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File   RZP-1996-076  

Name:   Rezone from B-3 to PB for Proposed Office – 123 North 7<sup>th</sup> Street  

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

X	X	Correspondence			
X	X	Deed Bk 2092 / Pg 521			
X	X	Parking Model			
X	X	Parking Dimensions			
X	X	Planning Commission Minutes – 6/11/96, 6/19/96 - **			
X	X	Ordinance No 2936 - **			
X	X	Aerial of Site			
X	X	Site and Second Floor Plan			
X		Planning Commission Notice of Public Hearing mail-out – 5/31/96			
X		Elevation Map			



# DEVELOPMENT APPLICATION

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

Receipt \_\_\_\_\_  
 Date \_\_\_\_\_  
 Rec'd By \_\_\_\_\_  
 File No. RZF-96-76

*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 checked="" type="checkbox"/> Rezone			123 N. 7th St.	From: B-3 To: PB	Proposed office
<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input checked="" type="checkbox"/> Final		"	"	"
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input checked="" type="checkbox"/> Revocable Permit					

<input checked="" type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
123 Group L.L.C.	123 Group L.L.C.	Ed Chamberlin
Name	Name	Name
P.O. Box 3239	P.O. Box 3239	437 Main Street
Address	Address	Address
Grand Junction, CO 81502	Grand Junction, CO 81502	Grand Junction, Co 81501
City/State/Zip	City/State/Zip	City/State/Zip
245-9410	245-9410	242-6804
Business Phone No.	Business Phone No.	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 required hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.*

*[Signature]* \_\_\_\_\_ Date 4/1/96

*[Signature]* \_\_\_\_\_ Date 4/1/96

Signature of Property Owner(s) - attach additional sheets if necessary \_\_\_\_\_ Date \_\_\_\_\_

Ed Chamberlain

# SUBMITTAL CHECKLIST

RZF-96-76

## REZONE - PLANNED DEVELOPMENT

Location: 123 N. 7th

Project Name: \_\_\_\_\_

ITEMS		DISTRIBUTION																				TOTAL REQ'D.			
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City G.J.P.C. (8 sets)	City Downtown Dev. Auth.	County Planning	County Bldg. Dept.	Irrigation-District City Council	Drainage District	Water District	Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers		Walker Field	Persigo	TCL Cable
Submittal Deadline - 4/1																									
Date Received _____																									
Receipt # <u># 3779</u>																									
File # <u># 330.00</u>																									
● Application Fee \$330	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	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	1	1
● 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	1	1
● Evidence of Title	VII-2	1		1				1																	
○ Appraisal of Raw Land	VII-1	1			1	1																			
● Names and Addresses*	VII-2	1																							
● Legal Description*	VII-2	1		1																					
○ Deeds	VII-1	1		1				1																	
○ Easements	VII-2	1	1	1	1			1									1	1	1					1	
○ Avigation Easement	VII-1	1		1				1														1			
○ ROW	VII-3	1	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	1	1
● Elevation Drawing	IX-13	1	1																						
● 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
● 11"x17" Reduction of Site Plan	IX-29					1	1	1	8	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								1			
○ Storm Drainage Plan and Profile	IX-30	1	2											1			1	1	1					1	
○ Water and Sewer Plan and Profile	IX-34	1	2	1			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					8																
○ 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			

NOTES: \* An asterisk in the item description column indicates that a form is supplied by the City.

# DRAWING STANDARDS CHECKLIST

## SITE PLAN

ITEM	GRAPHIC STANDARDS	OK	NA	
SECTION VIII	A	Scale: 1" = 20', 30', 40', or 50'		
	B	Sheet 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 ROWs		
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.

2945-143-07-010  
HARRY E WILLIAMS  
640 ROOD AVE  
GRAND JUNCTION, CO 81501-2742

2945-143-07-014  
ANTHONY W WILLIAMS  
ETAL  
200 N 6TH ST  
GRAND JUNCTION, CO 81501-2760

2945-143-07-013  
ANTHONY W WILLIAMS  
PO BOX 338  
GRAND JUNCTION, CO 81502-0338

2945-143-07-017  
ANTHONY W WILLIAMS  
ETAL C/O DALBY WENDLAND & CO  
PC  
PO BOX 430  
GRAND JUNCTION, CO 81502-0430

2945-143-07-007  
KEN RABIDEAU  
M S RABIDEAU & D J EDSON  
861 QUAIL RUN DR  
GRAND JUNCTION, CO 81505-8607

2945-143-18-002  
GARY L VANDERWOOD  
ETAL C/O 4 SEASONS REAL ESTATE  
134 N 6TH ST  
GRAND JUNCTION, CO 81501-2726

2945-143-18-001  
TRUMAN F CLAWSON  
4265 PARKVIEW DR  
SALT LAKE CITY, UT 84124-3423

2945-143-19-002  
CAROLYN SANTY  
1801 N 4TH ST  
GRAND JUNCTION, CO 81501-2101

2945-143-07-004  
ANTHONY W WILLIAMS  
W L TURNER  
200 N 6TH ST  
GRAND JUNCTION, CO 81501-2760

2945-143-07-015  
ANTHONY W WILLIAMS  
ETAL  
200 N 6TH ST  
GRAND JUNCTION, CO 81501-2760

2945-143-07-002  
JAMES GOLDEN  
KEITH G MUMBY  
PO BOX 398  
GRAND JUNCTION, CO 81502-0398

2945-143-07-008  
DANIEL L MCCOY  
JANET L  
PO BOX 1092  
GRAND JUNCTION, CO 81502-1092

2945-143-18-007  
RUTH HUNT GORMLEY  
2433 N 1ST ST  
GRAND JUNCTION, CO 81501-2011

2945-143-18-012  
SENTINEL SQUARE INC  
PO BOX 4003  
GRAND JUNCTION, CO 81502-4003

2945-143-19-004  
AMORA L BLEY  
7123 FOUR RIVERS RD  
BOULDER, CO 80301-3733

2945-143-19-001  
SHERWOOD INVESTMENT CO  
833 26 RD  
GRAND JUNCTION, CO 81506-8609

2945-143-07-012  
ANTHONY W WILLIAMS  
ETAL  
200 N 6TH ST  
GRAND JUNCTION, CO 81501-2760

2945-143-07-011  
ANTHONY W WILLIAMS  
ETAL  
PO BOX 338  
GRAND JUNCTION, CO 81502-0338

2945-143-07-003  
JAMES GOLDEN  
KEITH G MUMBY  
PO BOX 398  
GRAND JUNCTION, CO 81502-0398

2945-143-07-016  
COURTHOUSE PLACE  
INVESTMENTS INC  
PO BOX 2067  
GRAND JUNCTION, CO 81502-2067

2945-143-18-008  
JOHN O PRICE  
LILY A  
620 MAIN ST  
GRAND JUNCTION, CO 81501-2708

2945-143-18-006  
CHARLES P MOORE  
KAREN L  
687 STEP A SIDE DR  
GRAND JUNCTION, CO 81506

2945-143-19-005  
KERN H COPELAND  
C/O GORMLEY AGENCY  
2433 N 1ST ST  
GRAND JUNCTION, CO 81501-2011

2945-143-19-006  
DEBRA DIANNE GRAHAM  
302 FOREST AVE  
LAGUNA BEACH, CA 92651-2116

2945-144-07-002  
CARROLL E MULTZ  
ETAL  
634 MAIN ST STE 100  
GRAND JUNCTION, CO 81501-2773

2945-144-07-003  
DALE G COLE  
235 N 7TH ST  
GRAND JUNCTION, CO 81501-3401

2945-144-08-001  
4SC PARTNERSHIP  
PO BOX 3112  
GRAND JUNCTION, CO 81502-3112

2945-144-08-004  
WESTERN SLOPE LEASING  
COMPANY INC  
PO BOX 92  
GRAND JUNCTION, CO 81502-0092

2945-144-17-001  
DOWNTOWN STANDARD  
  
702 MAIN ST  
GRAND JUNCTION, CO 81501-3536

2945-144-17-003  
AMORA L BLEY  
ETAL  
7123 FOUR RIVERS RD  
BOULDER, CO 80301-3733

2945-144-17-005  
THOMAS R LACROIX  
LINDA G LACROIX  
244 E FALLEN ROCK RD  
GRAND JUNCTION, CO 81503-1131

2945-144-17-006  
FIDELITY MORTGAGE COMPANY  
  
735 ROOD AVE  
GRAND JUNCTION, CO 81501-3480

2945-144-17-013  
ROBERT L MITTON  
655 N 12TH ST  
GRAND JUNCTION, CO 81501

2945-144-17-975  
NATIONAL COUNCIL ON  
ALCOHOLISM & DRUGS  
ABUSE MESA COUNTY INC  
136 N 7TH ST  
GRAND JUNCTION, CO 81501-3524

