



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

Receipt 1102
 Date 4-4-94
 Rec'd By [Signature]
 File No. 61-94

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

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input checked="" type="checkbox"/> Final	100x125	1150 Hill Ave	PB	Credit Union
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

<input checked="" type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
Name <u>Mr. Jct. Fed C.U.</u>	Name <u>Elaine Carpenter</u>	Name <u>Elaine Carpenter</u>
Address <u>1156 Hill</u>	Address <u>1156 Hill</u>	Address <u>1156 Hill</u>
City/State/Zip <u>Grand Junction CO</u>	City/State/Zip <u>Grand Junction CO</u>	City/State/Zip <u>Mr. Jct., Co.</u>
Business Phone No. <u>303 243-1370</u>	Business Phone No. <u>243-1370</u>	Business Phone No. <u>243-1370</u>

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.

Elaine G. Carpenter Signature of Person Completing Application 3-9-94 Date

Grand Junction Fed C.U. by Elaine G. Carpenter Signature of Property Owner(s) - Attach Additional Sheets if Necessary

SUBMITTAL CHECKLIST

FINAL ~~SITE~~ PLAN REVIEW #61 94

 Location: 1150 Hill Avenue

 Project Name: Grand Junction Credit Union

ITEMS	DISTRIBUTION															TOTAL REQ'D.							
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City Downtown Dev. Auth. Billie	County Planning G.J.P.C. (8)	County Bldg. Dept. / Sheriff	Irrigation District	Drainage District	Water District	Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Walker Field		
● Application Fee \$395	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	1	1
● Planning Clearance*	VII-3	1																					
21 ● 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	1	1
● Evidence of Title - Title Policy	VII-2	1				1																	
● Appraisal of Raw Land	VII-1	1			1	1																	
○ Deeds	VII-1	1					1																
○ Easements	VII-2	1	1	1	1		1																
○ Avigation Easement	VII-1	1			1		1																
○ ROW	VII-3	1	1	1	1		1																
○ Improvements Agreement/Guarantee	VII-2	1	1	1			1																
○ CDOT Access Permit	VII-3	1	1																				
○ Industrial Pretreatment Sign-off	VII-4	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	1	1
● Elevation Drawing	IX-13	1	1																				
● Site Plan	IX-29	2	2	1	1																		
● 11"x17" Reduction of Site Plan	IX-29	1																					
● Grading and Drainage Plan +	IX-16	1	2										1									1	
○ Storm Drainage Plan and Profile	IX-30	1	2										1				1	1	1				
○ Water and Sewer Plan and Profile	IX-34	1	2	1		1							1	1	1	1	1						
○ Roadway Plan and Profile	IX-28	1	2										1										
○ Road Cross-Sections	IX-27	1	2																				
○ Detail Sheet	IX-12	1	2																				
● Landscape Plan (may be on site plan)	IX-20	2	1	1																			
○ Geotechnical Report	X-8	1	1							1													
○ Final Drainage Report	X-5.6	1	2										1										
○ Stormwater Management Plan	X-14	1	2										1									1	
○ Phase I and II Environmental Report	X-10,11	1	1																				
○ Traffic Impact Study	X-15	1	2																			1	
● List of surrounding property owners		1																					
● Legal Description		1																					
● Application		28	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

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.

PRE-APPLICATION CONFERENCE

Date: 3/2/94
Conference Attendance: Kristen Ashbeck, Jody Kliska, Elaine Carpenter
Proposal: CBT Credit Union
Location:

Tax Parcel Number: 2945 141 18 007 & 008
Review Fee: \$

(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? Yes Estimated Amount: 5% of appraised value of
Recording fees required? Plan & other documents Estimated Amount: raw land of 2
Half street improvement fees required? Estimated Amount: westerly lots
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
Drainage
Floodplain/Wetlands Mitigation
Other
Screening/Buffering
Landscaping
Availability of Utilities
Land Use Compatibility
Traffic Generation
Geologic Hazards/Soils

Related Files: 41-93

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.

Signature(s) of Petitioner(s) Signature(s) of Representative(s)

#61-94

Donna Tague
1144 Hill Avenue
Grand Junction, CO 81501

Debra J. Davis
1023 24 Road
Grand Junction, CO 81505

William Hopkins
1991 S Broadway
Grand Junction, CO 81503

George & Katherine Setter Trust
1128 Gunnison Ave.
Grand Junction, CO 81501

Winifred Naudack
George Williamsin
1130 Hill Ave.
Grand Junction, CO 81501

Stanley C. Jones
1134 Gunnison
Grand Junction, CO 81501

Messiah Lutheran Church
840 N 11st Street
Grand Junction, CO 81501

Lendal & A. Newman
1160 Gunnison
Grand Junction, CO 81501

Etta Boggs
1135 Hill Ave.
Grand Junction, CO 81501

Peter D. Banghart
1129 Hill Ave.
Grand Junction, CO 81501

Katherine Setter
1128 Gunnison Ave.
Grand Junction, CO 81501

Esther Obermeyer
2530 White Rock Lane
Colorado Springs, CO 80904-4622

Grand Junction Federal
Credit Union
250 N 5th Street
Grand Junction, CO 81501

City of Grand Junction
Community Development Dept.
250 N 5th Street
Grand Junction, CO 81501



434-3871 3195 Jamison Grand Junction, Co.

