



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

Receipt 1485
 Date 8/11/94
 Rec'd By RSE
 File No. #138-94

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 type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<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

38 94

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From Office

PROPERTY OWNER DEVELOPER REPRESENTATIVE

<u>EAR/MAX</u> Name	<u>STEVE FLEMING</u> Name	<u>359 MAW SUITE #7</u> Name
<u>125 GRAND</u> Address		<u>GRAND JCT</u> Address
<u>GRAND JCT</u> City/State/Zip	<u>GRAND JCT</u> City/State/Zip	<u>GRAND JCT</u> City/State/Zip
<u>241-3939</u> Business Phone No.	<u>241-3939</u> Business Phone No.	<u>241-3939</u> Business Phone No.

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

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

Steve Fleming
Signature of Person Completing Application 8/11/94
Date

Steve Fleming
Signature of Property Owner(s) - Attach Additional Sheets if Necessary 8/11/94

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

#38 94

Location: 125 Grand Avenue

Project Name: 4,100-sq. ft. office

ITEMS		DISTRIBUTION															Original Do NOT Remove From Office	TOTAL REQ'D.							
DESCRIPTION	SSID REFERENCE	<input checked="" type="checkbox"/> City Community Development	<input checked="" type="checkbox"/> City Dev. Eng.	<input checked="" type="checkbox"/> City Utility Eng.	<input checked="" type="checkbox"/> City Property Agent	<input checked="" type="checkbox"/> City Parks/Recreation	<input checked="" type="checkbox"/> City Fire Department	<input checked="" type="checkbox"/> City Attorney	<input checked="" type="checkbox"/> City Downtown Dev. Auth.	<input type="checkbox"/> County Planning	<input checked="" type="checkbox"/> County Bldg. Dept.	<input type="checkbox"/> Irrigation District	<input type="checkbox"/> Drainage District	<input type="checkbox"/> Water District	<input type="checkbox"/> Sewer District	<input type="checkbox"/> U.S. West			<input type="checkbox"/> Public Service	<input type="checkbox"/> GVRP	<input type="checkbox"/> CDOT	<input type="checkbox"/> Corps of Engineers	<input type="checkbox"/> Walker Field	<input checked="" type="checkbox"/> City Police Dept.	
<input checked="" type="checkbox"/> Application Fee	VII-1	1																							
<input checked="" type="checkbox"/> Submittal Checklist*	VII-3	1																							
<input checked="" type="checkbox"/> 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	1	1
<input checked="" type="checkbox"/> Planning Clearance*	VII-3	1																							
<input checked="" type="checkbox"/> 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	1	1
<input checked="" type="checkbox"/> Evidence of Title	VII-2	1		1				1																	
<input type="checkbox"/> Appraisal of Raw Land	VII-1	1		1	1																				
<input type="checkbox"/> Deeds	VII-1	1		1			1																		
<input type="checkbox"/> Easements	VII-2	1	1	1	1		1																		
<input type="checkbox"/> Aviation Easement	VII-1	1		1			1																		
<input type="checkbox"/> ROW	VII-3	1	1	1	1		1																		
<input type="checkbox"/> Improvements Agreement/Guarantee	VII-2	1	1	1			1																		
<input type="checkbox"/> CDOT Access Permit	VII-3	1	1																						
<input type="checkbox"/> Industrial Pretreatment Sign-off	VII-4	1	1																						
<input checked="" type="checkbox"/> 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	1	1
<input type="checkbox"/> Elevation Drawing	IX-13	1	1																						
<input checked="" type="checkbox"/> Site Plan	IX-29	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
<input checked="" type="checkbox"/> 11"x17" Reduction of Site Plan <i>ekw</i>	IX-29				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
<input type="checkbox"/> Grading and Drainage Plan	IX-16	1	2										1												
<input type="checkbox"/> Storm Drainage Plan and Profile	IX-30	1	2										1		1	1									
<input type="checkbox"/> Water and Sewer Plan and Profile	IX-34	1	2	1			1						1	1	1	1									
<input type="checkbox"/> Roadway Plan and Profile	IX-28	1	2										1												
<input type="checkbox"/> Road Cross-Sections	IX-27	1	2										1												
<input type="checkbox"/> Detail Sheet	IX-12	1	2																						
<input checked="" type="checkbox"/> Landscape Plan	IX-20	2	1	1																					
<input type="checkbox"/> Geotechnical Report	X-8	1	1							1															
<input type="checkbox"/> Final Drainage Report	X-5.6	1	2									1													
<input type="checkbox"/> Stormwater Management Plan	X-14	1	2									1								1					
<input type="checkbox"/> Phase I and II Environmental Report	X-10,11	1	1																						
<input type="checkbox"/> Traffic Impact Study	X-15	1	2																			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.

