

Subdivision PD-B DENTAL CLINIC

Date 10-29-75

Item # 34-75

Petitioner Moses, Summers, Christensen, Kelley

Preliminary Review Agencies Comments

Final Review Agencies Comments

Parks & Rec. - SEE ATTACHED

LTR.

Eng. - SEE ATTACHED

REVIEW SHEET

ALSO SEE ITEM #23-75
8-29-75 - NO OBJECTIONS
FROM REVIEW AGENCIES -
LTs. FROM ADJOINING PROP.
OWNERS.



Action Taken

Action Taken

P.C. Passed 26 Nov 75

P.C. _____

C.C. _____

C.C. _____

Comments

Comments

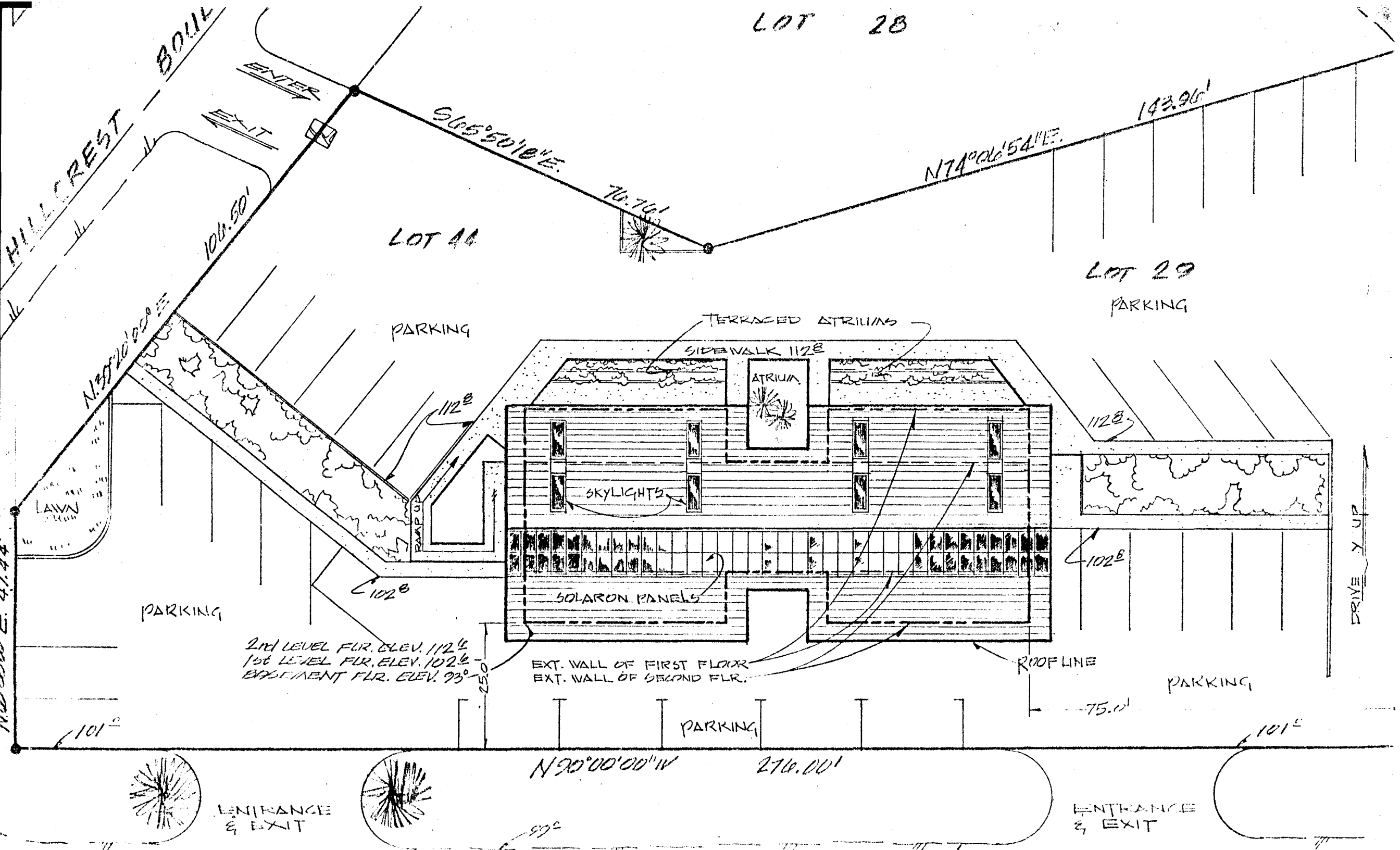
P.C. - REQUIRES SIDEWALK ON
WALNUT, R.O.W (20') ON LOT.
Require DRAINAGE PLAN ON
FINAL.



