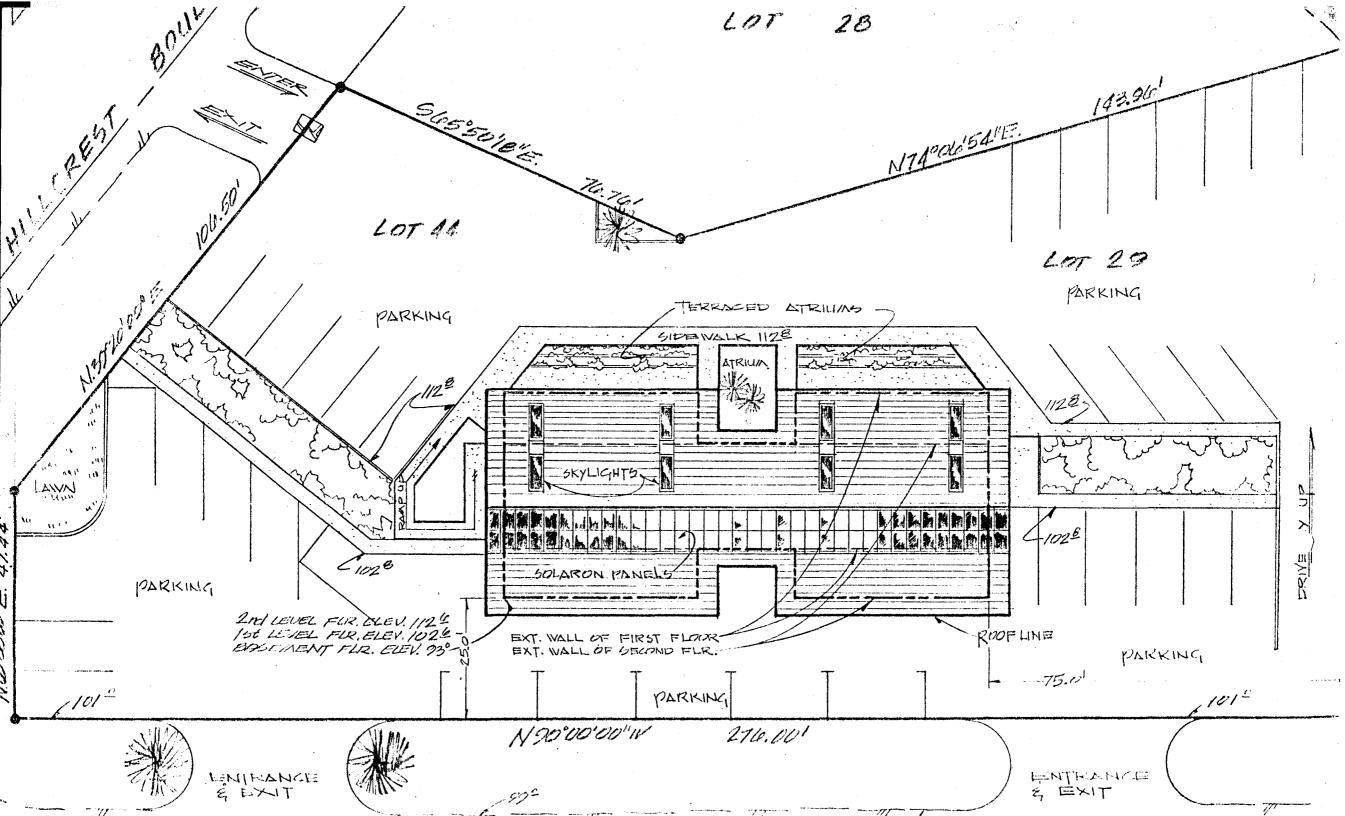
# **Table of Contents**

File	e	1975-00 <b>3 4</b>
Da	te	1/31/00 Project Name:
		DENTAL CUNIC
,	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the
r e	c a	ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There
s	D	are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been
e n	n e	included.  Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a
	d	quick guide for the contents of each file.
		Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed
-	- {	in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.
X	X	*Summary Sheet - Table of Contents
7		Application form
		Receipts for fees paid for anything
_		*Submittal checklist
		*General project report
_		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
		*Mailing list
_	_	Public notice cards
		Record of certified mail
-	$\dashv$	Legal description Appraisal of raw land
-		Reduction of any maps – final copy
-	$\dashv$	*Final reports for drainage and soils (geotechnical reports)
_	一	Other bound or nonbound reports
寸		Traffic studies
		Individual review comments from agencies
		*Consolidated review comments list
_	_	*Petitioner's response to comments
_	$\dashv$	*Staff Reports
-		*Planning Commission staff report and exhibits  *City Council staff report and exhibits
-	$\dashv$	*Summary sheet of final conditions
+	$\dashv$	*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or
Ì	1	expiration date)
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:
X	X	Follow-Up Form
X		Review Sheets
X		Letter from David Summers to Planning – 6/29/79
X		Letter from Marjean Moses to Corn Construction Company – 1/10/79
X		Photos of property
X		Roof Area as pictured in plot plan
X	X	Site Plan
X		Signed Petition - those who are opposed to rezoning - 12/17/75
X		Letter from Charles Teed to Mayor Larry Kozisek – 12/16/75
X	X	Memo from Ken Idleman to Don Warner – 11/18/75
X	X	Outline Development Plan
$\neg \uparrow$		
_	$\dashv$	