REPORT CHECKLIST AND OUTLINE

GENERAL PROJECT REPORT

CHECKLIST	OK	NA
Typed text		
Size: 8½ x 11" format		
Bound: If more than 1 page, use a staple.		
Name of report on a title page or on the first page of text		

OUTLINE

- A. Project Description
 - 1. Location 175 GRAND AVE
 - 2. Acreage 93' x 150'
 - 3. Proposed use OFFICE BLDG.
- B. Public Benefit
- C. Project Compliance, Compatibility, and Impact N.A.
 - 1. Adopted plans and/or policies (for rezones, variances, conditional and special use, revocable permits, and vacations, discuss the circumstances that justify the request, as required by the Zoning and Development Code)
 - 2. Land use in the surrounding area COMMERCIAL
 - 3. Site access and traffic patterns
 - 4. Availability of utilities, including proximity of fire hydrants ALL AVAILABLE / SEE MAP DRAWING
 - 5. Special or unusual demands on utilities (high water or sewage quantities, grease, or sediment contribution, pre-treatment needs, etc.) N.A.
 - 6. Effects on public facilities (fire, police, sanitation, roads, parks, schools, irrigation, etc.)
 - 7. Site soils and geology (such as per SCS soils mapping)
 - 8. Impact of project on site geology and geological hazards, if any N.A.
 - 9. Hours of operation 9:00 - 5:00 MON - SAT
 - 10. Signage plans
- D. Development Schedule and Phasing

138 94

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COMMENTS

- 1. This report should only provide general information, and should not be more than 2 pages long.

GRAND AVENUE

38+00

12" STORM

39+00

ALK CONC. DR.

STORM
SERVATION

150'
CONC. LOT

30'
DRIVEWAY
CURB CUT

DIRT

5' S.W.

POST
150'

GRAVEL/
RED ROCK

PAVT. LOT

PAVT. LOT

1-015
properties
Ave.
son Ct.
81503

125 Grand Ave.

2945-143-01-016
Karen Marquette
145 Grand Ave.
9113 Emerald Grove
Lakeside, Ca. 92041

138 9'

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20' ALLEY

A

REVIEW COMMENTS

Page 1 of 2

FILE # 138-94

TITLE HEADING: Site Plan Review - Office Bldg.

LOCATION: 125 Grand Avenue

PETITIONER: Far/Max

PETITIONER'S ADDRESS/TELEPHONE: 359 Main St., Ste. 7
Grand Junction, CO 81501
241-3939

PETITIONER'S REPRESENTATIVE: Steve Fleming

STAFF REPRESENTATIVE: Tom Dixon

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

CITY UTILITY ENGINEER
Bill Cheney

8/18/94
244-1590

General: It's imperative we find out what size water taps are going to be required so they can be installed prior to the completion of Grand Avenue. After talking with the Project Engineer, it appears this has already been done.

CITY PARKS AND RECREATION
Don Hobbs

8/17/94
244-1542

We will need an independent appraisal of the site for determination of the open space fee if a fee is required for this action.

MESA COUNTY BUILDING DEPT.
Bob Lee

8/16/94
244-1656

Exterior fire walls will be required based on location of property. Need two sets of architecturally stamped plans for plan review.

CITY FIRE DEPARTMENT
Hank Masterson

8/15/94
244-1400

A fire flow survey must be completed. Submit a complete set of stamped plans to the Fire Department.

CITY DEVELOPMENT ENGINEER
Jody Kliska

244-1591
244-1591

A power of attorney for future alley improvements is required.

The alley access needs to be controlled by a defined driveway. The site plan should show the location of the utility pole and guy wire so there is no conflict with a driveway location.

The parking in the front of the building still presents some problems. The end space to the west does not allow a vehicle to back out of the space and be headed front out toward the driveway. The other concern is when spaces in front are full, there is no way for a vehicle which has entered and not been able to park to turn around and exit. Backing out onto Grand Avenue is prohibited.

There should be a pedestrian connection from the building to Grand Avenue.

The TCP is calculated at \$1,632.

The drainage fee is calculated at \$856.24.