2945-144-18-005  
GRAND PARTNERSHIP ONE PARK  
CENTRAL  
1515 ARAPAHOE ST STE 1600  
DENVER, CO 80202-2116

2945-144-18-006  
FRANK W BERING  
GRETCHEN S C/O WINERY  
642 MAIN ST  
GRAND JUNCTION, CO 81501-2708

2945-144-18-007  
ROBERT J ARMANTROUT  
YVONNE C  
2291 SHIPROCK RD  
GRAND JUNCTION, CO 81503-1189

2945-144-19-941  
GRAND JUNCTION COLORADO  
PARKING AUTHORITY  
  
GRAND JUNCTION, CO 81501

2945-144-19-949  
CITY OF GRAND JUNCTION  
  
250 N 5TH ST  
GRAND JUNCTION, CO 81501-2628

2945-144-20-002  
MARY C DONLAN  
PO BOX 995  
CARBONDALE, CO 81623-0995

2945-144-20-003  
PAUL PARKER  
509 29 RD  
GRAND JUNCTION, CO 81501-5001

2945-144-20-004  
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2945-144-08-017  
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2945-144-08-018  
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GRAND JUNCTION, CO 81502-0092

2945-144-08-019  
ROBERT W WAGNER  
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2945-144-08-020  
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2945-144-08-021  
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~~2945-144-08-013  
4SC PARTNERSHIP  
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2945-143-07-013  
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PO BOX 338  
GRAND JUNCTION, CO 81502-0338

2945-143-07-017  
ANTHONY W WILLIAMS  
ETAL C/O DALBY WENDLAND & CO  
PC  
PO BOX 430  
GRAND JUNCTION, CO 81502-0430

2945-143-07-007  
KEN RABIDEAU  
M S RABIDEAU & D J EDSON  
861 QUAIL RUN DR  
GRAND JUNCTION, CO 81505-8607

2945-143-18-002  
GARY L VANDERWOOD  
ETAL C/O 4 SEASONS REAL ESTATE  
134 N 6TH ST  
GRAND JUNCTION, CO 81501-2726

2945-143-18-001  
TRUMAN F CLAWSON  
4265 PARKVIEW DR  
SALT LAKE CITY, UT 84124-3423

2945-143-19-002  
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GRAND JUNCTION, CO 81501-2101

2945-143-07-004  
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W L TURNER  
200 N 6TH ST  
GRAND JUNCTION, CO 81501-2760

2945-143-07-015  
ANTHONY W WILLIAMS  
ETAL  
200 N 6TH ST  
GRAND JUNCTION, CO 81501-2760

2945-143-07-002  
JAMES GOLDEN  
KEITH G MUMBY  
PO BOX 398  
GRAND JUNCTION, CO 81502-0398

2945-143-07-008  
DANIEL L MCCOY  
JANET L  
PO BOX 1092  
GRAND JUNCTION, CO 81502-1092

2945-143-18-007  
RUTH HUNT GORMLEY  
2433 N 1ST ST  
GRAND JUNCTION, CO 81501-2011

2945-143-18-012  
SENTINEL SQUARE INC  
PO BOX 4003  
GRAND JUNCTION, CO 81502-4003

2945-143-19-004  
AMORA L BLEY  
7123 FOUR RIVERS RD  
BOULDER, CO 80301-3733

2945-143-19-001  
SHERWOOD INVESTMENT CO  
833 26 RD  
GRAND JUNCTION, CO 81506-8609

2945-143-07-012  
ANTHONY W WILLIAMS  
ETAL  
200 N 6TH ST  
GRAND JUNCTION, CO 81501-2760

2945-143-07-011  
ANTHONY W WILLIAMS  
ETAL  
PO BOX 338  
GRAND JUNCTION, CO 81502-0338

2945-143-07-003  
JAMES GOLDEN  
KEITH G MUMBY  
PO BOX 398  
GRAND JUNCTION, CO 81502-0398

2945-143-07-016  
COURTHOUSE PLACE  
INVESTMENTS INC  
PO BOX 2067  
GRAND JUNCTION, CO 81502-2067

2945-143-18-008  
JOHN O PRICE  
LILY A  
620 MAIN ST  
GRAND JUNCTION, CO 81501-2708

2945-143-18-006  
CHARLES P MOORE  
KAREN L  
687 STEP A SIDE DR  
GRAND JUNCTION, CO 81506

2945-143-19-005  
KERN H COPELAND  
C/O GORMLEY AGENCY  
2433 N 1ST ST  
GRAND JUNCTION, CO 81501-2011

2945-143-19-006  
DEBRA DIANNE GRAHAM  
302 FOREST AVE  
LAGUNA BEACH, CA 92651-2116



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

## GENERAL PROJECT REPORT

123 N 7th Street

The existing building to the South is actually an addition to the phone company buildings that burned in the 1970's. The building was vacated at that time and has remained empty. The "Cycle Center" building on the corner was acquired last year to consolidate the property into one cohesive project. Alley improvements by the DDA and relocation of power lines in the north/south alley by Public Service Company have greatly improved the potential for rehabilitating this property.

The owners are proposing a two phase development to relieve a long time eyesore and create a monumental entrance into the downtown core area. The owners are working with the DDA to create a joint public/private parking lot in an area of high need, and also are looking forward to the eventual linking of city improvements to 7th street, both north and south of the downtown area.

Phase one will include demolition of the cycle center building and construction of the parking lot. We will make improvements to the north and east facades and we would like to work with the city to redesign the west alley to make the existing parking lot more attractive. Phase two will include the addition of two stories to the building for a total of 5 levels. The final building will contain approximately 25,000 sf, for sale or lease as first class office/retail space. With the addition of two floors the height of the building exceeds the allowable in the current zone, and therefore the change to a planned business zone is requested.

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

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

MAY 13 1996

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

## GENERAL PROJECT REPORT

123 N 7th Street

Revised 4/24/96

Revised 5/13/96

The existing building to the South is actually an addition to the phone company buildings that burned in the 1970's. The building was vacated at that time and has remained empty. The "Cycle Center" building on the corner was acquired last year to consolidate the property into one cohesive project. Alley improvements by the DDA and relocation of power lines in the north/south alley by Public Service Company have greatly improved the potential for rehabilitating this property.

The owners are proposing a two phase development to relieve a long time eyesore and create a monumental entrance into the downtown core area. The owners are working with the DDA to create a joint public/private parking lot in an area of high need, and also are looking forward to the eventual linking of city improvements to 7th street, both north and south of the downtown area. The development of site amenities is phased to coincide with the anticipated development of seventh street.

Phase one will include demolition of the cycle center building and construction of a temporary parking lot which will be used exclusively by the public. Nine (9) trees (of a species acceptable to the city) will be planted along both 7th Street and Rood Avenue. We will make improvements to the north and east facades and we would like to work with the city to redesign the west alley to make the existing parking lot more attractive.

Phase two will include the addition of two stories to the building for a total of 5 levels. The final building will contain approximately 25,000 sf, for sale or lease for uses as allowed in the B-3 zone. With the addition of two floors the height of the building exceeds the allowable in the current zone, and therefore the change to a planned business zone is requested. This submittal also includes the Final Plan for Phase one.

Upon application for a building permit for Phase II an improvements agreement will be signed guaranteeing the completion of landscaping work as a part of the Seventh Street improvements. If no such project has been scheduled, we will complete landscaping per city regulations prior to occupancy.

