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File 1993-0142-2

Name: Mesa National Bank – Site Plan Review/Minor Change- Drive Thru-SW Corner 12th/F Rd

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.</p> <p>Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
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X	X	Table of Contents
		*Review Sheet Summary
X	X	*Application form
		Review Sheets
X		Receipts for fees paid for anything
X	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
		*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
X	X	*Review Comments
X	X	*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	X	Correspondence		
X		Minutes of neighborhood meeting		
X	X	Village Fair Shopping Center Business Owners List		
X	X	Pre-application		
X	X	Memorandum of Improvements Agrmt & Guarantee-Bk 2045/Pg 146 - ** - to City Clerk for scanning		
X	X	Release of Improvements – Bk 2179/Pg 434 - ** - to City Clerk for scanning		
X	X	Revised Enlarged partial Site Plan – 5/24/94		
X	X	Floor Plan		
X	X	Parking Lot Grade – 3/26/03 – Point by Point Results		
X	X	Elevation map – to be scanned		

26 November 1993

Community Development Department
250 North 5th Street
Grand Junction, Colorado 81501

GENERAL PROJECT REPORT (PROJECT SUMMARY)
MESA NATIONAL BANK - PATTERSON BRANCH
1199 Patterson Road
Grand Junction, Colorado 81501

The project consists of a drive-up expansion and minor remodel for an existing satellite bank facility currently operated by Mesa National Bank, whose main facility is headquartered in Grand Junction.

The extent of work proposed for this project includes minor demolition of the existing 3 lane drive-up (1 commercial, 2 regular), and expansion to 5 new lanes (1 commercial, 4 regular).

The existing core-ten roofing material and stucco canopy will remain. A new steel tube framework and canvas canopy (matching the existing attached fabric framework canopies) will be added to cover the new drive-up lane configuration, and support additional overhead kiosk tubes. The existing landscaping will be reduced in area and 4 existing parking spaces will be eliminated. The existing trees will be saved and replanted within the remaining landscaped area, and the total paved area will increase by 1910 SF +/-, or .009% of the total site area.

The advantages of increasing the drive-up stacking capacity are several:

1. Will reduce the number of cars stacking in the existing parking lot by doubling the stacking area in the drive-up.
2. The people which currently park in the existing spaces to do business in the lobby will be attracted to the expanded drive-up facilities, thereby making more spaces available for the other tenants customers.
3. A large portion of the bank customers are transaction only, and use of the expanded drive-up will have the effect of adding 27 parking spaces to the shopping center.

	<u>Existing</u>	<u>New</u>
Required Parking (per PUD)	214	214
Provided Parking (per revised PUD)	277	273
Drive-up Auto Stacking spaces	13	27
Total Automobile Spaces	290	300

MINUTES OF PREVIOUS PUBLIC MEETINGS
VILLAGE FAIR 12TH & PATTERSON

Need names and addresses of persons who testified at the following public hearings regarding the Village Fair Shopping Center (public only -- do not need to include staff, Planning Commission, City Council or petitioner):

PLANNING COMMISSION (minutes at Community Development Department)

~~March 25, 1980~~

Not this property

January 5, 1982

Danny Louvens (no address given)

CITY COUNCIL (minutes at City Clerk's office)

April 16, 1980

None

NO June 18, 1980 *None - no opponents*

NO November 18, 1981 - *Glaborones Sq. etc. application by paper - None*

NO January 20, 1982 - *Small plot & plan - no opponents*

NO February 3, 1982 (Ordinance 2033) - *rezone - no comments - passed*

NO March 17, 1982 (Ordinance 2040) - *amendment to 12th St. consider policy Stmt. / Hearing held
no opponents letters of counter-petitions.*

SUBMITTAL CHECKLIST

SITE PLAN REVIEW / MINOR CHANGE

Location: SW Corner 12th & Patterson

Project Name: Mesa National Drive-Thru

ITEMS		DISTRIBUTION																TOTAL REQ'D.					
DESCRIPTION		City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City Development - Arth. Police	County Planning	County Bldg. Dept.	Irrigation District	Drainage District	Water District	Sewer District	U.S. West	Public Service	GVMP	CDOT	Corps of Engineers	Walker Field		
● Application Fee	110	VII-1	1																				
● Submittal Checklist*		VII-3	1																				
● Review Agency Cover Sheet*		VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	11
● Planning Clearance*		VII-3	1																				1
● 11"x17" Reduction of Assessor's Map		VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	11
● Evidence of Title		VII-2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ Appraisal of Raw Land		VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ Deeds		VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ Easements		VII-2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ Avigation Easement		VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ ROW		VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ Improvements Agreement/Guarantee		VII-2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ CDOT Access Permit		VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ Industrial Pretreatment Sign-off		VII-4	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● General Project Report		X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	11
● Elevation Drawing		IX-13	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2
● Site Plan / Grading Plan		IX-29	6	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	6
○ 11"x17" Reduction of Site Plan		IX-29																					
○ Grading and Drainage Plan		IX-16	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ Storm Drainage Plan and Profile		IX-30	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ Water and Sewer Plan and Profile		IX-34	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ Roadway Plan and Profile		IX-28	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ Road Cross-Sections		IX-27	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ Detail Sheet		IX-12	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Landscape Plan		IX-20	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	4
○ Geotechnical Report		X-8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ Final Drainage Report		X-5.6	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ Stormwater Management Plan		X-14	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ Phase I and II Environmental Report		X-10, 11	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ Traffic Impact Study		X-15	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● List of Names/Addresses those who testified at previous hearings	Leslie																						1
● List of current tenants (names & addresses)	Leslie																						1
● Include Owner of Shopping Center																							

- Number of sheets to each address

TO: 23 Nov 93

March 18x24 OK

What on plaza in general tenants and public

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

Leslie Peoples

send regular mail Leslie Peoples

December 1, 1993

To Whom It May Concern,

This letter is to serve as notice that Mesa National Bank has made application for a Minor Change to the Final Plan approved for the Village Fair Shopping Center on the southwest corner of 12th Street and Patterson Road in Grand Junction, Colorado. The proposed revision involves redesign and expansion of the drive-through facility at the bank (1199 Patterson Road) as illustrated on the enclosed site plan.

A requirement of the Minor Change process is notification of each person who testified at previous public hearings on this project. In addition, we have notified all current tenants and the owner of the shopping center. Any comments or concerns you may have are requested to be made within 7 days of the date of this letter. Please contact the Grand Junction Community Development Department at (303) 244-1430 if you have questions regarding this item.

Sincerely,

Kristen Ashbeck
Planner

142 93

encl

**VILLAGE FAIR SHOPPING CENTER
BUSINESS OWNERS LIST**
12th and Patterson
Grand Junction, Colorado 81506

Shopping Center Owner

White Leisure Development Company
P.O. Box 1277
Boise, Idaho 83701
(208) 345-1842

142 93

Creative Hair Lines

1133 Patterson Road Suite #4
Owners: Dan Gillespie
Starlyn Gillespie

Village Cleaners

1133 Patterson Road
Owners: Salvatore Sassano
Kathleen Sassano

Village Optique

1133 Patterson Road Suite #8
Owners: Jose R. Gallegos
Ann Leota Stewart

Monument Industries

(DBA) Gift Baskets Galore - Monument Wigs and Breastforms
1133 Patterson Road Suite #11
Owners: Robert A. Berry
Kay Berry

Lucky Gourmet Foods

1133 Patterson Road
Owner: Edmond Mah

G.B. Gladstones

2531 North 12th Street
Owners: Frank W. Bering Jr.
Gretchen S. Bering

Arrowhead Industries Corp.

1133 Patterson Road Suite #9
Owners: Thomas A. Davanzo, President
Michael Kansegan, Store Manager

Holson Bakery Thrift Shop

567 South 15th
Attn: Dean Corder

Domino's Pizza
737 Horizon Drive Suite 200
Owner: Tony Ferrara

FN: 93-030/030L1124.93

142 93

PRE-APPLICATION CONFERENCE

142 93

Date: 11/10/93

Conference Attendance: Bob Hernandez, Gerald Williams, Kristen Ashbeck

Proposal: Change to Drive-thru -- Mesa National Bank

Location: SW Corner 12th & Patterson

Tax Parcel Number:

Review Fee: \$110

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required?

Adjacent road improvements required?

Area identified as a need in the Master Plan of Parks and Recreation?

Parks and Open Space fees required?

Estimated Amount:

Recording fees required?

Estimated Amount:

Half street improvement fees required?

Estimated Amount:

Revocable Permit required?

State Highway Access Permit required?

Applicable Plans, Policies and Guidelines

Located in identified floodplain? FIRM panel #

Located in other geohazard area?

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?

Avigation Easement required?

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

Access/Parking

Screening/Buffering

Land Use Compatibility

Drainage

Landscaping

Traffic Generation

Floodplain/Wetlands Mitigation

Availability of Utilities

Geologic Hazards/Soils

Other

Related Files:

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

X _____
Signature(s) of Petitioner(s)

X Bob Hernandez - agent
Signature(s) of Representative(s)

29 November 1993

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

142 93

Attn.: Kristen Ashbeck, Associate Planner
Re: Mesa National Bank - Patterson
FN.: 93-030/030L1129.93

Dear Kristen,

Thank you for your help in completing the submittal for the Mesa National Bank minor remodel at 12th and Patterson, as it was most appreciated. Enclosed are the documents for disbursement as requested, and listed below is a review of the telephone conversations we had regarding the content and presentation:

1. The site plan, grading plan, and the landscaping plan are combined into one sheet (A1).
 - the new concrete curb is to match the existing curb
 - the grades are to remain the same in the existing portion of the project, and the new grading is to be a continuation of the existing. The new construction will tie into the existing grades at the current drive-up entry and exit.
 - the existing tree (as marked) will be re-planted within the remaining landscaping.
 - every effort will be made to keep the new fabric canopy structure within the existing setback, however, the kiosk equipment selected *may necessitate* a slight encroachment of one or two feet into the existing setback.
 - the 4 parking spaces to be lost in the remodel are shown on the site plan.
2. Any bank directional signage i.e. "Drive-up Entry", or "Drive-up Exit Only" will be mounted on a 3 SF face of sign and not mounted more than 30" high.
3. Leslie Peoples, the manager of the Patterson Branch will complete the list of names containing the people who testified at the previous hearings, and drop them off to you for inclusion into the submittal package. If you need to speak with her, her business number is 241-2011.
4. Lon Carpenter of Mesa National Bank will submit the \$110.00 review fee as requested, and be notified they must sign the Pre-Application Conference "petitioner" line.
5. The applicant signature for the Planning Clearance sheet is understood to be signed by the contractor upon issuance of permit for construction.
6. The balance of the Village Fair Subdivision Amended (revised 14 Jan 82) site is referenced on the site plan.