MARCH 17, 1994

ELAINE CARPENTER
GRAND JUNCTION FEDERAL CREDIT UNION
1156 HILL AVENUE
GRAND JUNCTION, COLORADO 81501

DEAR ELAINE:

AT YOUR REQUEST, I HAVE INSPECTED THE SITE LOCATED AT 1150 HILL AVENUE, GRAND JUNCTION, COLORADO. UPON MY INSPECTION, I HAVE COMPLETED AN APPRAISAL OF THE SUBJECT PROPERTY.

THE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY IS AS FOLLOWS:
LOTS 21 & 22 BLOCK 23, GRAND JUNCTION

THE PARCEL IS IMPROVED WITH A SINGLE FAMILY DWELLING. NO INSPECTION WAS MADE OF THIS DWELLING DUE TO THE FACT THAT YOU EXPLAINED THAT THE HOME WAS TO BE REMOVED FROM THE SITE. THEREFORE, THE APPRAISAL ASSIGNMENT WAS FOR A VACANT PARCEL OF LAND.

THIS LETTER IS TO INFORM YOU OF THE MARKET VALUE OF THE ABOVE DESCRIBED PROPERTY AS BEING VACANT. THE REPORT WILL FOLLOW THE NEXT WEEK.

SALES OF COMPARABLE PROPERTIES WERE GATHERED AND ADJUSTED FOR LOCATION AND SIZE. THESE SALES INDICATED A MARKET VALUE OF THE SUBJECT AS OF MARCH 11, 1994 WAS \$20,000.

SINCERELY;

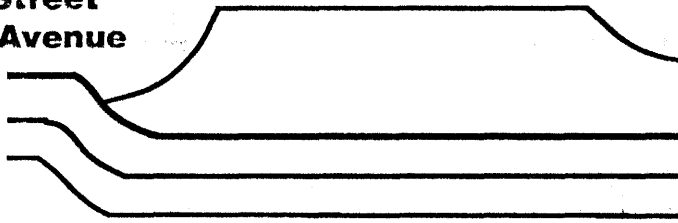
Karl Von Burg

KARL VON BURG, APPRAISER
#CRO1315947

Grand Junction Federal Credit Union

Mail: 250 N. 5th Street
Office: 1156 Hill Avenue

Grand Junction, CO 81501
Phone: (303) 243-1370



Serving you since 1957

March 17, 1994

TO WHOM IT MAY CONCERN:

Grand Junction Federal Credit Union has need of more office space and more off-street parking.

The angled parking on north will be 21' deep. Eliminated one parking space facing Hill to accomodate a larger planter area and wider exit path.

Existing evergreen shrubs along west side will remain along with the two trees. A privacy fence will be integrated where feasible to the south of the bushes. A privacy fence will extend north from the bushes and wrap along the alley to the existing garage. Allowing space for walk thru to the alley and for trash pickup area.

A rear entrance is handicapped accessible.

There will be 9 parking spaces. More parking and a rear entrance will relieve street parking and the drive-up will shorten parking time for our members.

Removing existing building at 1150 Hill and adding on to the attractive office will greatly improve the area.

Thank you for your consideration.

Sincerely,

Estelle Carpenter

Manager

CREDIT UNION

EXISTING

3x22	66
2x16	32
2x40	80
20.5 x 28.5 - 20.5 x 8	648.25
18 x 36	648
18 x 22.5	405
<u>12.5 x 18</u>	<u>225</u>
	2104.25
12 x 48 ⁷⁸ DRIVE	576 936

125 x 50	6250
NATURAL	3209

NEW

LANDSCAPING

12 x 18	216
	<u>50</u>
	266

$$C_n = (2104.25)(.95) + (.75)(936) + (.35)(3209) / (6250)$$
$$C_n = .62$$

$$C_d = (5984)(.95) + (266)(.55) / 6250 = .93$$

$$10000(.93 - .62) \cdot .14^7$$
$$\$782.80$$

REVIEW COMMENTS

Page 1 of 2

FILE #61-94

TITLE HEADING: Final Plan Review - Grand
Junction Federal Credit Union

LOCATION: 1150 Hill Avenue

PETITIONER: Grand Junction Federal Credit Union

PETITIONER'S ADDRESS/TELEPHONE: 1150 Hill Avenue
Grand Junction, CO 81501
243-1370

PETITIONER'S REPRESENTATIVE: Elaine Carpenter

STAFF REPRESENTATIVE: Kristen Ashbeck

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS
IS REQUIRED ON OR BEFORE 5:00 P.M., APRIL 26, 1994.**

U.S. WEST 4/6/94
Leon Peach 244-4964

No comments at this time.

CITY UTILITY ENGINEER 4/7/94
Bill Cheney 244-1590

WATER - City Water. Show location of fire hydrants in proximity to proposed building expansion.
SEWER - No comment.

PUBLIC SERVICE COMPANY 4/11/94
Dale Clawson 244-2695

ELECTRIC & GAS: No objections.

GRAND JUNCTION FIRE DEPARTMENT 4/8/94
George Bennett 244-1400

A fire flow survey needs to be completed to determine the required flows and if additional fire protection is required. Submit a complete set of building plans for our review.

CITY ATTORNEY
Dan Wilson

4/11/94
244-1501

None.

PARKS & RECREATION DEPARTMENT
Don Hobbs

4/14/94
244-1542

Based upon appraisal of \$20,000 and open space fee of \$1,000 will be due.