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

Available Parking

① Spaces Req'd by Code	1,332
② Peak Weekday Demand	831
③ Peak Weekend Demand	608
④ Total Available Parking	868
⑤ Surplus of Spaces	37
⑥ Spaces changed by Scenario	27
⑦ Scenario Surplus or Deficit	64
⑧ Estimated # Employees	635
⑨ Long Term Parking (10 hrst)	727
⑩ Long Term Vs. Employee	92

- ⑪ 498 private
- ⑫ 27 no limit public
- ⑬ 127 10hr meter
- ⑭ 18 on-street no limit
- ⑮ 57 on-street 10-hour
- ⑯ 77 on-street 2 hour
- ⑰ 62 on-street 1 hour

w/no parking provided

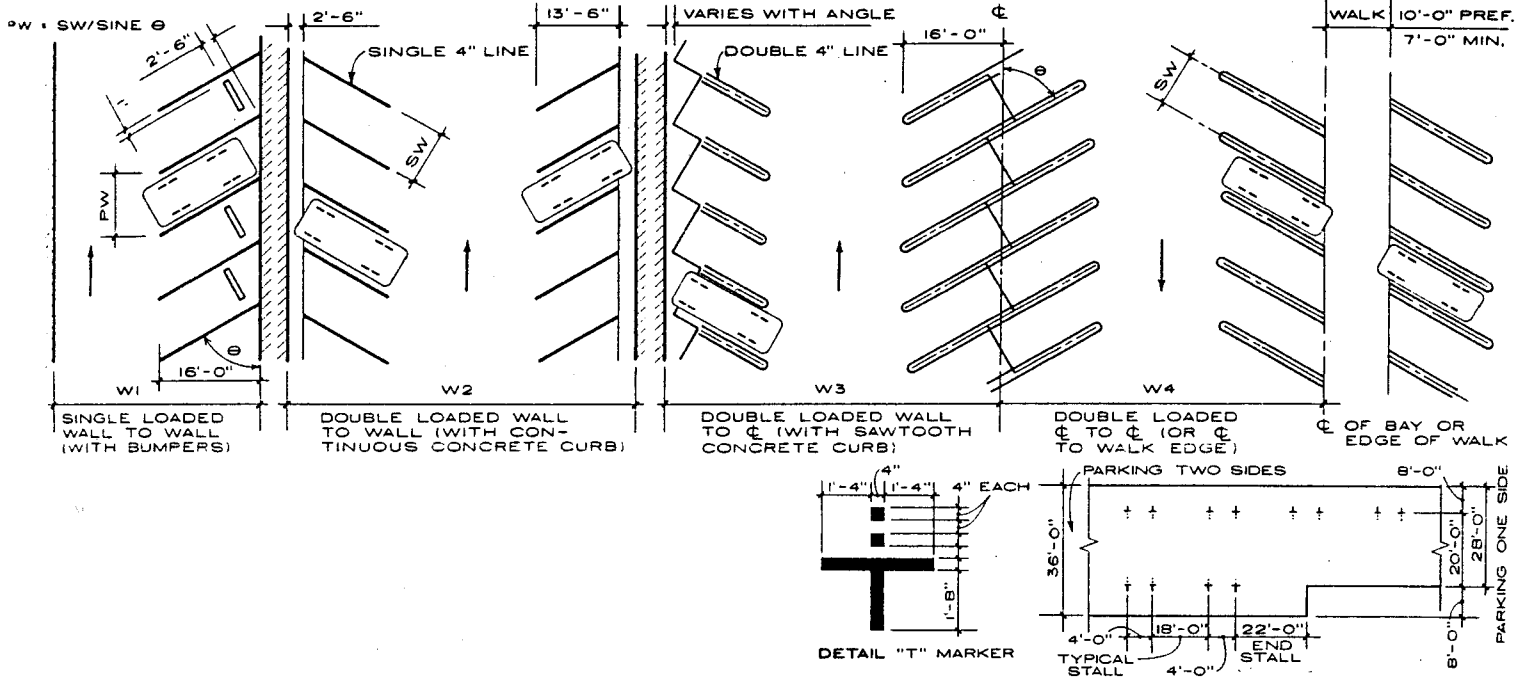
①	1,332	57 <del>15</del>
②	831	77 <del>16</del>
③	608	62 <del>17</del>
④	841	
⑤	10	
⑥	0	
⑦	10	
⑧	637	
⑨	700	
⑩	65	
⑪	498	
⑫	0	
⑬	127	
⑭	18	

NOTE: Small car dimensions should be used only in lots designated for small cars or with entrance controls that admit only small cars. Placing small car stalls into a standard car layout is not recommended. Standard car parking dimensions will accommodate all normal passenger vehicles. Large car parking dimensions make parking easier and faster and are recommended for luxury, a high turnover, and use by the elderly. When the parking angle is 60° or less, it may be necessary to add 3 to 6 ft to the bay width to provide aisle space for pedestrians walking to and from their parked cars. Local zoning laws should be reviewed before proceeding.

RECOMMENDED RANGE OF STALL WIDTHS (SW)

WIDTH (ft)	8	9	10	11	12
Small car use	8.0 - 8.5				
All day parker use	8.5 - 9.0				
Standard car use	9.0 - 9.5	9.5 - 10.0			
Luxury and elderly use		10.0 - 10.5	10.5 - 11.0		
Supermarket and camper use			11.0 - 11.5	11.5 - 12.0	
Handicapped use*					12.0 - 12.5

\*Minimum requirements = 1 or 2 per 100 stalls or as specified by local, state, or federal law; place convenient to destination.



PARKING DIMENSIONS IN FEET AND INCHES

PARALLEL PARKING STALLS AND "T" MARKER DETAIL

		θ ANGLE OF PARK											
		SW	W	45°	50°	55°	60°	65°	70°	75°	80°	85°	90°
Group I: small cars	8'-0"	1	25'-9"	26'-6"	27'-2"	29'-4"	31'-9"	34'-0"	36'-2"	38'-2"	40'-0"	41'-9"	
		2	40'-10"	42'-0"	43'-1"	45'-8"	48'-2"	50'-6"	52'-7"	54'-4"	55'-11"	57'-2"	
		3	38'-9"	40'-2"	41'-5"	44'-2"	47'-0"	49'-6"	51'-10"	53'-10"	55'-8"	57'-2"	
		4	36'-8"	38'-3"	39'-9"	42'-9"	45'-9"	48'-6"	51'-1"	53'-4"	55'-5"	57'-2"	
Group II: standard cars	8'-6"	1	32'-0"	32'-11"	34'-2"	36'-2"	38'-5"	41'-0"	43'-6"	45'-6"	46'-11"	48'-0"	
		2	49'-10"	51'-9"	53'-10"	56'-0"	58'-4"	60'-2"	62'-0"	63'-6"	64'-9"	66'-0"	
		3	47'-8"	49'-4"	51'-6"	54'-0"	56'-6"	59'-0"	61'-2"	63'-0"	64'-6"	66'-0"	
		4	45'-2"	46'-10"	49'-0"	51'-8"	54'-6"	57'-10"	60'-0"	62'-6"	64'-3"	66'-0"	
	9'-0"	1	32'-0"	32'-9"	34'-0"	35'-4"	37'-6"	39'-8"	42'-0"	44'-4"	46'-2"	48'-0"	
		2	49'-4"	51'-0"	53'-2"	55'-6"	57'-10"	60'-0"	61'-10"	63'-4"	64'-9"	66'-0"	
		3	46'-4"	48'-10"	51'-4"	53'-10"	56'-0"	58'-8"	61'-0"	63'-0"	64'-6"	66'-0"	
		4	44'-8"	46'-6"	49'-0"	51'-6"	54'-0"	57'-0"	59'-8"	62'-0"	64'-2"	66'-0"	
	9'-6"	1	32'-0"	32'-8"	34'-0"	35'-0"	36'-10"	38'-10"	41'-6"	43'-8"	46'-0"	48'-0"	
		2	49'-2"	50'-6"	51'-10"	53'-6"	55'-4"	58'-0"	60'-6"	62'-8"	64'-6"	65'-11"	
		3	47'-0"	48'-2"	49'-10"	51'-6"	53'-11"	57'-0"	59'-8"	62'-0"	64'-3"	65'-11"	
		4	44'-8"	45'-10"	47'-6"	49'-10"	52'-6"	55'-9"	58'-9"	61'-6"	63'-10"	65'-11"	
Group III: large cars	9'-0"	1	32'-7"	33'-0"	34'-0"	35'-11"	38'-3"	40'-11"	43'-6"	45'-5"	46'-9"	48'-0"	
		2	50'-2"	51'-2"	53'-3"	55'-4"	58'-0"	60'-4"	62'-9"	64'-3"	65'-5"	66'-0"	
		3	47'-9"	49'-1"	52'-3"	53'-8"	56'-2"	59'-2"	61'-11"	63'-9"	65'-2"	66'-0"	
		4	45'-5"	46'-11"	49'-0"	51'-8"	54'-9"	58'-0"	61'-0"	63'-2"	64'-10"	66'-0"	
	9'-6"	1	32'-4"	32'-8"	33'-10"	34'-11"	37'-2"	39'-11"	42'-5"	45'-0"	46'-6"	48'-0"	
		2	49'-11"	50'-11"	52'-2"	54'-0"	56'-6"	59'-3"	61'-9"	63'-4"	64'-8"	66'-0"	
		3	47'-7"	48'-9"	50'-2"	52'-4"	55'-1"	58'-4"	60'-11"	62'-10"	64'-6"	66'-0"	
		4	45'-3"	46'-8"	48'-5"	50'-8"	53'-8"	57'-0"	59'-10"	62'-2"	64'-1"	66'-0"	
	10'-0"	1	32'-4"	32'-8"	33'-10"	34'-11"	37'-2"	39'-11"	42'-5"	45'-0"	46'-6"	48'-0"	
		2	49'-11"	50'-11"	52'-2"	54'-0"	56'-6"	59'-3"	61'-9"	63'-4"	64'-8"	66'-0"	
		3	47'-7"	48'-9"	50'-2"	52'-4"	55'-1"	58'-4"	60'-11"	62'-10"	64'-6"	66'-0"	
		4	45'-3"	46'-8"	48'-5"	50'-8"	53'-8"	57'-0"	59'-10"	62'-2"	64'-1"	66'-0"	