Once again thank you for your help, and if there is anything else you require, or if you have any questions, please do not hesitate to call me at (303) 393-1419.

Sincerely,



Paul Simpson, Project Architect
Herndon and Associates, Inc.

REVIEW COMMENTS

Page 1 of 2

FILE #142-93

TITLE HEADING: Site Plan Review & Minor Change -
Drive-thru for Bank - Village Faire
Shopping Center

LOCATION: SW corner of 12th & Patterson

PETITIONER: Mesa National Bank

PETITIONER'S ADDRESS/TELEPHONE: 131 North 6th Street
Grand Junction, CO 81501
242-5211/241-2011

PETITIONER'S REPRESENTATIVE: Herndon & Associates
110 Cook Street, Suite 201
Denver, CO 80206

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.

CITY DEVELOPMENT ENGINEER
Jody Kliska

12/1/93
244-1591

1. Show detail for new canopy and attachment. What is the clearance height of the canopy?
2. Show the lane widths.
3. Show the dimensions of the new concrete islands
4. Show detail and elevations on new concrete curbs.
5. Show all radii on curves. Is there sufficient room for vehicles to turn and maneuver, especially into lane 1?
6. Show proposed pavement elevations.
7. What is the 10' easement for?
8. Drainage fee as calculated is insignificant - no fee required.

PUBLIC SERVICE COMPANY
Herbert D. Tinkle

12/2/93
244-2687

Both the gas meter and electric transformer appear to be in conflict and will have to be relocated.

U.S. WEST
Leon Peach

12/2/93
244-4964

No comments at this time.

GRAND JUNCTION FIRE DEPARTMENT
George Bennett

12/3/93
244-1400

No requirements at this time.

CITY UTILITY ENGINEER
Bill Cheney

12/3/93
244-1590

No comment.

CITY ATTORNEY
John Shaver

12/6/93
244-1501

No comment.

CITY POLICE DEPARTMENT
Mark Angelo

12/6/93
244-3587

1. Is the canopy going to cover all 5 drive-up windows? If so, what type of lighting will be installed over the vehicles?
2. Would suggest the curve of the driveway access to lane one be change to what is shown in red on the attached plan. I feel if you have cars backed up in lane 2, the vehicles won't be able to get into lane 1. Also, it will allow vehicles to immediately enter lane 1 without having to maneuver their vehicle around the curve and any cars backed up in lane 2.

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

12/8/93
244-1437

1. Approximately 1,120 s.f. of landscaping is to be removed; of which according to Code, 40% is to be covered in shrubs and 3 trees provided. Thus, additional shrubs which cover approximately 450 s.f. and 3 trees are required somewhere on the site to replace the landscaping which is to be removed. Minimum plant size is 1-1/2" caliper for deciduous trees, 6 feet for coniferous trees, and five gallons for shrubs. Location of these plantings are subject to review by City staff. Please provide revised plan indicating new plantings.
2. If planting will not be done until after expected completion date of the drive-thru, an Improvements Agreement and Guarantee is required (see enclosed form).
3. A letter of approval from the property owner is required prior to issuance of a Planning Clearance for a Building Permit.

GRAND JUNCTION FIRE DEPARTMENT

12/3/93

George Bennett

244-1400

No requirements at this time.

CITY UTILITY ENGINEER

12/3/93

Bill Cheney

244-1590

No comment.

CITY ATTORNEY

12/6/93

John Shaver

244-1501

No comment.

CITY POLICE DEPARTMENT

12/6/93

Mark Angelo

244-3587

1. Is the canopy going to cover all 5 drive-up windows? If so, what type of lighting will be installed over the vehicles?
2. Would suggest the curve of the driveway access to lane one be change to what is shown in red on the attached plan. I feel if you have cars backed up in lane 2, the vehicles won't be able to get into lane 1. Also, it will allow vehicles to immediately enter lane 1 without having to maneuver their vehicle around the curve and any cars backed up in lane 2.

COMMUNITY DEVELOPMENT DEPARTMENT

12/8/93

Kristen Ashbeck

244-1437

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2. If planting will not be done until after expected completion date of the drive-thru, an Improvements Agreement and Guarantee is required (see enclosed form).
3. A letter of approval from the property owner is required prior to issuance of a Planning Clearance for a Building Permit.

MESA COUNTY BUILDING DEPARTMENT

12/9/93

Bob Lee

244-1656

No comments.

20 December 1993

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

Attn.: Kristen Ashbeck, AICP
Re: Mesa National Bank - Patterson Drive-up
FN.: 93-030/030L1220.93

Dear Kristen,

The answers below are in response to the Review Comments issued by you and the staff with regards to the Mesa National Bank Patterson Drive-up, submitted on the 29th of November. I will answer each one as presented on the review.

A. City Development Engineer - Jody Kliska

1. The new canopy color, material, and framework is to match the existing canopies already attached to the bank building. The clearance height of the new canopy is to match the height of the existing drive-up canopy and building soffit, which is approximately 9'-10 1/2" above finish floor. Since the top of the islands are about 6" above the asphalt, then clearance is closer to 10'-4".
2. The lane widths are a standard 8'-0" in width, and are shown on the drawing.
3. The standard concrete islands supporting the kiosk equipment are 2'-0" in width by 16'-0" in length.
4. Drawing A-1 shows the elevations of the top of curbs, noted as "TC" directly above the contour lines. Notation indicates that the new curbs are to match the existing curbs.
5. The inside radius for the turn to lane 1 will be changed to 20'-0" +/-, and the minimum inside turning radius for a vehicle is 19'-0" +/-.
6. The new pavement elevations are an extension of the existing pavement elevations, and are indicated as contour lines on drawing A-1.
7. The existing 10' easement is identified as a utility easement in a survey conducted by Monument Surveying Company dated 18 Aug 1993. This easement runs parallel to the north property line, and north-south across the existing drive-up as shown and identified on drawing A-1.
8. No comment.

B. Public Service Company - Herbert D. Tinkle

1. The existing gas meter currently located on the north face, is to be moved to the south face of the existing canopy support structure. The electrical transformer, and the telephone box are to remain undisturbed.

C. City Police Department - Mark Angelo

1. The existing islands are to be removed, and the new islands will be covered by the existing and new canopies. The two southern-most kiosk islands will be covered by the existing canopy, and the new canopy is to cover the remaining three islands to the north.
A new light will be placed over each vehicle drive-up lane to allow sufficient illumination to conduct business with bank customers at dusk and dark, and provide security.
2. The reason for the radius of the curb, is to allow as much of the original landscaping to remain as possible with the new expansion of the drive-up, and will have a radius of 20'-0" +/-.

D. Community Development Department - Kristen Ashbeck

1. The 450 square feet of shrubs, and 3 new trees will be provided by the bank. The anticipated location of the new vegetation is shown on the revised drawing.
2. The Improvements Agreement and Guarantee has been forwarded to the bank for review, they will implement the guarantee if the construction is to occur prior to the landscaping.
3. A letter of approval from the property owner/property manager of (Leisure-White Development Company) will be forwarded by the bank.

If you have any further questions, please contact me at your convenience at (303) 393-1419. Thank you for the help.

Sincerely,



Paul Simpson, Project Architect
Herndon and Associates, Inc.

*To: Kristen A.
Comm. Dev.*

*Stephanie
1221 Street
Bromley Park
Thanks.*

MEMORANDUM

DATE: JANUARY 26, 1994

TO: MARK ACHEN
FROM: KRISTEN ASHBECK

RE: Request your signature on Mesa National Bank Improvements Agreement

Mesa National Bank is proposing to revise the drive-through banking lanes at 12th and Patterson (Village Fair). The proposal has received staff approval through the Site Plan Review process. Part of the approval required the applicant to provide landscaping to replace that which will be removed to construct the improvements. Attached is a signed copy of the Improvements Agreement which will be guaranteed by funds in escrow. The signed exhibit will then be recorded and will be kept in the development file. Thank you.

Real Estate Services Co.

January 27, 1994

Kristin Ashbeck
City of Grand Junction
Community Development Department
250 N 5th Street
Grand Junction, CO 81501

Re: Village Fair Shopping Center

Dear Kristin:

Please consider this formal notice that Village Fair, Inc. approves and does not oppose the purposed remodel of the drive-up facility for Mesa National Bank located in above referenced property.

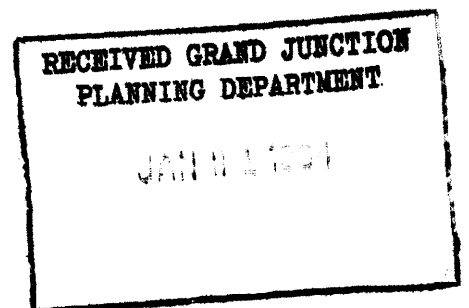
Thank you for all your assistance and consideration in the matter.

Sincerely,



Charlotte Wren
Property Manager

cc: Lon Carpenter, Mesa National Bank
H. Larry Leasure, Village Fair, Inc.