CITY DEVELOPMENT ENGINEER
Jody Kliska

4/14/94
244-1591

1. Drainage fee is \$782.80
2. There should be curbing to separate the pavement and landscaping on the west side.
3. Alley improvements and/or fees are required.

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

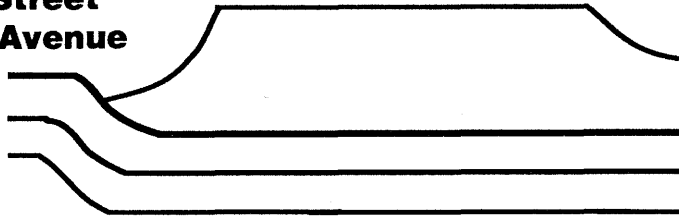
4/18/94
244-1437

See attached comments and red-lined drawing.

Grand Junction Federal Credit Union

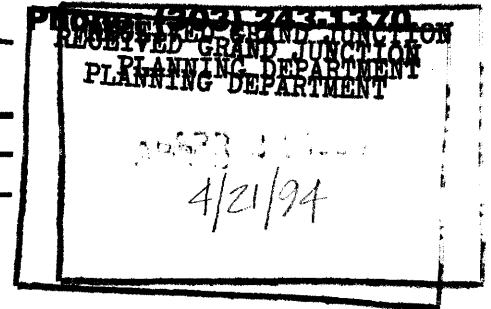
Mail: 250 N. 5th Street
Office: 1156 Hill Avenue

Grand Junction, CO 81501



Serving you since 1957

April 21, 1994



Ms. Kristen Ashbeck
Community Development Dept.
250 N. 5th St.
Grand Junction, Co 81501

Re: Comments

Dear Kris,

PARKING - CIRCULATION

1. The square footage in existing bldg. is 818' according to the appraisal by Karl VonBurg. We believe that we need additional parking spaces. When board members, auditors, examiners, credit committee members, etc. are here we run short on parking. Parking to the sidewalk is allowed across the street and so our planter should be a good trade-off. A curb around the planter will be provided.

2&3 I eliminated the trash area and added a space on the north side.

4&5 We will provide privacy fencing along the west property line. The neighbor can leave her shrubs as they are on her property.

LANDSCAPING

- 1&2 We plan to eliminate the lava rock near the building and replace with grass &/or shrubs and install irrigation systems both for this area & the area near the street in front of 1150 Hill. I spoke with Mr. Vendegna yesterday and he indicated that replacing the tree in the park area may be a good idea since the sidewalk will be replaced and the tree appears to be nearly dead. A new tree would be placed further west. We will add grass to that area as well.

4. Covered above.

5. Depending on when the city will remove the tree will determine when the rest of the work can be completed. We will provide an Improvements Agreement and Guarantee should one be necessary.

OTHER

1. We will execute a Powerof Attorney for participation in an alley improvement.

WATER & FIRE DEPT.

There is a fire hydrant on the NW corner of 12th and Hill. Building plans will be submitted to fire dept. for review.

Sincerely,

Elaine Carpenter
Manager

STAFF REVIEW

FILE: 61-94

DATE: April 28, 1994

STAFF: Kristen Ashbeck

REQUEST: Final Plan - Grand Junction Federal Credit Union

LOCATION: 1150/1156 Hill Avenue

APPLICANT: Grand Junction Federal Credit Union

EXISTING LAND USE: Existing Credit Union and Vacant Residence

SURROUNDING LAND USE:

NORTH: Parking Lot

SOUTH: Commercial - Parking Lot

EAST: Commercial

WEST: Single Family Residential

EXISTING ZONING: Planned Business (PB)

SURROUNDING ZONING:

NORTH: Residential Multifamily 32 Units per Acre (RMF-32)

SOUTH: Parking (P)

EAST: Retail Business (B-3)

WEST: Residential Single Family 8 Units per Acre (RSF-8)

RELATIONSHIP TO COMPREHENSIVE PLAN: This area falls under the Downtown Residential Neighborhood Guidelines. The guidelines discourage encroachment of non-residential uses into residential neighborhoods. Two non-residential uses already extend to, and past, the west line of this proposal. This would appear to comply with the corridor guidelines in that it does not encroach any further than existing non-residential uses.

STAFF ANALYSIS: Planning Commission approved the Overall Development Plan (ODP) and recommended approval of the rezone for the Grand Junction Federal Credit Union at its May 4, 1993 meeting. City Council approved the rezone by Ordinance 2682 dated June 2, 1993. The approval was subject to technical details of review agency comments being resolved at the Final Plan phase.