NOTE: θ angles greater than 70° have aisle widths wide enough for two-way travel.

# REVIEW COMMENTS

Page 1 of 2

FILE #RZP-96-76

TITLE HEADING: Rezone & Preliminary Plan - B3  
(Retail Business) to PB (Planned  
Business)

LOCATION: 123 N. 7th Street

PETITIONER: 123 Group L.L.C.

PETITIONER'S ADDRESS/TELEPHONE: 437 Main Street  
Grand Junction, CO 81501  
242-6804

PETITIONER'S REPRESENTATIVE: Ed Chamberlin

STAFF REPRESENTATIVE: Kristen Ashbeck

---

**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., APRIL 25, 1996.**

---

MESA COUNTY BUILDING DEPARTMENT 4/3/96  
Bob Lee 244-1656

---

No comments at this time.

DOWNTOWN DEVELOPMENT AUTHORITY 4/8/96  
Barbara Creasman 244-1457

---

The Downtown Development Authority supports this project.

CITY FIRE DEPARTMENT 4/11/96  
Hank Masterson 244-1414

---

The Phase II addition of two floors will require that the entire building have standpipes as well as a complete fire sprinkler system.

DOWNTOWN DEVELOPMENT AUTHORITY 4/8/96  
Barbara Creasman 244-1457

---

The Downtown Development Authority supports this designation.

CITY DEVELOPMENT ENGINEER 4/15/96  
Jody Kliska 244-1591

---

1. Sidewalks are in poor shape on 7th Street and non-existent on Rood. Sidewalk construction will be required and costs will be credited to the Transportation Capacity Payment.
2. Please provide dimensions on the parking lot.

**CITY PARKS & RECREATION**

4/16/96

**Shawn Cooper**

244-3869

---

Parks will require review of the landscape plans and details. Concerned with types of trees being planted and methods of planting, irrigation, drainage and surface treatment (i.e. grates, bricks, pavement, etc.).

**CITY UTILITY ENGINEER**

4/11/96

**Trent Prall**

244-1590

---

The City of Grand Junction Utility Division has no objections to this proposal.

**CITY COMMUNITY DEVELOPMENT**

4/16/96

**Kristen Ashbeck**

244-1437

---

See attached comments and drawings.

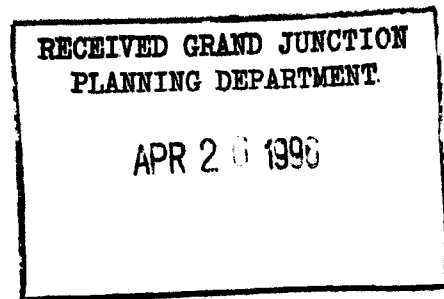
**TO DATE, COMMENTS NOT RECEIVED FROM:**

City Attorney

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

April 26, 1996

Response to Review Comments  
Project: 123 N 7th Street



**City Fire Department**

1. This item will be addressed with Phase II submittal.

**City Development Engineer**

1. No sidewalk work is anticipate with Phase I of this project in anticipation of proposed improvements to 7th Street. No transportation capacity payment should be due with Phase I as no trips will be generated.
2. Parking lot dimensions are shown on the resubmittal dated 4/26/96.

**City Parks and Recreation**

1. No landscaping is being proposed with the Phase I of this project in anticipation of the proposed 7th Street project. Landscaping shown at the northeast corner of the building will be installed in Phase II. This work is being deferred until the building is occupied and the landscaping can be maintained.

**City Community Development**

1. The narrative has been rewritten to state that the application is for rezone and final plan for Phase I. Details and other information have been included.
2. The drawing has been revised to conform with the SSID manual.
1. The buildings that occupied the site prior to the 1970's fire included about 39,000 square office of office and retail space. The largest project anticipated at the end of Phase II will include only 30,000 square feet Therefore, no parking is required under the downtown parking ordinance. However, parking is required for tenants of the building and without this parking the building would not be marketable; therefore 27 spaces are shown.

· 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

- 2 We disagree that the project is not in line with the intentions of the planned zone. There is sufficient area dedicated to landscaping on the site to meet the 5% landscaping requirement, although we would like to work with the city and the DDA in developing even more landscaping in a coordinated effort with the 7th Street redevelopment project. Also, as noted above, parking standards have been exceeded. We have discussed the 7th Street project with Cavonne and Associates and they have indicated that a direction for the design has not been determined. There are three possibilities that include:
  1. An extension of the landscape median in the 7th Street historic district.
  2. The new Grand Avenue treatment.
  3. The Main Street shopping park treatment.

These three directions will be evaluated, but not within the time frame of Phase I. Our proposal is to establish an edge of pavement line which will effectively increase the available right-of-way for the proposed streetscape when it is designed. Easements for this additional property will be granted to the city if necessary as part of our joint public/private parking lot development.

The petitioners met with the DDA April 19, 1996 to review the proposed development plan.

The parking lot width is slightly narrower than the parking standards; however, as stated above, parking is not required for this project. We have tried to maximize this width and still allow space for a handicap accessible entrance to the elevated first floor.

3. The rezone approach was suggested by Kathy Portner with the Community Development Department in lieu of a variance application. We want to begin this project as soon as possible and would like to proceed in the most expeditious route whether it be planned zone or variance.
  1. The proposed height of the building is approximately 67 feet and the drawing has been corrected to shown the height and the new stairway design.
  1. The location of a monument sign to be constructed in Phase II has been shown.

Sincerely,



Edward J. Chamberlin, AIA  
EJC/ca



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

## **GENERAL PROJECT REPORT**

**123 N 7th Street**

Revised 4/24/96

The existing building to the South is actually an addition to the phone company buildings that burned in the 1970's. The building was vacated at that time and has remained empty. The "Cycle Center" building on the corner was acquired last year to consolidate the property into one cohesive project. Alley improvements by the DDA and relocation of power lines in the north/south alley by Public Service Company have greatly improved the potential for rehabilitating this property.

The owners are proposing a two phase development to relieve a long time eyesore and create a monumental entrance into the downtown core area. The owners are working with the DDA to create a joint public/private parking lot in an area of high need, and also are looking forward to the eventual linking of city improvements to 7th street, both north and south of the downtown area.

Phase one will include demolition of the cycle center building and construction of the parking lot. We will make improvements to the north and east facades and we would like to work with the city to redesign the west alley to make the existing parking lot more attractive. Phase two will include the addition of two stories to the building for a total of 5 levels. The final building will contain approximately 25,000 sf, for sale or lease for uses as allowed in the B-3 zone. With the addition of two floors the height of the building exceeds the allowable in the current zone, and therefore the change to a planned business zone is requested. This submittal also includes the Final Plan for Phase one.

