears to be relative to office space leasing between \$10 and \$12 per square foot. If this project can be developed such that it can be leased in this range, then it would appear that it meets the rezone criteria addressing community need and benefit.

Alley Vacation. The proposed vacation of the east-west alley through the site meets the criteria set forth in Section 8-3 of the Zoning and Development Code provided that the plat is recorded which indicates that the area will be retained as a utility easement. In addition, the northern portion of the north-south access through the site must be dedicated for public access from Main Street south to the remaining portion of the east-west alley.

Parking. The total parking requirement per Code is 300 spaces--59 spaces for the retail portion of the project and 241 stalls for the office space. This is only partially provided on site by the proposed parking structure and visitor parking on the east side of the proposed building. The petitioner must secure additional parking within 500 feet of the project by showing its availability by a parking survey and/or leasing private spaces within the vicinity.

The parking standard for office space in the Grand Junction Code, although based on gross square footage rather than net useable space, is comparable to the standards used by other communities.

Circulation. Access onto Main Street is to be a one-way entrance. All traffic leaving the site must exit onto Third Street via the one-way alley to the east or onto Second Street or Colorado Avenue. The design of the site must coordinate with the existing parking and ingress/egress for the adjacent DDA/Enterprise Building properties at the northeast corner of the site.

Building Height. The current zoning on the property allows a maximum height of 40 feet. The proposed structure will have a height of 78 feet--a 95% increase. The intent of the Planned Business zone is to allow for such flexibility in bulk requirements and the 78-foot height is consistent with other historic (e.g. Dalby-Wendland) and recent (Colorado National Bank) office structures in downtown.

The "stepped back" design of the structure provides a better relationship between the scale of the proposed building and that of the adjacent structures which are between one and three stories in height. From street level, the facade of the retail space will appear to be only one story in height on the east, north and west sides of the building. This relates well to the single story commercial buildings on the north side of Main Street, Two Rivers Plaza to the west, and the three story Enterprise Building to the east.

STAFF RECOMMENDATIONS:

1. **Rezone/ODP:** Approval with the following conditions: 1) a contract is secured with the DDA/City for the property prior to the City Council hearing on this submittal; 2) it is shown how the required 300 parking spaces can be accommodated on site prior to the City Council hearing on this submittal; and 3) all other review agency comments must be addressed for Final Plan phase.
2. **Alley Vacation:** Approval with the condition that it not be effective unless and until a Certificate of Occupancy is issued for the building as approved.



ADL Development, Inc.

July 27, 1993

Ms. Kristen Ashbeck AICP
CITY OF GRAND JUNCTION
250 North 5th Street
Grand Junction, Colorado 81501

FAX (303) 244-1599

Re: Two Rivers Tower - parking requirements

Dear Kristen:

In response to our most recent discussion on parking requirements, the following is a summary of our understanding of the City's requirements:

OFFICE

Gross building area	84,124 square feet	
Gross retail area	(11,842)	
Gross Office area	72,282	74,282 square feet
REQUIRED PARKING @ 1 SPACE PER 300 SQUARE FEET	=	241 240 SPACES

RETAIL

Gross retail building area	11,842	
Storage and other non retail	(1,776)	
Sales floor area	10,065 square feet	
REQUIRED PARKING @ 1 SPACE PER 250 FEET OF SALES AREA	=	40 50 SPACES
TOTAL PARKING REQUIRED	200 FT FEET (see attached)	280 291 SPACES

Please let us know if we still don't have this issue correct, according to City standards.

Sincerely,

Lee H. Talbot

cc: Barbara Creasman
gj\072893.ka

USE

MINIMUM PARKING REQUIREMENTS

- 8. Hospitals One space per each two beds + two spaces per each three employees per employee shift.
- 9. Nursing Homes One space per each four beds plus one space per each three employees per employee shift
- 10. Hotels One space per unit
- 11. Motels One space per unit
- 12. Boarding Houses One space per unit + one space per owner/manager
- 13. Clubs/Lodges/Churches One space per each three persons (designed capacity)
- 14. Dormitories/Fraternities/Sororities One space per each two beds
- 15. Retirement Centers One-half space per unit, plus employee parking
- 16. Offices, Banks, Medical-Dental Clinics, and Government Offices. . . One space per three hundred square feet of gross floor area
- 17. Restaurants One space per each three seats (designed seating capacity)
- 18. Bars/Nightclubs One space per each two persons (designed capacity)
- 19. Mortuaries One space per each five persons (designed seating capacity)
- * 20. Retail Sales/Service
 - a. High Volume Retail Sales (Consists of supermarkets, clothing and department stores, shopping complexes, hardware, building supplies, and similar uses) One space per each two hundred square feet sales area (includes employee parking)

STAFF REVIEW

FILE: 43-93

DATE: July 30, 1993

STAFF: Kristen Ashbeck

REQUEST: Rezone, Outline Development Plan (ODP) and Alley Vacation

LOCATION: South Side 200 Block Main Street, North Side 200 Block Colorado Avenue

APPLICANT: ADL Development

EXISTING LAND USE: 1 Commercial Structure, 1 vacant structure, remaining vacant land

PROPOSED LAND USE: Mixed Use (Office and Commercial) and Parking Structure

SURROUNDING LAND USE:

NORTH: Commercial

SOUTH: Commercial

EAST: Office / Vacant Commercial

WEST: Convention Center / Public Parking

EXISTING ZONING: Retail Business (B-3)

PROPOSED ZONING: Planned Business (PB)

SURROUNDING ZONING:

NORTH: Retail Business (B-3)

SOUTH: Heavy Commercial (C-2)

EAST: Retail Business (B-3) / Heavy Commercial (C-2)

WEST: Public Zone (PZ) / Heavy Commercial (C-2)

EXECUTIVE SUMMARY:

A request to rezone City and DDA-owned property on the south side of the 200 block of Main Street and the north side of the 200 block of Colorado Avenue from Retail Business (B-3) and Heavy Commercial (C-2) to Planned Business (PB) and vacate the east-west alley through the property to allow for the development of a five-story mixed use (office and retail) building and a parking structure.

Circulation. Access onto Main Street is to be a one-way entrance. All traffic leaving the site must exit onto Third Street via the one-way alley to the east or onto Second Street or Colorado Avenue. The petitioner must work with the adjacent property owner in terms of ingress/egress to the parking proposed at the northeast corner of the site.

Building Height. The current zoning on the property allows a maximum height of 40 feet. The proposed structure will have a height of 78 feet--a 95% increase. The intent of the Planned Business zone is to allow for such flexibility in bulk requirements and the 78-foot height is consistent with other historic (e.g. Dalby-Wendland) and recent (Colorado National Bank) office structures in downtown.

The "stepped back" design of the structure provides a better relationship between the scale of the proposed building and that of the adjacent structures which are between one and three stories in height. From street level, the facade of the retail space will appear to be only one story in height on the east, north and west sides of the building. This relates well to the single story commercial buildings on the north side of Main Street, Two Rivers Plaza to the west, and the three story Enterprise Building to the east.

Fiscal Impact. The fiscal impacts of this project on the City are a separate issue to be negotiated between the Downtown Development Authority and the developer.

STAFF RECOMMENDATIONS TO PLANNING COMMISSION:

1. **Rezone/ODP:** Approval with the following conditions: 1) a contract is secured with the DDA/City for the property prior to the City Council hearing on this submittal; 2) it is shown how the required 300 parking spaces can be accommodated on site prior to the City Council hearing on this submittal; and 3) all other review agency comments must be addressed for Final Plan phase.
2. **Alley Vacation:** Approval with the condition that it not be effective unless and until a Certificate of Occupancy is issued for the building as approved.

ADDITIONAL STAFF RECOMMENDATIONS TO CITY COUNCIL:

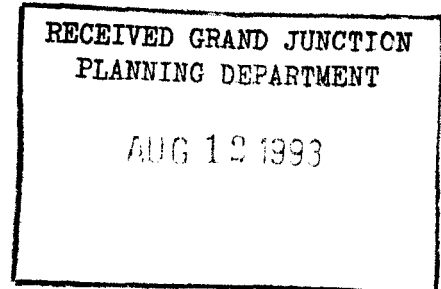
1. A resubdivision plat must be recorded which dedicates the vacated alley as utility easement and dedicates the northern portion of the north-south access and a portion of the east-west vacated alley as public access easement.
2. The uses allowed in the proposed Planned Business (PB) zone should be further clarified to allow all uses listed as allowed uses (excluding special and conditional uses) in the Light Business (B-3) zone per section 4-3-4 of the Zoning and Development Code.



ADL Development, Inc.

August 9, 1993

Ms. Kristen Ashbeck, AICP
CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT DEPARTMENT
250 North 5th Street
Grand Junction, Colorado 81501



Re: Two Rivers Tower/Parking

Dear Kristen:

You will find enclosed full sized and reduced site plans which we feel better addresses the ingress/egress at the north entrance to the parking ramp. We have clouded this area on the first of the reduced site plans. By closing off the two way entry/exit from the parking ramp at this location we have eliminated the need for a barricade at the south east corner of the surface parking.

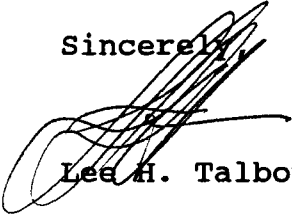
Because the majority of the traffic has now been controlled at this point, we would request that the surface parking between Two Rivers Tower and the Rasso building again be considered for two way traffic. We strongly feel that two way traffic in this location would be in the best interests of the public.

Regarding the total number of parking for this project, you will note that this latest revision that we now have a total of 261 parking spaces on site. We understand that according to City standards 291 spaces are technically required. We would therefor propose to meet this criteria as follows:

On site parking	261
Street parking adjacent to project (see site plan)	<u>28</u>
SUBTOTAL	289
Other public parking within 500 feet	
On street	174
Off Street public parking (excluding under Two Rivers)	<u>180</u>
TOTAL	643

As can be seen, even considering the loss of the 15 to 18 spaces currently being used by the tenants of the Rasso building, (and we still fail to see our responsibility to provide parking for another building owner) there is more than twice the required parking according to City requirements.