STAFF REVIEW

FILE: 138-94

DATE: August 24, 1994

STAFF: Tom Dixon

REQUEST: Site Plan Review

LOCATION: 125 Grand Avenue

APPLICANT: Steve Fleming

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Office

SURROUNDING LAND USE: Business/Commercial

EXISTING ZONING: C-1 and C-2

SURROUNDING ZONING:

NORTH: C-1 and C-2

SOUTH: C-1 and B-3

EAST: C-1

WEST: C-2

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES:

The Grand Avenue Corridor Guidelines apply to this site. The portion of Grand Avenue between 1st and 7th Streets is classified as a minor arterial. It serves as a major east/west traffic route and as a transitional corridor between business and commercial uses to the north.

Two of the General Guidelines that could apply to the site are:

4. Alleyway usage as access to private parking lots is discouraged, and
6. Landscaping and architectural design should retain the residential character of the corridor.

STAFF ANALYSIS:

This proposal is for a one story office building containing 4,080 square feet. The proposed building is 85 feet by 48 feet with parking to occur in both the front, with access onto

Grand Avenue, and in the back with access from an alley. In all, 18 off-street parking spaces are proposed, eight in front of the building and ten in the back.

The site is in a split zone with C-1 occurring on all but the westerly 25 feet (which is Lot 9 in Block 78 of the City of Grand Junction) which has a zoning designation of C-2. For the purposes of this review, there should be no conflict in development standards such as building height, off-street parking, required landscaping, etc. because the standards are basically the same in both zones. However, in cases where there is a discrepancy, the more restrictive standards apply.

Office uses are allowed in both the C-1 and C-2 zones. The proposed use of the site as a real estate office is allowed in both of these zones.

Development standards that apply to this proposal include:

- 1) Maximum building height is 40 feet;
- 2) Minimum side and rear yard setbacks are 0 feet;
- 3) Minimum front yard setback from center of right-of-way for a minor arterial is 45 feet.
- 4) A minimum of seventy-five percent (75%) of the required front yard setback shall be landscaped or 75% of the first 5 feet. In this instance, the latter would apply.
- 5) One off-street parking space per 300 square feet of gross floor area, plus one space for each office-owned/leased vehicle.
- 6) Three (3) bicycle parking spaces.

Several deficiencies are evident with this proposal. First of all, it does not appear that the 75% landscaping requirement for the front yard is satisfied. Therefore, a modified site plan must be submitted that illustrates satisfaction of this requirement.

Second, the parking in the front of the building does not work for several reasons. The two spaces on the west end do not provide sufficient turning radii to safely maneuver unless vehicles are allowed to back into the sidewalk and/or the landscaped area. This is not acceptable. In addition, the location of the handicapped space requires a vehicle to back into the driveway (or at least to block it) when leaving the parking lot. This also needs to be corrected in order to assure safe maneuvering in the parking lot and to avoid a queuing of automobiles on Grand Avenue that might want to turn into the parking lot when the driveway is blocked.

Third, the front parking lot provides for no curb stops or other measures that would prevent cars backing onto the sidewalk along Grand Avenue. The City has undertaken an enormous investment in the reconstruction of Grand Avenue and one of the objectives is to provide a safer and friendlier pedestrian environment. A redesigned plan that incorporates landscaping

and curb stops between the sidewalk and parking area or building will prevent this maneuvering into the sidewalk.

Fourth, the project is proposing two separate parking lots with 18 total spaces. Based on code requirements, only 14 spaces are expected to be needed. All parking lots over 15 spaces must have 5% of the total area of the parking lot used for landscaping. This amount is exclusive of the front yard landscaping requirement. This landscaping must be shown on a re-submitted plan.

Fifth, the proposed development ignores a walkway connection between the building and the sidewalk. This is probably an oversight and should be corrected on the re-submitted plan. Three bicycle spaces are also required with this development.

Sixth, the site presently has a billboard located on the western side of the property. The site plan does not show this. It is assumed that the billboard be removed but if it is to be retained, the amount of allowed sign allotment for the site will be effected.

Finally, as discussed at the pre-application conference, this proposed building does not fit well on this lot due to the long and narrow configuration of the parcel, the desire for a building to take up the nearly full width of the lot, and the fact that the remainder of the lot maximizes the allotment of off-street parking. Only 432 square feet of landscaping is proposed on the entire site. It is difficult to image that this project will be an enhancement, as it is proposed, to the redeveloped Grand Avenue corridor. The site layout should be reconsidered with more attention to creating a development that lends greater support to the public investment on Grand Avenue.