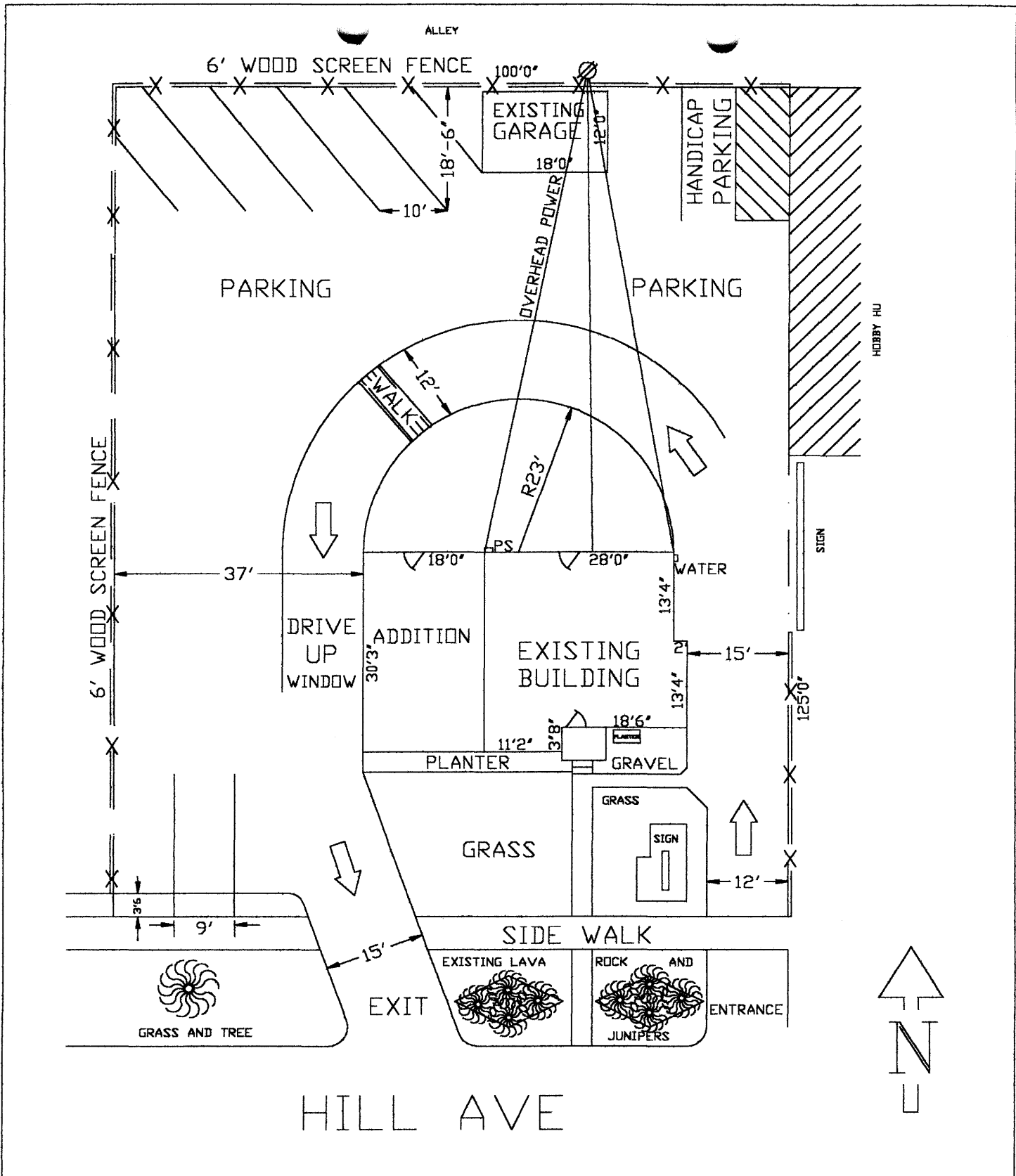
Parking/Circulation. The total parking requirement for the site per Code is 5 spaces. Although the spaces are shown undersized on the plan, at least 6 spaces can be accommodated along the rear property line. There is also enough space to provide at least one parking stall parallel to the western property line if necessary. Thus, there is no need for the parking spaces shown in the front yard setback. Staff recommends that these spaces be eliminated and the area landscaped

so that the entire front yard of the credit union property is consistent with the residential streetscape of this block of Hill Avenue.

Landscaping. The intent of a planned zone is to exceed requirements in terms of site amenities such as landscaping. The proposal as presented does not meet minimum Code requirements for landscaping. The deficit can be met by eliminating the parking spaces in the front yard setback and landscaping the area instead. Staff recommends a small tree and low-growing shrubs that do not interfere with visibility for landscaping in this area. Staff also recommend that the lava rock in the park strip directly in front of the existing building be replaced with grass to be more consistent with what is proposed in the park strip west of the exit drive. Generally, the petitioner must provide a more detailed landscape/parking plan prior to issuance of a Planning Clearance for a Building Permit for the addition.

STAFF RECOMMENDATION: Approval subject to the following conditions to be resolved prior to issuance of a Planning Clearance for a Building Permit: 1) staff comments on parking and landscaping discussed above; 2) payment of Open Space fees in the amount of \$1,000; and 3) payment of the drainage fee (to be calculated based on revised plan).

RECOMMENDED PLANNING COMMISSION MOTION: Mr. Chairman, on item 61-94, the Final Plan for the Grand Junction Federal Credit Union, I move that we approve the proposal with the conditions: (as outlined in the Staff Recommendation above).



GRAND JUNCTION FEDERAL CREDIT UNION

1156 HILL AVE. GRAND JUNCTION, CO

REVISIONS:	SCALE: 1" = 20'	DRAWING : PROPOSED PLAN
4/94 LANDSCAPE& PARKING	PAPER: 8 1/2" X 11"	DRAWING BY: J.MCANINCH
	DATE: JUNE, 23, 1993	CAD FILE: GJFEDCU.DWG



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

May 6, 1994

Ms. Elaine Carpenter
Grand Junction Federal Credit Union
1156 Hill Avenue
Grand Junction, Colorado 81501

RE: Final Plan

Dear Elaine,

Also need to execute POA

As you are aware, the Grand Junction Planning Commission approved the Final Plan for the Grand Junction Federal Credit Union at its May 3, 1994 hearing. The conditions of that approval were that the following be resolved prior to issuance of a Planning Clearance for a Building Permit: 1) working out landscaping and parking details in the front portion of the site; 2) payment of Open Space fees in the amount of \$1,000; and 3) payment of the drainage fee (to be calculated based on a revised Site Plan). The enclosed red-lined plan indicates my recommendations on the required revisions.