Sincerely,



Lee H. Talbot

enclosure
cc: Barbara Creasman
gj\080993.prk

file copy

STAFF REVIEW

FILE: 43-93

DATE: August 12, 1993

STAFF: Kristen Ashbeck

REQUEST: Rezone and Outline Development Plan (ODP)

LOCATION: South Side 200 Block Main Street, North Side 200 Block Colorado Avenue

APPLICANT: ADL Development

EXISTING LAND USE: 1 Commercial Structure, 1 vacant structure, remaining vacant land

PROPOSED LAND USE: Mixed Use (Office and Commercial) and Parking Structure

SURROUNDING LAND USE:

- NORTH: Commercial
- SOUTH: Commercial
- EAST: Office / Vacant Commercial
- WEST: Convention Center / Public Parking

EXISTING ZONING: Retail Business (B-3) and Heavy Commercial (C-2)

PROPOSED ZONING: Planned Business (PB)

SURROUNDING ZONING:

- NORTH: Retail Business (B-3)
 - SOUTH: Heavy Commercial (C-2)
 - EAST: Retail Business (B-3) / Heavy Commercial (C-2)
 - WEST: Public Zone (PZ) / Heavy Commercial (C-2)
-

EXECUTIVE SUMMARY:

A request to rezone City and DDA-owned property on the south side of the 200 block of Main Street and the north side of the 200 block of Colorado Avenue from Retail Business (B-3) and Heavy Commercial (C-2) to Planned Business (PB) to allow for the development of a five-story mixed use (office and retail) building and a parking structure.

RELATIONSHIP TO COMPREHENSIVE PLAN:

The Downtown Development Strategy shows this block of Main/Colorado within an area of "Multi-Use Development for hotel/office/convention uses. In addition, this proposal is consistent with the following implementation policies of the Downtown Development Strategy: provide for the redevelopment of properties at levels of intensity appropriate for downtown; encourage the use

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of Planned Development zones to provide design flexibility; encourage multiple use structures and the development or redevelopment of large parcels; and support a parking system which encourages shared use and accommodates the multi-purposes of the Central Business District.

STAFF ANALYSIS:

Rezone. One of the implementation policies of the Downtown Development Strategy states: The City will revise zoning, land use and building regulations in accordance with the recommendations of the Downtown Development Strategy to facilitate downtown redevelopment provided such revisions do not adversely affect the health or safety of the downtown community, e.g., height, setbacks, mixed uses, etc. The Planned Development zone category is viewed to be the most appropriate zoning in order to meet the intent of this policy. A planned zone allows flexibility from the standard design requirements typically applied in downtown development and allows detailed review of the project by the City. Thus, this project meets the rezone criteria addressing compatibility with the surrounding area and conformance with the adopted plans and policies.

The applicant has provided market information which indicates that there is a shortage of office space in Grand Junction in general and specifically in the downtown area. This shortage appears to be relative to office space leasing between \$10 and \$12 per square foot. If this project can be developed such that it can be leased in this range, then it would appear that it meets the rezone criteria addressing community need and benefit.

Parking. The total parking requirement per Code is 291 spaces--50 spaces for the retail portion of the project and 241 stalls for the office space. Most of this is provided on site (261 stalls) by the proposed parking structure and visitor parking on the east side of the proposed building. The Code does allow for off-site parking within 500 feet of the project to be utilized toward the requirement if the petitioner can demonstrate its availability by a parking survey and/or leasing private spaces within the vicinity.

The petitioner has provided some information regarding existing parking within the 500 foot radius (see attached letter). However, there is no mention as to its availability. The off-street count should not include the 86 spaces in the City lot on the south side of Colorado Avenue since it is considered a temporary parking area nor should it include the 94 spaces next to Two Rivers since there is already a parking deficit for the convention center. Deducting these from the figures provided by the petitioner, leaves 202 public parking spaces within 500 of the proposed project. Using data collected by the Community Development Department in the summer of 1992 regarding availability (see attached), there is an average of 69 percent of the public spaces within the project area available during peak daytime hours. Applying this 69 percent to the 202 figure, there are 139 parking spaces available to absorb the remaining parking requirement for this project (30 spaces).

In addition, an average of 17 vehicles park daily during office hours on the western side of the Enterprise Building (southwest corner of 3rd and Main). Since the proposed Two Rivers Tower project will eliminate the opportunity for tenants of the Enterprise Building to use this area for parking, any analysis of off-street parking availability in the vicinity must consider this additional

1
19
180
37

332

impact of 17 vehicles. Thus, although 139 spaces may be available, in reality there will only be 122 available because of the existing parking demands of the Enterprise Building.

Circulation. Access onto Main Street is to be a one-way entrance. All traffic leaving the site must exit onto Third Street via the one-way alley to the east or onto Second Street or Colorado Avenue.

Building Height. The current zoning on the property allows a maximum height of 40 feet. The proposed structure will have a height of 78 feet--a 95% increase. The intent of the Planned Business zone is to allow for such flexibility in bulk requirements and the 78-foot height is consistent with other historic (e.g. Dalby-Wendland) and recent (Colorado National Bank) office structures in downtown.

The "stepped back" design of the structure provides a better relationship between the scale of the proposed building and that of the adjacent structures which are between one and three stories in height. From street level, the facade of the retail space will appear to be only one story in height on the east, north and west sides of the building. This relates well to the single story commercial buildings on the north side of Main Street, Two Rivers Plaza to the west, and the three story Enterprise Building to the east.

Fiscal Impact. The fiscal impacts of this project on the City are a separate issue to be negotiated between the Downtown Development Authority and the developer.

