





CONDITIONAL USE APPLICATION

Fifteen (15) copies required

FEE: \$225.00

We, the undersigned, being the owners of the following described property, situated in the City of Grand Junction, Mesa County, State of Colorado, to wit:

(legal description)

1/2 of Lot 16 the North 20 feet of Lot 17 the West 75 feet remaining of Lot 17 the West 75 feet of Lot 18, 19, 20, and 21 of Capitol Hill Subdivision, located in the SW 1/4 SE 1/4 of Section 11, Township 1 South, Range 1 West of the Ute Meridian (Craig's Subdivision of Lot 17 of Capitol Hill) City of Grand Junction, Mesa County, Colorado. 81501

Containing 0.2938 acres, more or less, do respectfully petition and request a conditional use for Beauty & Style Shop in the City of Grand Junction.

Terry Boggs  
Janell Boggs

Respectfully submitted,

Terry & Janell Boggs

1214 North 7th G.J. Colo. 81501

243-1081 or 243-3151

(property owners)

Please include address and phone number.

STATE OF COLORADO) ss.  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this ~~XXXXXX~~ 30th day of April, 1976. By Terry & Janell Boggs  
My commission expires: July 25, 1977

Terry H. Branson  
Notary Public

SPECIFIC USE REQUESTED: STYLE SHOP SOUTH EAST ROOM #5  
1ST LEVEL, BEAUTY SHOP C, D, E SECTION 2ND LEVEL

Name of Submitter: TERRY BOGGS

Address: 1214 NORTH 7TH G J Colo Phone: 243-1081 or 243-3151

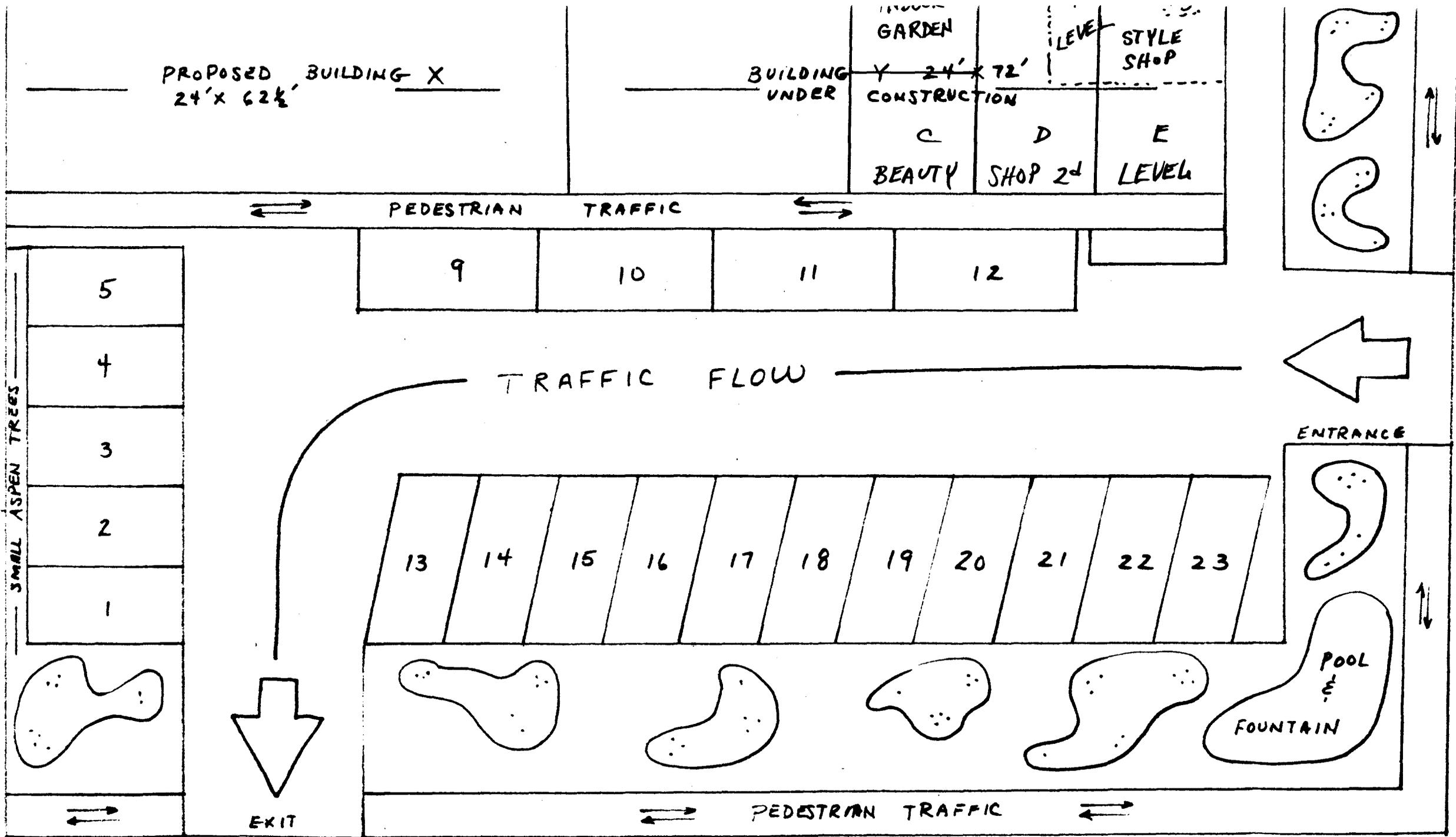
Other required information:

1. Fifteen (15) copies of a plot plan showing the location and size of all existing and proposed improvements, roadways, and all natural features, (i.e. canals, ditches, washes, floodplains, etc.) and significant elevation changes on property.
2. One copy of an Assessor's map indicating the location of the tract for which the use is being requested; and a complete legal description.
3. A copy of the names and addresses of all adjacent property owners of the tract for which the use if being requested. (Please include a list with parcel numbers for each address.)

