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File 1994-0133

Name: Grand Valley Ntl. Bank Drive-up - Rezone - RMF-32 to PB

<b>P r e s e n t</b>	<b>S c a n n e d</b>	<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. 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>
----------------------------------------------	----------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

X	X	<b>Table of Contents</b>
		*Review Sheet Summary
X	X	<b>*Application form</b>
X		Review Sheets
		Receipts for fees paid for anything
X	X	<b>*Submittal checklist</b>
X	X	<b>*General project report</b>
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
		<b>*Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
X	X	Legal description
		Appraisal of raw land
		Reduction of any maps - final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or non-bound reports
		Traffic studies
X	X	<b>*Review Comments</b>
X	X	<b>*Petitioner's response to comments</b>
X	X	<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>

### DOCUMENT DESCRIPTION:

		<b>DENIED</b>			
X	X	Correspondence			
X	X	Grading and Drainage Plan			
X	X	Planning Commission Minutes - ** - 9/6/94			
X		Notes to file			
X		Appraisal Report - 7/27/94			
X	X	Posting of Public Notice Signs - 8/26/94			
X		Ordinance - DENIED			
X	X	Site Plan - Revised 8/25/94 - to be scanned			
X	X	Site Grading - Drainage Plan - Revised-8/25/94 - to be scanned			
X	X	Landscape Plan - Revised-8/25/94 - to be scanned			
X	X	7 <sup>TH</sup> Street Corridor Guideline - **			
X		Planning Commission Notice of Public Hearing mail-out-mailed 9/23/94			

# SUBMITTAL CHECKLIST

## REZONE & PLANNED DEVELOPMENT REVIEW

Location: SE corner 7th & Teller

Project Name: G.V. National Bank

ITEMS		DISTRIBUTION																				33	0 6	
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City G.J.P.C. (8 sets)	City Downtown Dev. Auth.	County Planning	County Bldg. Dept.	Irrigation District	Drainage District	Water District	Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Walker Field	TOTAL REQ'D.	
● Application Fee \$820	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	
● Application Form	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Evidence of Title	VII-2	1		1			1																	
● Appraisal of Raw Land	VII-1	1		1	1																			
● Names and Addresses	VII-3	1																						
● Legal Description	VII-2	1		1																				
○ Deeds	VII-1	1		1			1											1	1	1				
○ Easements	VII-2	1	1	1	1		1											1	1	1				
○ Avigation Easement	VII-1	1		1			1																	
○ ROW	VII-3	1	1	1	1		1											1	1	1				
○ Improvements Agreement/Guarantee	VII-2	1	1	1			1																	
○ CDOT	VII-3	1	1																					
○ Industrial Pretreatment Sign-off	VII-4	1	1																					
● General Project Report	X-7	1	1	1	1	1	1	1	8	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	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Grading and Drainage Plan	IX-16	1	2											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	IX-20	2	1	1																				
○ Geotechnical Report	X-8	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					

NOT REMOVE  
From Office

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: 6/22/94  
 Conference Attendance: Rob Jenkins, Kathy L., Michael D.  
 Proposal: Rezone to PB & Final Plan  
 Location: SE corner of 7th & Teller

Tax Parcel Number: 2945-141-14-015  
 Review Fee: \$ 820.00

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

Additional ROW required? NO  
 Adjacent road improvements required? 7- sidewalks, curbs in bad condition?  
 Area identified as a need in the Master Plan of Parks and Recreation? NO  
 Parks and Open Space fees required? YES Estimated Amount: 5% of raw land value  
 Recording fees required? YES 1-final plan Estimated Amount: \_\_\_\_\_  
 Half street improvement fees required? TCP Estimated Amount: \_\_\_\_\_  
 Revocable Permit required? for landscaping  
 State Highway Access Permit required? \_\_\_\_\_

Applicable Plans, Policies and Guidelines Downtown Residential Neighborhood Guidelines - 7th St.

Located in identified floodplain? FIRM panel # NO  
 Located in other geohazard area? \_\_\_\_\_  
 Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? NO  
 Avigation Easement required? NO

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: \_\_\_\_\_

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 \_\_\_\_\_ X \_\_\_\_\_  
 Signature(s) of Petitioner(s) Signature(s) of Representative(s)



# Grand Valley National Bank

925 NORTH SEVENTH STREET • (303) 241-4400  
P.O. BOX 4090 GRAND JUNCTION, COLORADO 81502

Dear Neighbor:

Grand Valley National Bank has plans to construct a new drive-up banking facility on the southeast corner of North 7th Street and Teller Avenue. Our plans will require a zoning change for the property and we are asking that you support the proposal.

Attached are architects drawings of the proposed facility. The first drawing is looking southeast from a point of view above our present banking house. The second drawing is a site plan.

The drive-up facility building is not very large; less than 900 square feet. We plan to enhance the appearance of the property with attractive landscaping, especially along 7th Street. The architectural style will be similar to that of our present building. The parking area on the east side of the property will be for employees of Sutton's Printing & Copy Center.

The proposal will benefit the neighborhood as follows:

1. It will replace a vacant lot with an attractive landscaped and maintained facility which should increase the value of neighboring property.
2. The driveways of our present drive-up facility behind our bank building will be converted to employee parking, thus eliminating the present need for parking cars on the street, especially on Teller Avenue.
3. Increased banking services will be available in the neighborhood.

The property is presently zoned R-32, which means that it is zoned for 32 residential units per acre. As a practical matter with its present zoning, the property is probably best suited for student housing for Mesa State College students.

We would appreciate your support for the zoning change. If you have any questions or comments, please call (241-4400) or stop by the Bank. Ask for any of the following officers Paul Briardy, Jim Mackley, John Frederick or Bill Seidel.

Sincerely,

Paul K. Briardy  
Chairman







To Whom It May Concern:

I support Grand Valley National Bank's proposed rezoning of the property southeast of 7th Street and Teller Avenue for the purpose of constructing a drive-up banking facility:

7<sup>th</sup> STREET

<u>SIGNED</u>	<u>ADDRESS</u>	<u>OWNER</u>	<u>TENANT</u>
<i>[Signature]</i>	715 N. 7th St	X	
"	731 N. 7th St	X	
"	727 N. 7th St	X	
Pauline M. Mart	445 N. 7 <sup>th</sup> St.	X	
David Hasty	433 N 7 St	X	
Etta Sickenberger	710 Duray Ave	X	
Alice Anderson	520 N. 7	X	
Beth G. Bendergrast	604 N. 7 <sup>th</sup>	X	
Ronald Simmons	226 N 7 <sup>th</sup> St		X
Lynne S. Cobb	706 N. 7 <sup>th</sup> St.	X	
		No	3
		Yes	9
		NOT HOME - WE LEFT PACKET	29
		DID NOT ATTEMPT TO CONTACT	

Called to say she changed her mind

7<sup>th</sup> STREET

TOTAL PROPERTIES IN AREA

41

BETWEEN TELLER AND GRAND AVENUE





LAND USE  
APPLICATION  
PENDING  
FOR INFORMATION CONTACT  
CITY OF GRAND JUNCTION  
DEPT. OF COMMUNITY DEVELOPMENT  
244-1430

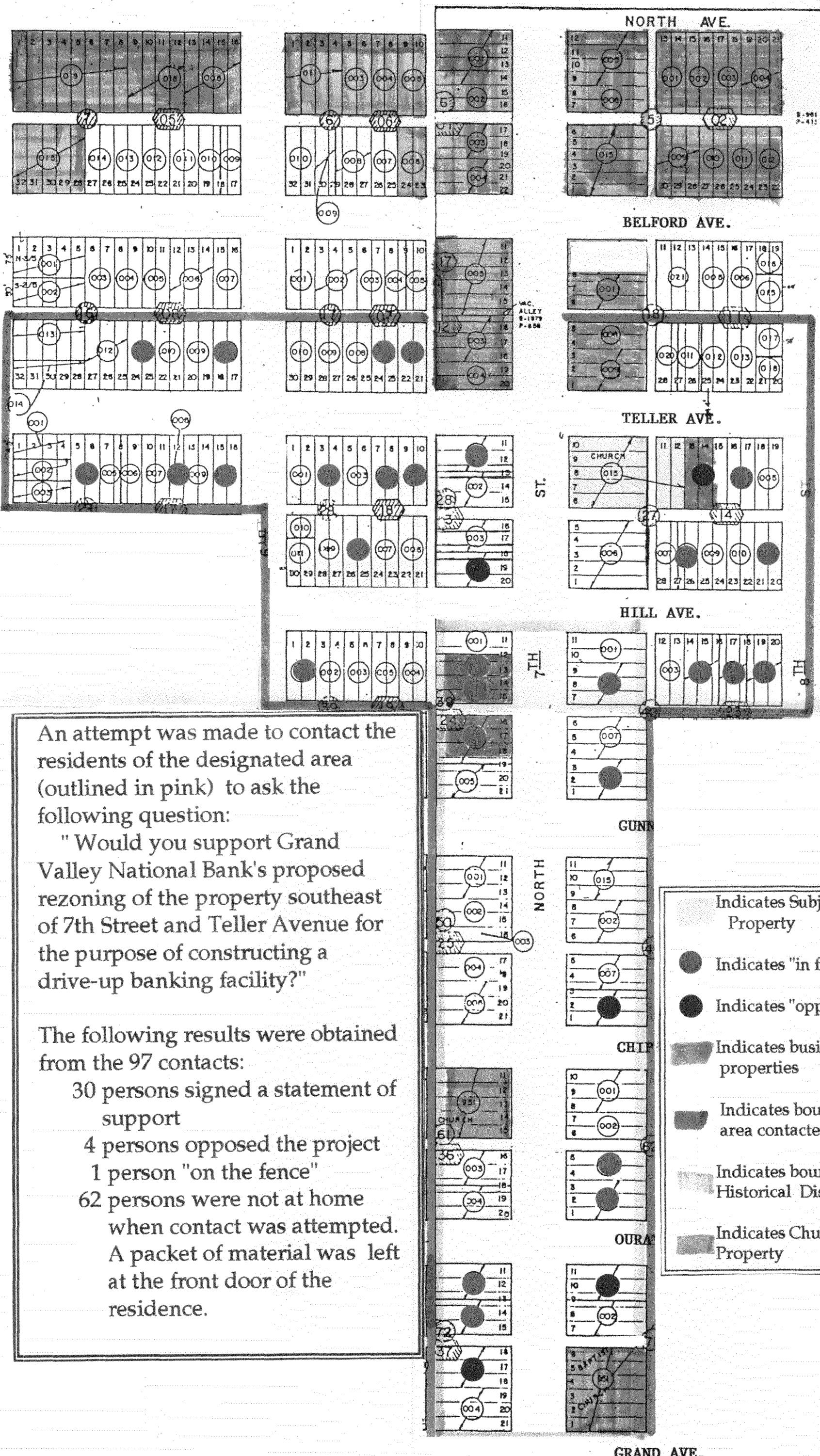












An attempt was made to contact the residents of the designated area (outlined in pink) to ask the following question:

"Would you support Grand Valley National Bank's proposed rezoning of the property southeast of 7th Street and Teller Avenue for the purpose of constructing a drive-up banking facility?"

