

Subdivision Cond. Use - office in R-3

Date _____ Item # 29-26

Petitioner Harold Barnett & H.K. Webster

Preliminary Review Agencies Comments

Revision SUBMITTED
~~Final~~ 7/2/77
Review Agencies Comments

- ① Public Service - Trash
P/U CANNOT interfere with
gas & electric facilities.
- ② Sanitation - Trash
P/U AT ALLEY only.
- ③ ENGINEERING - do NOT ONE
way alley, DRIVEWAY
CURB cut must be 5'
from Property Line.
- ④ Parks - no objection

Eng. - N. Drive must be
5' from property line.
Drive Aprons & S.W. To
conform to city specs.
Where does drainage run?

~~Revision Denied
23 Feb 77~~



Action Taken
P.C. _____
C.C. _____

Comments

Action Taken
P.C. Passed 26 May 76
C.C. Passed 16 Jun 76

Comments

Subject to LANDSCAPING & SCREENING
Along E & W Property Lines.



ITEMS REQUIRED FROM DEVELOPER
 Check Utility Agreement Title Investigation
 Drainage Landscaping Covenants
 Improvements Guarantee Annexation Other (Specify)

CONDITIONAL USE APPLICATION

We, HAROLD R. BARNETT and H. K. WEBSTER, owners of the following described property and MESA COUNTY TEACHERS FEDERAL CREDIT UNION, Purchaser of the following described property under contract, situate in the City of Grand Junction, Mesa County, State of Colorado, to-wit:

Lots 23, 24, 25, 26, 27 and 28 in
Block 60

being a tract 150 feet in width from East to West and 125 feet in depth from North to South, do respectfully petition and request a conditional use for an office building to be occupied by Mesa County Teachers Federal Credit Union as a credit union office for its members.

RESPECTFULLY SUBMITTED,

Harold R. Barnett
Harold R. Barnett

H. K. Webster
H. K. Webster

MESA COUNTY TEACHERS FEDERAL CREDIT UNION

By W. D. Mattson, Mgr.

STATE OF COLORADO)
) ss.
COUNTY OF M E S A)

The foregoing instrument was acknowledged before me this 10th day of May, 1976 by Harold R. Barnett and H. K. Webster, Owners and by W. D. Mattson,
Manager of Mesa County Teachers Federal Credit Union,
Purchaser.

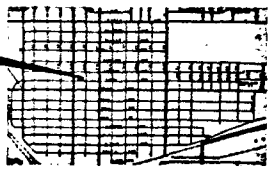
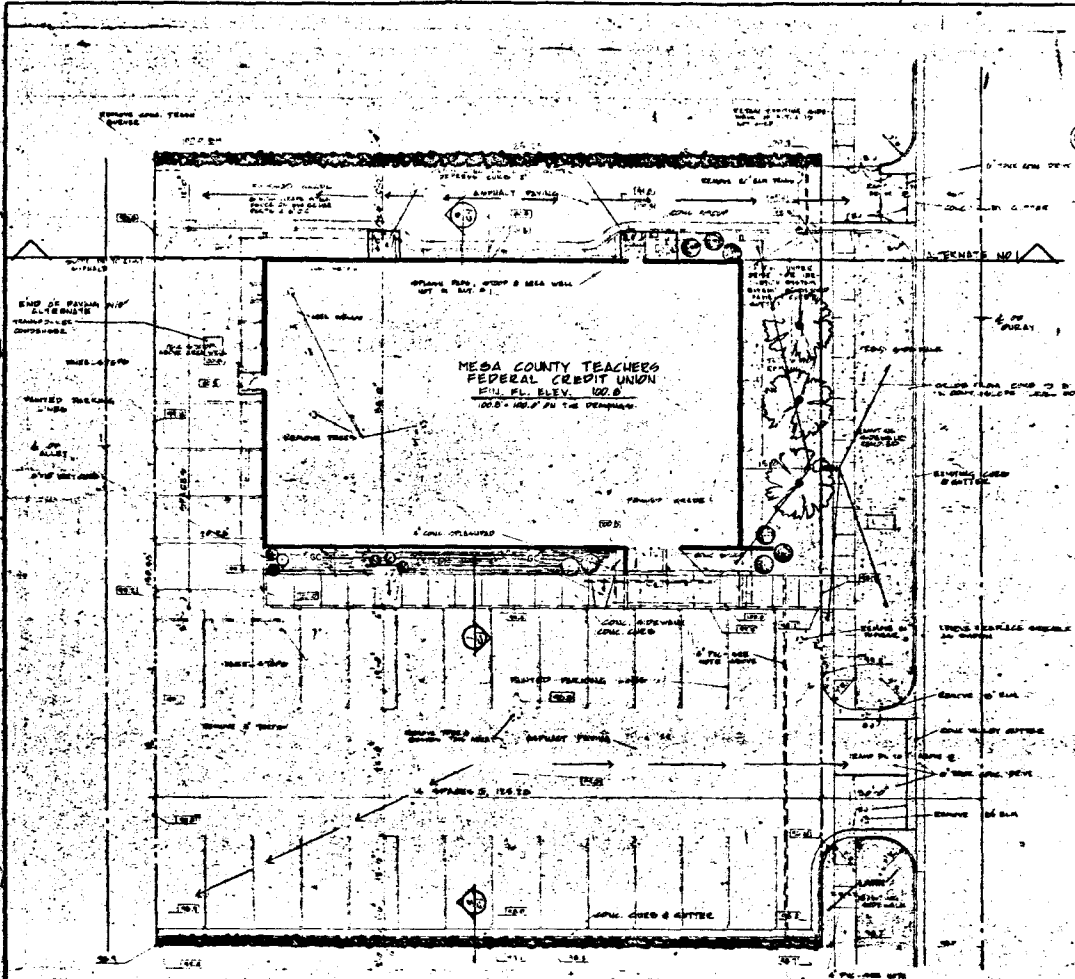
My commission expires:
7/26/1978