· 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  
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TELEPHONE (303) 242-6804  
FAX (303) 245-4303

Grand Junction  
Downtown Development Authority

233 S. 5th Street P.O. Box 296  
Grand Junction, Colorado 81502  
Phone (970) 245-2926

May 14, 1996

Ed Chamberlin  
Chamberlin Architects  
437 Main Street  
Grand Junction, Colorado 81501

Dear Ed,

At the May 10, 1996, meeting of the DDA Board a decision was made to participate in your project. I presented three primary reasons to support the project at 123 N. 7th Street. First, the project will provide more parking and landscaping. It is important to make sure public parking during evening and weekend hours is on the deed as a deed restriction. Second, the project will clean up the corner and make use of the building. Third, the project will add downtown office space and the private investment will contribute to the overall TIF funds in the long term.

In general, the DDA participation will act as a catalyst for overall development of this property. The DDA's support is contingent on the exact plans and the amount of funds we will have.

There was a motion and approval of Phase I with a commitment of \$62,000.00 subject to financial approval of the parking and landscaping plan. The DDA will commit up to \$100,000.00 for Phase II work contingent on financing and plan approval.

All DDA Board members were in favor of the decision.

Sincerely,



Barbara Creasman

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

May 14, 1996

Kris Ashbeck  
Community Development Department  
City of Grand Junction

RE: Rezone and Preliminary Final Plan  
123 North 7th Street  
File RZF 96-76

Dear Kris,

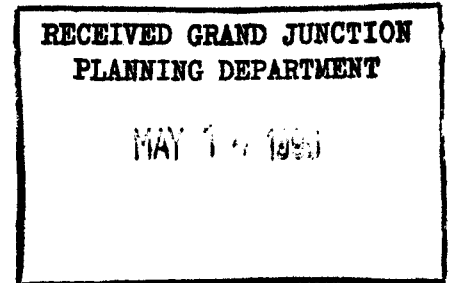
I have received your staff comments and request that the planning commission table our request until June 4th. This additional time will allow us to meet and clarify the issues.

Sincerely,



Edward J. Chamberlin, AIA

EJC/C:\61DOCS\PROJECTS\471-141N\ASHBECK.LTR



· 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

STAFF REVIEW

---

FILE: RZF 96-76

DATE: June 4, 1996

REQUEST: Rezone and Preliminary Plan

LOCATION: 123 North 7th Street

APPLICANT: 123 Group L.L.C. / Ed Chamberlin

STAFF: Kristen Ashbeck

---

EXISTING LAND USE: Retail and Vacant Building

PROPOSED LAND USE: Office and Parking Lot

SURROUNDING LAND USE:

- NORTH: Commercial - KGEM/KSTR Radio Station
- SOUTH: Commercial - Junction Square and The Winery Restaurants
- EAST: Office (C.A.S.A. & General Contractor) & Vacant Commercial
- WEST: Public Parking Lot

EXISTING ZONING: Retail Business (B-3)

SURROUNDING ZONING: All B-3

PROPOSED ZONING: Planned Business (PB)

---

EXECUTIVE SUMMARY: 123 Group, represented by Ed Chamberlin, Chamberlin Architects, is requesting a rezone of the property on the southwest corner of 7th Street and Rood Avenue from Retail Business (B-3) to Planned Business (PB) in order to demolish an existing retail building, construct a parking lot and upgrade the building facade (Phase 1), and add two stories to an existing vacant building (Phase 2).

STAFF ANALYSIS

**Relationship to Comprehensive Plan:** This proposal is consistent with the Grand Junction *Downtown Development Strategy Plan*. The Plan promotes planned zones and includes the area of 7th and Rood in the "Commercial" district (PB) which is described as a transition/office area, providing support services. Additionally, an objective of the Plan is to encourage the development and expansion of offices in areas on the periphery of the commercial core. The proposed project at 7th and Rood meets this objective.

PC 6/11/96

Rezone: Approved w/  
staff conditions

Prelim Plan: Approved subject  
to staff conditions  
except all maps  
required w/ Phase 1.

**Proposed Zoning/Land Use.** The Planned Business (PB) zone district is proposed in order to give the developer design flexibility in terms of bulk requirements (height), parking standards, and landscape requirements. The petitioner is requesting that the PB zone for this location allow uses consistent with the existing B-3 zone. Staff recommends that the list of uses not include most of those allowed in B-3 with a Conditional or Special Use Permit and that the remaining list of uses be modified to include only those that are most likely to be developed on the site. Staff recommends that the following uses be allowed in the proposed PB zone:

- Business Residence
- Multifamily Housing
- Cultural/Educational/Recreational Facilities
- Dance/Music Schools
- Vocational/Technical Schools
- Membership Clubs & Community Activity Buildings
- Clinics
- Counseling Center
- Service Business - Limited, Inside
- Service Business - Personal, Inside
- Health Athletic Clubs & Services
- Parking Lots
- Retail Business - Limited, Inside
- Restaurant Business, Limited

The maximum height allowed in the existing B-3 zone is 40 feet. The proposed building height is 67 feet. Staff feels this is an appropriate scale for this location and for the downtown area in general and recommends the following bulk requirements for the proposed PB zone: Height: Sixty-seven (67) feet; front yard setback: Ten (10) feet; side and rear yard setbacks: Zero (0) feet.

**Project Phasing.** The developer is proposing to complete this project in two phases. For the purposes of action by the Planning Commission, the plan being considered is a Preliminary Plan. There is not sufficient detail to consider this a Final Plan. However, Planning Commission might consider the option of allowing the Final Plan to be reviewed administratively. The developer currently envisions the phasing to proceed as follows:

- Phase 1 - Demolish building on the southwest corner of 7th and Rood.  
Construct parking lot w/ limited landscape improvements  
Parking lot will be entirely for public use  
Upgrade facade of remaining building (former Mountain Bell building).
- Phase 2 - Add two stories to the remaining building and complete streetscape/landscape/public improvements (to be completed as part of 7th Street improvement project at some unknown time in the future)

**Parking.** The intent of the planned zone is to provide additional amenities to a project, beyond that required of a typical zone district in exchange for flexibility. In order to do so, the developer is proposing to allow shared public use of the parking lot (evenings/weekends) and participate in the improvements project proposed for 7th Street.

The present plan indicates 26 parking spaces, 3 of which are substandard but could be considered compact car spaces. According to the analysis of this project utilizing the City's parking model, this proposal will only add to an existing surplus of parking in this part of downtown at peak times. Thus, the amount added (whether 10 spaces or 26) is not critical to the impact on parking demand. In addition, from a Code perspective, parking is not required since the parking requirement for the square footage to be added balances with the parking requirement for the square footage to be demolished. However, the developer is proposing parking in order to better market the office space to prospective tenants who may need conveniently-located parking for visitors or clients. The developer's intent to allow public-private use of the lot will also fill a perceived deficiency in convenient parking for evening uses such as nearby restaurants and the Avalon Theatre.

**Landscaping/Public Improvements.** For comparison purposes, the landscape requirement for this proposal under the existing B-3 zone is 75% of the first 5 feet of frontage along both 7th Street and Rood Avenue, plus 5% of the parking area. This calculates to be approximately 470 square feet of landscaping for 7th Street, 450 square feet of landscaping for Rood Avenue, and 420 square feet of landscaping for the parking area (total landscaping requirement for the site - minimum 1,340 square feet). The current site plan for the project indicates 540 square feet of landscaping on site.

Staff is willing to accept this reduction in an overall landscape requirement, provided (as shown on the site plan) a minimum 5-foot strip of landscape/streetscape is planned--whether in the right-of-way or on private property along both Rood Avenue and 7th Street. A minimum sidewalk width of 5 feet must be maintained along Rood Avenue and a minimum sidewalk width of 6 feet must be maintained along 7th Street. The landscape strips are necessary in order to screen and buffer between the sidewalk and parking area as well as enhance the site.