The following results were obtained from the 97 contacts:

- 30 persons signed a statement of support
  - 4 persons opposed the project
  - 1 person "on the fence"
  - 62 persons were not at home when contact was attempted.
- A packet of material was left at the front door of the residence.

	Indicates Subject Property
	Indicates "in favor"
	Indicates "opposed"
	Indicates business properties
	Indicates boundaries of area contacted
	Indicates boundaries of Historical District
	Indicates Church Property

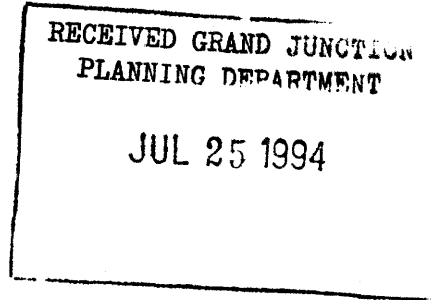


904 N. 7th Street  
Grand Junction, CO 81501

(303) 241-1281  
Fax (303) 243-2351

July 22, 1994

Ivy Williams  
Code Enforcement Officer  
250 North 5th Street  
Grand Junction, CO 81501-2668



Re: 838 N. 7th Street Parking Area

Dear Ms. Williams,

Please see the attached letter from the Code Enforcement Division addressed to me.


First of all, I want to tell you up front that I have no intention of complying. I have good proof that this is a parking lot and has been since any of us were alive except for perhaps R.T. Mantlo.

I intend to take this to court and listed below are just four of many things we intend to point out to the court:

1. It has been a parking lot for over 50 years.
2. I have parked in the same spot for 13 years come October 1994.
3. The city at one time must have felt it was a parking place because it has the only driveway "cut in" on Teller Avenue between 7th and 8th Streets.
4. Code now states that apartments can be built there. Apartments will need parking so there must be a parking code some place.

These are just a few of many questions that someone will have to answer to the court.

Sincerely,

  
Darel Sutton

cc: Mark Achen	R.T. Mantlo
Reford Theobold	Thomas Volkman
Mike Blackburn	Larry Timm
Michael Drollinger	Terry Farina



Certified Mail Receipt P 040 746 140

Darel Sutton  
Sutton's Printing  
904 N 7th St  
Grand Junction, CO 81501

Grand Junction Community Development  
Code Enforcement Division  
250 North 5th Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1583 FAX (303) 241-1599

July 11, 1994

Re: 838 N 7th St Parking Area

Dear Mr. Sutton,

On June 14, 1994, I spoke with you regarding the current use of the lot in the 800 block of North 7th Street as a parking area for your employees. As was stated at that time, this property is zoned RMF-32, a multi-family zone which does not allow a parking lot.

Given the zoning ordinance, the City has choice but to require that the illegal use of the property as a parking lot be discontinued by August 1, 1994.

It is my understanding that Mr. Rob Jenkins had a pre-application conference with Michael Drollinger and Kathy Portner of the Community Development Department on June 22, 1994 to initiate a rezone of the property to a zone district that would allow parking as a legal use. If a complete application for a rezone is submitted to the Department of Community Development on or before August 1, I will not process the zoning violation until the City Council has made a decision on the rezoning request. Until a decision is made by the City Council, the property may continue to be used for parking.

If a rezone application is submitted by August 1, the rezoning petition would be heard by the City Planning Commission on September 6. If the Planning Commission recommends approval, the matter would then be heard by the City Council on September 21 and October 5. The rezone application, if approved by the City Council at the public hearing on October 5, would then become effective in 30 days.

Sutton

On behalf of the City, I encourage you to voluntarily discontinue use of the lot for parking and to take affirmative steps to bring the use of the lot into compliance with the City Code through application for rezone.

Thank you for your cooperation in this matter. If you should have questions, please call me, 244-1593, or Michael Drollinger, the City Planner assigned to the rezone project, at 244-1439.

Sincerely,

Ivy Williams  
Code Enforcement Officer

pc L. Timm  
M. Drollinger  
Callahan Edfast Mortuary, property owner

# REVIEW COMMENTS

Page 1 of 3

FILE # 133-94

TITLE HEADING: Rezone from RMF-32 to PB &  
Final Plan

LOCATION: SE corner of 7th and Teller Ave.

PETITIONER: Grand Valley National Bank

PETITIONER'S ADDRESS/TELEPHONE: 925 N. 7th Street  
Grand Junction, CO 81501  
241-4000

PETITIONER'S REPRESENTATIVE: Robert Jenkins

STAFF REPRESENTATIVE: Michael Drollinger

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**NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., AUGUST 25, 1994.**

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**CITY PARKS AND RECREATION**  
**Don Hobbs**

**8/03/94**  
**244-1542**

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Open space fee based upon appraisal of \$105,000 X 5% = \$5,250 due in fees.

**CITY PROPERTY AGENT**  
**Tim Woodmansee**

**8/04/94**  
**244-1565**

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I have reviewed the appraisal and offer the following comments: (1) The comparable sales seem to support a square foot value of \$6.50/sq.ft.; (2) The appraisal states that the subject property consists of 17,500 sq.ft. According to my calculations, based on recorded plats and re-surveys, the subject property consists of 24,062 sq.ft. I would therefore conclude that the value of the property may be as follows: 24,062 sq.ft. @ \$6.50/sq.ft. = \$156,403.

**CITY FIRE DEPARTMENT**  
**Hank Masterson**

**8/03/94**  
**244-1400**

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A fire flow survey needs to be completed. Submit a complete set of plans to the Fire Dept.

**MESA COUNTY BUILDING DEPARTMENT**  
**Bob Lee**

**8/04/94**  
**244-1656**

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No comments.



**CITY DEVELOPMENT ENGINEER**  
**Jody Kliska**

**8/11/94**  
**244-1591**

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**Site Plan**

Items circled in red on the attached SSID checklist need to be addressed on the next submittal.

1. Attached are copies from the ITE publication **Transportation and Land Use** which point out some parking and circulation considerations which may or may not have been contemplated. This reference cites The Traffic Institute at Northwestern University as the source of information for drive-in window storage requirements. These requirements range from 20 to 30 car storage needed for a facility of this size, but the narrative states only 14 vehicles can queue on this site. No "escape" route is provided out of the site and further expansion on site is not possible.
2. Design and details of the proposed alley widening must be submitted. The five foot wide slab must be a minimum of 8" thick, be placed on compacted subgrade in accordance with city specifications, and joined to the existing slab by dowels or tie bars in a design which meets the ACI code and city approval. Concrete must meet city specifications. Dedication of the additional alley right-of-way is required.
3. New curb cuts require a city permit and must be constructed to city standards. The standard should be shown on the plan or at least referenced. The same permit may be used for the alley work. All concrete work in the right-of-way must be done by an approved concrete contractor.
4. Sidewalk on 7th and Teller is old, in poor condition, and should be replaced.
5. Signing and striping details must be shown on the plans. This will also help in detailing the site circulation.
6. The location of the dumpster needs to be shown on the plans.
7. It is not clear on the plan if the landscaping is separated from the pavement by curbing. It should be, and a detail showing the dimensions needs to be provided. A curb is required around the edge of pavement at the edge of the proposed parking area so stormwater runoff is not increased to adjoining private property. The barrier between the parallel parking spaces and the alley needs to be detailed with dimensions. It does not appear wide enough to be effective and could be a driving hazard to exiting traffic if it is not large enough to be visible.

**Grading and Drainage**

1. I will need the square footage of landscaping on site to calculate the drainage fee.
2. Are the two gaps shown in the landscaping area on the south side of the site intended as curb openings? If so, please identify and dimension.
3. Again, curbing around the pavement to separate it from the landscaping and adjacent property should be shown on the plan.

**Landscaping**

1. The landscape plan needs to comply with the SSID Manual checklist.
2. The perspective drawing shows landscaping in the parking area but none is shown on the landscaping plan.

**TCP**

1. The transportation capacity payment is calculated at \$4,420.16

**CITY UTILITY ENGINEER**  
**Bill Cheney**

**8/16/94**  
**244-1590**

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Water:        There are 6" looped lines in both 7th Street and Teller Avenue.  
Sewer:        There is sewer service in the alley between Teller and Hill.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Michael Drollinger**

**8/15/94**  
**244-1439**

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See attached comments.

REZONE TO PB: 7th Street and Teller Ave.  
COMMUNITY DEVELOPMENT COMMENTS

Staff recommends denial of the rezoning request based on the intensity of the use proposed, and the incompatibility and encroachment of the proposed commercial use on the residential zoning and residential neighborhood. Staff believes that the character of the area is and should remain residential and that the site can be developed for much-needed multifamily development, for which there are limited sites available near the downtown.

If Planning Commission should favorably consider the application, staff recommends that any rezone and final approval be subject to at minimum the following conditions:

2. The Submittal Standards for Improvement and Development (SSID) (Section 5-6 of the Code) requires submitted drawing to conform to drawing standards contained in the Code. The following items were missing/not addressed in the submitted plans and shall be included in a revised set of plans required prior to issuance of a Planning Clearance:

(page and item numbers refer to SSID checklists - copies attached)

Pg. IX-29 SITE PLAN

A-improper scale; K-incomplete; also items 1, 2, 3, 8, 11-lighting.

Pg. IX-20 LANDSCAPE PLAN

A-improper scale; K-incomplete; also items 4-include common and botanical names, quantities, min. sizes as per ordinance; 7, and 8.

Pg. IX-13 ELEVATION AND PERSPECTIVE DRAWING

K-incomplete, 2-identify materials and colors proposed

The perspective drawing is inconsistent with the submitted landscape plan and shall be revised to accurately depict existing and proposed vegetation.

3. Striping and/or signage should be provided to clearly identify circulation patterns; the proposed striping shall be identified on the Site Plan.

4. No parking is permitted in the front yard setback in adjacent multifamily residential zones as per Code. To maintain the consistency of the streetscape, the plans shall be revised to eliminate parking in the front yard setback.

5. Section 5-7-7B7d of the Code states that on a corner lot no sign shall be placed within 15 ft. of the intersection of the two street-frontage property lines unless free air space is maintained between a point 36 inches to 72 inches above street elevation. The proposed sign should be moved to conform with this requirement.