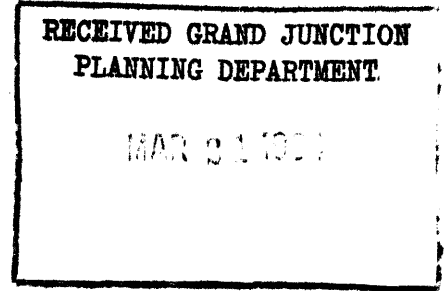
p.o. box 1082 • grand junction, colorado 81502-1082
(303) 245-5101



R. E. H E R N D O N & A S S O C I A T E S I N C . A R C H I T E C T S
ARCHITECTURE 110 COOK ST. #201 DENVER, COLO. 80206
(303) INTERIORS 393-1419

15 March 1994

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



Attn: Kristen Ashbeck, AICP
Re: Mesa National Bank - Patterson Branch
FN: 93-030/030L0315.94

Dear Kristen,

Thank you for taking the time to look up the setback requirements for the Mesa National Bank located at Patterson Road and 12th Street. In regard to the telephone conversation with Dan Wilhelm of our office, I understand that the setback line from Patterson Road is established at 12 feet from the property line, but as noted on the information we have culled from the existing drawings of the building (see attached), architectural elements are located as close as 9 feet from the property line. I am assuming that the building was either improperly located at the time of construction, or the setback requirements changed in recent years.

As directed, the new drive-up canopy addition will stay within the 9 foot setback as established by the existing building, the physical dimensions required to provide the new drive-up canopy and lanes will push the new addition right to the limit.

In addition, information on the drive-up ATM "doghouse" is included so that you may understand the nature of the ATM machine housing. This housing would replace the northernmost drive-up kiosk (nearest Patterson Road) as shown in the original zoning submittal to your office.

If you have any questions or concerns, please do not hesitate to call me.


Sincerely,

A handwritten signature in cursive script that reads "Paul Simpson".

Paul Simpson, Project Architect
Herndon and Associates, Inc.

MEMORANDUM

TO: Ms. Kristen Ashbeck, Assistant Planner
FROM: Paul Simpson, Herndon and Associates-Inc.
DATE: 24 May 1994
SUBJECT: MNB Patterson
FN: 93-030/030M0524.94



Dear Kristen,

Here is the latest and greatest for the location of the northernmost drive-up kiosk island for the new drive-up addition area at MNB-Patterson. As you can see on the hand sketched Revision sheet which includes an enlarged partial site plan and west elevation, the edge of the 2'-0" wide island encroaches approximately 4'-3" past the setback line. If the bank elects to place a 3'-0" island in the event that an ATM machine would be installed in the future, then the island would encroach 5'-3" into the setback line.

Please take a look at the elevation, and notice that the canopy should not visually dominate the area since it is supported by slender tube steel columns, and therefore the sight line is not greatly obstructed. If an ATM is placed in the future, then the visual characteristics would change and be dependent upon the manufacturer's weatherproof "shell" used to surround the equipment. At this time, MNB has decided not to place an ATM on the island.

I appreciate your taking another look at this project, and please let me know at your earliest convenience what decision has been rendered.



June 14, 1994

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

Mr. Paul Simpson
Herndon & Associates, Inc.
110 Cook Street Suite 201
Denver, Colorado 80206

RE: 12th & Patterson Mesa National Bank Drive-Thru Expansion

Dear Paul,

City of Grand Junction Planning and Engineering staff has reviewed the most recent site plan and elevation (dated 24 May 1994) for the expansion of the Mesa National Bank drive-thru at 12th & Patterson. We have no concerns with the revisions--the encroachment of the northern-most island and the new canopy into the Patterson Road setback, as established by the bank building itself, will not adversely impact development on this or adjacent sites. Thus, a Planning Clearance for a Building Permit will be issued by the Community Development Department as soon as your client is ready to proceed on the project.

Please let me know if you have further questions about or need assistance with this project.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kristen", followed by a horizontal line.

Kristen Ashbeck
Planner



To: Randy Booth
From: Kristen Ashbeck
Subject: Release of Improvements Agreement
Date: 10/06/95 Time: 4:55p

Please release the \$1,220 being held in escrow for the Mesa National Bank project at 12th & Patterson (#142-93). The landscaping has been completed and the release form will be recorded next week. Send check to address in Improvements Agreement (Lon Carpenter @ Mesa National).
Thanks!

DATE

ARCHITECT & ROBERT E. HERNDON ASSOCIATES INC. 110 COOK STREET SUITE 201 DENVER, COLORADO 80202 303 393-1419

REVISION

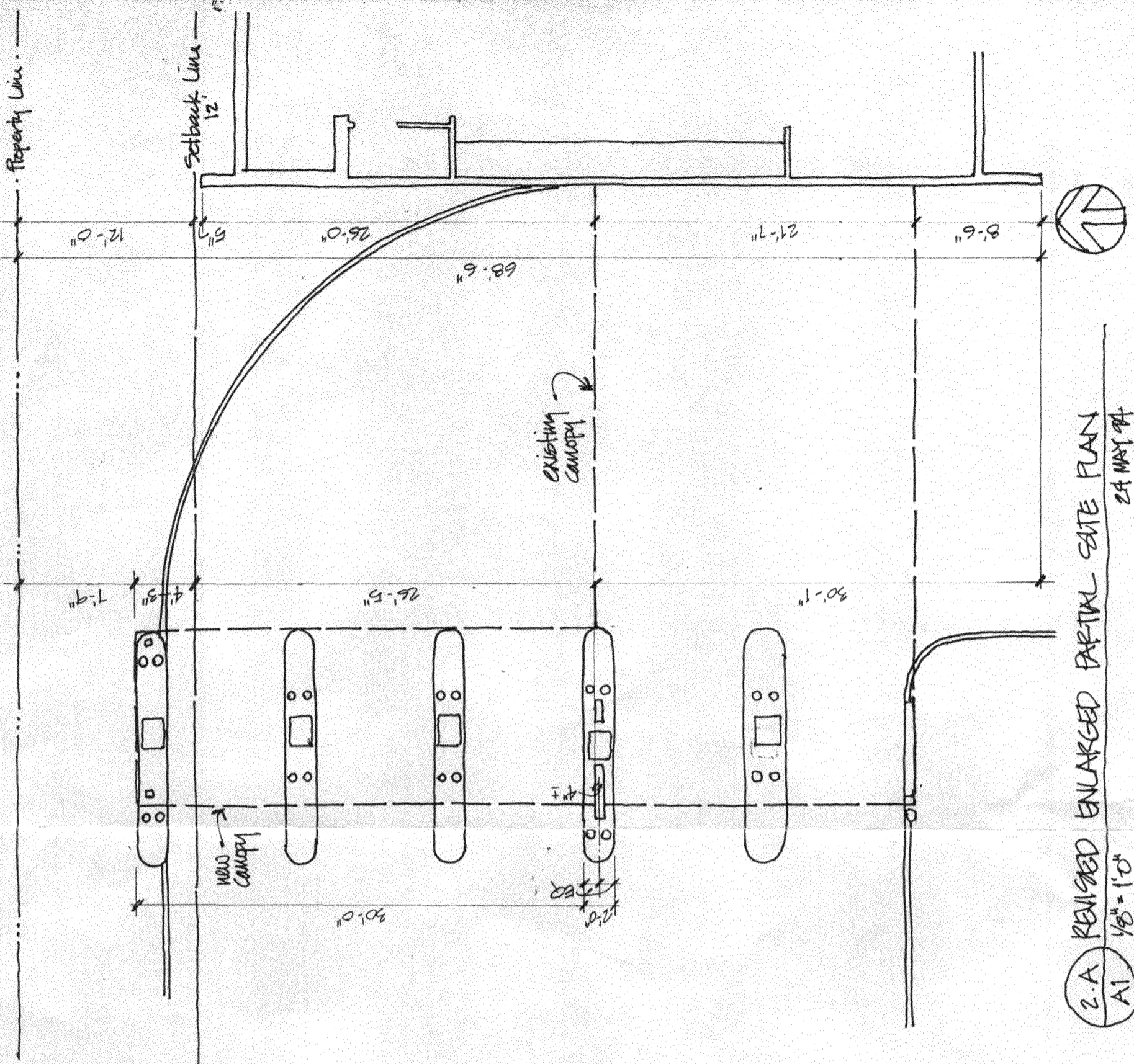
93.030

M.B. PATTERSON

SHEET NO.

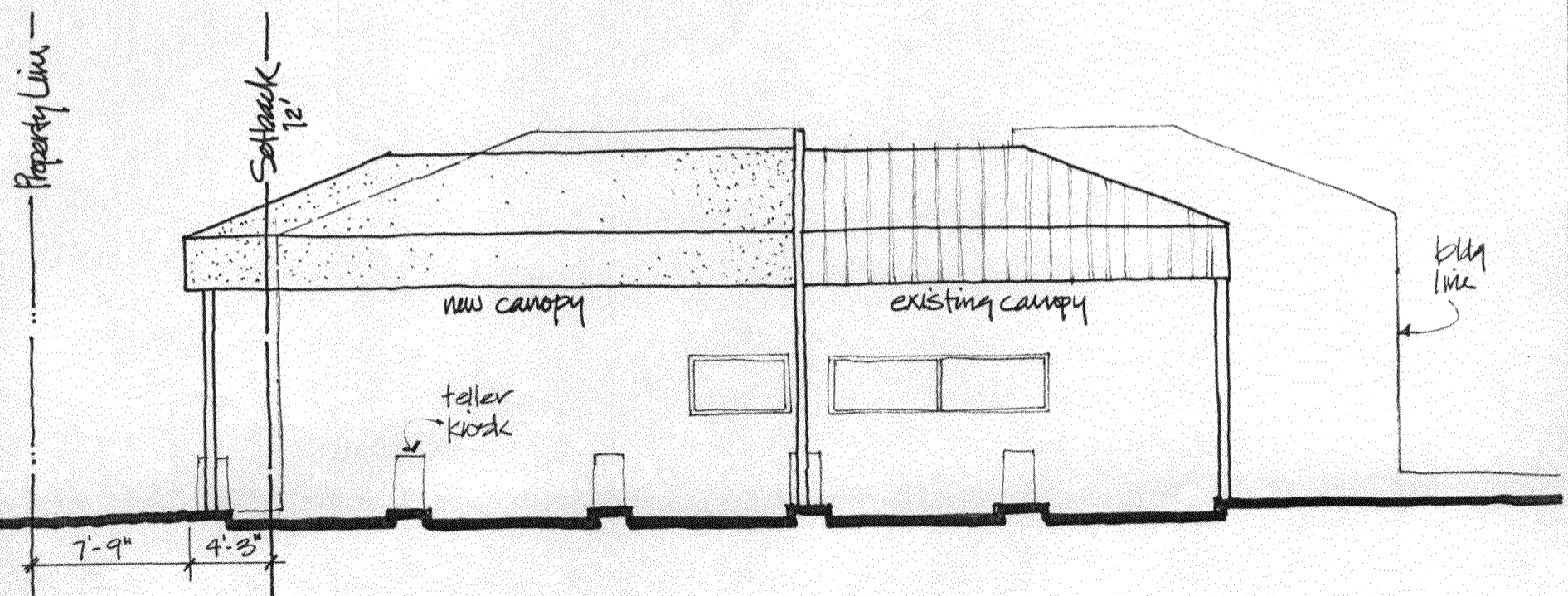
PROJECT NO.