STAFF RECOMMENDATION TO PLANNING COMMISSION:

Approval with the following conditions: 1) a contract is secured with the DDA/City for the property prior to the City Council hearing on this submittal; 2) it is shown how the required 300 parking spaces can be accommodated on site prior to the City Council hearing on this submittal; and 3) all other review agency comments must be addressed for Final Plan phase.

ADDITIONAL STAFF COMMENTS FOR CITY COUNCIL:

1. The uses allowed in the proposed Planned Business (PB) zone should be further clarified to allow all uses listed as allowed uses (excluding special and conditional uses) in the Light Business (B-3) zone per section 4-3-4 of the Zoning and Development Code.
2. A resubdivision plat must be recorded prior to issuance of a Planning Clearance/Building Permit which dedicates the northern portion of the north-south access and a portion of the east-west vacated alley as public access easement.

PLANNING COMMISSION RECOMMENDATION

Approval with the following conditions: 1) a contract is secured with the DDA/City for the property prior to the City Council hearing on this submittal; 2) it is shown how the required parking spaces can be accommodated on site prior to the City Council hearing on this submittal; and 3) all other review agency comments must be addressed for Final Plan phase.



ACRES _____ FILE NUMBER _____
 UNITS _____ REZONE AND ODP/VACATION ZONE B-3
 DENSITY _____ TAX SCHEDULE # 2945-143-23 etc.
 ACTIVITY Rezone B-3 to Planned Business & Alley Vacation
 PHASE Outline Dev. Plan
 COMMON LOCATION South Side 200 Block Main Street
 DATE SUBMITTED _____ DATE MAILED OUT _____ DATE POSTED _____

DAY REVIEW PERIOD _____ RETURN BY _____
 OPEN SPACE DEDICATION (acreage) _____ OPEN SPACE FEE REQUIRED \$ _____ PAID RECEIPT # _____
 RECORDING FEE REQUIRED \$ _____ PAID (Date) _____ DATE RECORDED _____

REVIEW AGENCIES	A	B	X	X	E	X	G	H	X	X	X	X	X	X	O	X	O	R	X	I	U	V	X	X	X	Z	BB	CC	DD	EE	FF	GG
Community Development	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
City Engineer (2 sets)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Transportation Engineer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
City Parks/Recreation	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
City Fire Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
City Police Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
County Planning	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
County Engineer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
County Health	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Floodplain Administration	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
G.J. Dept. of Energy	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Walker Field	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
School District 51	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Irrigation	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Drainage	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Water (Ute, Clifton)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Sewer Dist. (FV, CGV, UM)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
U.S. West	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Public Service (2 sets)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
State Dept. of Transportation	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
State Geological Survey	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
State Health Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
City Property Agent	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
City Utilities Engineer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
City Attorney	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Building Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
DDA	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
GJPC (7 packets)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
CIC (1 packet)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
County Surveyor	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Other	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	