6. One purpose of planned development is to provide for maximum long range neighborhood

and community benefits through the modification of conventional zoning requirements as set forth in Chapter Four. Landscaping is one method by which to attempt to mitigate the adverse impacts of a development. Given the high amount of impervious coverage in the subject proposal, we recommend that the following landscaping requirements be made part of any approval of this application:

- a. Street trees shall be provided by the applicant along 7th Street and Teller Avenue to conform with the existing streetscape. Plantings shall meet the minimum requirements as set forth in the Code.
- b. A planting bed adjacent to the proposed building would help to break up the proposed unbroken expanse of concrete and pavement.
- c. A hedge or similar group of plantings shall be provided along the fence on the south side of the parking area east of the alley.
- d. Additional planting shall be provided to better shield the proposed parking and maneuvering areas from the street.

7. The proposed strip (material type not identified) proposed to separate the parking area east of the building from the alley is too narrow and represents a circulation hazard. The strip should be widened (if a landscape strip is proposed, it should be at least five feet wide).

8. The new concrete curb cut on Teller appears to be excessively wide. City standards require a 25 ft. wide drive; the applicant should consider narrowing the driveway to reduce the amount of impervious coverage.

9. Access to the parking lot east of the alley should be from the alley, eliminating the curb cut east of the alley. Access to the parking lot from the alley must be limited to one or two access points. Some type of barrier must be provided along the alley to limit the access.

# DRAWING STANDARDS CHECKLIST

## SITE PLAN

ITEM	GRAPHIC STANDARDS	OK	NA
SECTION VIII	A Scale: 1" = 10', 20', 30', 40', or 50'		
	B Drawing size: 24" x 36"		
	C Primary features consist only of proposed facilities except those related to drainage		
	D Notation: All non-construction text, and also construction notation for all primary features		
	E Line weights of existing and proposed (secondary and primary) features per City standards		
	F Location: All primary facilities are fully located horizontally (See Comment 1)		
	I Orientation and north arrow		
	J Stamped and sealed drawings by registered professional competent in the work		
	K Title block with names, titles, preparation and revision dates		
	L Reference to City Standard Drawings and Specifications		
	M Legend of symbols used		
	N List of abbreviations used		
	P Multiple sheets provided with overall graphical key and match lines		
	R Neatness and legibility		

ITEM	FEATURES	OK	NA
1	Site boundary, and adjacent property lines, land use, and zoning		
2	Total site acreage and proposed land use breakdown		
3	All existing and proposed easements, streets and ROW's		
4	Identify utility vendors to the site		
5	Identify existing and proposed utilities, including fire hydrants, meters, and service taps		
6	Show existing and proposed drainage inlets, pipes, channels, and manholes		
7	Top and toe of slopes for retention/detention basins or other embankments		
8	Traffic ingress, egress, traffic flow patterns, and traffic control features		
9	All paving and concrete walks, pads, ramps, wheel chocks		
10	Building footprint, roof line, exterior doorways, and roof drain location		
11	Parking areas, striping, stalls, lighting		
12	Areas to receive gravel		
13	Signage, trash collection areas, bike racks and paths, crosswalks, fire lanes		
14	Miscellaneous structures, fences, walls		
15	Other non-landscaping surface facilities		
16	Do not show existing or proposed contours		
17	For perimeter streets, show roadway width from curb to curb or edge of pavement to edge of pavement, ROW width, and the monument or section line.		
18	When applicable, identify the maximum delivery or service truck size and turning radius, hours of anticipated deliveries, and show truck turning radii on the plan to show adequacy of entry/exit and on-site design.		
19	Identify trash dumpster type, anticipated pick-up time, and accessibility.		
20	Space for signature approval by City Engineering with date and title.		
21	Space for signature of County Clerk and Recorder (when required)		

COMMENTS			
1	All angle, curvature, tangency, grade break and change, and other primary features must be fully located horizontally. However, these may be identified on the Grading and Drainage Plan, or may be put on a separate "Staking Plan".		
2	If the scale is 1" = 10' or 20', instead of preparing a separate Landscaping Plan, that information may be provided hereon if it will not be too cluttered and confusing. Also, add space for signature approval by Community Development with date and title.		





GRAND VALLEY NATIONAL BANK  
AND  
SUTTON'S PRINTING AND COPY CENTER  
Grading and Drainage Plan

133 94  
Original  
Do NOT Remove  
From Office

The site consists of two parcels of property divided by the north/south alley between Hill Avenue and Teller Avenue. The parcels contain 17,725 square feet and 6,334 square feet with the largest parcel lying west of the alley. The west parcel was the site of a church that nearly covered the entire parcel with the east parcel being asphalt surface parking. The church was demolished for new development that never occurred. Historically, the site was almost entirely covered with impervious surfaces that drained to the adjacent streets and alleys. A 1989 Architectural Survey of the site prior to demolition is available.

In our proposed development, the east parcel (see site plan) would again be a parking lot with impervious surface draining to the west and south. The west parcel would be the location of the drive-up teller building, access lanes and parking area, with a majority of the site draining to the two alleys (see the site plan for approximately directions of flow). Both parcels will include landscaped areas.

The runoff from both parcels is conveyed either by the gutters on Teller Avenue, 7th Street, Hill Avenue and the new concrete alley inverts to a storm sewer inlet at the northeast corner of 7th Street and Hill Avenue. No change to this historic pattern is anticipated. We propose to pay a drainage fee per Section VIII of the Stormwater Management Manual based on the difference in historic and developed runoffs.



C H A M B E R L I N  
A R C H I T E C T S

August 25, 1994

**REVIEW COMMENTS RESPONSE**  
Grand Valley National Bank

Title Heading: Rezone from RMF-32 to PB and Final Plan  
File No.: 133-94  
Location: Southeast Corner, 7th and Teller Avenue  
Petitioner: Grand Valley National Bank  
925 N. 7th Street  
Grand Junction, CO 81501  
241-4400  
Representative: Robert D. Jenkins, AIA  
Chamberlin Architects, P.C.  
437 Main Street  
Grand Junction, CO 81501  
242-6804

1. CITY PARKS AND RECREATION

Open Space Fee shall be paid as indicated.

2. CITY PROPERTY AGENT

Reference the attached correction to the original appraisal which provides for modifications to

- a. square foot value and
- b. property area.

The value of the property is appraised at \$105,000.00.

3. CITY FIRE DEPARTMENT

A fire flow survey will be completed. A complete set of documents will be submitted to the Fire Department upon request for a building permit.

A P R O F E S S I O N A L C O R P O R A T I O N

437 MAIN STREET  
GRAND JUNCTION, COLORADO 81501-2511  
TELEPHONE (303) 242-6804  
FAX (303) 245-4303

## REVIEW COMMENTS RESPONSE

Grand Valley National Bank

August 25, 1994

Page 2

### 4. MESA COUNTY BUILDING DEPARTMENT

No comment.

### 5. CITY DEVELOPMENT ENGINEER

#### a. Site Plan

- 1) Drive-up Traffic: The revised Site Plan, Sheet A1, provides for five drive-up lanes, 21 cars in queue, for a total vehicle handling capacity of 26 vehicles. This capacity falls well within ITE recommendations for drive-up vehicle handling. Grand Valley National Bank will initially install equipment for the commercial teller lane (adjacent to the building) and two kiosks. Two lanes on the south end of the site will remain for expansion; and in the interim, one lane will serve as an escape route.
- 2) Alley widening: The alley widening will be constructed in accordance with City specifications and the additional five (5) foot wide by 125 feet long strip will be dedicated as an alley right-of-way.
- 3) The new curb cut on Teller Avenue will be constructed in accordance with City specifications.
- 4) The sidewalks on 7th and Teller, where poor condition dictates, will be replaced in accordance with City specifications.
- 5) Signing and striping are shown on the revised Site Plan, Sheet A1.
- 6) No dumpster shall be used. The trash from the Drive-up facility shall be taken to the main bank across 7th Street and disposed of properly at that location.
- 7) Except where landscaping abuts concrete sidewalks, all landscaping shall be separated from paving with a six-inch (6") wide concrete curb, projecting six inches (6") above the paved surface. The proposed parking area shall be surrounded by concrete curb. Reference concrete curb details on the revised Site Plan, Sheet A1.

#### b. Grading and Drainage

- 1) Square footage of total site, with a breakdown of hard surface and landscaping is provided on the Landscape Plan, Sheet A2, and the Grading and Drainage Plan, Sheet A3.

## REVIEW COMMENTS RESPONSE

Grand Valley National Bank

August 25, 1994

Page 3

- 2) Drain-ways through concrete curbs at the south side of the site are dimensioned on the revised Site Plan, Sheet A1.
- 3) Concrete curbs are identified and detailed on the revised Site Plan, Sheet A1.

c. Landscaping

- 1) Reference the revised Landscape Plan, Sheet A2.
- 2) A privacy hedge has been shown separating the new parking area and the east/west alley.

d. TCP - Fee shall be submitted as directed.

### 6. CITY UTILITY ENGINEER

Utilities identified by the City Utility Engineer are noted on the revised Site Plan, Sheet A1.

### 7. COMMUNITY DEVELOPMENT DEPARTMENT

a. Rezone Considerations

b. Conditions

- 1) Condition Number 1 was omitted.
- 2) Submittal Standards - reference revised drawings:
  - A1 - Site Plan
  - A2 - Landscape Plan
  - A3 - Grading and Drainage Plan
  - A4 - Elevations - A new building elevation drawing is submitted in place of the original perspective drawing.
- 3) Striping and signage are shown on the revised Site Plan, Sheet A1.
- 4) Parking is shown in the 20-foot setback along Teller. It is felt that the existing Streetscape is not harmed by the two parking spaces in this setback area. This area was a paved parking lot when occupied by the church and continues in use as a parking area. Directly across the street, the existing commercial building is constructed on the south property line and parking extends to the sidewalk along Teller Avenue. The Streetscape is not now consistent, and this setback area has been a parking lot for many years.

**REVIEW COMMENTS RESPONSE**

Grand Valley National Bank

August 25, 1994

Page 4

- 5) The building sign has been moved in accordance with City standards. Reference the revised Site Plan, Sheet A1.
- 6) Landscaping:
  - a) Street trees are shown on the revised Landscape Plan, Sheet A2. Spacing of trees and tree species and size will conform to City standards.
  - b) Planting beds with low shrubs (three-foot maximum) are shown on the east and west side of the building.
  - c) A hedge is shown along the south property line of the parking area.
  - d) Additional planting is shown on the property along 7th Street.
- 7) Curbed areas separating paved vehicular circulation and the north/south alley (on both sides of the alley) are shown on the revised plans. Each curbed area shall include low shrubs.
- 8) The new curb cut on Teller Avenue shall be 25 feet wide, as shown on the revised Site Plan, Sheet A1.
- 9) Access to the parking area shall be from two locations in the north/south alley. The existing curb cut on Teller Avenue shall be removed and that area landscaped, as shown on the revised plans.