SUBMITTED BY: \_\_\_\_\_ Receipt No. \_\_\_\_\_ Date: \_\_\_\_\_  
Signature

ACTION TAKEN BY PLANNING COMMISSION AND DATE \_\_\_\_\_

ACTION TAKEN BY CITY COUNCIL AND DATE \_\_\_\_\_



7<sup>TH</sup> STREET

- A. Title of development is TAMARACK
- B. Zoning of Property is B1
- C. Location of Property is at 1204 and 1214 North 7th Street.
- D. Proposed location and demensions -- location is against the East property line except a potion of building X where the property continues to the alley. Building X proposed is 24' X 62 $\frac{1}{2}$ '.  
Building Y is under construction and is 24' X 72'.
- E. A circulation plan for vehicles and pedestrians is indicated by arrows.
- F. Screening and major landscape plans.
1. Screening north starts 15' from West property line as a 6' high solid fence travels north 60' and then continues to alley at 8' Hieght.
  2. East will be screened against adjacent property by solid two level block wall.
  3. Both South property and West properties lines face Glenwood Avenue & 7th Street respectively. This is where our major landscaping will be. between the parking and sidewalk areas will be red-rock accented with hills apx 18" high in apx the design shown crested with small aspen trees apx with the dots. Possible artificial turf will be used to gain the desired effect. We have a pool and fountain scheduled for the corner both for beauty and cars intering the intersection will have a good field of view since it will be close to ground level. Our landscaping and curb-cut plan has already been excepted by the City Engineering Dept.
- G. Our proposed construction time schedule will be to have building Y which is presently underconstruction ready during July 1976; we hope to have building X started within six months from the present.

H. Certification of approval

1. President of the Council

2. Director of Development

I. Contours at 2 feet intervals do not exist on our property.

J. Adjacent land uses and locations.

1. North - Curtis Photography 2. East - Zoned B 1 used as a home.

3. South - Zoned Commercial through to North Ave used as 1 rental home and a trailer sales business. 4. South West used as grocery store by the North 7th Safeway 5. West - across 7th street are two homes and 1 duplex used as rentals.

6. Names and addressess of all adjacent property owners.

North - Curtis Photography

1226 North 7th Street

East - Lewis A Lapp

720 Glenwood Avenue

South - Chris P Jouffas

319 Belair

West - 4 Loned North 7th Street

City  
County  
Development  
Department

CITY OF GRAND JUNCTION—MESA COUNTY—COLORADO 81501  
359 WHITE AVE.—ROOM 60—DIAL (303) 243-9200 EXT. 343

May 30, 1979

Terry Boggs  
1214 N. 7th Street  
Grand Junction, CO 81501

Dear Mr. Boggs,

The Grand Junction Planning Commission has instructed this Department to secure compliance with all conditions established at the time of approval of various projects within the City.

A review of the conditions established at the time of the approval of your project indicates the following deficiency:

Landscaping on berm along 7th Street. (Please note that the dead evergreens do not meet this requirement and that all conditions of approval are ongoing for the life of the project.)

We ask that, within one week, you begin compliance with the requirement listed. Failure to undertake such compliance within the week will result in a hearing being set before the Planning Commission to determine whether or not it should be recommended that your project be stopped or penalties be imposed for non-compliance with zoning and subdivision regulations.

Please contact this Department if you have any questions or comments concerning this matter.

Sincerely,



Karl Metzner  
Senior Planner

KM/nh

## Grand Junction Planning Department

Att: Mr. Don Warner

Between 7<sup>th</sup> St. and Cannell St. on Glenwood Ave. we have a nice residential area. We object to the Beauty Shop and Barber Shop being allowed at 7<sup>th</sup> and Glenwood. We have traffic problems such as the use of alleys, not only dangerous to children, but also to speeding drivers taking shortcuts, and property damage in the alleys.

In the past few years there have been encroachments on the area such as the super-market at 9<sup>th</sup> and North making traffic heavier and parking on Glenwood Ave. greater. The new "office building", barber shop and beauty salon will just aggravate the conditions from which we are now suffering.

Seventh Street is a fairly busy street but the traffic and parking should be there not on Glenwood Avenue where both will be increased by more business at 7<sup>th</sup> and Glenwood.

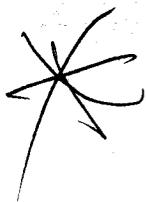
Because of the above opinions we object to allowing an increase of business activity at 7<sup>th</sup> and Glenwood.

Charles H. Kerr  
230 Glenwood Ave.

28-76

# Conditional Use

7th & Glenwood



- 1.) Screening N. property line
- 2.) East screened by solid 2 level block wall (bldg)

not in

- 3.) Major amt of landscaping facing Glenwood & 7th
- 4.) Pool & fountain at corner
- 5.) Artificial turf
- 6.) Fire hydrant - 7th & Glenwood not in

6-10-77