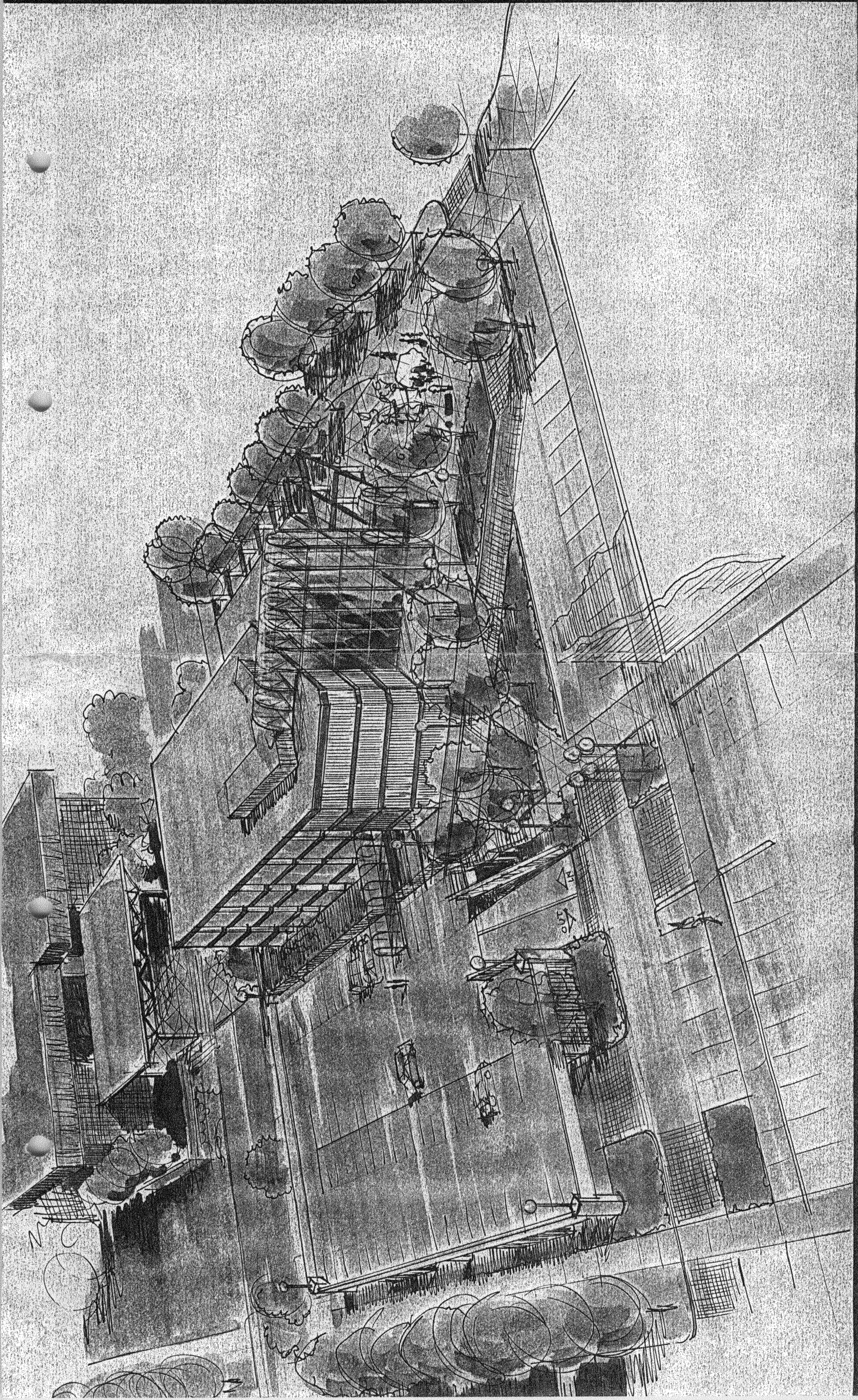
TOTALS

BOARDS
 PC
 PC
 DATE
 7/6/93
 7/6/93

Rezone and ODP
 Recommend approval subject to staff comments (5-1)
 Alley Vacation - recommend approval w/ details of conditions
 of vacation to be worked w/ City Attorney's office (5-1)

STAFF

2 checks payable to City of CJ:
 APPLICATION FEE REQUIREMENTS
 \$450 + \$50 SIGN DEPOSIT (refundable)



RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
AUG 2 1993
TWO RIVERS PLAZA
ZONE PZ

STREET

SECOND STREET

MAIN STREET

THIRD STREET

AVENUE

COLORADO

OFFICE BUILDING

BUILDING DATA:

STABLE AREA	11.346
ZIPPER FLOOR	1.481
SECOND FLOOR	12.796
THIRD FLOOR	12.796
FOURTH FLOOR	12.796
FIFTH FLOOR	12.796
TOTAL ZEPHYRUS	51.816
TOTAL OFFICE	44.853
TRANS. BULK AREA	24.124
TRANS. BULK AREA	24.124
TOTAL LEASABLE	20.957
TOTAL COMMON AREA	14.856
TOTAL OFFICE	20.957
TOTAL OFFICE	20.957
TOTAL OFFICE	20.957

SITE DATA:

SIZE 270 X 300 FT. 0000	106,900
BLDG. FOOTPRINT	17,854
COVERAGE	16.7%
PARKING SPACES	257
TOTAL FOOTPRINT	57,254
COVER AREA	24.124
LANDSCAPE	12.34
BLDG. HEIGHT	68 FT
ST. HEIGHT	75 FT
BLDG. SETBACKS	14 FT
MIN. SETBACK	5 FT
CONFORMS TO	CONFORMS TO

PLANT LIST:

TREES	SIZE	SPACING
(1) LINDEN	2" DIA.	4' X 6'
(2) BRADSHAW PEAR	2"	25' X 4'
(3) PEARLE LEAF PLUM	2"	42' X 24'
(4) ORNAMENTAL GRASS	2"	AS SHOWN

SHRUBS:

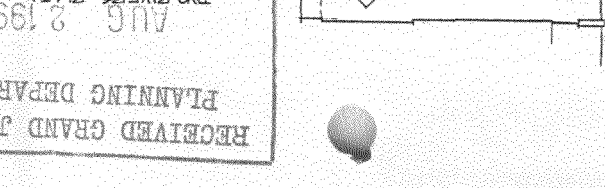
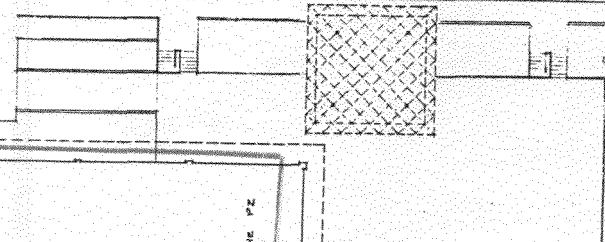
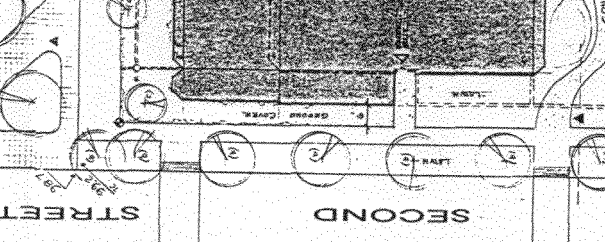
(1) FORSYTHIA	1 GAL	3' X 6'
(2) DWARF HYDRANGEA	5 GAL	2' X 6'
(3) LILAC	5 GAL	3' X 6'
(4) KOREAN BARBERY	1 GAL	3' X 6'

GEORND COVER:

(1) VINCA MAJORE	REPAIRS (4' X 12' X 6')
(2) GOUT	12' X 6'
(3) VINCA MINOR	12' X 6'
(4) FLOERBERG	12' X 6'

SYMBOLS:

- TRANSFORMER
- HISTORIC LIGHT (LOW LEVEL)
- PARKING STRUCTURE LIGHT
- BY LOW ANGLE CUT OFF. (SEE SHEET TWO)

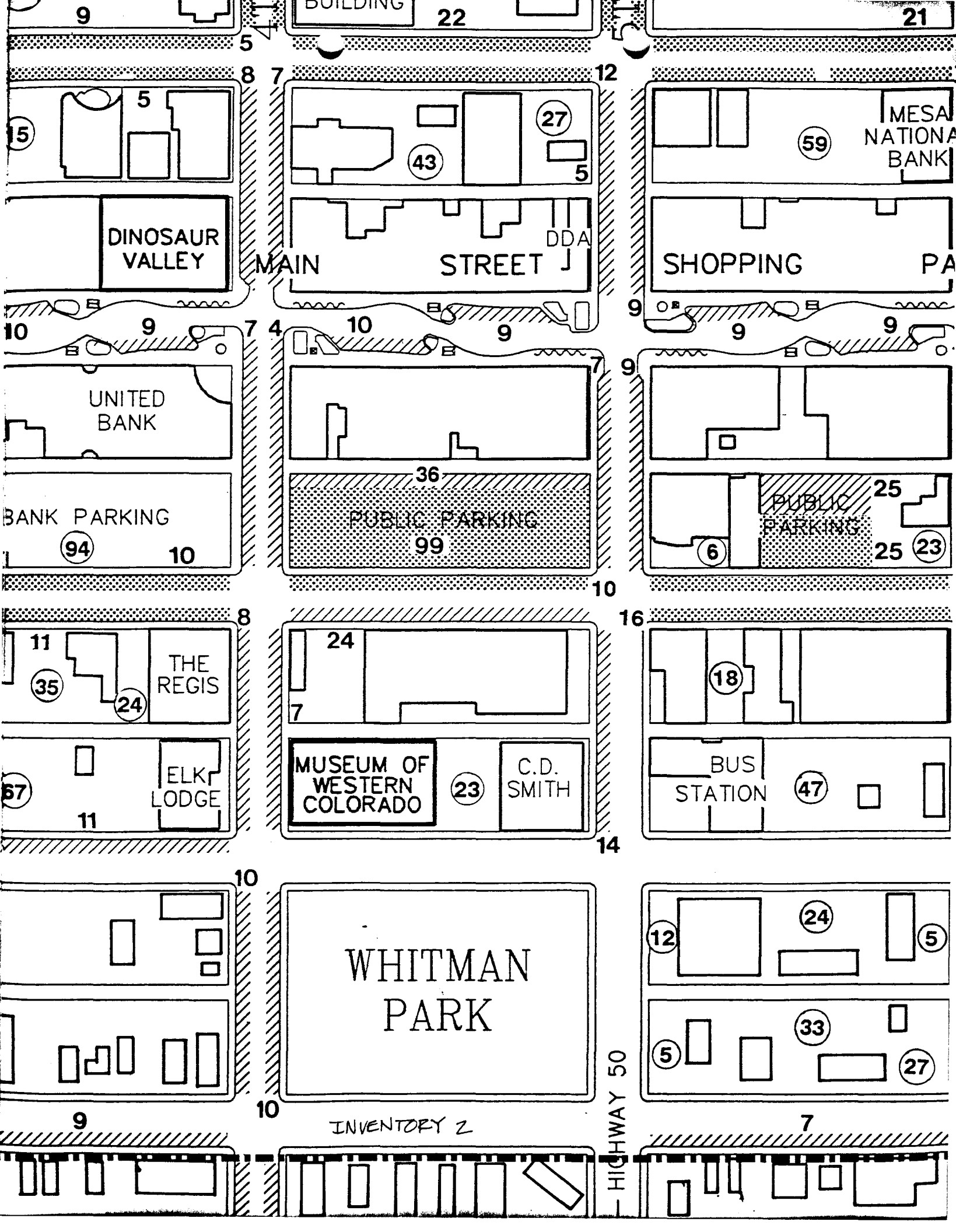


PASKER GOULD AMES & WEAVER
ARCHITECTS PLANNERS
5743 SOUTH 100 WEST
SALT LAKE CITY, UT 84114

DATE _____
JOB NO. _____
CHECKED BY _____
DRAWN BY _____

GRAND JUNCTION
OFFICE BUILDING
SITE PLAN

ONE SITE



9

BUILDING

22

21

5

8

7

12

5

15

27

43

5

59

MESA NATIONAL BANK

DINOSAUR VALLEY

MAIN STREET

STREET

DDA

SHOPPING

PA

9

10

7

4

10

9

9

9

9

UNITED BANK

BANK PARKING

94

10

36

PUBLIC PARKING

99

25

PUBLIC PARKING

6

25

23

10

11

35

24

THE REGIS

24

7

MUSEUM OF WESTERN COLORADO

23

C.D. SMITH

16

18

BUS STATION

47

57

11

ELK LODGE

14

10

WHITMAN PARK

12

24

5

9

10

INVENTORY 2

HIGHWAY 50

7

5

33

27

1ST

PARKING

GROCERY STORE

9 (17)