RDJ/8-25rcom.397

DATE: August 18, 1994  
TO: Grand Valley National Bank  
FROM: Gary H. Cape  
RE: Correction of calculations, appraisal of 838 N. 7th  
Street, Grand Junction, CO 81501

Due to an error on my part, I figured the square footage of the above subject property at 17,500. The correct figure should be 24,062 square feet.

The estimated per square foot value will be reduced to \$4.36. This is reasonable to conclude from the market data employed earlier; also the per square foot value generally drops as the subject site is larger.

The estimated market value remains the same: \$105,000.00.

I apologize for the error and any inconvenience.

Sincerely,

  
Gary H. Cape

133-94

REZONE TO PB: 7th Street and Teller Ave.  
COMMUNITY DEVELOPMENT COMMENTS

Staff recommends denial of the rezoning request based on the intensity of the use proposed, and the incompatibility and encroachment of the proposed commercial use on the residential zoning and residential neighborhood. Staff believes that the character of the area is and should remain residential and that the site can be developed for much-needed multifamily development, for which there are limited sites available near the downtown.

If Planning Commission should favorably consider the application, staff recommends that any rezone and final approval be subject to at minimum the following conditions:

2. The Submittal Standards for Improvement and Development (SSID) (Section 5-6 of the Code) requires submitted drawing to conform to drawing standards contained in the Code. The following items were missing/not addressed in the submitted plans and shall be included in a revised set of plans required prior to issuance of a Planning Clearance:

(page and item numbers refer to SSID checklists - copies attached)

Pg. IX-29 SITE PLAN

A-improper scale; K-incomplete; also items 1, 2, 3, 8, 11-lighting.

Pg. IX-20 LANDSCAPE PLAN

A-improper scale; K-incomplete; also items 4-include common and botanical names, quantities, min. sizes as per ordinance; 7, and 8.

Pg. IX-13 ELEVATION AND PERSPECTIVE DRAWING

K-incomplete, 2-identify materials and colors proposed

The perspective drawing is inconsistent with the submitted landscape plan and shall be revised to accurately depict existing and proposed vegetation.

3. Striping and/or signage should be provided to clearly identify circulation patterns; the proposed striping shall be identified on the Site Plan.

4. No parking is permitted in the front yard setback in adjacent multifamily residential zones as per Code. To maintain the consistency of the streetscape, the plans shall be revised to eliminate parking in the front yard setback.

5. Section 5-7-7B7d of the Code states that on a corner lot no sign shall be placed within 15 ft. of the intersection of the two street-frontage property lines unless free air space is maintained between a point 36 inches to 72 inches above street elevation. The proposed sign should be moved to conform with this requirement.

6. One purpose of planned development is to provide for maximum long range neighborhood

and community benefits through the modification of conventional zoning requirements as set forth in Chapter Four. Landscaping is one method by which to attempt to mitigate the adverse impacts of a development. Given the high amount of impervious coverage in the subject proposal, we recommend that the following landscaping requirements be made part of any approval of this application:

- a. Street trees shall be provided by the applicant along 7th Street and Teller Avenue to conform with the existing streetscape. Plantings shall meet the minimum requirements as set forth in the Code.
  - b. A planting bed adjacent to the proposed building would help to break up the proposed unbroken expanse of concrete and pavement.
  - c. A hedge or similar group of plantings shall be provided along the fence on the south side of the parking area east of the alley.
  - d. Additional planting shall be provided to better shield the proposed parking and maneuvering areas from the street.
7. The proposed strip (material type not identified) proposed to separate the parking area east of the building from the alley is too narrow and represents a circulation hazard. The strip should be widened (if a landscape strip is proposed, it should be at least five feet wide).
8. The new concrete curb cut on Teller appears to be excessively wide. City standards require a 25 ft. wide drive; the applicant should consider narrowing the driveway to reduce the amount of impervious coverage.
9. Access to the parking lot east of the alley should be from the alley, eliminating the curb cut east of the alley. Access to the parking lot from the alley must be limited to one or two access points. Some type of barrier must be provided along the alley to limit the access.

# POSTING OF PUBLIC NOTICE SIGNS

The posting of the Public Notice Sign is to make the public aware of development proposals. The requirement and procedure for public notice sign posting are required by the City of Grand Junction Zoning and Development Code.

To expedite the posting of public notice signs the following procedure list has been prepared to help the petitioner in posting the required signs on their properties.

1. All petitioners/representatives will receive a copy of the Development Review Schedule for the month advising them of the date by which the sign needs to be posted. IF THE SIGN HAS NOT BEEN PICKED UP AND POSTED BY THE REQUIRED DATE, THE PROJECT WILL NOT BE SCHEDULED FOR THE PUBLIC HEARING.
2. A deposit of \$50.00 per sign is required at the time the sign is picked up.
3. You must call for utility locates before posting the sign. Mark the location where you wish to place the sign and call 1-800-922-1987. You must allow two (2) full working days after the call is placed for the locates to be performed.
4. Sign(s) shall be posted in a location, position and direction so that:
  - a. It is accessible and readable, and
  - b. It may be easily seen by passing motorists and pedestrians.
5. Sign(s) MUST be posted at least 10 days before the Planning Commission hearing date and, if applicable, shall stay posted until after the City Council Hearing(s).
6. After the Public Hearing(s) the sign(s) must be taken down and returned to the Community Development Department within three working days to receive full refund of the sign deposit. For each working day thereafter the petitioner will be charged a \$5.00 late fee. After eight working days Community Development Department staff will retrieve the sign and the sign deposit will be forfeited in its' entirety.

Community Development Department staff will field check the property to ensure proper posting of the sign. If the sign is not posted, or is not in an appropriate place, the item will be pulled from the hearing agenda.

I have read the above information and agree to its terms and conditions.

Robert Kulm 8/26/94  
SIGNATURE DATE  
FILE #/NAME #133-94 Rezone RECEIPT # 1523  
PETITIONER/REPRESENTATIVE: Rob Jenkins PHONE # 242-6804  
DATE OF HEARING: 9-6-94 POST SIGN(S) BY: 8-26-94  
DATE SIGN(S) PICKED-UP 8/26/94  
DATE SIGN(S) RETURNED 10-24-94 RECEIVED BY: RJK

✓ #40-075572  
at 10:00



MTD  
COPY

STAFF REVIEW

FILE: #133-94

DATE: August 30, 1994

REQUEST: Rezone RMF-32 to PB (Planned Business)

LOCATION: Southeast corner 7th Street and Teller Avenue

APPLICANT: Grand Valley National Bank

EXISTING LAND USE: Vacant (used for surface parking)

PROPOSED LAND USE: Bank Drive-up/Surface Parking

*900ft<sup>2</sup>  
bank drive-up  
w/ three lanes  
initially, five ultimately*

SURROUNDING LAND USE:

- NORTH: Commercial (Sutton's Printing)
- SOUTH: Single/Multi Family Residential
- EAST: Single Family Residential
- WEST: Single/Multi Family Residential

EXISTING ZONING: RMF-32

PROPOSED ZONING: PB (Planned Business)

*MOVE  
TO  
DEVELOPMENT  
PROPOSAL*

SURROUNDING ZONING:

- NORTH: B-3 (Retail Business)
- SOUTH: RMF-32
- EAST: RMF-32
- WEST: RMF-32

RELATIONSHIP TO COMPREHENSIVE PLAN:

No comprehensive plan exists for the area. The "Downtown Residential Neighborhood Guidelines" and the "7th Street Corridor Guidelines" discourage further "encroachment of non-residential uses into existing residential areas."

STAFF ANALYSIS:

The staff analysis is divided into four sections: (1) an overview of the proposal; (2) planning analysis recommending denial of the rezone request; (3) analysis of rezone criteria and (4) suggested conditions of approval should the application be considered favorably.

The Development Proposal

The applicant is requesting a rezone and final plan approval to construct a drive up bank facility to be located at the southeast corner of Seventh Street and Teller Avenue. The site contains Lots 6-12 in Block 27. Lots 10 and 11 are bisected by a north-south alley. Surrounding land uses are single and multifamily residential to the east, south and west and business uses to the north and northwest. The existing Grand Valley National Bank building with drive up is located to the northwest of the site and has two drive up lanes. The applicant proposes to close the existing drive up facility upon construction of the new drive up facility.

The existing zoning on the parcel is RMF-32 (Residential Multi-family, 32 units per acre). The applicant requests a rezone to PB (Planned Business).

The parcel is presently used as parking for Sutton's Printing which is not a permitted use in the existing zone and is the subject of Code Enforcement Department action. This development proposal includes a parking lot for eleven (11) vehicles which would serve Sutton's Printing.

~~The applicant's original proposal was for the construction of the drive up facility with five (5) drive up lanes, and a 900 square foot building for operations and record storage. Also included in the proposal were 19 parking spaces. Site circulation was proposed from two driveways and from the north-south alley along Teller Avenue.~~

As a result of preliminary staff review and recommendations, the applicant has modified the proposal. The proposal now calls for the initial construction of three (3) drive up lanes with two (2) lanes reserved for future expansion. In addition, the east driveway on Teller Avenue was eliminated as per staff's request. The petitioner proposes to widen the alley from 15 ft. to 20 ft. to accommodate the additional traffic.

*Site circ from two driveways accessing Teller Ave.*

Planning Analysis

12

*Staff believe that the*

The integrity of a residential area is critical to maintain a sense of neighborhood character and cohesion and to maintain the attractiveness and value of an area. The downtown residential area of the City - extending from the south side of Belford Avenue to the north side of Ouray Avenue from 2nd Street to 11th Street is, almost without exception, residential in both use and zoning. However, the continued encroachment of nonresidential uses in this cohesive neighborhood will have an adverse impact on both the uses and zoning and will result in the loss of potential multi-family housing sites near the downtown.

*site map*

1

The business zones to the north on Teller Avenue and beyond were approved to accommodate businesses which at the time were small and which <sup>were designed to be designed a minimum</sup> has little impact on nearby residential areas. However, with the success of these businesses came the need to expand. With expansion comes the need for additional property and increased traffic impacts <sup>and other</sup> on the surrounding area. Expansion of the businesses requires further encroachment and impact on residential areas which originally ~~it was thought would not be impacted by these businesses~~. This pattern is typical of what is occurring in many areas of the City where business zones and residential

*that could be accommodated w/in the geographic boundaries of the zones*

*Original zoning contrary to the original intent of the zoning against*

The business zones on Teller Ave) and beyond to the north were designed to accommodate businesses that could be accommodated within the geographic boundaries of the zones, and which were designed to have a minimal impact on the ~~surrounding~~ area nearby residential area

zones are adjacent to each other.