Copyright Herndon & Assoc. Inc. - Architects All drawn and written information appearing herein shall not be applied, disclosed or otherwise used without written consent of Herndon & Associates, Inc. - Architects.



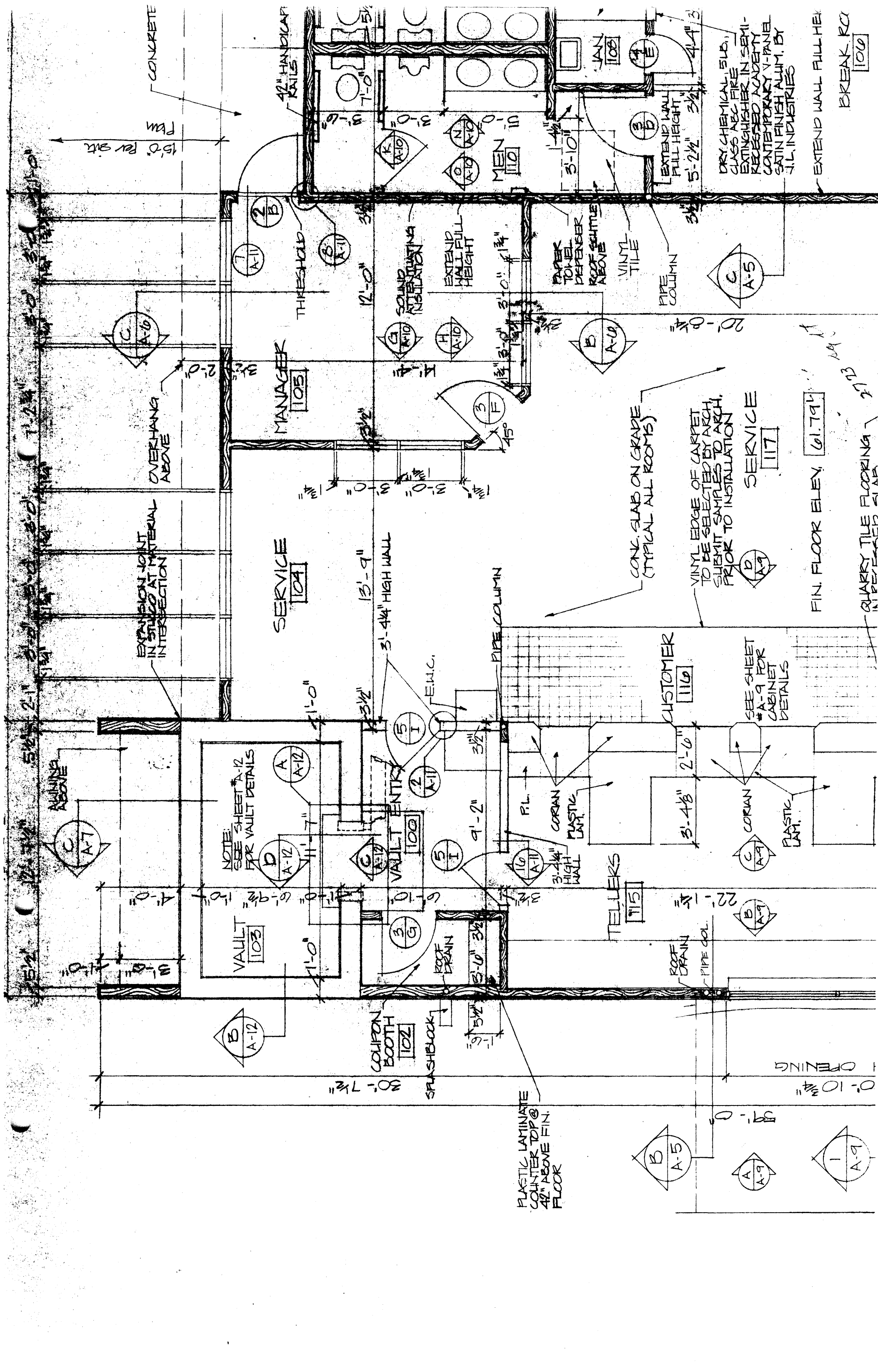
24 MAY 94

2.A REVISED ENLARGED PARTIAL SITE PLAN
A1 1/8" = 1'-0"



3.A REVISED WEST ELEVATION
A-2 1/8" = 1'-0" 24 MAY 94

FINAL ELEVATION



CONCRETE
15'0" Per Site

42" HANDICAP RAILS
7'-0" 5'-6"

DRY CHEMICAL 5 LB. CLASS ABC FIRE EXTINGUISHER IN SEMI-RECESSED ACADEMY CONTEMPORARY V-PANEL SATIN FINISH ALUM. BY J.L. INDUSTRIES
EXTEND WALL FULL HEIGHT

BREAK ROOM 100

OVERHANG ABOVE
2'-0" 2'-0"

MANAGER 105
THRESHOLD
12'-0"

SOUND INSULATION
EXTEND WALL FULL HEIGHT
12'-0"

PAPER TOWEL DISPENSER
ROOF SCUTTLE ABOVE
VINYL TILE
PIPE COLUMN
3'-10" 3'-2 1/2"

EXPANSION JOINT IN SLAB AT MATERIAL INTERSECTION

SERVICE 104
13'-9"

3'-4 1/4" HIGH WALL
13'-9"

CONC. SLAB ON GRADE (TYPICAL ALL ROOMS)

VINYL EDGE OF CARPET TO BE SELECTED BY ARCH. SHEMIT SAMPLES TO ARCH. PRIOR TO INSTALLATION

SERVICE 117

FIN. FLOOR ELEV. 61.791

QUARRY TILE FLOORING IN RECESSED SLAB

AWNING ABOVE

NOTE: SEE SHEET A-12 FOR VAULT DETAILS
A A-12

VAULT ENTRY 100
3'-4 1/2"

E.M.C.
ELECTRICAL

PIPE COLUMN

CORIAN PLASTIC LAM.
3'-4 1/4" HIGH WALL

CUSTOMER 116
2'-0" 2'-0"

SEE SHEET A-9 FOR CABINET DETAILS
C CORIAN A-9

VAULT 103
11'-0" 11'-0"

B A-12

COUPON BOOTH 102
SPASHBLOCK
3'-0" 3'-0"

PLASTIC LAMINATE COUNTER TOP @ 42" ABOVE FIN. FLOOR

TELLERS 115
22'-1 1/2"

ROOF DRAIN PIPE COL.

B A-9

OPENING 0'-10 3/4"

B A-5

A A-9

1 A-9

LitePro 2.009 Point-By-Point Results

Mar 26, 2003

PROJECT: Blockbuster Parking Lot/ GROUP: Outdoor AREA: Parking Lot GRID: AT GRADE

PREPARED BY:

VALUES ARE FC, SCALE: 1 IN= 35.0FT, HORZ GRID (U), HORZ CALC, Z= 0.0

Computed in accordance with IES recommendations

Statistics

GROUP	MIN	MAX	AVE	AVE/MIN	MAX/MIN
+	0.18	7.58	2.24	12.37	41.77

Luminaires Used

TYPE	QTY	TEST#	DESCRIPTION	RUN #
P2	8	---	25' Twin, 22' Square, 3' Pier (2) A4 <CM-M250-III>, LLF= 0.76;	1