Date 10-29-75 I	tem # 34-75
etitioner Moses, Somm	ers, Christensen, Kelley
<b>,</b>	
Preliminary	Final Final
Review Agencies Comments  Arks & Rec See ATIACHED	Review Agencies Comments
LTR.	
_	
ing SEE ATTACHED	
review sheet	
ALSO SEE TIEM #23-25	
8-29-25 - No objection	
from review AGENCIES.	
Ltrs. from ADJOINING Prop	
owners,	
	2 - 6
Action Taken  O.C. Passed 26Non 25	Action Taken
	P.C.
Comments	Comments
"NALUUT, R.O.W (20') on lot.	
WALUUT, K.O.W (20) ON /ST.	_
Province drawase puncon	_ <u>-                                   </u>
ina.	
	<b>5</b>
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وا الله الله الله الله الله الله الله ال	QUIRED FROM DEVELOPER
Drainage WA Utility A	Agreement X Title Investigation Covenants
x Improvements Guarantee	Covenants  Other (Specify)



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

#### OUTLINE DEVELOPMENT PLAN

Statement of Intent of Eand 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.

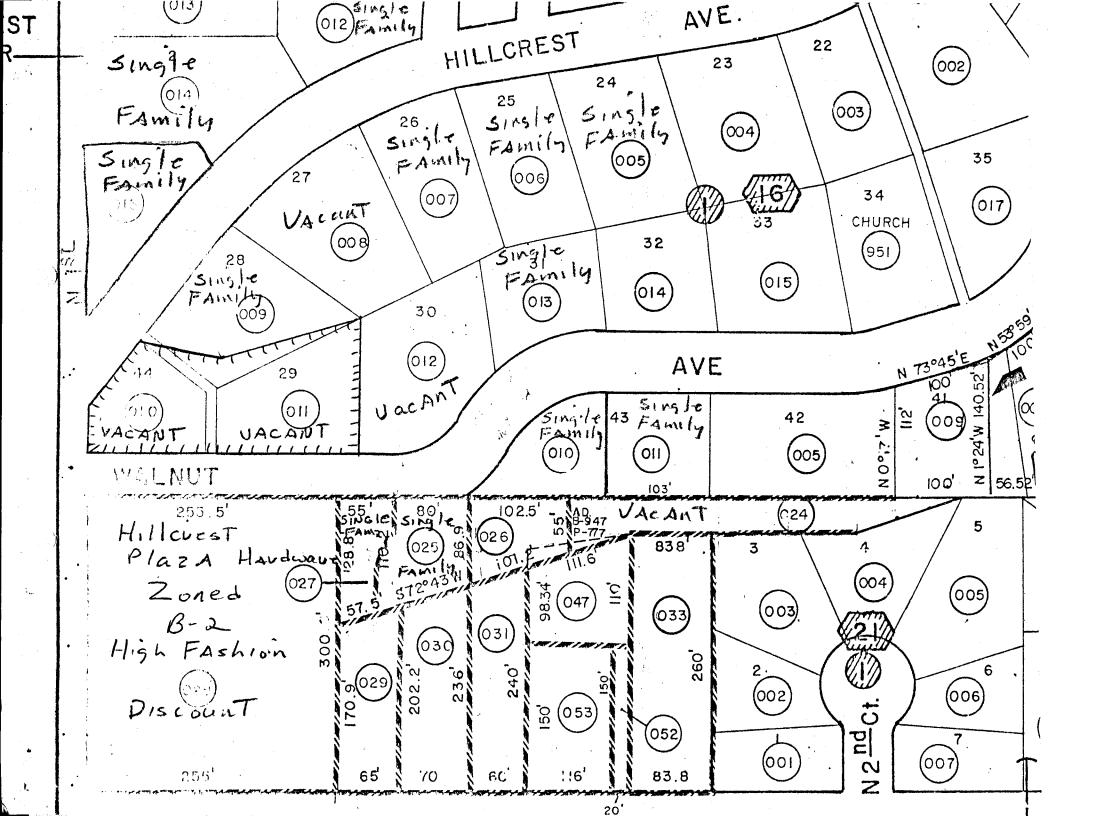
The zoning requested now is POB not B-1.

## 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.
- Proposed financing is the Bonneville
  Mortgage Bankers.
- 3) Present Ownership: Jones Realty
- 4) Development Schedule: March 1976



#### TITY OF GRAND JUNCTION, COLUMADO

### MEMORANDUM

T0: Don Warner, Senior Planner DATE: November 18, 1975

FROM:

Ken Idleman, Assistant Director Parks and Recreation

SUBJ: 1st & Walnut Dental Clinic

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.

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 decidious shrubs that have unusual branching patterns or berries could provide winter interest.

A small decidious 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.

- Terraced atriums 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.
- 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