ITEMS REQUIRED FROM DEVELOPER

- O.K. Check N/A Utility Agreement X Title Investigation
- Drainage O.K. Landscaping Covenants
- X Improvements Guarantee N/A Annexation Other (Specify)

LOT 28



DAVID G. SUMMERS, D.D.S.
626 WALNUT AVENUE
GRAND JUNCTION, COLORADO 81501

OUTLINE DEVELOPMENT PLAN

Statement of Intent of Land Usage: All of lots 29 and 44 and a part of lot 28 of Hillcrest Manor Subdivision, City of Grand Junction, Mesa County, Colorado being more particularly described in Petition and Application for Rezoning.

This Petition is being refiled with the Grand Junction City Planning Commission as requested.

The zoning requested now is **POB** not B-1.

DAVID G. SUMMERS, D.D.S.

626 WALNUT AVENUE

GRAND JUNCTION, COLORADO 81501

OUTLINE DEVELOPMENT PLAN

- 1) Planned develment is to construct a two-story building with full basement to be used as a four-doctor Dental Clinic. The building will be located on the property in such a way as to meet all the planned development requirements.

- 2) Proposed financing is the Bonneville Mortgage Bankers.

- 3) Present Ownership: Jones Realty

- 4) Development Schedule: March 1976

CITY OF GRAND JUNCTION, COLORADO

M E M O R A N D U M

TO: Don Warner, Senior Planner

DATE: November 18, 1975

FROM: Ken Idleman, Assistant Director
Parks and Recreation

SUBJ: 1st & Walnut Dental Clinic

1. The only indicated lawn is an area of only 375 square feet which would hardly be worthwhile to maintain. If the right-of-way areas were sodded too, then there would be no objections to the smaller area being in lawn. We would recommend a Kentucky Bluegrass blend to be used as sod.

2. Entry atrium should be a formal area and planted accordingly. Being on the north side and in the shade most of the time, some broad-leaved evergreens such as Dwarf Oregon Grape or several species of Euonymous could be used.

Many varieties of junipers would give year around color and offer a variety of sizes and forms to design with.

Bulbs of various types could be planted for color, or deciduous shrubs that have unusual branching patterns or berries could provide winter interest.

A small deciduous tree could be appropriate in the entry. Some species to be considered for this would be Aspen or Redbud.

Evergreen species located here would tend to make this area darker and colder and could cause some problems with ice and snow build-up.

3. Terraced atriiums should be planted with a combination of some low, spreading types, such as Bar Harbor, Andorra, or Wiltoni Junipers or Vincaminor, Purple-leafed Wintercreeper or Hall's Honeysuckle as a ground cover. Medium (3' or less) height shrubs that could be used would be Red Chokeberry, Crimson Pigmy Barberry or many species of Cotoneaster. Evergreen types would be Tamarix, Armstrong or Hughes Junipers.

4. Planting beds between the parking areas should be planted with an evergreen base or ground cover of the species listed above to provide continuity in the design. A small flowering tree, such as Goldenrain Tree, Flowering Plum or Crabapple could be used or evergreens such as Austrian Pine or upright junipers would be good to use as accents.

JL:sc