Jody Kliska, the Development Engineer, has approved the revision to straighten the exit drive. The curb radius on either side of the drive should be a minimum of 20 feet. She also recalculated the drainage fee to be \$750--very little change from the previous calculation. The previous plan had shown the shrubs along the western property line which are not on the current plan, so the new landscaping just replaces that, leaving little impact on the drainage calculation.

Please do not hesitate to call if you have further questions regarding these comments.

Sincerely,

A handwritten signature in cursive script that reads "Kristen".

Kristen Ashbeck
Planner

Final Plan 8/12/94

X FENCE

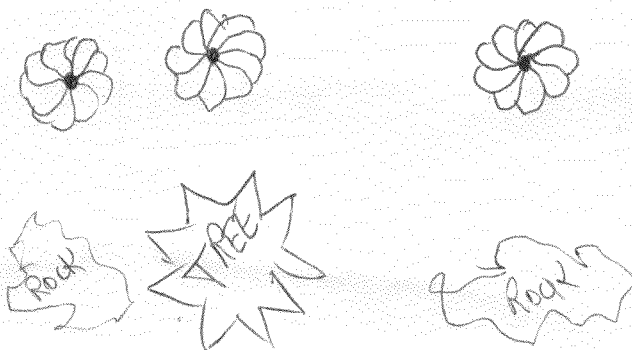
31'

OK Landscaping moved to east side

53.3

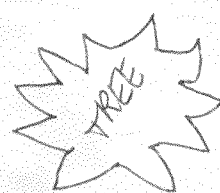
Need to show landscaping one side or the other, similar to Mike's plan. 24'

PLANTER



SIDE WALK

SIDE WALK



FINAL PLAN
8/12/94

UP WINDOW
30'3"

EXISTING BUILDING
13'4"

125'0"

15'

18'6"

11'2"

12'

8'

15'