3. Staff believes that approval of the subject rezone request will continue the pattern of encroachment of nonresidential uses into the downtown residential area and will adversely impact the existing residential neighborhood. Approval of nonresidential zoning south of Belford Avenue where none presently exists between 2nd Street and 11th Street will set a precedent that will make further encroachment of nonresidential uses possible. ~~In addition, staff believes that a nonresidential rezoning of the parcel will have the additional impacts listed below.~~

Let me discuss what we believe are  
Additional impacts/issues regarding the proposal:

**1. The proposal is not consistent with the purposes of zoning set forth in the Zoning and Development Code or with established City policies.**

The proposed development is not consistent with the established purposes of zoning as set forth in the City Code including:

A. Encourage the most appropriate use of land throughout the City and to ensure a logical and orderly growth and development of the physical elements of the City;

B. . . . guide the orderly transition of urban areas;

D. Protect and maintain the integrity and character of established neighborhoods;

F. Promote the development of convenient and beneficial clusters of uses, including business and shopping facilities where satisfactory proof is made that the same are reasonably necessary and desirable for the public convenience and benefit.

The proposed development is not in keeping with the residential character of the area south of Teller Avenue and will adversely impact the integrity and character of the residential neighborhood. While the need for the expansion of the business is not disputed, the location of the proposal outside of established business areas with available land for development and/or redevelopment is inappropriate. The applicant has not demonstrated that the site is uniquely suited for the proposed use or that the site is not appropriate for multifamily development. The drive up bank use does not necessarily rely upon its proximity to the primary bank facility to function successfully. In fact, there are existing examples in the City of drive up facilities not adjoining the primary bank office such as NorWest Bank in downtown.

Not consistent with the adopted city planning policies → namely, the  
Both the "Downtown Neighborhood Residential Guidelines" and the "7th Street Corridor Guidelines" include specific policies to discourage the encroachment of nonresidential uses outside of established business zones. The Teller Avenue area is not specifically identified as a transitional area from residential to business uses.

**(2) The intensity of the proposed use is greater than current zoning - Build-out of the site as currently zoned would only yield 7 to 10 multifamily units generating less traffic.**

The intensity of the proposed use is greater than which would be permitted by existing zoning.

Other circulation impacts →

It is our estimate that only 7 to 10 units of multifamily housing could be constructed on the parcel, even though the maximum density which is permitted by zoning considering the size of the parcel would be 16 units. The maximum number of automobile trips generated from 7 to 10 units of multifamily development would be between 70 and 100 trips per day. The petitioner has indicated that the current drive up facility serves about 220 trips per day (with only two drive up lanes). Thus, the proposed use (which would ultimately have five lanes) would generate over at least twice the number of vehicular trips than if the site were developed under current zoning and would be built with the capacity to accommodate far more.

**(3) The City has recognized the need for multifamily sites near the downtown and services - the subject parcel is an opportunity to meet this need.**

The need for additional multifamily housing in the community is well documented. However, the number of sites located close to downtown services and which can take advantage of existing infrastructure are limited. The subject parcel is an opportunity to meet this important goal.

**(4) Nonresidential development of the parcel, especially as an auto-oriented bank drive up will impact the integrity of the historic district, even though the parcel does not lie directly within the district.**

The character and historic significance of a historic district is partially determined by the "landscape" in which the historic district is set. The 7th Street Historic District is the oldest, most intact residential area in the city which relies upon the surrounding areas outside the district to help maintain this character. Further encroachment of businesses in close proximity to the historic district, especially an auto-oriented use such as a bank drive up, is not consistent with the prevalent historic development pattern of the area.

Rezone Criteria

with regard to the rezoning criteria, I offer the following comments: which also serve to summarize our conclusions.

Section 4-4-4 of the Zoning and Development Code contains criteria which must be considered in the review of a rezone request. To minimize repetition, references are made to the previous section where applicable.

**A. Was the existing zone an error at the time of adoption?**  
There is no evidence that the existing zone was an error at the time of adoption.

**B. Has there been a change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc?**  
There has been some intrusion of businesses to the north, however, the south side of Teller Avenue and areas further south remain exclusively residential.

No change in character S. of or along Teller S. side of Teller

**Is there an area of community need for the proposed rezone?**

- ① • additional traffic at 7<sup>th</sup> & Teller intersection & Teller Ave  
• additional " on in residential alleys a residential street
- since there is no practical way to restrict traffic from site from or using alleyways

- petitioner's claim that 30-35 cars which are presently parked on ~~res~~ street will be removed appears to be ~~unfounded~~. Based on our own parking survey, only 10 cars are parked on street on average. In addition our survey shows that both Sutton's lot and the Bank's lot are underutilized and could accommodate much if not all ~~p~~ on street parking. Today K. can discuss these items further if you have any questions after my presentation
- unsupported based on our field survey*

Section 5-5-1 D.

The petitioner has documented a need for the expansion of the business which staff does not dispute; however, the benefits of the proposed expansion are outweighed by the negative impacts of the use. Expansion of the business could occur elsewhere in an area zoned for such a business use.

**D. Is the proposed rezone compatible with the surrounding area or will there be adverse impacts?**

The proposed rezone is not consistent with the purposes of zoning, the character and integrity of the surrounding area, the established zoning of the downtown residential area and the character of the historic district located immediately to the south. For further discussion of these points, refer to the staff analysis preceding this section.

**E. Will there be benefits derived by the community, or area, by granting the proposed rezone?**

Benefits of a rezoning are not apparent. The benefits of a bank drive up facility could be met elsewhere - where allowed by zoning. The negative impacts of the proposal are discussed at length in the staff analysis preceding this section.

**F. Is the proposal in conformance with the policies, intents and requirements of this Code, with the City Master Plan, and other adopted plans and policies?**

The "Downtown Residential Neighborhood Guidelines" specifically discourage additional non-residential encroachment into residential areas. The 7th Street Corridor Guidelines do not specifically address Teller Avenue, however, the guidelines do specifically recommend against further encroachment of nonresidential uses outside of established business zoning.

**Are adequate facilities available to serve development for the type and scope suggested for the proposed zone?**

Adequate facilities are available.

Staff feels that the request for the non-residential zoning of Lots 6-12, Block 27 is not supported by the rezone criteria.

Conditions of Approval

Should the Planning Commission and/or City Council choose to favorably consider the subject application, staff believes that at a minimum the conditions contained in the review comments should be met. Staff's recommendations are designed to mitigate to the extent possible the adverse visual impacts of the proposal and integrate the business into the residential area.

The petitioner has agreed to most of the staff recommendations in the review comments (forwarded to petitioner on August 17th) which have been incorporated into a revised set of plans. The following outstanding issue remains:

(1) Staff believes that no parking should be permitted in the front yard setback. This requirement is consistent with what exists in the current RMF-32 zoning on the south side of

*Proposal is not in conformance with adopted city policies and the purposes of the zone code.*

Teller Avenue. The requirement would maintain a consistency in the streetscape along the south side of Teller Avenue and would only result in the loss of two parking spaces. Presently, the on-site parking lot for Sutton's Printing on the north side of Teller Avenue is underutilized and could accommodate the additional vehicles. The petitioner should also be required to revise the plan to reconfigure the site design to eliminate the large paved driveway area in the front yard setback to the north of the proposed building. The parking for this area should be relocated.

The applicant has agreed to provide planting details prior to issuance of a Planning Clearance.

**STAFF RECOMMENDATION:**

Staff recommends denial of the rezoning request for the reasons discussed above. If Planning Commission should consider approval of the rezoning request, staff recommends that approval be subject to the conditions detailed in this staff report.

**SUGGESTED PLANNING COMMISSION MOTION:**

Mr. Chairman, on item 133-94, I move we forward the request for rezone to PB (Planned Business) at 7th Street and Teller Avenue to City Council with a recommendation for denial.

*Motion for denial*

JV Yes

BW Yes

JE Yes

TV No

TW Yes



**GOLDEN, MUMBY, SUMMERS & LIVINGSTON**

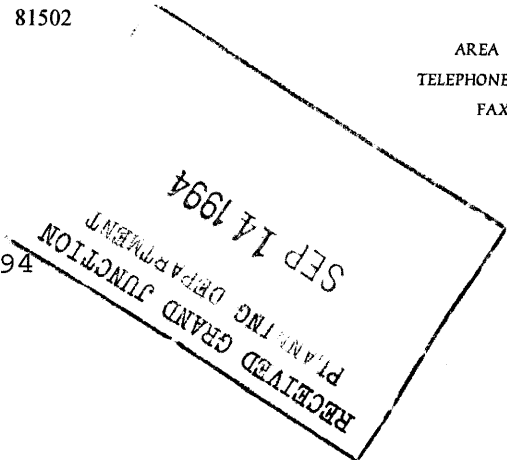
ATTORNEYS AT LAW  
NORWEST BANK BUILDING, SUITE 400  
2808 NORTH AVENUE  
P.O. BOX 398  
GRAND JUNCTION, COLORADO 81502

JAMES GOLDEN  
KEITH G. MUMBY  
K.K. SUMMERS  
J. RICHARD LIVINGSTON

SUSAN MUMBY

AREA CODE 303  
TELEPHONE 242-7322  
FAX 242-0698

September 12, 1994



Michael Drollinger  
Senior Planner  
City of Grand Junction  
250 N. 5th Street  
Grand Junction, CO 81501

Re: Grand Valley National Bank

Dear Michael:

This is to advise you that I represent Grand Valley National Bank with respect to the zoning change request on 7th Street.

I will be out of town from September 14, 1994, through September 21, 1994.

The purpose of this letter is to request that the matter be continued from the September 21st City Council Meeting to October 5, 1994.

If you have any questions, please call me.

Very truly yours,

GOLDEN, MUMBY, SUMMERS & LIVINGSTON

By

Keith G. Mumby

KGM/dmc

xc: Paul Briardy, Grand Valley Ntl. Bank

September 15, 1994

TO: Michael Drollinger  
Senior Planner

FROM: Jody Kliska  
Development Engineer

RE: Parking Observations  
Grand Valley National Bank - Sutton's Printing

The following is a summary of parking observations taken on five separate occasions at the bank and at Sutton's Printing. Turning movements into the bank and out of the drive-through to determine directional distributions of site generated traffic.

**Grand Valley National Bank**

<u>Location</u>	<u>Occupancy Observations</u>							<u>% Used</u>
	<u>Available</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>Avg</u>	
Customer Parking	17	9	4	10	1	1	5	29%
Employee Parking	15	13	13	13	13	12	13	87%
On-Street		7	5	5	7	7	6	

Customer parking was observed at approximate five minute intervals on Friday, September 9, 1994 from 11:30 a.m. to 12:30 p.m. Results are below.