(131)

9

(104)

(46)

(16)

(18)

(15)

CSECU

10

TWO-RIVERS CONVENTION CENTER

113

8

2

8

14

PUBLIC PARKING

94

3

6

BANK PAF

(94)

13

10

12

(35)

3

11

(35)

6

8

10

2

(67)

11

10

(37)

(7)

5

4

(27)

6

10

9

AIN TION

INVENTORY I

1ST

70 %

3RD

41 %

42 %

96 %

86 %

52 %

90 %

78 %

59 %

70 %

60 %

88 %

PUBLIC 1

120

80

10

6

10

10

9

20

3

2

10

8

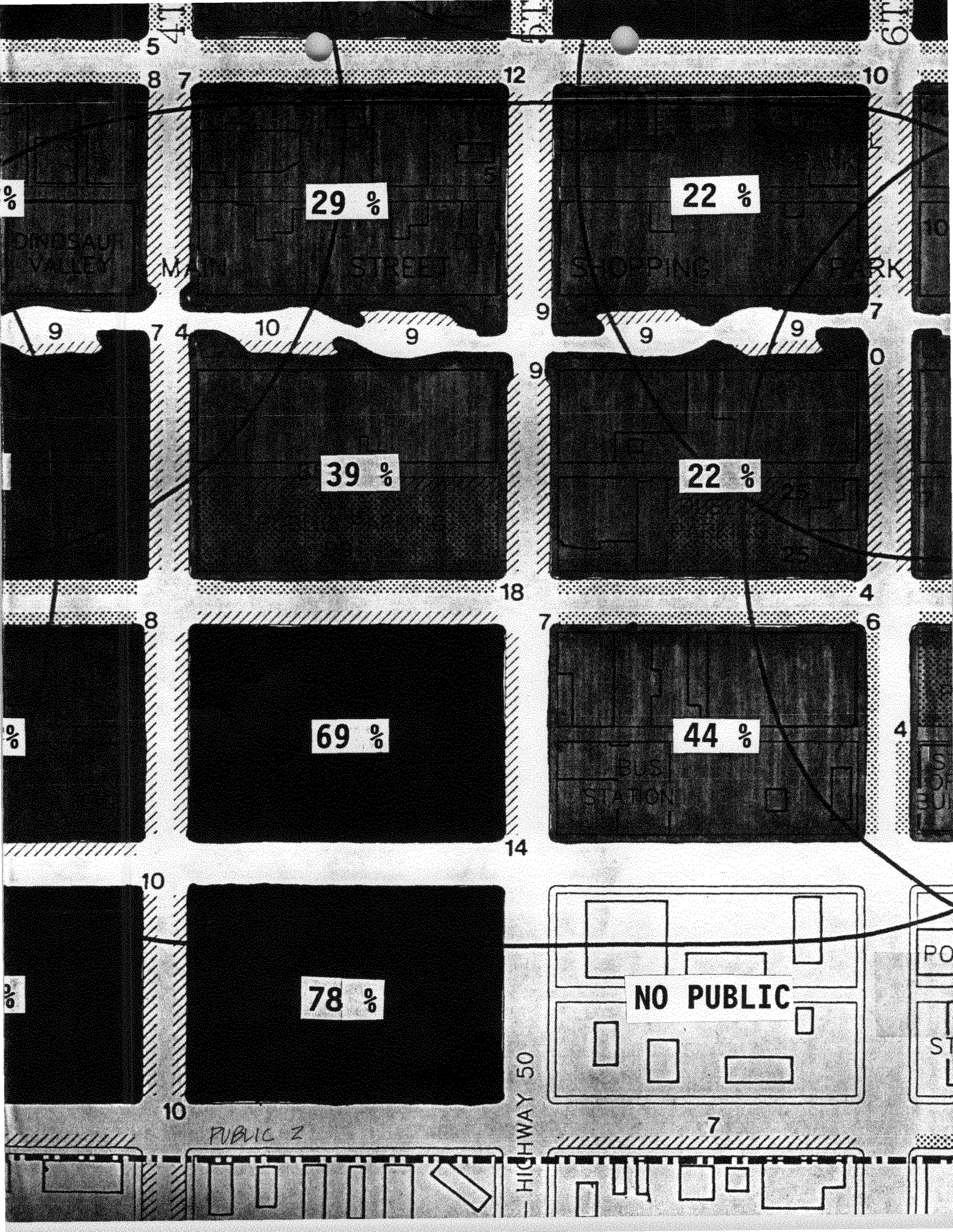
2

8

10

9

9



29 %

22 %

39 %

22 %

69 %

44 %

78 %

NO PUBLIC

WINDSAU VALLEY

MAIN STREET

SHOPPING PARK

BUS STATION

HIGHWAY 50

PUBLIC Z