COMPACT BURNING BUSH

PROPOSED SPIREA

EXISTING EVERGREEN

Spring Snow CRAB

EUROPEAN BIRD CHERRY

MUGO PINE

BLUE MIST SPIREA

LINDEN

MUGO PINE

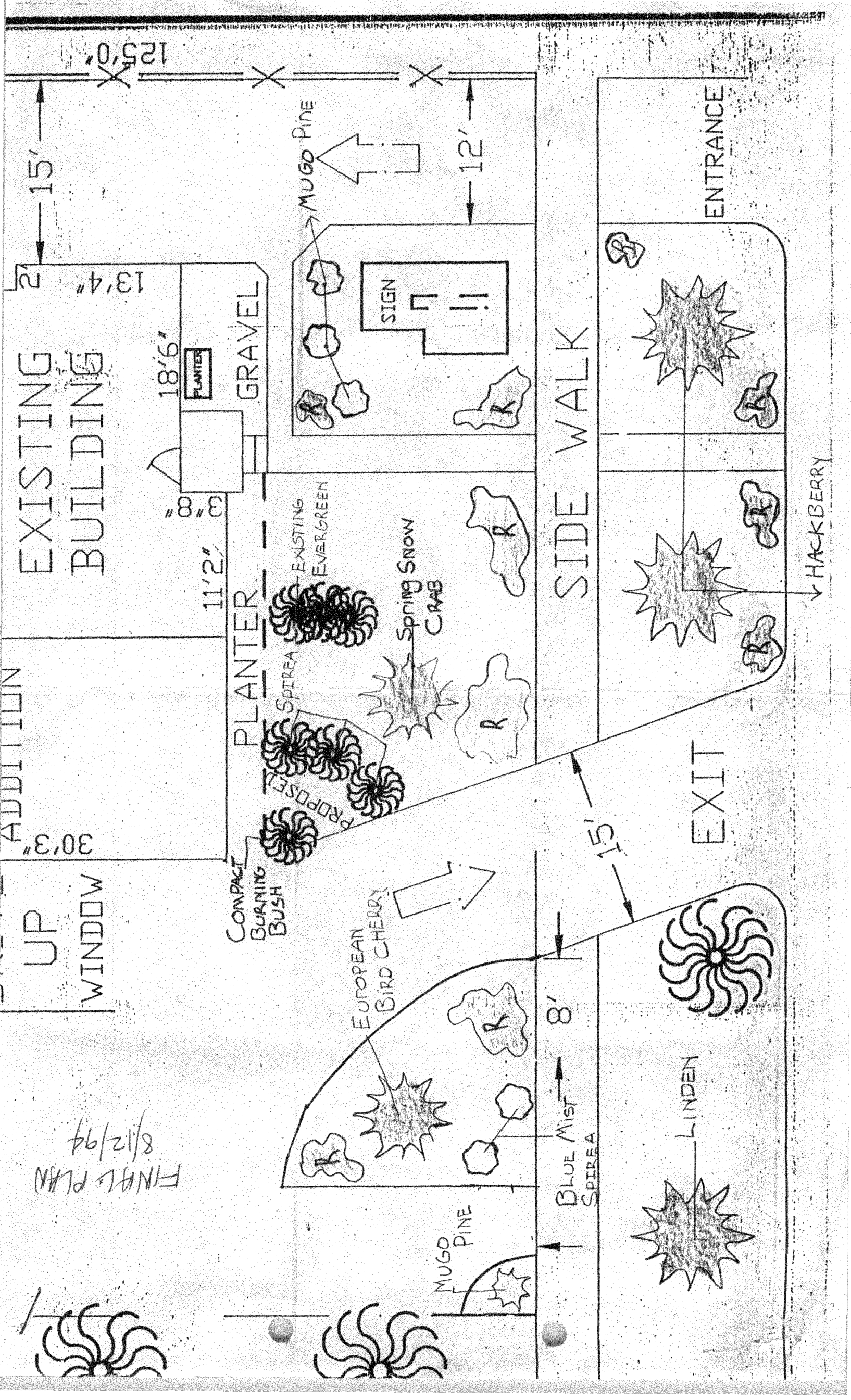
SIGN

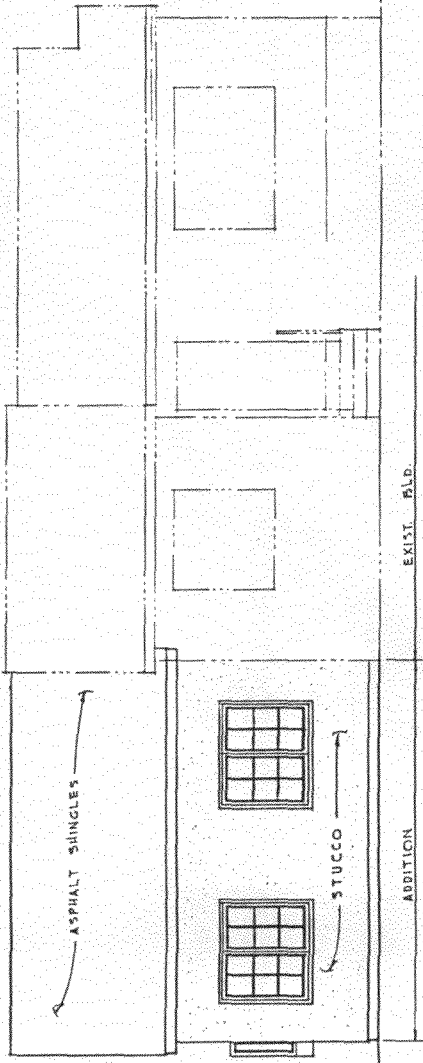