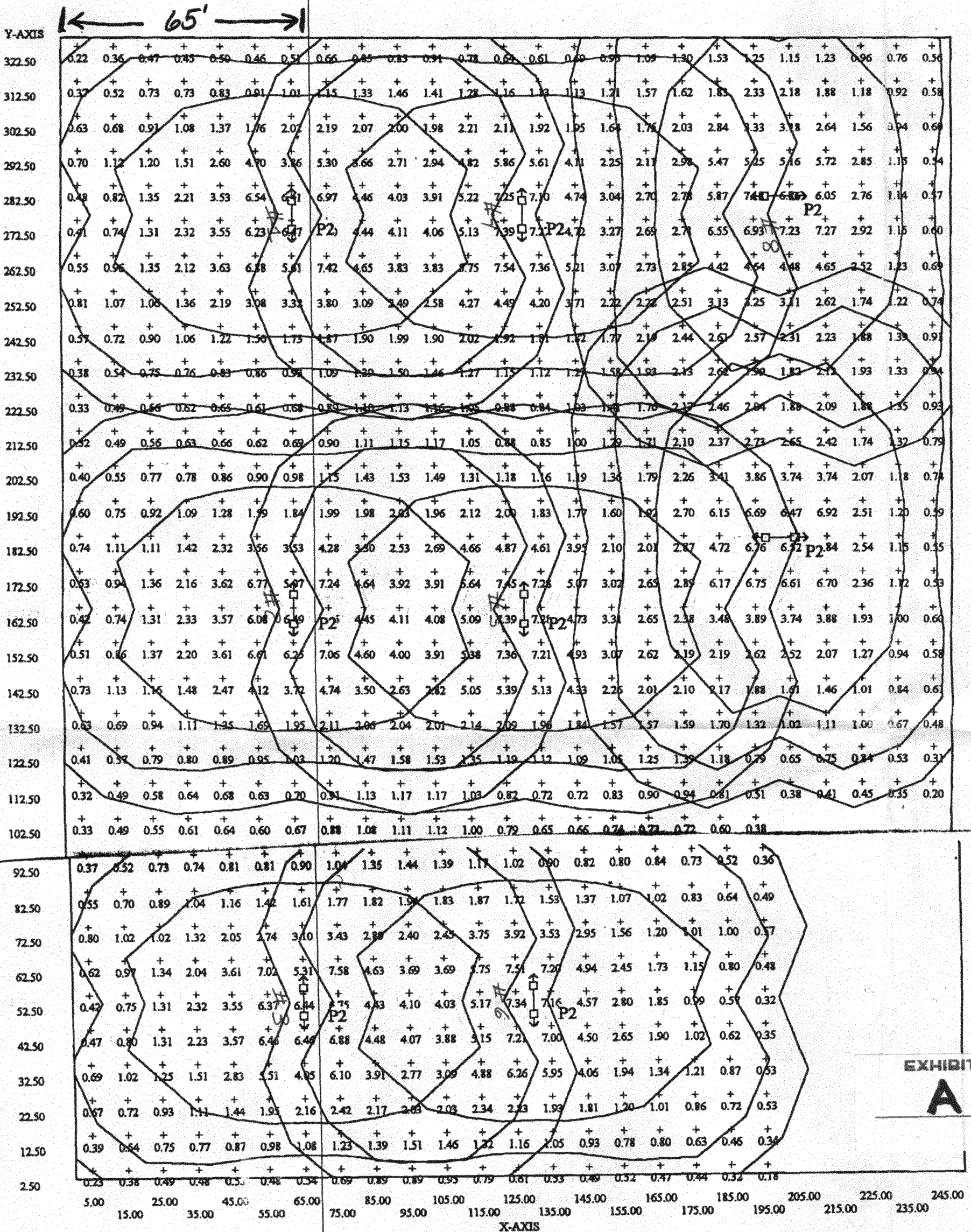


EXHIBIT
A

LitePro 2.008 Point-By-Point Results

Feb 07, 2003

PROJECT: Blockbuster Parking Lot/ GROUP: Outdoor AREA: Back Lot GRID: At Grade

PREPARED BY:

VALUES ARE FC, SCALE: 1 IN= 35.0FT, HORZ GRID (U), HORZ CALC, Z= 0.0

Computed in accordance with IES recommendations

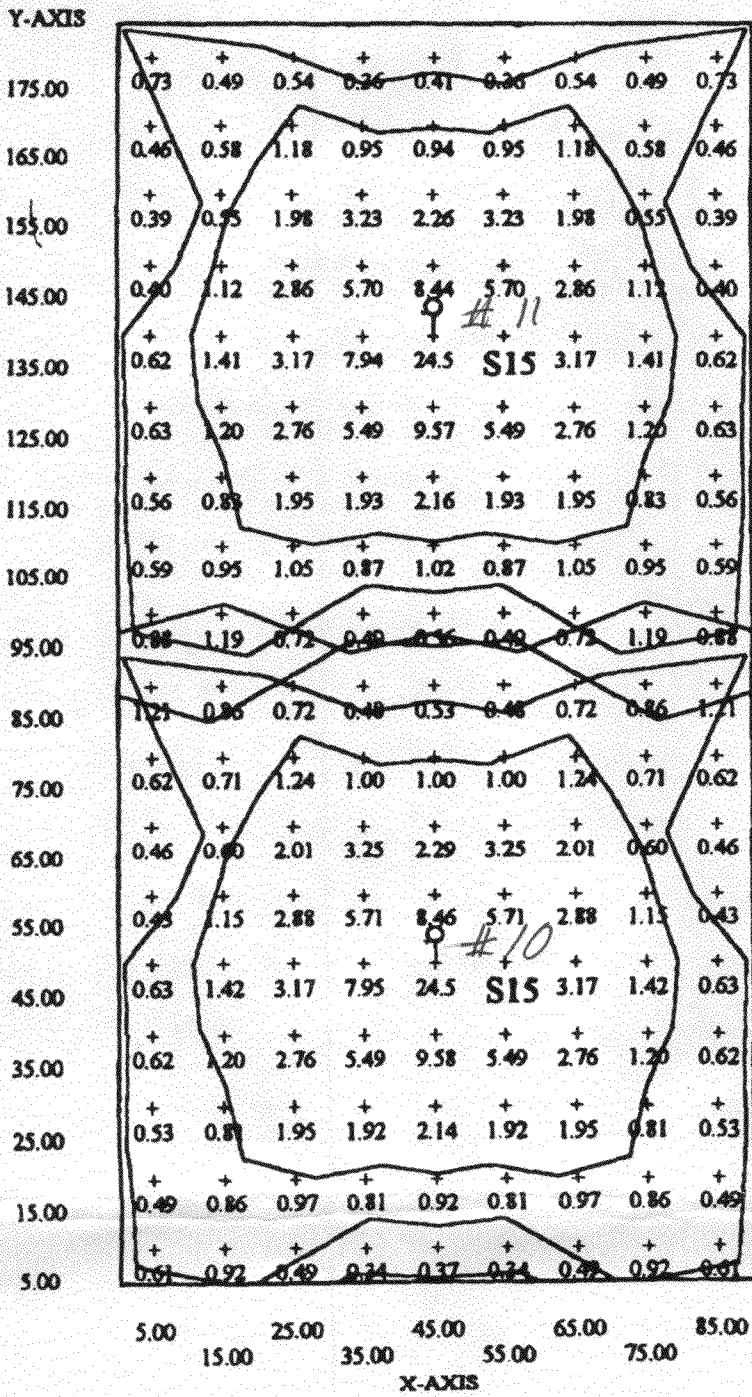
Statistics

GROUP	MIN	MAX	AVE	AVE/MIN	MAX/MIN
+	0.34	24.5	2.02	5.88	71.10

Luminaires Used

TYPE	QTY	TEST#	DESCRIPTION
S15	2	—	20' Single V, 17' Square, 3' Pier (1) A2 <CM-M400-VS>, LLF= 0.71;