Joyce Springer
Notary Public

SPECIFIC USE REQUESTED: Office building for Mesa County Teachers Federal Credit Union to be used by it as a credit union office.
Name of Submitter: Harold R. Barnett, H. K. Webster & Mesa County Teachers Federal Credit Union
Address: 610 Rood Avenue, 243-3421 -- Grand Jct., CO 81501

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 submitted herewith.



LOCATION: LOTS 23-28, BLOCK 60 FRONTING ON OURAY AVE.
 ZONING: R-3
 TRAFFIC FLOW: →
 LANDSCAPING:

- GREEN ASH
 - SAWN JUMPER
 - C SEADUM, PERENNIAL, WILTON WITH INTERSPERSED PERENNIAL FLOWERS
- CONSTRUCTION SCHEDULE: START JULY 1976
 COMPLETE NOV. 1976

PROPERTY OWNERS OF LOTS 23-28, BLOCK 60:
 H.K. WEBSTER
 HAROLD R. BARNET

- ADJACENT PROPERTY OWNERS:
- 003 MABEL L.P. LYNCH
517 CHIPETA
 - 004 GEORGE A FAITH & L.E. FRITH
1935 PARKLAND CRT
 - 005 MRS TRUMAN DRAPER
829 CHIPETA
 - 006 PETER S. MATTEROLI ET AL.
2406 H RD
 - 012 DAISY L. WILLAUER
766 24 RD
 - 018 MRS ETHEL WATERS

REVISIONS TO ORIGINAL PROPOSAL:
 ○ PRIVET HEDGE ADDED
 ○ GREEN ASH NOT USED
 ○ 1800 PINE OR TALLER PINE ADDED
 BUILDING SIZE REVISED TO 8000 SF FROM 6000 SF.
 PARKING REVISED TO 32 CARS FROM 26 CARS
 PROVIDED FOR TRASH COLLECTION AT ALLEY

SITE PLAN
 SCALE: 1" = 10'-0"

APPROVALS:
 GRAND JUNCTION CITY COUNCIL CITY COUNTY DEVELOPMENT DEPT.
 PRESIDENT DIRECTOR

MESA COUNTY TEACHERS CREDIT UNION
 GRAND JUNCTION, COLORADO

PROPOSED SITE PLAN

C.D.C.
 J.P.R.
 MAY 4, 1976
 70 E. MC PHERSON
 CREDIT UNION
 ARCHITECTS-ENGINEERS
 PLANNERS