SIDE WALK

EXIT

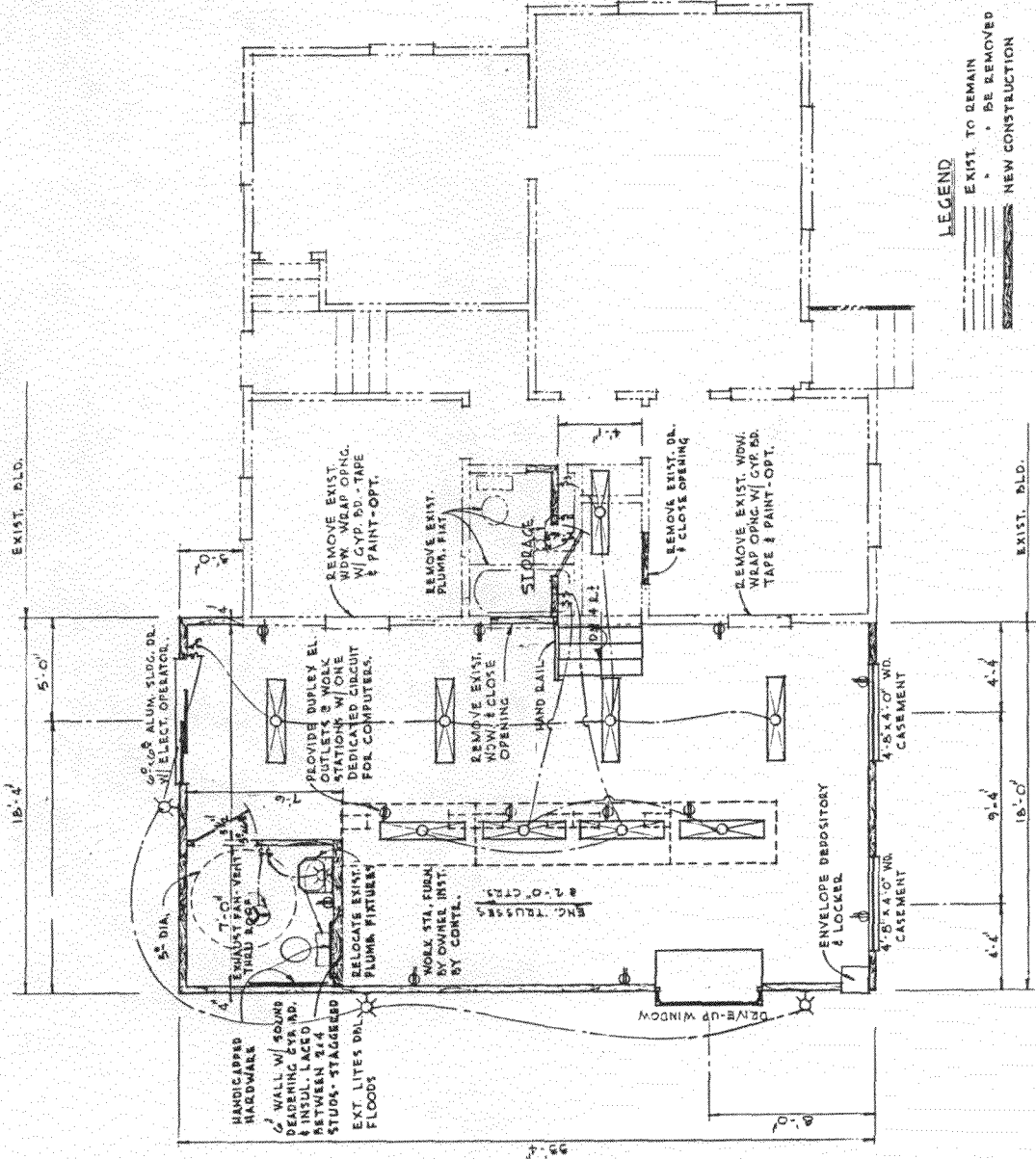
ENTRANCE

HACKBERRY

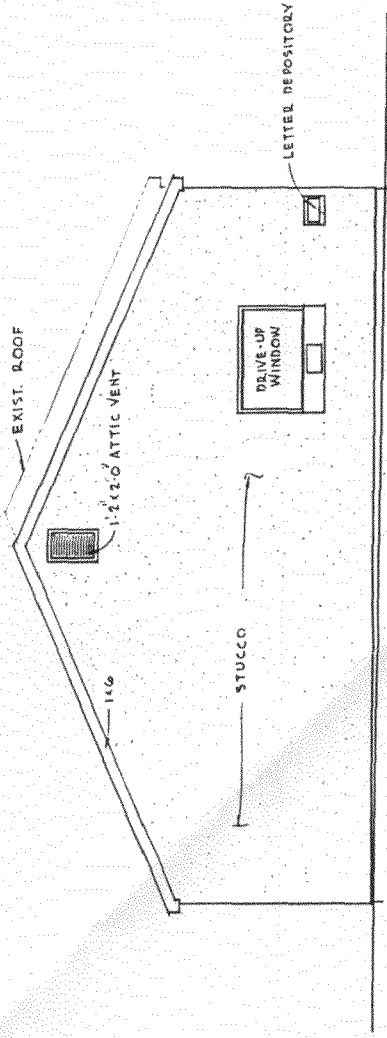




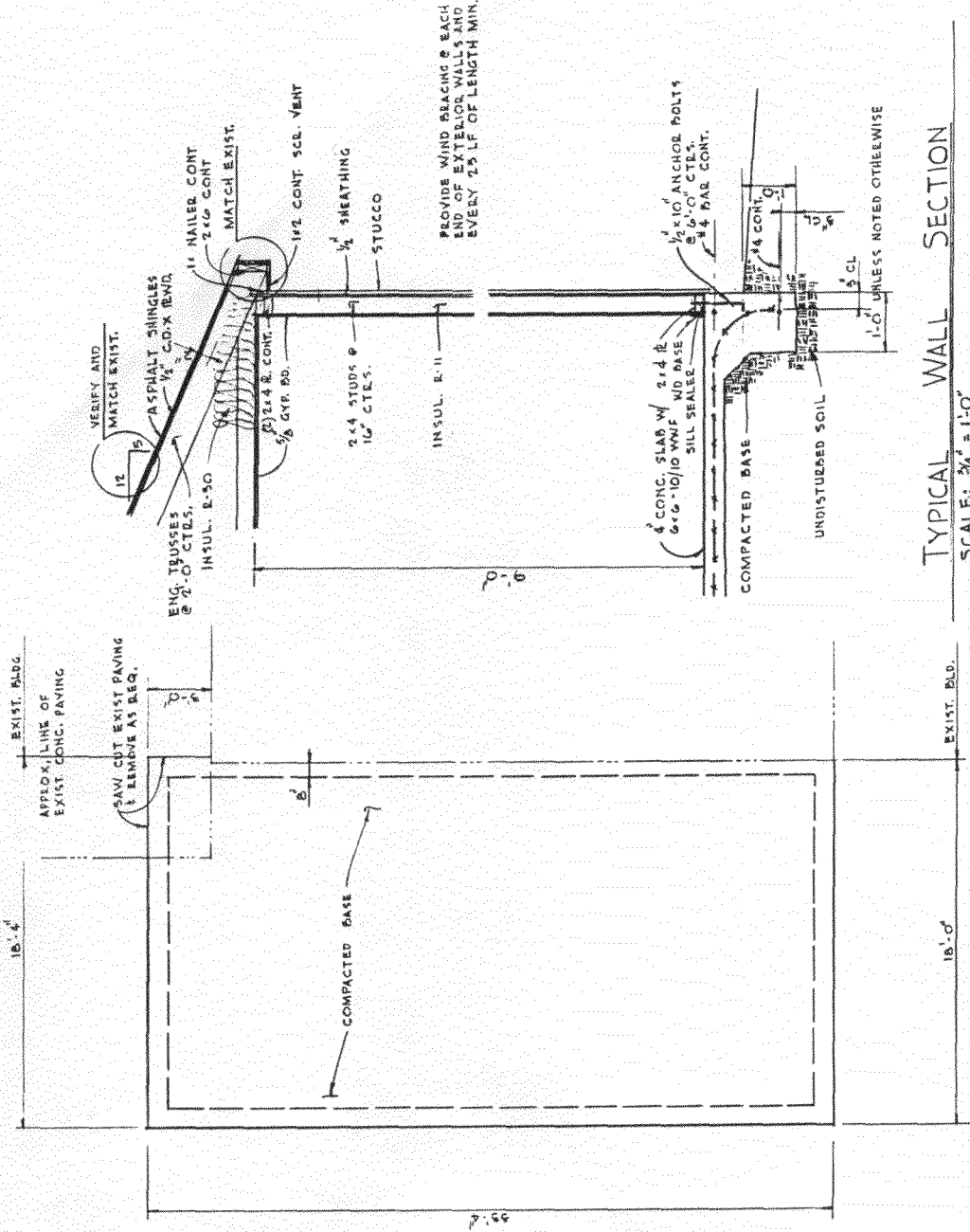
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