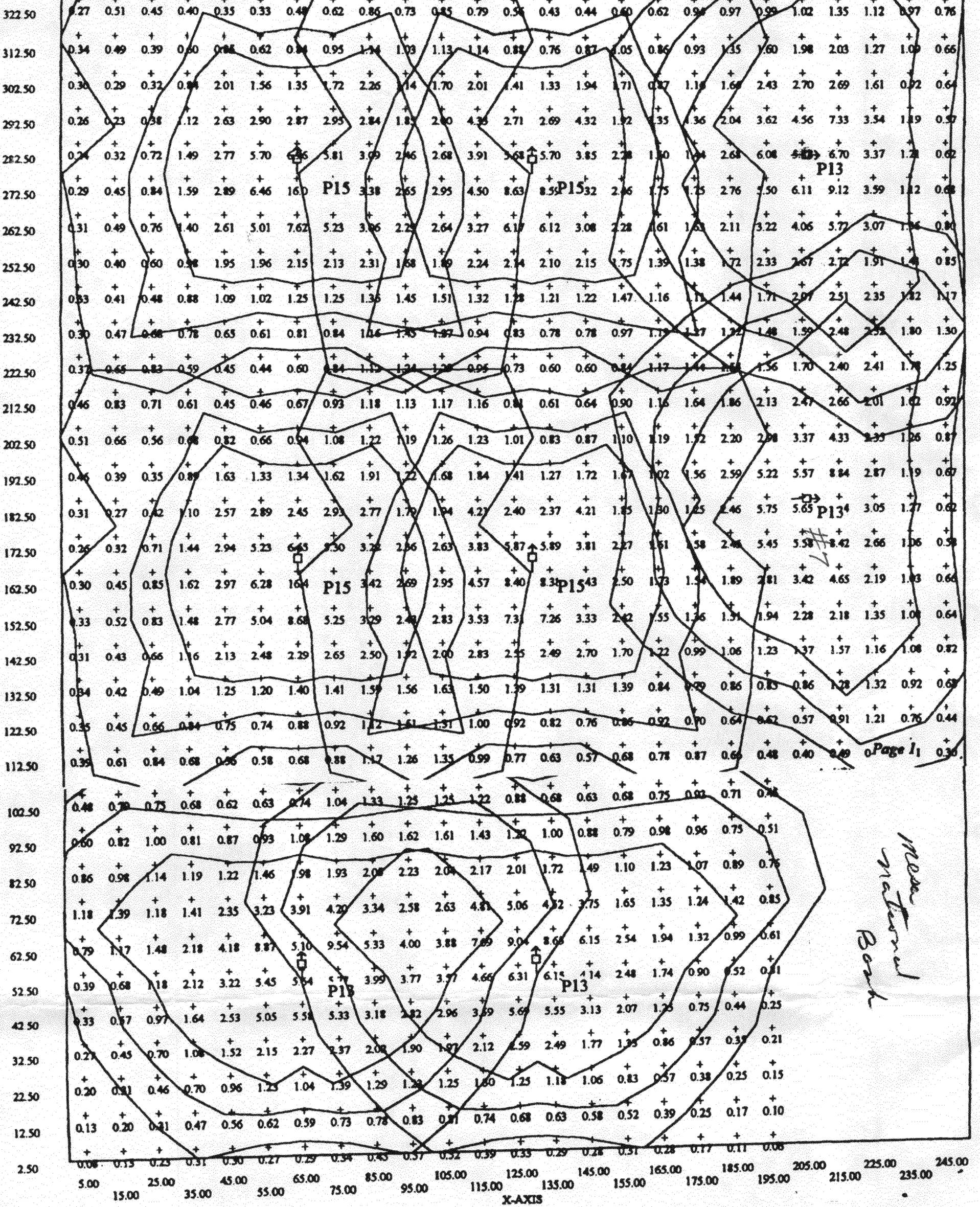
N



EXHIBIT

B-1

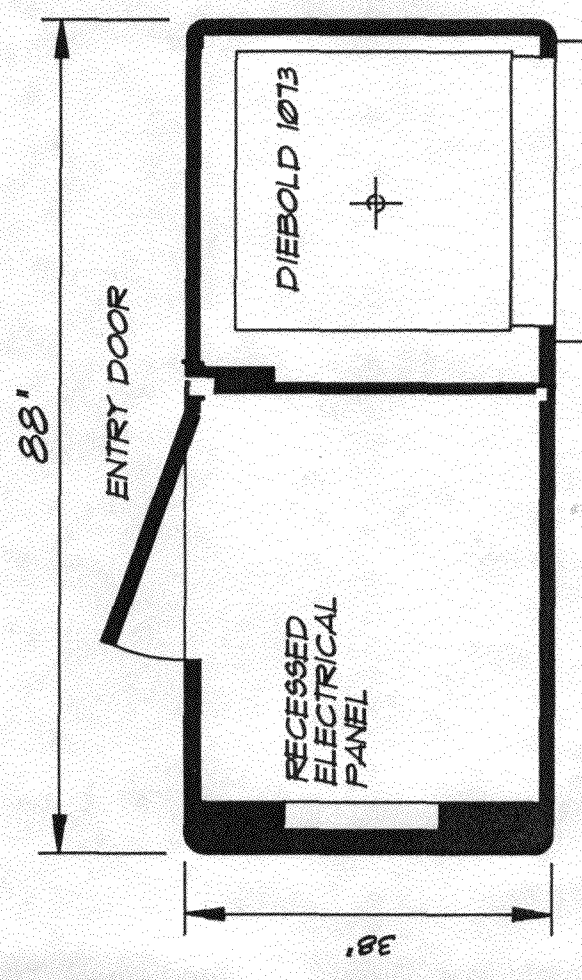
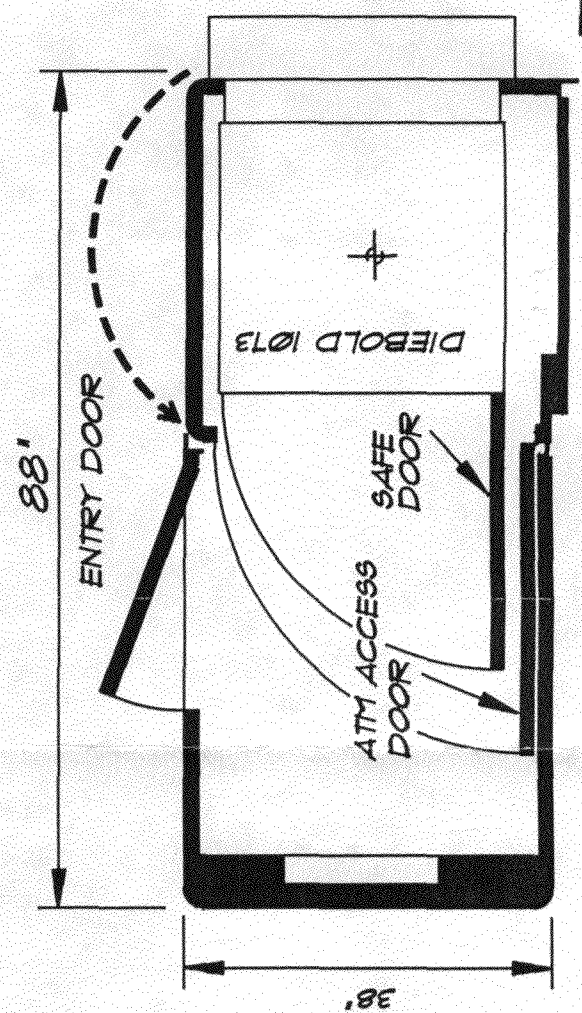
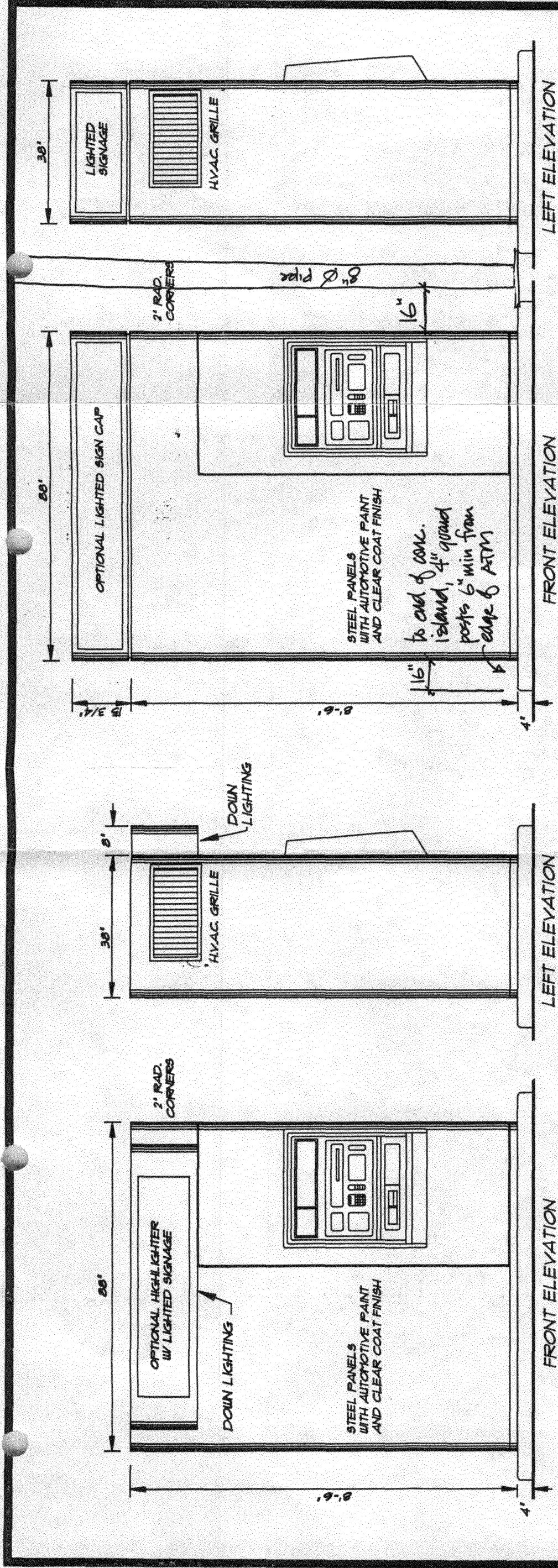
Y-AXIS



Mean National Bank

EXHIBIT
B-2

127



FLOOR PLAN WITH ATM ROTATED TO SERVICE POSITION

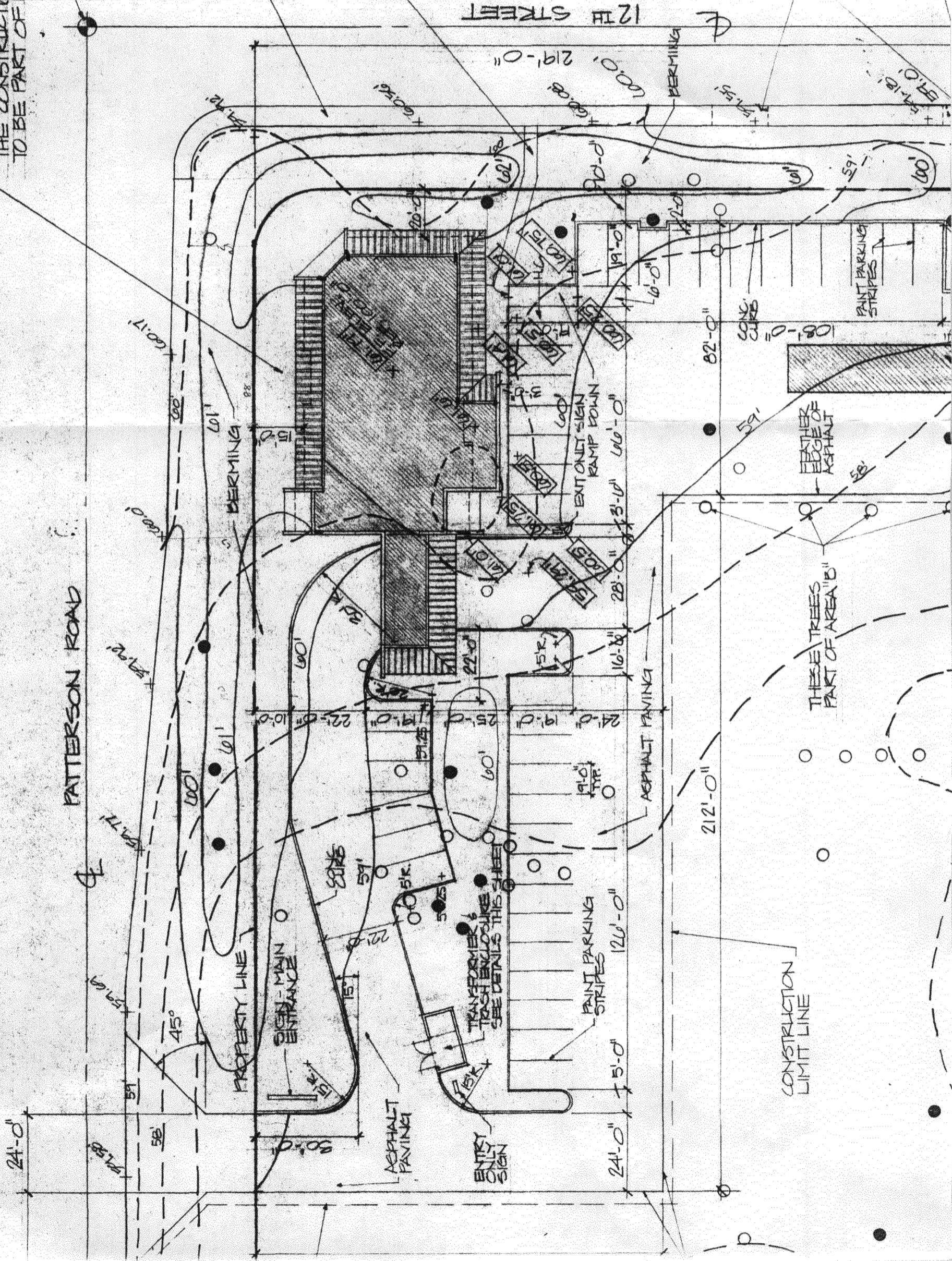
FLOOR PLAN WITH ATM IN USER POSITION

THE DIEBOLD 1073 COMPACT KIOSK
HERITAGE INDUSTRIES
 WAYNE, NEBRASKA 68787 • 402-375-4770

LOT # 1, AREA "A"
 REMOVAL OF TREES WITHIN
 THE CONSTRUCTION LIMIT LINE
 TO BE PART OF BASE BID

TOP BRASS CAP
 ELEV. 400.33'