The petitioner is proposing a two-phase landscape/site improvements plan to correspond with the two phases of construction. The first phase is to include placement of street trees in the rights-of-way of both 7th Street and Rood Avenue and provide some landscaping to deter traffic from entering the lot from the existing curb cuts on both streets. The second phase will complete the following (either by the developer or by the 7th Street improvements project, whichever comes first): 1) landscaping in the strips along Rood Avenue and 7th Street; 2) landscaping at the corner of 7th and Rood; 3) on-site landscaping near the building; 4) reconstruction of the sidewalk along 7th Street; and 5) close the curb cuts on 7th Street and Rood Avenue.

This proposed phasing for improvements seems reasonable in order to work with the proposed 7th Street improvements project. A concern of staff is that the 7th Street project may not include improvements on Rood Avenue. Therefore, the landscaping proposed by the developer along Rood Avenue should be provided as part of Phase 1.

There are a couple of options Planning Commission might consider regarding the requirement of the landscape/streetscape/public improvements.

- 1) Require all of the improvements with approval of Phase 1 (all landscaping on and off-site, sidewalk replacement along 7th Street, and closure of 1 curb cut on 7th Street and 1 curb cut on Rood Avenue).
- 2) Require only some of the improvements with approval of Phase 1 (landscaping only along Rood Avenue, some landscaping along 7th Street to deter use of the existing curb cut, and placement of street trees on both Rood and 7th). Assume the remaining improvements (landscaping near building and at the corner of 7th and Rood, further landscaping along 7th Street, replacement of sidewalk along 7th Street and closure of 1 curb cut on 7th Street and 1 curb cut on Rood Avenue) will be required with Phase 2.

Staff does not support the second option since there is no guarantee that Phase 2 will ever occur. If Phase 2 does not occur, the parking lot would be approved and could be developed without the full improvements typically required for such a project.

**Project Guarantee.** Typically, the public and private improvements on a commercial project such as this are required to be guaranteed up front before any clearance for construction is approved. However, this project is somewhat unique in its relationship to the potential streetscape improvements that would be made with a 7th Street redevelopment project. It does not seem reasonable to request this developer to complete all improvements up front (private and public) when it appears a future streetscape project may require removal or reconstruction of those improvements. Staff recognizes this dilemma and has attempted to work with the developer to perhaps allow some phasing of the improvements, yet guarantee all improvements in the event that the 7th Street project is not completed or in the event that the second phase of the project is not completed.

The 7th Street improvements project is in the very early stage of planning and does not appear as a funded/scheduled project in the City's current 10-year Capital Improvements Plan. Also, as previously mentioned, it is unknown whether any improvements on Rood Avenue will be included in the 7th Street project.

There are four scenarios as to how guarantee of this project could proceed. The improvements referenced in the options include, sidewalk reconstruction along 7th Street; closure of 1 curb cut on 7th Street and 1 curb cut on Rood Avenue; placement of street trees, landscaping/streetscape improvements in the public right-of-way (e.g. screening/seating walls, hedges); and landscaping on the developer's property, particularly along Rood Avenue (should also include screening/seating walls, hedges).

1. **Require All Improvements by Developer - Constructed or Guaranteed for a Maximum of 1 Year** - This is the manner in which a typical development project proceeds to ensure all improvements are completed and in a timely manner. However, the difficulty with proceeding this way for this project is that, if the 7th

Street project does take place at some unknown future time, the developer's improvements may need to be removed or revised. This scenario could potentially raise the cost of the City's/DDA's 7th Street redevelopment project.

2. **Require All Improvements by Developer - Guarantee for Phase 2 Improvements would be City CIP** - This is the developer's proposal in order to guarantee all improvements to the parking lot in the event the building is never completed. In this case, the parking lot would be used entirely for public purpose--no private use since the building is not complete. Thus, the guarantee would be that the parking lot on this site would be added to the general program for upgrading City-owned lots as is currently on-going. Staff's concern with this scenario is that the City would then be spending public funds to improve private property.
3. **Require All Improvements by Developer - Guaranteed with Phase 1 but Some May be Constructed in up to 5 Years (or with 7th Street Project, whichever occurs first)** - The developer must provide street trees on Rood and 7th, some landscaping at the curb cut on 7th, and landscaping on the Rood Avenue frontage with Phase 1. All other improvements must be guaranteed at Phase 1 for some maximum amount of time (e.g. 5 years, 7 years). Since it is unknown when the 7th Street project might be completed, the difficulty will be determining how long the guarantee could or should be held before improvements were required by the developer. Staff is recommending pursuit of this option.
4. **Require All Improvements by Developer - Guarantee Phased with Project** - The developer must provide street trees on 7th and Rood, some landscaping at the curb cut on 7th, and landscaping on the Rood Avenue frontage with Phase 1 as in option 3. The difference would be that the remaining improvements would be guaranteed with Phase 2 (rather than with Phase 1). The guarantee at Phase 2 could operate with a similar timeframe (e.g. 5 or 7 years) as described. Again, staff does not support this option because, in the event that Phase 2 does not occur, the parking lot could be developed without meeting the typical public/private improvement requirements.

**Signage.** The developer is proposing a single monument sign to be located at the corner of 7th and Rood not to exceed 15 feet in height and 185 square feet per face (appx 15' x 12'). This is acceptable and within the overall sign allowance for the site.

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**STAFF RECOMMENDATION:** Approval of the Rezone from B-3 to PB and the Preliminary Plan for the 123 North 7th Street project with the following conditions:

**REZONE**

- 1) Uses allowed as outlined in the staff report.
- 2) Bulk Requirements: Height: Sixty-seven (67) feet; front yard setback: Ten (10) feet; side and rear yard setbacks: Zero (0) feet.



- 3) Signage shall be limited to a single monument sign, with the name and address of the building only, no greater than 15 feet in height with a maximum size of 185 square feet per face. A directory of building tenants shall be placed inside the building. The monument sign shall not be illuminated.

**PRELIMINARY PLAN** - Staff recommends that this proposal be considered a Preliminary Plan, with the details of the on- and off-site improvements and guarantee thereof to be determined through a subsequent **administrative** Final Plan phase with the following conditions:

- 1) Submittal of a Final Plan for administrative review prior to Phase 1 Planning Clearance to include a landscape/streetscape/public improvements plan of the entire site (both on-site and in the rights-of-way) in order to be able to determine costs for the guarantee of said improvements.
- 2) The landscape/streetscape improvements shown on the plan along both 7th Street and Rood Avenue shall provide immediate effective visual screening of vehicles parked on the property and buffer area between the parking lot and pedestrians in the public rights-of-way (e.g. a combination of low walls and shrubs).
- 3) The first phase of the landscape/streetscape plan shall include some area within the proposed landscape strip along 7th Street in order to deter use of the curb cut that will remain until Phase 2 is completed.
- 4) Since it is unknown whether the 7th Street project will include any improvements to Rood Avenue, Phase 1 of this project shall include completion of the following: 1) All landscape/streetscape improvements along Rood Avenue (length of entire 5-foot strip), including closure of the curb cut on Rood Avenue; 2) landscaping within the 5-foot strip to deter use of the Rood Avenue curb cut; and 3) placement of street trees along 7th Street.

The improvements listed above must be guaranteed and completed within 1 year of Phase 1 parking lot improvement.

- 5) An Improvements Agreement and Guarantee for Phase 2 improvements shall be required with Phase 1 and include the following improvements: 1) completion of the screening walls/landscape treatment along 7th Street; 2) sidewalk replacement along 7th Street; 3) closure of the curb cut on 7th Street; and 4) landscaping in the square landscape area at the corner of 7th and Rood. Guarantee for Phase 2 improvements shall be for a maximum of 6 years. If the 7th Street improvement project is not completed by the end of 5 years, the developer shall be required to complete all public and private improvements as specified on the plan approved through the Final Plan process.

**SUGGESTED PLANNING COMMISSION MOTION:**

Mr. Chairman, on item RZF 96-76, a request for a rezone from Retail Business (B-3) to Planned Business (PB) and a Preliminary Plan for the property located at 123 N. 7th Street, I move that we forward the item to City Council with the recommendation of approval subject to staff's recommendations.