FLOOR PLAN
SCALE: 1/4" = 1'-0"

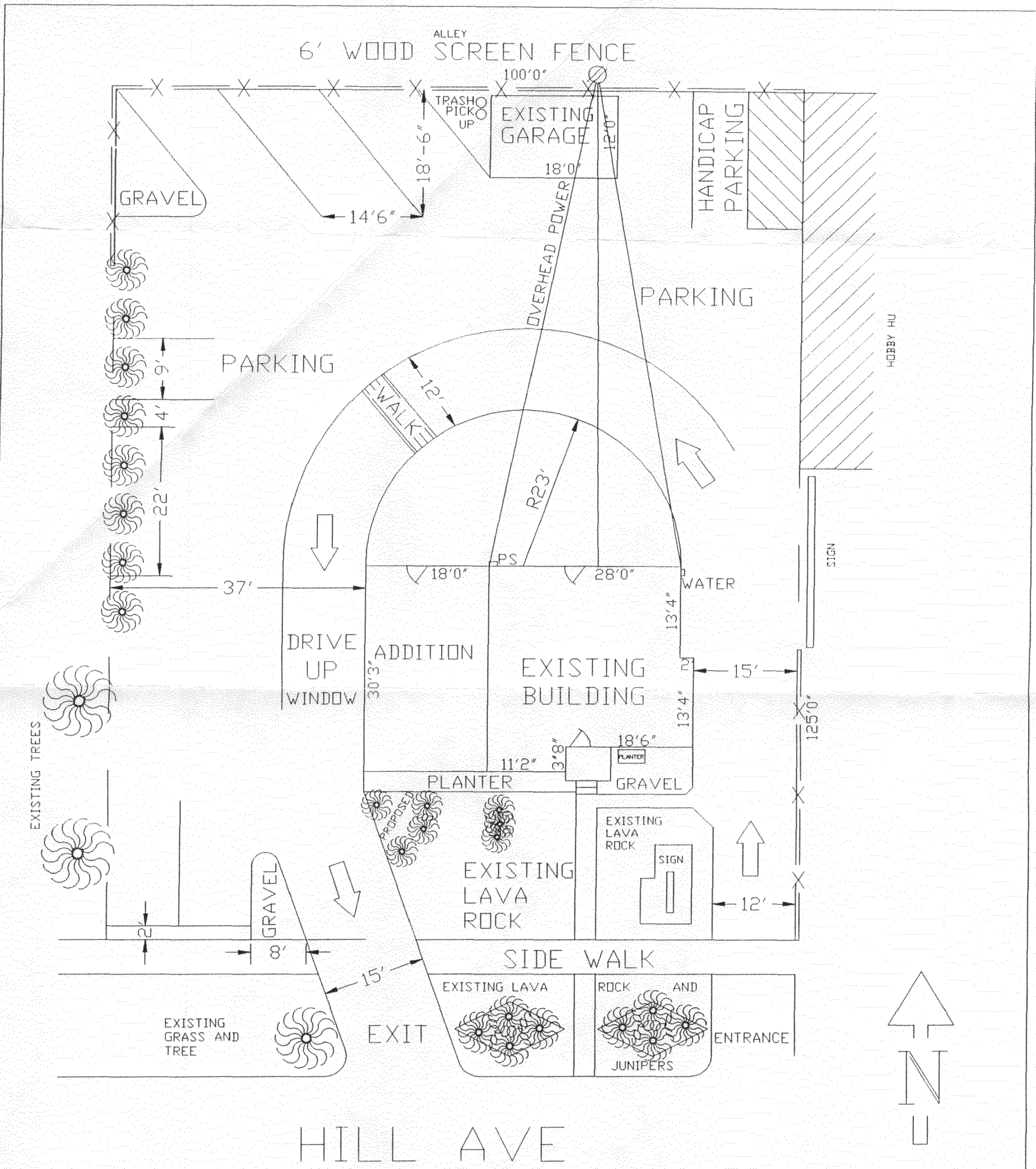


LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



TYPICAL WALL SECTION
SCALE: 3/8" = 1'-0"

ADDITION FOR	
GRAND JUNCTION FEDERAL CREDIT UNION	
1156 HILL AVE. COLORADO	
GRAND JUNCTION	
JOB NO.	DATE:
E-185	12-9-93
DRAWN BY:	T.C.
D.W.G., INC.	
OF 1	



GRAND JUNCTION FEDERAL CREDIT UNION

1156 HILL AVE. GRAND JUNCTION, CO

REVISIONS:	SCALE: 1" = 20'	DRAWING : PROPOSED PLAN
	PAPER: 8 1/2" X 11"	DRAWING BY: J.MCANINCH
	DATE: JUNE, 23, 1993	CAD FILE: GJFEDCU.DWG