STAFF RECOMMENDATION:

Re-submit a site plan and provide additional information, when needed, showing:

- a) all required landscaping, including 75% of the first five (5) feet of the front yard setback and 5% of the total parking area if 15 or more parking spaces are provided.
- b) the amounts (in both square footage and percentage) of the areas being landscaped. This must include types, sizes and numbers of plants. If a separate landscape plan is re-submitted, this information need only be illustrated on that plan.
- c) a manner of parking and circulation which overcomes the lack of turning radii, the blocking of the driveway from a vehicle leaving the handicapped space, curb stops or other restrictive measures to prevent vehicles from backing onto the sidewalk along Grand Avenue, and the curbing of the back portion of the alleyway except for an access into the parking area.
- d) a walkway connection between the sidewalk and the building.
- e) three bicycle parking spaces.

f) the total amount and number of signs proposed to be used on the site when development occurs.

g) a north arrow and identification of Grand Avenue and the alley.

Staff still would encourage a re-orientation of the building to better fit the site, especially in lieu of the significant issues identified and discussed. If these basic issues are not adequately resolved, staff recommendation for the review is likely to be denial. However, staff is available to assist in suggesting solutions to these development problems.



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

October 24, 1994

Jay Fellhauer
% Far/Max
359 Main Street, Suite #7
Grand Junction, CO 81501

Dear Jay,

The fence currently in place on the east side of the property at 115 Grand Avenue was required because there was once a residence located at 125 Grand Avenue. Whenever a non-residential use or zone abuts a residential zone or, in this case, a residence, screening is required to be provided by the non-residential development.

With your commercial development currently underway at 125 Grand, the fence is no longer required of the commercial use at 115 Grand. It may be removed without restrictions or conditions.

If you should have any questions, please contact me at 244-1447.

Sincerely,

Tom Dixon, AICP, Senior Planner

cc: Rob Lipson
File #138-94



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

MEMORANDUM

TO: Gail Woodmansee

FROM: Tom Dixon, Senior Planner

DATE: November 7, 1994

SUBJECT: Parks and Open Space fee refund

Jay Fellhauer was assessed a Parks and Open Space fee of \$3,850 for his project at 125 Grand Avenue. The fee was mistakenly applied because he had been through a Site Plan Review process and the money was collected prior to his receiving a planning clearance. I notified Mr. Fellhauer of the error and told him that we would be refunding the full \$3,850. A copy of the receipt is attached.

An address to send Mr. Fellhauer his refund is:

% FAR/REMAX
359 Main Street
Suite #7
Grand Junction, CO 81501

cc: #138-94



FAR/MAX LLC
125 GRAND AVENUE
GRAND JUNCTION CO 81501

February 24, 1995

Grand Junction Planning Department
Attention Tom Dixson

RE: 125 Grand Avenue Building

Dear Mr. Dixson,

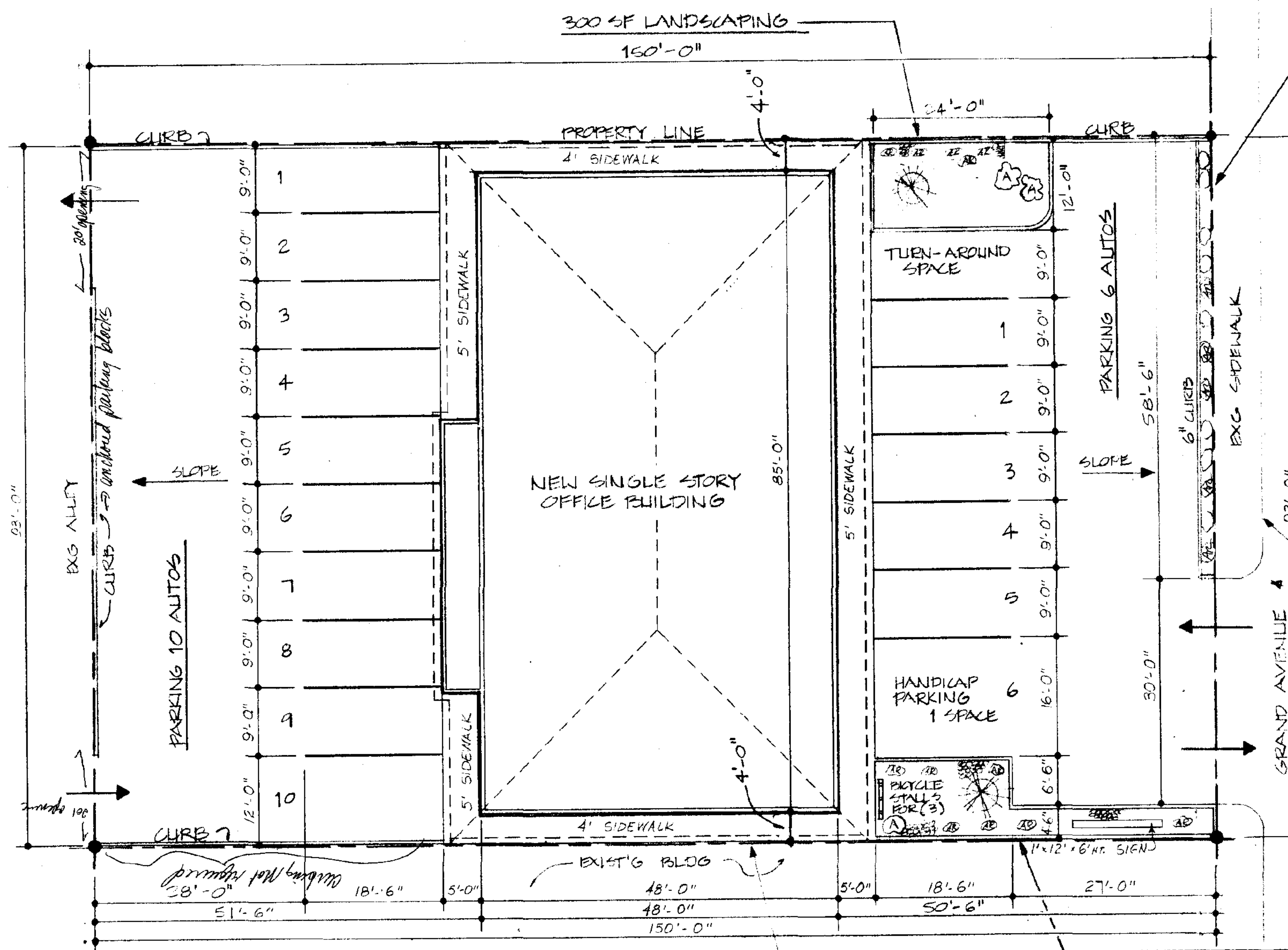
Per your request, please find enclosed a deposit of \$2,500.00 payable to the City of Grand Junction. This deposit is to be held by the City of Grand Junction until the back parking lot is blacktopped and the front and back parking lots are striped.

Once the blacktop pavement is installed in the back parking lot and both parking lots are striped, this deposit will be returned to FAR/MAX in approximately 30 days.

Sincerely,



Jay S. Fellhauer
President
FAR/MAX LLC



740 SF LANDSCAPING REQUIRED

SYMBOL	BOTANICAL NAME	QUANTITIES	SIZES
[Pattern]	DECORATIVE ROCK	600 SF	NA
[Symbol]	AUSTRIAN PINE	2	5 GAL
[Symbol]	ASPEN TREE	4	5 GAL
[Symbol]	ARBOVITAE	26	1 GAL

AN UNDERGROUND PRESSURIZED IRRIGATION SYSTEM WILL BE PROVIDED

APPROVAL: _____
 NAME: _____ DATE: _____

ALL RADII OF TURNS, CURB CUTS, OTHER CURBS, & DRAINAGE REQUIREMENTS PER CITY OF GRAND JUNCTION APPLICABLE CODES & REQUIREMENTS

ACCEPTED 9/22/94 *John Dixon*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

NOTE: THIS DRAWING IS NOT A SURVEY & IS FOR PARKING, SETBACK & LANDSCAPE REQUIREMENTS APPROVAL ONLY

PROVIDE ADEQUATE DRAINAGE OFF SIDEWALK, PROVIDE SEALANT BETWEEN CONC & EXISTING BLDG.



1 SITE PLAN
 A1 1" = 10'-0"

REVISIONS	BY

ROBERT GREGG ARCHITECTS
 GRAND JUNCTION COLORADO 81501
 1144 WHITE AVENUE
 TELEPHONE 308 245 9454 FAX 303 243 2860

FAR/MAX OFFICE BUILDING
 125 GRAND AVENUE
 GRAND JUNCTION, COLORADO

DRAWN R. ESTES
CHECKED <i>[Signature]</i>
DATE 9-09-94
SCALE 1" = 10'-0"
JOB NO.
SHEET A1

Site check - 7/22/95
 No curbs on road
 No bike track