PATTERSON ROAD



INDEX	
SHEET NO.	DRAWN
A-1	SITE
A-2	DRIVE
A-3	FLOOR
A-4	EXTER
A-5	BUILD
A-6	BUILD
A-7	BUILD
A-8	ROOF
A-9	TELL
A-10	INTER
A-11	DOOR
A-12	VAULT
A-13	REFL
A-14	FINIS
S-1	SCHE
S-2	FOUN
S-3	ROOF
S-4	ROOF
S-5	SECT
ME-1	MECH
M-1	SCHE
M-2	FLOOR
M-3	FLOOR
E-1	SCHE
E-2	FLOOR
E-3	FLOOR
E-4	ELECT

NOTE:
 SEE SHEET #A-8
 FOR ROOF PLAN

EXISTING CURBS
 CUTS TO BE REMOVED

CURBS & GUTTERS LOCATED
 ON CITY RIGHT-OF-WAY TO
 BE INSTALLED PER CITY

FEATURES

HOUSING — Rugged, die-cast, soft corner aluminum housing with 0.12" nominal wall thickness. Extruded 4" soft corner arm for pole or wall mounting is standard.

DOOR FRAME — Die-cast door frame has impact-resistant, tempered, glass lens that is fully gasketed with one-piece tubular silicone.

OPTICS — Anodized, aluminum hydroformed/segmented reflector. Four IES cutoff distributions available: Type II (asymmetric); Type III (asymmetric); Type IV (forward throw); Type V (square).

ELECTRICAL SYSTEM — High reactance, high power factor ballast for 100W. Constant-wattage autotransformer for 175-400W. Ballast is copper wound and 100% factory tested.

FINISH — Standard finish is dark bronze (DDB) polyester powder finish, with other architectural colors available.

SOCKET — Porcelain, horizontal, position-oriented, socket with copper alloy, nickel-plated screw shell and center contact. Medium base socket used with 100W and mogul-base socket used with 175-400W. UL listed 1500W-600V.

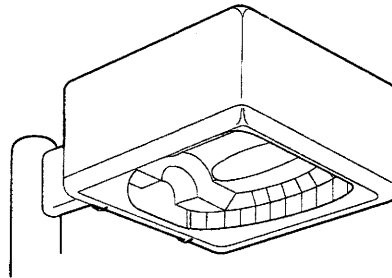
LISTING — UL 1572 listed for wet locations. Listed and labeled to comply with Canadian Standards (see Options).

Soft Square Cutoff Lighting

KAD

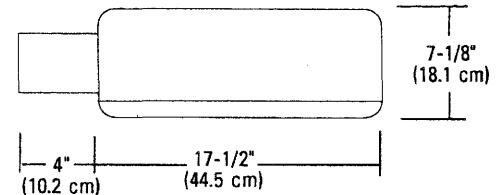
METAL HALIDE
100W, 150W, 175W, 200W,
250W, 320W, 350W, 400W
20' to 35' Mounting

CONTOUR SERIES



Standard dimensions

EPA: 1.2 ft²
Weight: 41 lbs (18.6 kg)
Length: 17-1/2" (44.5 cm)
Width: 17-1/2" (44.5 cm)
Depth: 7-1/8" (18.1 cm)



ORDERING INFORMATION

Choose the boldface catalog nomenclature that best suits your needs and write it on the appropriate line. Order accessories as separate catalog number.

Example: **KAD 400M R2 120 SPD04**

KAD 400M

Series	Voltage	Mounting	Options
KAD 100M	120	SPD04 Square pole (4" arm) (standard)	Shipped Installed
KAD 150M⁸	208¹⁰	SPD09 Square pole (9" arm) ^{3,4}	SF Single fuse (120, 277, 347V, n/a TB)
KAD 175M	240¹⁰	RPD04 Round pole (4" arm)	DF Double fuse (208, 240, 480V, n/a TB)
KAD 200M⁹	277	RPD09 Round pole (9" arm) ^{3,4}	PER NEMA twist-lock receptacle only (no photocontrol)
KAD 250M⁸	347	WWD04 Wood pole or wall (4" arm)	QRS Quartz restrike system (250W maximum, lamp not included)
KAD 320M⁹	480¹⁰	WWD09 Wood pole or wall (9" arm) ^{3,4}	CSA Listed and labeled to comply with Canadian Standards
KAD 350M⁹	TB²	WBD04 Wall bracket (4" arm)	RJ Socket position for high performance optics (R2, R3, R5) ⁵
KAD 400M⁸		L/Arm (When ordering KMA, DAD12)	SCWA Super CWA Pulse Start Ballast (TB only)
		Shipped separately	LLRPSL Low Loss Reactor Pulse Start (277V only)
		KMA Mast arm adapter	
		KTMB Twin mounting bar	Shipped separately⁴
		DAD12P Degree Arm (Pole)	PE1 NEMA twist-lock PE (120, 208, 240V)
		DAD12WB Degree Arm (Wall)	PE3 NEMA twist-lock PE (347V)
			PE4 NEMA twist-lock PE (480V)
			PE7 NEMA twist-lock PE (277V)
			HS House side shield (R2, R3, R4)
			KADVG Vandal guard
			KADWG Wire guard
			Architectural Colors⁶
			Standard Colors
			DDB Dark bronze (standard)
			DWH White
			DBL Black
			Classic Colors
			DMB Medium bronze
			DNA Natural aluminum
			DSS Sandstone
			DGC Charcoal gray
			DTG Tennis green
			DBR Bright red
			DSB Steel blue

Distribution

- R2** IES type II asymmetric
- R3** IES type III asymmetric¹
- R4** IES type IV forward throw¹
- R5S** IES type V square

NOTES:

- 1 House side shield available.
- 2 Optional multi-tap ballast (120, 208, 240, 277V).
- 3 The SPD09, RPD09 or WW09 must be used when two or more luminaires are oriented on a 90° drilling pattern.
- 4 May be ordered as accessory.
- 5 Reduced jacket ED28 lamp must be used.
- 6 Additional architectural colors available; please see paint brochure.
- 7 Must use RPD09.
- 8 May be ordered with SCWA or LLRPSL.
- 9 Must be ordered with SCWA or LLRPSL.
- 10 Consult factory for availability in Canada.

Accessories: Tenon Mounting Slipfitter

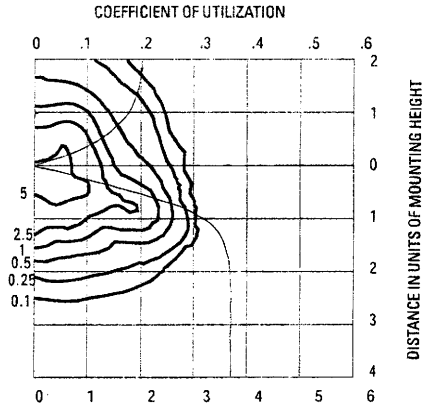
Order as separate catalog number.

Tenon O.D.	One	Two@180°	Two@90°	Three@120°	Three@90°	Four@90°
2-3/8"	T20-190	T20-280	T20-290⁷	T20-320⁷	T20-390⁷	T20-490⁷
2-7/8"	T25-190	T25-280	T25-290⁷	T25-320	T25-390⁷	T25-490⁷
4"	T35-190	T30-280	T30-290⁷	T30-320	T30-390⁷	T30-490⁷

KAD 400M Arm-mounted Soft Square Cutoff

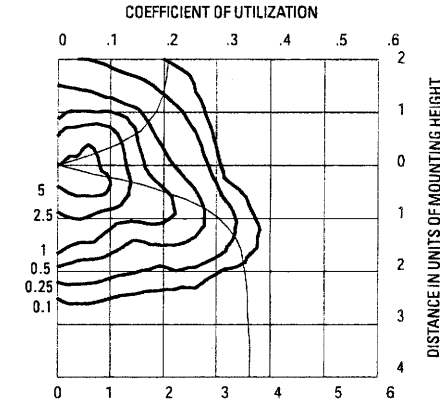
Coefficient of Utilization 
Initial Footcandles 

KAD R2 Test no. 1193083101



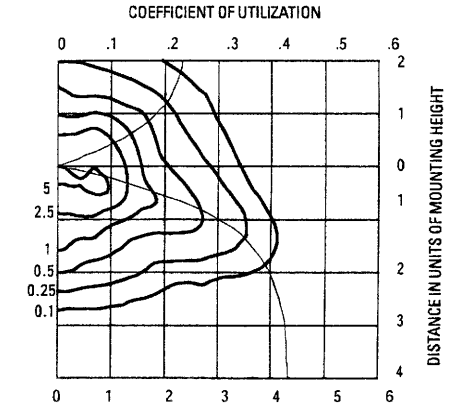
400W Metal Halide lamp, 32,000 rated lumens, Footcandle values based on 30' mounting height, Distribution Type II, cutoff.