<u>Time</u>	<u>Occupied Spaces</u>	<u>% Lot Occupancy</u>
11:33	7	41%
11:35	3	18%
11:40	2	12%
11:47	5	29%
11:52	1	1%
11:55	1	1%
12:00	1	1%
12:05	4	23%
12:08	6	35%
12:10	8	47%
12:15	4	23%
12:20	2	12%
12:25	2	12%
12:30	6	35%

Average occupancy of the lot for this hour was four vehicles, or 24% of the total spaces available. Maximum occupancy observed was

47% of the lot capacity.

### Sutton's Printing

<u>Location</u>	<u>Available</u>	<u>Occupancy Observations</u>					<u>Avg</u>	<u>% Used</u>
		<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>		
On-Site Parking	15	3	8	7	4	5	5	33%
Vacant Lot		18	18	19	17	16	18	
On-Street		7	4	2	2	4	4	

### Observations:

<u>Date</u>	<u>Time</u>	<u>Day of Week</u>
8-11-94	10:30 a.m.	Thursday
8-30-94	3:35 p.m.	Tuesday
9-01-94	2:10 p.m.	Thursday
9-06-94	2:35 p.m.	Tuesday
9-09-94	11:35 a.m.	Friday

### Grand Valley National Bank Turning Movements

#### Entering Bank

<u>Approach Direction</u>	<u># Vehicles</u>	<u>% of Total Entering</u>
Eastbound on Belford	20	24% of Total
Southbound on 7th St.	27	32% of Total
Northbound on 7th St.	36	43% of Total
Westbound on Belford	1	1% of Total

Observations made from 11:30 a.m. to 12:30 p.m. September 9, 1994

#### Exiting Drive-Through

<u>Departure Direction</u>	<u># Vehicles</u>	<u>% of Total Leaving</u>
Westbound on Teller	10	37% of Total
Southbound on 7th St.	6	22% of Total
Northbound on 7th St.	11	40% of Total
Eastbound on Teller	1	1% of Total

Observations made from 12:30 p.m. to 1:30 p.m.

I also observed two violations of the of the right turn only sign posted at the 7th Street exit and five vehicles exited the parking area through the entrance.

STAFF REVIEW

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FILE: #133-94

DATE: September 28, 1994

REQUEST: Rezone RMF-32 to PB (Planned Business)

LOCATION: Southeast corner 7th Street and Teller Avenue

APPLICANT: Grand Valley National Bank

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EXISTING LAND USE: Vacant (used for surface parking)

PROPOSED LAND USE: Bank Drive-up/Surface Parking

SURROUNDING LAND USE:

NORTH: Commercial (Sutton's Printing)  
SOUTH: Single/Multi Family Residential  
EAST: Single Family Residential  
WEST: Single/Multi Family Residential

EXISTING ZONING: RMF-32

PROPOSED ZONING: PB (Planned Business)

SURROUNDING ZONING:

NORTH: B-3 (Retail Business)  
SOUTH: RMF-32  
EAST: RMF-32  
WEST: RMF-32

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RELATIONSHIP TO COMPREHENSIVE PLAN:

No comprehensive plan exists for the area. The "Downtown Residential Neighborhood Guidelines" and the "7th Street Corridor Guidelines" discourage further "encroachment of non-residential uses into existing residential areas."

STAFF ANALYSIS:

The staff analysis is divided into four sections: (1) an overview of the proposal; (2) planning analysis recommending denial of the rezone request; (3) analysis of rezone criteria and (4) suggested conditions of approval should the application be considered favorably.

## The Development Proposal

The applicant is requesting a rezone and final plan approval to construct a drive up bank facility to be located at the southeast corner of Seventh Street and Teller Avenue. The site contains Lots 6-12 in Block 27. Lots 10 and 11 are bisected by a north-south alley. Surrounding land uses are single and multifamily residential to the east, south and west and business uses to the north and northwest. The existing Grand Valley National Bank building with drive up is located to the northwest of the site and has two drive up lanes. The applicant proposes to close the existing drive up facility upon construction of the new drive up facility.

The existing zoning on the parcel is RMF-32 (Residential Multi-family, 32 units per acre). The applicant requests a rezone to PB (Planned Business).

The parcel is presently used as parking for Sutton's Printing which is not a permitted use in the existing zone and is the subject of Code Enforcement Department action. This development proposal includes a parking lot for eleven (11) vehicles which would serve Sutton's Printing.

The applicant's original proposal was for the construction of the drive up facility with five (5) drive up lanes, and a 900 square foot building for operations and record storage. Also included in the proposal were 19 parking spaces. Site circulation was proposed from two driveways and from the north-south alley along Teller Avenue.

As a result of preliminary staff review and recommendations, the applicant has modified the proposal. The proposal now calls for the initial construction of three (3) drive up lanes with two (2) lanes reserved for future expansion. In addition, the east driveway on Teller Avenue was eliminated as per staff's request. The petitioner proposes to widen the alley from 15 ft. to 20 ft. to accommodate the additional traffic.

## Planning Analysis

The integrity of a residential area is critical to maintain a sense of neighborhood character and cohesion and to maintain the attractiveness and value of an area. The downtown residential area of the City - extending from the south side of Belford Avenue to the north side of Ouray Avenue from 2nd Street to 11th Street is predominantly residential in use and almost exclusively residential in zoning. However, the continued encroachment of nonresidential uses in this cohesive neighborhood will have an adverse impact on both the uses and zoning and will result in the loss of potential multi-family housing sites near the downtown.

The business zones to the north on Teller Avenue and beyond were approved to accommodate businesses which at the time were small and which has little impact on nearby residential areas. However, with the success of these businesses came the need to expand. With expansion comes the need for additional property and increased traffic impacts on the surrounding area. Expansion of the businesses requires further encroachment and impact on residential areas which originally it was thought would not be impacted by these businesses. This pattern is typical of what is occurring in many areas of the City where business zones and residential

zones are adjacent to each other.

Staff believes that approval of the subject rezone request will continue the pattern of encroachment of nonresidential uses into the downtown residential area and will adversely impact the existing residential neighborhood. Approval of nonresidential zoning south of Belford Avenue where none presently exists between 2nd Street and 11th Street will set a precedent that will make further encroachment of nonresidential uses possible. In addition, staff believes that a nonresidential rezoning of the parcel will have the additional impacts listed below:

***1. The proposal is not consistent with the purposes of zoning set forth in the Zoning and Development Code or with established City policies.***

The proposed development is not consistent with the established purposes of zoning as set forth in the City Code including:

A. Encourage the most appropriate use of land throughout the City and to ensure a logical and orderly growth and development of the physical elements of the City;

B. . . . guide the orderly transition of urban areas;

D. Protect and maintain the integrity and character of established neighborhoods;

F. Promote the development of convenient and beneficial clusters of uses, including business and shopping facilities where satisfactory proof is made that the same are reasonably necessary and desirable for the public convenience and benefit.

The proposed development is not in keeping with the residential character of the area south of Teller Avenue and will adversely impact the integrity and character of the residential neighborhood. While the need for the expansion of the business is not disputed, the location of the proposal outside of established business areas with available land for development and/or redevelopment is inappropriate. The applicant has not demonstrated that the site is uniquely suited for the proposed use or that the site is not appropriate for multifamily development. The drive up bank use does not necessarily rely upon its proximity to the primary bank facility to function successfully. In fact, there are existing examples in the City of drive up facilities not adjoining the primary bank office such as NorWest Bank in downtown.

Both the "Downtown Neighborhood Residential Guidelines" and the "7th Street Corridor Guidelines" include specific policies to discourage the encroachment of nonresidential uses outside of established business zones. The Teller Avenue area is not specifically identified as a transitional area from residential to business uses.

***(2) The intensity of the proposed use is greater than current zoning - Build-out of the site as currently zoned would only yield 7 to 10 multifamily units generating less traffic.***

The intensity of the proposed use is greater than which would be permitted by existing zoning.

It is our estimate that only 7 to 10 units of multifamily housing could be constructed on the parcel, even though the maximum density which is permitted by zoning considering the size of the parcel would be 16 units. The maximum number of automobile trips generated from 7 to 10 units of multifamily development would be between 70 and 100 trips per day. The petitioner has indicated that the current drive up facility serves about 220 trips per day (with only two drive up lanes). Thus, the proposed use (which would ultimately have five lanes) would generate over at least twice the number of vehicular trips than if the site were developed under current zoning and would be built with the capacity to accommodate far more.

***(3) The City has recognized the need for multifamily sites near the downtown and services - the subject parcel is an opportunity to meet this need.***

The need for additional multifamily housing in the community is well documented. However, the number of sites located close to downtown services and which can take advantage of existing infrastructure are limited. The subject parcel is an opportunity to meet this important goal.

***(4) Nonresidential development of the parcel, especially as an auto-oriented bank drive up will impact the integrity of the historic district, even though the parcel does not lie directly within the district.***

The character and historic significance of a historic district is partially determined by the "landscape" in which the historic district is set. The 7th Street Historic District is the oldest, most intact residential area in the city which relies upon the surrounding areas outside the district to help maintain this character. Further encroachment of businesses in close proximity to the historic district, especially an auto-oriented use such as a bank drive up, is not consistent with the prevalent historic development pattern of the area.

#### Rezone Criteria

Section 4-4-4 of the Zoning and Development Code contains criteria which must be considered in the review of a rezone request. To minimize repetition, references are made to the previous section where applicable.

A. **Was the existing zone an error at the time of adoption?**

There is no evidence that the existing zone was an error at the time of adoption.

B. **Has there been a change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc?**

There has been some intrusion of businesses to the north, however, the south side of Teller Avenue and areas further south remain exclusively residential.

C. **Is there an area of community need for the proposed rezone?**

The petitioner has documented a need for the expansion of the business which staff does not dispute; however, the benefits of the proposed expansion are outweighed by the negative impacts of the use. Expansion of the business could occur elsewhere in an area zoned for such a business use.

**D. Is the proposed rezone compatible with the surrounding area or will there be adverse impacts?**

The proposed rezone is not consistent with the purposes of zoning, the character and integrity of the surrounding area, the established zoning of the downtown residential area and the character of the historic district located immediately to the south. For further discussion of these points, refer to the staff analysis preceding this section.

**E. Will there be benefits derived by the community, or area, by granting the proposed rezone?**

Benefits of a rezoning are not apparent. The benefits of a bank drive up facility could be met elsewhere - where allowed by zoning. The negative impacts of the proposal are discussed at length in the staff analysis preceding this section.