PO

ST

L

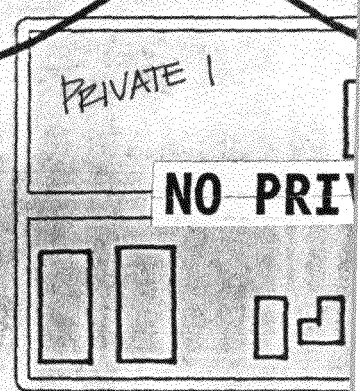
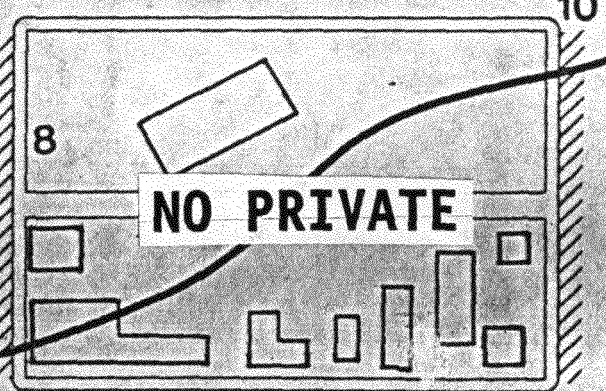
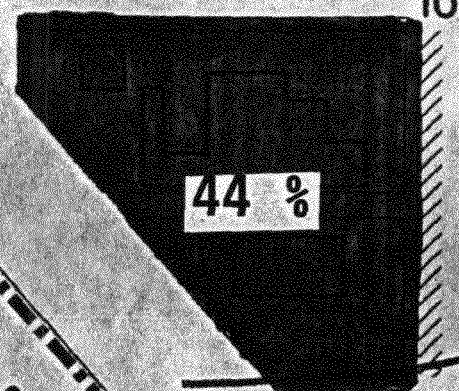
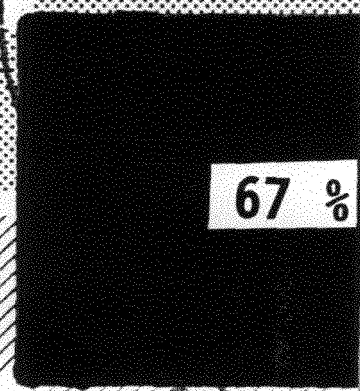
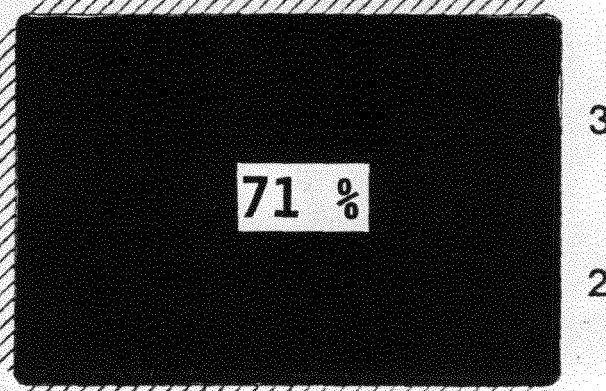
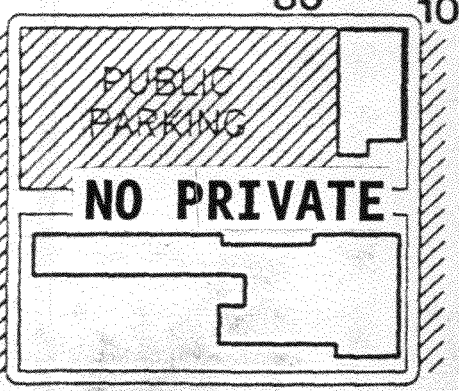
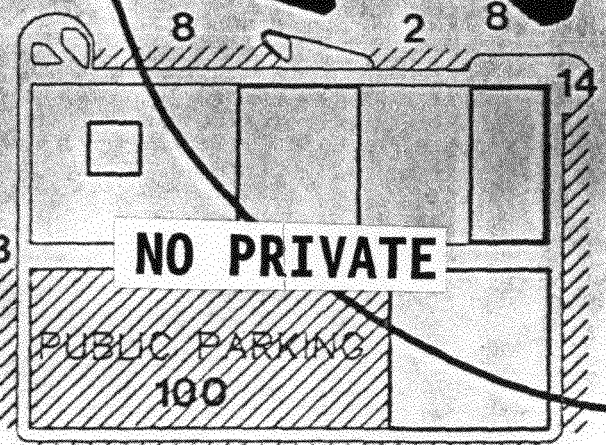
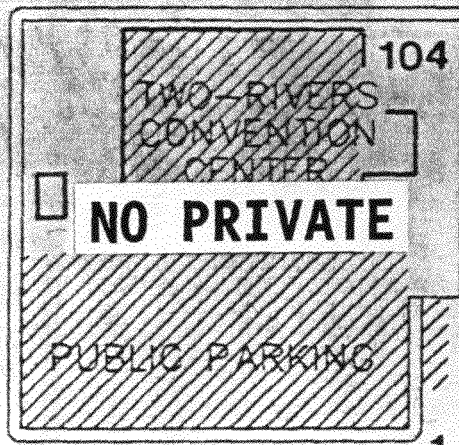
65 %

42 %

46 %

69 %

57 %



1ST S

3RD S

57 %

52 %

47 %

50 %

NO PRIVATE

45 %

PUBLIC PARKING
99

67 %

30 %

43 %

MUSEUM OF
WESTERN
COLORADO

C.D.
SMITH

BUS
STATION

NO PRIVATE

WHITMAN
NO PRIVATE
PARK

35 %

PRIVATE 2

HIGHWAY 50