KAD R3 Test no. 1192040902



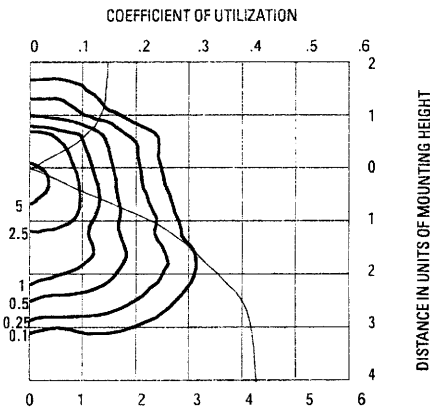
400W Metal Halide lamp, 32,000 rated lumens, Footcandle values based on 30' mounting height, Distribution Type III, cutoff.

KAD R3 RJ Test no. 1192041502



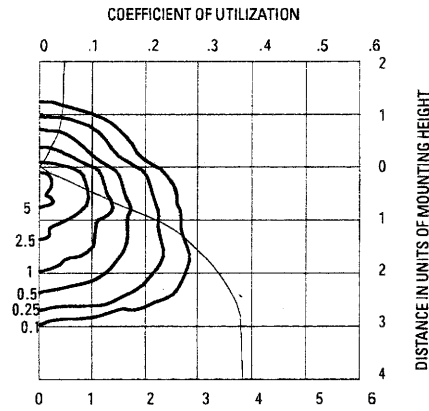
400W Metal Halide lamp, 32,000 rated lumens, Footcandle values based on 30' mounting height, Distribution Type III, cutoff.

KAD R4 Test no. 1191110101



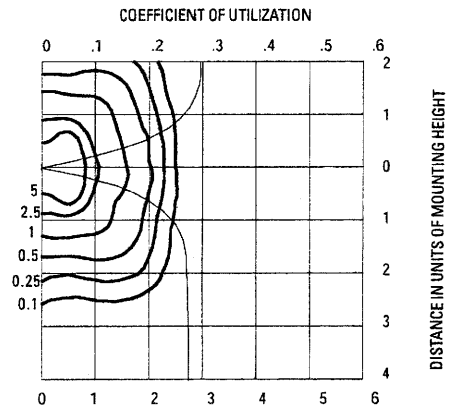
400W Metal Halide lamp, 32,000 rated lumens, Footcandle values based on 30' mounting height, Distribution Type IV, cutoff.

KAD R4HS Test no. 1192061101



400W Metal Halide lamp, 32,000 rated lumens, Footcandle values based on 30' mounting height, Distribution Type IV, cutoff.

KAD R5S Test no. 1193111901



400W Metal Halide lamp, 32,000 rated lumens, Footcandle values based on 30' mounting height, Distribution Type V, cutoff.

Electrical Characteristics

	Primary Wattage/ballast voltage	Line current (Amps) Start/Operating	Primary dropout voltage	Input watts	Power factor (%)	Regulation Line V = Lamp lumens
400CWA	120	2.50/4.00	55			
Peak-lead	208	1.45/2.30	95			
Autotransformer	240	1.25/2.00	110	455	90+	±10% = ±10%
	277	1.10/1.75	125			
	480	.73/1.00	225			

Tested to current IES and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory data and actual field measurements. Dimensions and specifications on this sheet are based on the most current available data and are subject to change without notice.

Notes:

- Photometric data for other distributions can be accessed from the Lithonia Lighting website. (www.Lithonia.com)

Mounting Height Correction Factor

(Multiply the fc level by the correction factor)

- 25 ft. = 1.44
- 35 ft. = 0.73
- 40 ft. = .56

$$\frac{\text{Existing Mounting Height}^2}{\text{New Mounting Height}^2} = \text{Correction Factor}$$

KADM1

©1999 Lithonia Lighting, Rev. 9/99
KADM1.P65

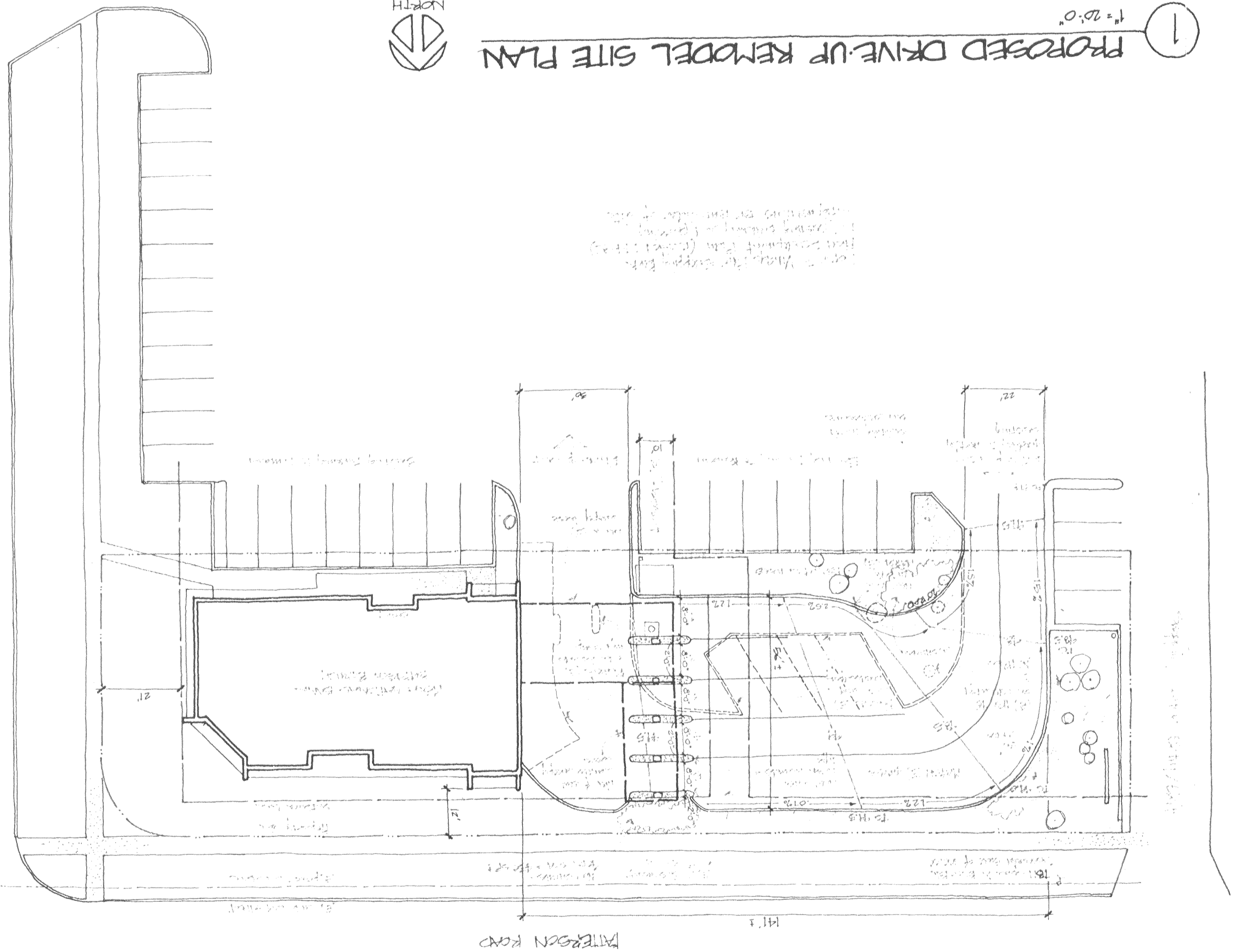


General Purpose Outdoor Lighting • P.O. Box A, Conyers, GA 30012, 770-922-9000, Fax 770-483-2635
www.lithonia.com • In Canada: 1100 50th Ave., Lachine, Quebec H8T 2V3

LEGEND

1.0	EXISTING DRIVE
1.1	EXISTING DRIVE
1.2	EXISTING DRIVE
1.3	EXISTING DRIVE
1.4	EXISTING DRIVE
1.5	EXISTING DRIVE
1.6	EXISTING DRIVE
1.7	EXISTING DRIVE
1.8	EXISTING DRIVE
1.9	EXISTING DRIVE
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2.9	EXISTING DRIVE
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4.0	EXISTING DRIVE
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6.8	EXISTING DRIVE
6.9	EXISTING DRIVE
7.0	EXISTING DRIVE
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7.3	EXISTING DRIVE
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7.9	EXISTING DRIVE
8.0	EXISTING DRIVE
8.1	EXISTING DRIVE
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8.4	EXISTING DRIVE
8.5	EXISTING DRIVE
8.6	EXISTING DRIVE
8.7	EXISTING DRIVE
8.8	EXISTING DRIVE
8.9	EXISTING DRIVE
9.0	EXISTING DRIVE
9.1	EXISTING DRIVE
9.2	EXISTING DRIVE
9.3	EXISTING DRIVE
9.4	EXISTING DRIVE
9.5	EXISTING DRIVE
9.6	EXISTING DRIVE
9.7	EXISTING DRIVE
9.8	EXISTING DRIVE
9.9	EXISTING DRIVE
10.0	EXISTING DRIVE

1 PROPOSED DRIVE-UP KENDEL SITE PLAN



*Shows where
will be
FINHL*

NOTES

SHEET
A-1

DATE **29 NOV 93**

CHECK **REH**

DRAWN **WJH**

PROJECT **93-030**

COMMUNITY DEVELOPMENT
DEPARTMENT SUBMITTAL
REZONING

Herndon & Associates, Inc.
ARCHITECTS
110 COOK STREET
SUITE 201
DENVER, COLORADO 80206

MESA NATIONAL BANK - PATTERSON BRANCH

1199 PATTERSON ROAD

GRAND JUNCTION, COLORADO

ARCHITECT **ROBERT E. HERNON**

SUITE 201 DENVER, COLORADO 80206

ASSOCIATES **INC.**

303 393-1419

1993-01/2