**F. Is the proposal in conformance with the policies, intents and requirements of this Code, with the City Master Plan, and other adopted plans and policies?**

The "Downtown Residential Neighborhood Guidelines" specifically discourage additional non-residential encroachment into residential areas. The 7th Street Corridor Guidelines do not specifically address Teller Avenue, however, the guidelines do specifically recommend against further encroachment of nonresidential uses outside of established business zoning.

**G. Are adequate facilities available to serve development for the type and scope suggested for the proposed zone?**

Adequate facilities are available.

Staff feels that the request for the non-residential zoning of Lots 6-12, Block 27 is not supported by the rezone criteria.

Conditions of Approval

Should the Planning Commission and/or City Council choose to favorably consider the subject application, staff believes that at a minimum the conditions contained in the review comments should be met. Staff's recommendations are designed to mitigate to the extent possible the adverse visual impacts of the proposal and integrate the business into the residential area.

The petitioner has agreed to most of the staff recommendations in the review comments (forwarded to petitioner on August 17th) which have been incorporated into a revised set of plans. The following outstanding issue remains:

(1) Staff believes that no parking should be permitted in the front yard setback. This requirement is consistent with what exists in the current RMF-32 zoning on the south side of



Teller Avenue. The requirement would maintain a consistency in the streetscape along the south side of Teller Avenue and would only result in the loss of two parking spaces. Presently, the on-site parking lot for Sutton's Printing on the north side of Teller Avenue is underutilized and could accommodate the additional vehicles. The petitioner should also be required to revise the plan to reconfigure the site design to eliminate the large paved driveway area in the front yard setback to the north of the proposed building. The parking for this area should be relocated.

The applicant has agreed to provide planting details prior to issuance of a Planning Clearance.

**STAFF RECOMMENDATION:**

Staff recommends denial of the rezoning request for the reasons discussed above. Should City Council consider approval of the rezoning request, staff recommends that approval be subject to the conditions detailed in this staff report.

**PLANNING COMMISSION RECOMMENDATION:**

Planning Commission recommended denial of the rezone request.

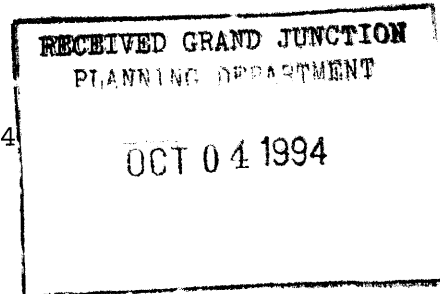
**GOLDEN, MUMBY, SUMMERS & LIVINGSTON**

ATTORNEYS AT LAW  
NORWEST BANK BUILDING, SUITE 400  
2808 NORTH AVENUE  
P.O. BOX 398  
GRAND JUNCTION, COLORADO 81502

JAMES GOLDEN  
KEITH G. MUMBY  
K.K. SUMMERS  
J. RICHARD LIVINGSTON

AREA CODE 303  
TELEPHONE 242-7322  
FAX 242-0698

SUSAN MUMBY



October 4, 1994

HAND DELIVERED

Michael Drollinger  
Senior Planner  
City of Grand Junction  
250 N. 5th Street  
Grand Junction, CO 81501

Re: #133-94 Rezone From RMF-32 to PB & Final Plan  
Petitioner: Grand Valley National Bank  
Location: Southeast corner of 7th St. and Teller Ave.

Dear Michael:

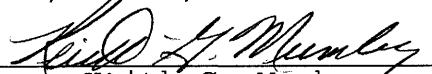
The purpose of this letter is to request that the matter be continued from the October 5th City Council Meeting to October 19, 1994.

If you have any questions, please call me.

Very truly yours,

GOLDEN, MUMBY, SUMMERS & LIVINGSTON

BY

  
Keith G. Mumby

KGM/dmc

xc: Paul Briardy, Grand Valley Ntl. Bank

TYPE LEGAL DESCRIPTION BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

\*\*\*\*\*

LEGAL DESCRIPTION

Lots 6 through 12 inclusive in Block 27 of CITY OF GRAND JUNCTION.