## GENERAL

1. It is unclear what application is for--review agency cover sheet states rezone & final plan, narrative states rezone only. There is not sufficient information to consider this a final plan. Suggest that this be considered as a rezone and preliminary plan.
2. Site Plan needs to be drawn according to City of Grand Junction SSID manual e.g. scale, labeling, etc. (see attached checklist)

## PARKING / SITE DESIGN

1. In order to calculate parking requirement (if any), need to know square footage of the existing building to be demolished and the square footage of the building that will be expanded. Also, what is total new square footage?
2. The intent of the planned zone is to provide additional amenities to a project, beyond that required of a typical zone district. As submitted, this project proposes the opposite in terms of landscaping, parking standards, and streetscape treatment.

Staff is willing to accept some reduction in landscaping, however, we strongly suggest that the plan address a streetscape treatment more consistent with or similar to that of the Main Street Shopping Park (e.g. low masonry walls with pockets of landscaping or planters integrated with the proposed street trees in order to break up the edge between parking lot pavement and sidewalk). This would enhance the site design to a level commensurate with the high quality of the proposed building. Also, contact the DDA regarding plans to initiate a streetscape project for 7th Street. Located on a highly visible corner, this project should either set the standard for or integrate with the proposed 7th Street renovation.

In order to provide space to create an enhanced streetscape consider revisions to the parking plan, perhaps as red-lined on the attached drawing. While this reduces the parking provided for the project, the overall result will create an even more attractive addition to downtown. According to the analysis of this project utilizing the City's parking model, this project will only add to an existing surplus of parking in this part of downtown at peak times. Thus, the amount added (whether 10 spaces or 27) is not critical to the impact on parking demand.

Another option could be to eliminate some or all of the parking in front of the building (7th Street side) and create an urban plaza as a transition to the building rather than just pavement.

3. If revisions to the plan are made per comments above, both landscape requirements and parking standards can be met. In that case, this proposal could be handled

without the need for a rezone. The height variance could be accomplished through a variance application to the Board of Appeals and the site design would be reviewed through an administrative Site Plan Review.

#### **BUILDING DESIGN / ELEVATIONS**

1. There is no scale shown on the building elevations--what is the proposed height of the building?
2. The entry stairway shown on the elevations does not appear to correspond to how it is portrayed in plan on the Site Plan. Which is correct?

#### **OTHER**

1. Will there be any signage proposed for the building? If so, need detail and location shown on the plan in order for it to be considered with the proposed planned zone.

June 12, 1996



Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(970) 244-1430 FAX (970) 244-1599

Ed Chamberlin  
Chamberlin Architects  
437 Main Street  
Grand Junction, Colorado 81501

RE: RZF 96-76 Rezone & Preliminary Plan  
123 N. 7th Street

Dear Ed,

As you are aware, the Grand Junction Planning Commission, at its June 11, 1996 meeting approved the project referenced above. The rezone from B-3 to PB will be forwarded to City Council with a recommendation of approval subject to staff conditions regarding uses, bulk requirements and signage. The first reading of the rezone ordinance will be scheduled for the June 19, 1996 meeting, with the second reading (public hearing) on July 3, 1996.

The Preliminary Plan for the project was approved subject to staff's conditions except that all landscaping and street improvements related to Phase 1 were required to be completed with Phase 1 of the project. They also required that the Final Plan be heard by the Commission rather than as an administrative review. This decision is final unless appealed to City Council. Appeals must be filed, in writing, with the Community Development Department staff within three (3) days of the June 11 meeting.

Please do not hesitate to contact me if you have further questions regarding this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Kris", is written over the typed name.

Kristen Ashbeck  
Planner

Council 7/3  
Approved 7-6

STAFF REVIEW - CITY COUNCIL

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FILE: RZF 96-76  
DATE: June 13, 1996

REQUEST: Rezone from B-3 to PB  
LOCATION: 123 North 7th Street  
APPLICANT: 123 Group L.L.C. / Ed Chamberlin

STAFF: Kristen Ashbeck

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EXISTING LAND USE: Retail and Vacant Building

PROPOSED LAND USE: Office and Parking Lot

SURROUNDING LAND USE:

NORTH: Commercial - KGEM/KSTR Radio Station  
SOUTH: Commercial - Junction Square and The Winery Restaurants  
EAST: Office (C.A.S.A. & General Contractor) & Vacant Commercial  
WEST: Public Parking Lot

EXISTING ZONING: Retail Business (B-3)

SURROUNDING ZONING: All B-3

PROPOSED ZONING: Planned Business (PB)

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EXECUTIVE SUMMARY: 123 Group, represented by Ed Chamberlin, Chamberlin Architects, is requesting a rezone of the property on the southwest corner of 7th Street and Rood Avenue from Retail Business (B-3) to Planned Business (PB) in order to demolish an existing retail building, construct a parking lot and upgrade the building facade (Phase 1), and add two stories to an existing vacant building (Phase 2).

STAFF ANALYSIS

**Project Summary:** The developer is proposing to complete this project located on the southwest corner of 7th Street and Rood Avenue in two phases:

- Phase 1 - Demolish building on the southwest corner of 7th and Rood.  
Construct parking lot to be entirely for public use  
Upgrade facade of remaining building (former Mountain Bell building).
- Phase 2 - Add two stories to the remaining building

Total square footage of the building will be approximately 25,000 square feet and will primarily be used as general office space. The parking lot is designed for 26 spaces and includes landscape areas along both Rood Avenue and 7th Street.

**Relationship to Comprehensive Plan:** This proposal is consistent with the Grand Junction *Downtown Development Strategy Plan*. The Plan promotes planned zones and includes the area of 7th and Rood in the "Commercial" district (PB) which is described as a transition/office area, providing support services. Additionally, an objective of the Plan is to encourage the development and expansion of offices in areas on the periphery of the commercial core. The proposed project at 7th and Rood meets this objective.

**Proposed Zoning/Land Use.** The Planned Business (PB) zone district is proposed in order to give the developer design flexibility in terms of bulk requirements (height), parking standards, and landscape requirements. The petitioner is requesting that the PB zone for this location allow uses consistent with the existing B-3 zone. Staff recommends that the list of uses not include most of those allowed in B-3 with a Conditional or Special Use Permit and that the remaining list of uses be modified to include only those that are most likely to be developed on the site. Staff recommends that the following uses be allowed in the proposed PB zone:

- Business Residence
- Multifamily Housing
- Cultural/Educational/Recreational Facilities
- Dance/Music Schools
- Vocational/Technical Schools
- Membership Clubs & Community Activity Buildings
- Clinics
- Counseling Center
- Service Business - Limited, Inside
- Service Business - Personal, Inside
- Health Athletic Clubs & Services
- Parking Lots
- Retail Business - Limited, Inside
- Restaurant Business, Limited

The maximum height allowed in the existing B-3 zone is 40 feet. The proposed building height is 67 feet. Staff believes this is an appropriate scale for this location and for the downtown area in general and recommends the following bulk requirements for the proposed PB zone: Height: Sixty-seven (67) feet; front yard setback: Ten (10) feet; side and rear yard setbacks: Zero (0) feet.

**Signage.** The developer is proposing a single monument sign to be located at the corner of 7th and Rood not to exceed 15 feet in height and 185 square feet per face (appx 15' x 12'). This is acceptable and within the overall sign allowance for the site.

**Findings of Review.** Section 4-4-4 of the Zoning and Development Code suggests criteria by which a rezone application shall be reviewed. The criteria most relevant to this proposal are discussed on the following page.

**Is there an area of community need for the proposed rezone?** Although it could be developed with the existing B-3 zone for the property, there is a need for office space in the downtown area. The rezone to PB allows the developer some flexibility in order to work with an existing building and create a feasible project.

**Is the proposed rezone compatible with the surrounding area or will there be adverse impacts? and - Will there be benefits derived by the community, or area, by granting the proposed rezone?** The proposed rezone will allow for the redevelopment of this site that will ultimately have a positive impact on the surrounding area and downtown in general. As stated by the Downtown Development Authority, the project will clean up the corner and make use of the existing dilapidated building, add downtown office space, and the private investment will contribute to the overall Tax Increment Financing funds in the long term.

**Is the proposal in conformance with the policies, intents and requirements of this Code, with the City Master Plan (Comprehensive Plan), and other adopted plans and policies?** As previously discussed, this proposal is consistent with the Grand Junction *Downtown Development Strategy Plan*. In addition, the goals and policies of the *Draft Growth Plan* would support this type of an infill/redevelopment project in the downtown area.