133 94

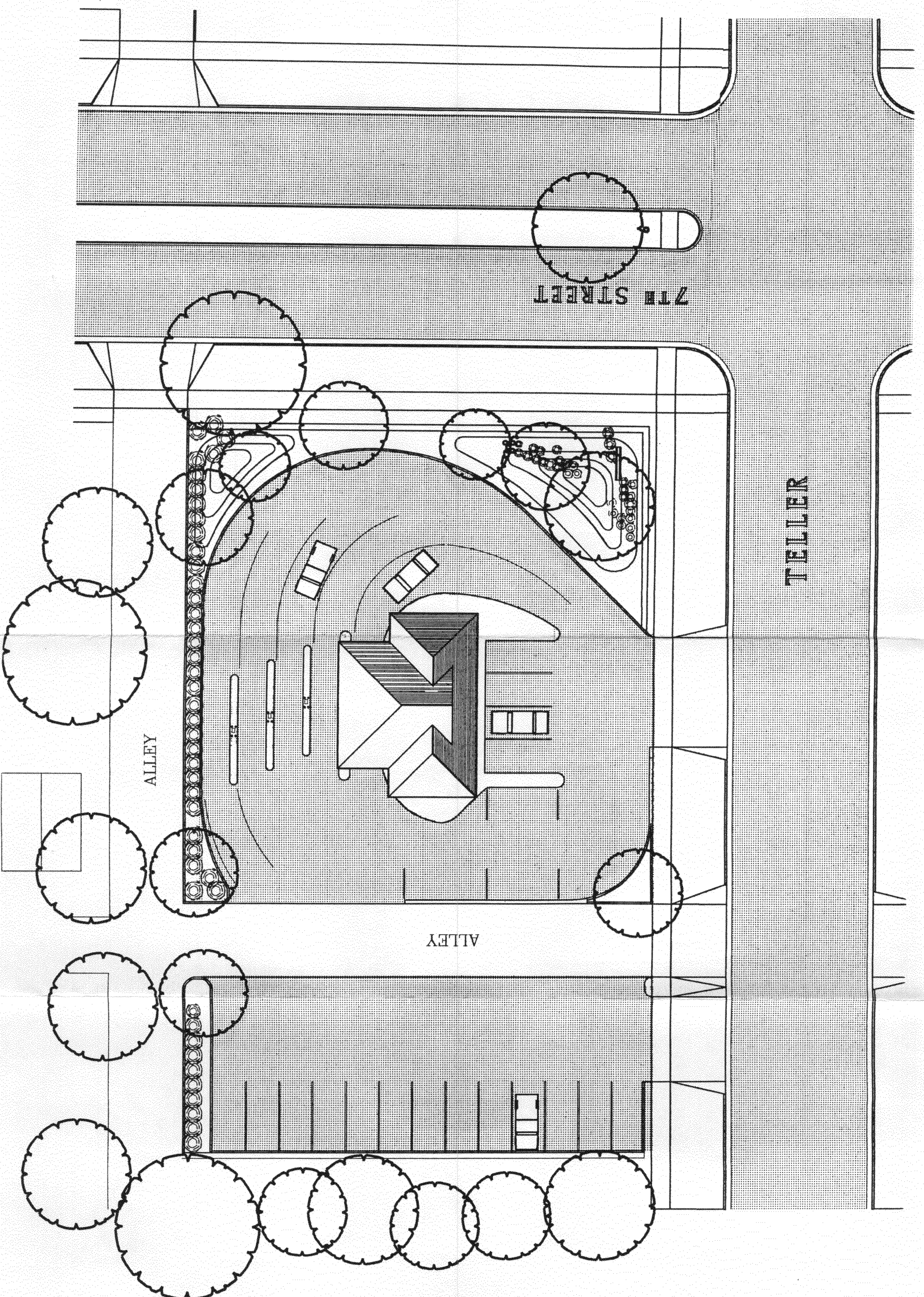
Original  
Do NOT Remove  
From Office

7TH STREET

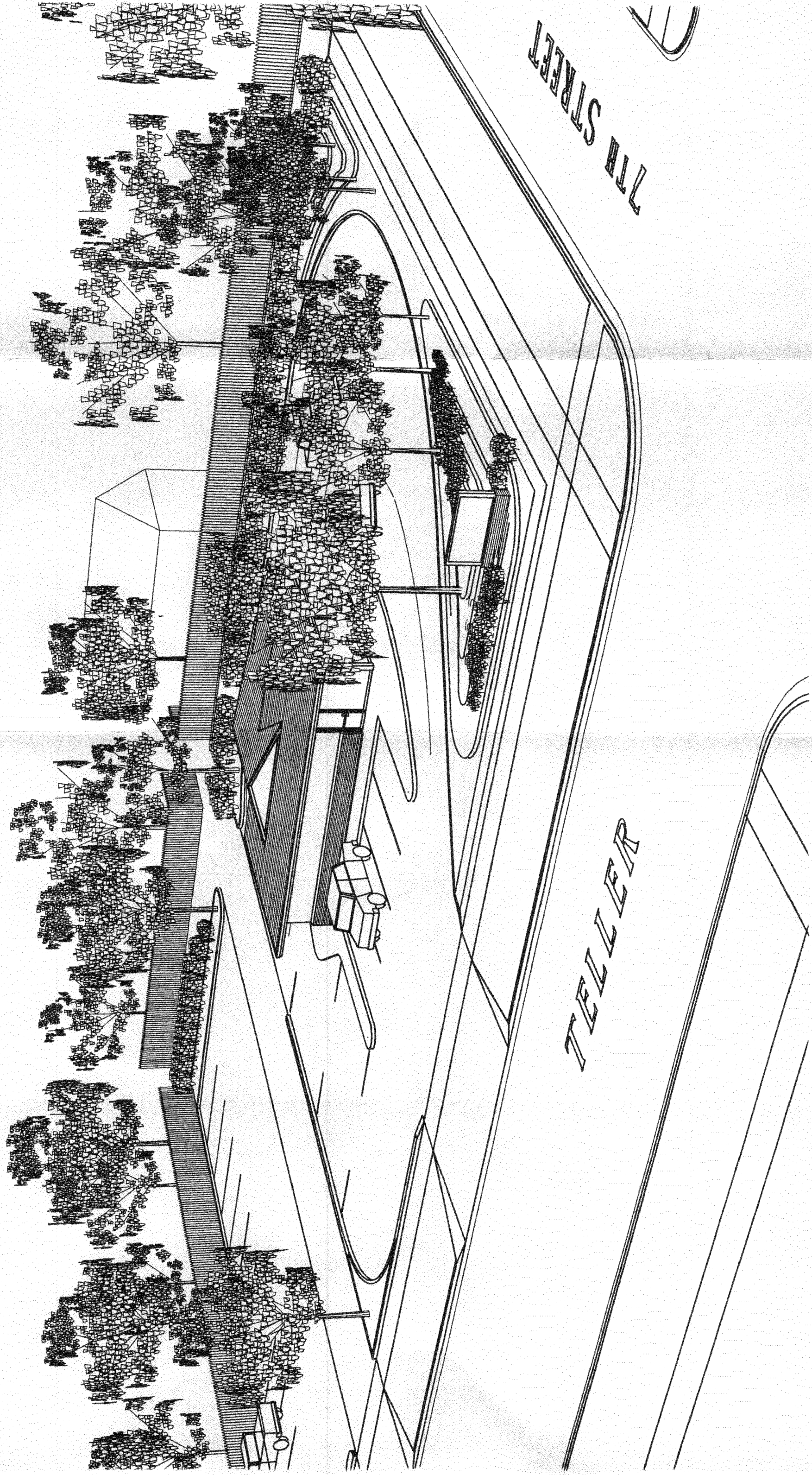
TELLER

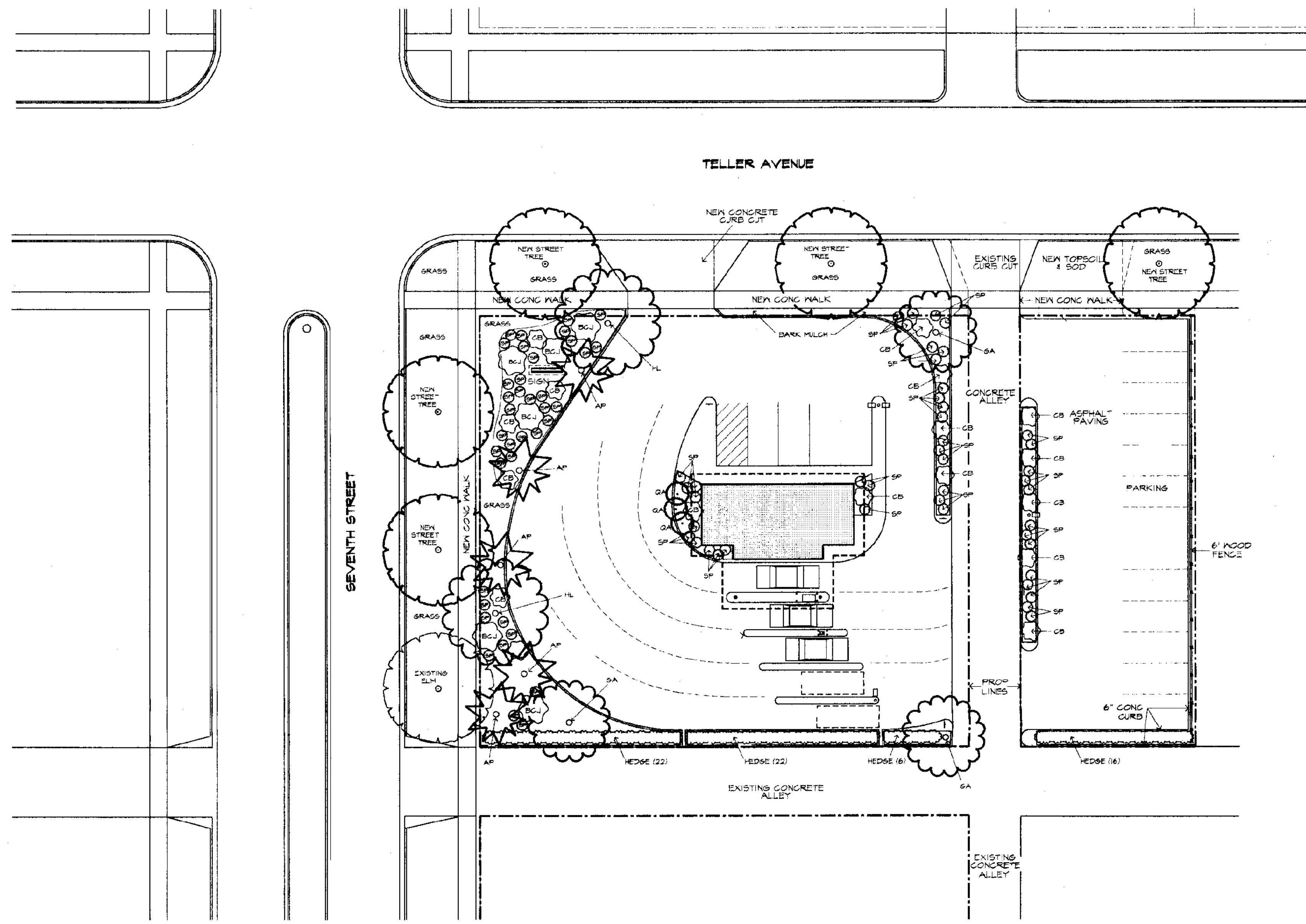
ALLEY

ALLEY









**LANDSCAPE PLAN**  
 1" = 20'-0"

AREAS:			HARD SURFACE	LANDSCAPED	%
BANK:	17,682 SF	0.41 ACRES	15,450 SF	5,742 SF	21 %
PARKING:	6,370	0.14	5,774 SF	596 SF	9 %
TOTAL:	24,052 SF	0.55 ACRES	18,724 SF	4,998 SF	18 %

**LANDSCAPING LEGEND**

SYMBOL	COMMON NAME	SIZE	HABIT	QUANTITY
HL	SHADEMASTER HONEY LOCUST	5 CAL/PER	75' HIGH, 50' SPREAD	1
GA	QUAKING ASPEN	3 CAL/PER	60' HIGH, 15' SPREAD	3
SA	GREEN ASH	1.5 CAL/PER	60' HIGH, 30' SPREAD	3
AP	AUSTRIAN PINE	6" TALL	50' HIGH, 20' SPREAD	5
SP	BLUE MIST SPIREA	5 GAL	3' HIGH, 5' SPREAD	82
CB	CORALBERRY, HANCOCK	5 GAL	3' HIGH, 8-10' SPREAD	1
BCJ	BLUECHIP JUNPER	5 GAL	6' HIGH, 8-10' SPREAD	6
HEDGE	EVERGREEN HEDGE	5 GAL	6'-8" HIGH, 4' SPREAD (CJ)	66
NEW STREET TREE	CITY SPECIFICATIONS			5

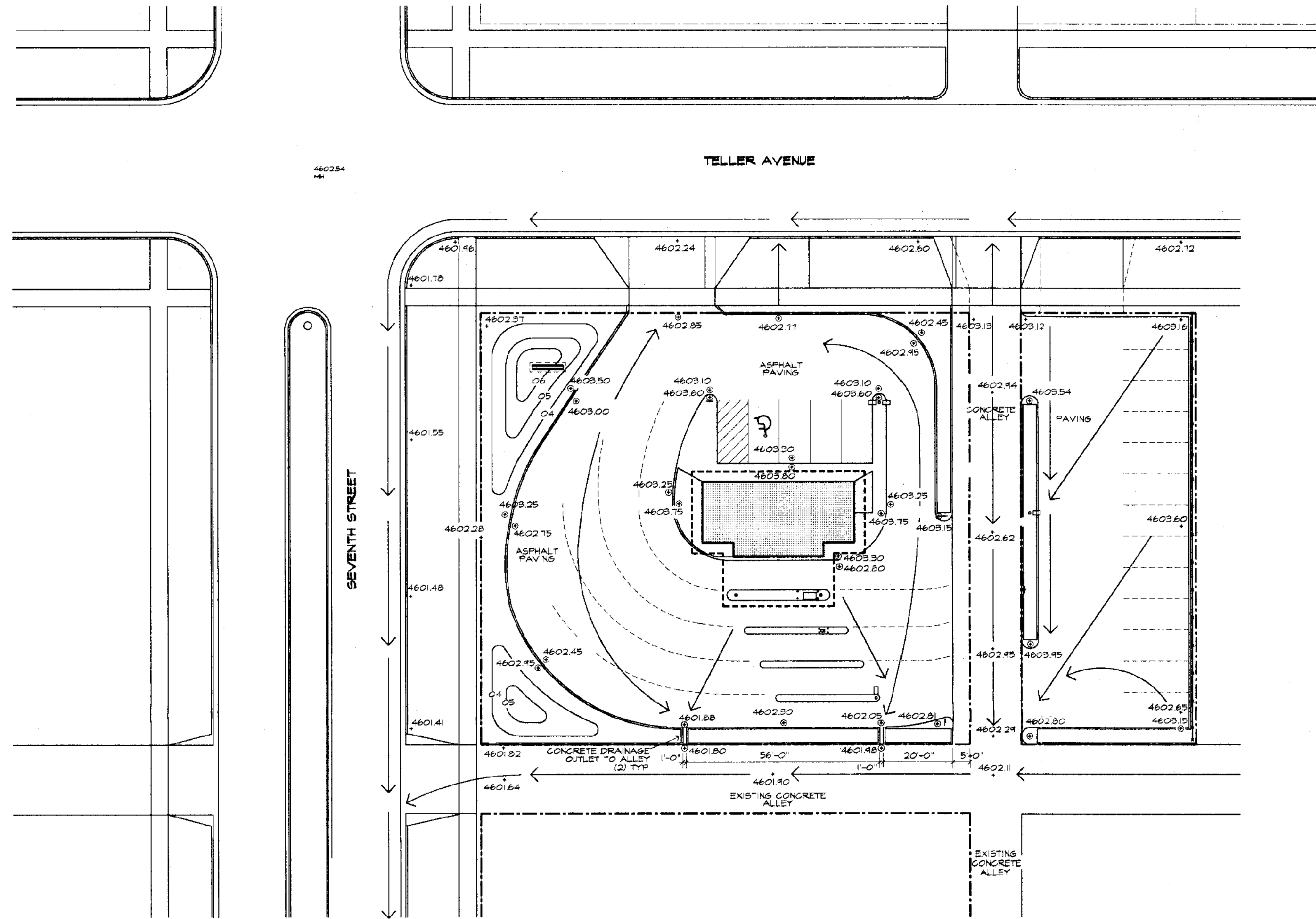
NOTE: AN UNDERGROUND PRESSURIZED IRRIGATION SYSTEM WILL BE PROVIDED


Date  
 07/24/14

Revisions  
 1 - 08/25/14

Sheet No.

A2





**GRADING AND DRAINAGE PLAN**  
 1" = 20'-0"

AREAS			HARD SURFACE	LANDSCAPED	%
BANK	17,642 SF	0.41 ACRES	13,450 SF	3,142 SF	21 %
PARKING	6,370	0.14	5,714 SF	546 SF	4 %
TOTAL	24,062 SF	0.55 ACRES	19,124 SF	4,938 SF	18 %

- + 4602.60 EXISTING ELEVATION
- ⊕ 4602.60 NEW ELEVATION
- DIRECTION OF SITE DRAINAGE