**Are adequate facilities available to serve development for the type and scope suggested by the proposed zone?** Since this is a redevelopment proposal, adequate facilities already exist to the site. Also, the proposal will add parking facilities that will be available for shared public/private use.

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PLANNING COMMISSION RECOMMENDATION (6/11/96 - 4/0): Approval of the Rezone from B-3 to PB with the following conditions:

**REZONE**

- 1) Uses allowed as outlined in the staff report.
- 2) Bulk Requirements: Height: Sixty-seven (67) feet; front yard setback: Ten (10) feet; side and rear yard setbacks: Zero (0) feet.
- 3) Signage shall be limited to a single monument sign, with the name and address of the building only, no greater than 15 feet in height with a maximum size of 185 square feet per face. A directory of building tenants shall be placed inside the building. The monument sign shall not be illuminated.

I HEREBY CERTIFY THAT the foregoing ordinance, being Ordinance No. 2936, was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 19<sup>th</sup> day of June, 1996 and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 5<sup>rd</sup> day of July, 1996 at which Ordinance No. 2936 was read, considered, adopted and ordered published in full by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 5<sup>th</sup> day of July, 1996.



Stephanie Nye  
Stephanie Nye  
City Clerk

Published: 6-21-96  
7-7-96





July 24, 1996

Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(970) 244-1430 FAX (970) 244-1599

Ed Chamberlin  
Chamberlin Architects  
437 Main Street  
Grand Junction, Colorado 81501

RE: RZF 96-76 Rezone & Preliminary Plan  
123 N. 7th Street

Dear Ed,

The City Engineer, Don Newton, is prepared to issue the necessary clearance to allow for demolition of the building located on the corner of 7th and Rood as soon as the contractor submits a traffic plan to handle the interruption while the work is being done.

However, given the status of the project, no further work may be done on the site until a Final Plan has been submitted for consideration by the Grand Junction Planning Commission and construction drawings approved by the City. Such approvals are required before any work on the parking lot may begin.

Please do not hesitate to contact me if you have further questions regarding this project.

Sincerely,

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

Kristen Ashbeck  
Planner

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

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RZF-96-76

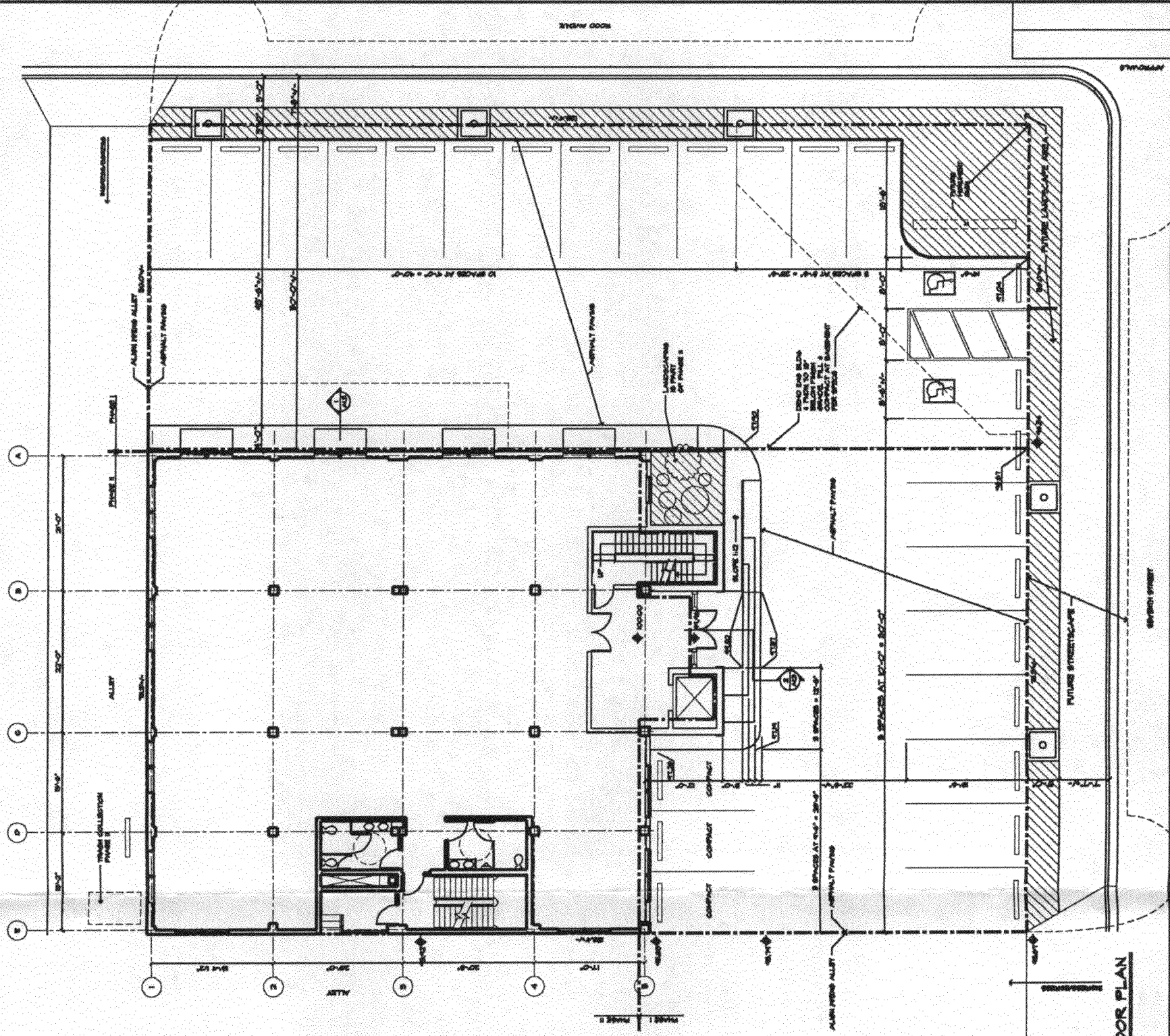
PROPERTY NUMBER 1: Lots 13, 14 and 15, Block 105, City of Grand Junction, Mesa County,  
Colorado.

PROPERTY NUMBER 2: Lots 11 and 12, Block 105, City of Grand Junction, Mesa County,  
Colorado.

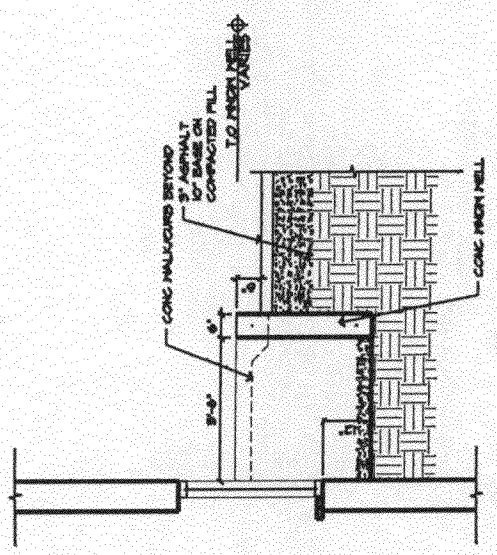


RZF 96-76  
REZONE & PRELIMINARY PLAN  
123 NORTH 7th STREET

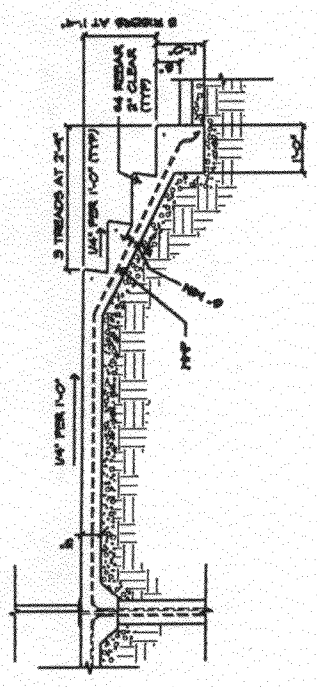




3 SITE AND SECOND FLOOR PLAN  
 1/8" = 1'-0"



1 WINDOW WELL DETAIL  
 1/2" = 1'-0"



2 STAIR DETAIL  
 1/2" = 1'-0"