

# Table of Contents

File 1976-0074

Date 5/8/00

Project Name: Summers Rezone

P r e s e n t	S c a n n e d	<p><b>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, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</b></p> <p><b>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</b></p> <p><b>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.</b></p>
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X	X	<b>*Summary Sheet – Table of Contents</b>
		Application form
		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
		<b>*General project report</b>
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
		<b>*Mailing list</b>
		Public notice cards
		Record of certified mail
		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 nonbound reports
		Traffic studies
		Individual review comments from agencies
		<b>*Consolidated review comments list</b>
		<b>*Petitioner's response to comments</b>
		<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>
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>

**DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:**

X	X	Follow-Up Form			
X		Review Sheets			
X	X	Site Plan			
X	X	Letter from Karl Metzner to Dr. D.G. Summers, Dr. Andy Christensen, Dr. Wilford Mases, Dr. S.W. Kelly – 6/19/79			
X	X	Memo from Karl Metzner to Ron Rish – 4/25/79			
X	X	Letter from Ron Rish to David Summers – 10/30/78			
X	X	Statement of Intent to Amend Planned Unit Development Business- 10/1/76			
X	X	Ordinance No. 1645 - **			
X		South Elevation			
X		East Elevation			
X	X	Application			
X	X	List Adjacent Property Owners to First And Walnut Subdivision			

Subdivision Rezone RIB to PD-B

Date 10/12/76 Item # 74-76

Petitioner SUMMERS CT. AL.

Preliminary Review Agencies Comments

Final Review Agencies Comments

Eng. - Eng. is working with developers on C, g, & SW. 30" closed fence along WALNUT. 6' closed wood fence on East & North



Action Taken  
P.C. Tabled 27 Oct 1976  
Approved 24 Nov 1976  
C.C. Approved 15 Dec 1976  
Comments

Action Taken  
P.C. \_\_\_\_\_  
C.C. \_\_\_\_\_  
Comments

Tabled for more landscaping & parking layout. Revised plan approved



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

WALNUT AVENUE

Lot 29  
ZONED FOR  
RES. USE.

RAVINE

500'00" 137.00'

GRAVEL GROUND COVER

TRAFFIC FLOW

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16

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Lot 30  
ZONED FOR  
RES. USE.

119.0  
6'0" CEDAR FENCE

R. 150'  
D. 600'

ENTRANCE

EXIT

POWER  
POLE

SEWER  
TRUNK  
LINE

24'0"

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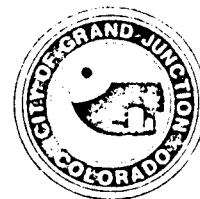
24'0"

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

**OFFICE COPY**

Adjacent Property Owners to First and Walnut Subdivision

Nellie Jones	128 Hillcrest Manor
Steve Foster	155 Hillcrest Manor
James Cowgill	220 Walnut Avenue



City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

October 30, 1978

Mr. David G. Summers  
626 Walnut Avenue  
Grand Junction, CO 81501

Dear Mr. Summers:

Re: Curb, Gutter and Pavement Widening at Hillcrest Dental

The Hillcrest Dental offices planned development was approved by Grand Junction City Planning Commission on February 25, 1976, subject to conditions which included your providing curb, gutter, sidewalk and some pavement widening on the north side of Walnut Avenue. At the request of your building contractor, Mr. Henry Blaylock, I prepared a design plan-profile drawing for those street improvements and furnished it to Mr. Blaylock with my letter to him of November 24, 1976. In response to my inquiry about construction schedule, Mr. Blaylock told me they would install the sidewalk then and would wait until the spring of 1977 to install the curb, gutter and pavement widening.

Because a storm drainage system deficiency existed at the southeast corner of Walnut Avenue and First Street, I arranged for the City's contractor for Curb Gutter and Sidewalk Repairs, 1977, to construct a curb and gutter on the south side of Walnut Avenue and around the corner at First Street to drain into the existing curb and gutter on the east side of First Street. Included in this work was a gutter pan across Walnut Avenue to provide a complete drainage outlet system which fits the curb and gutter design for your frontage as designed by this office and furnished to Mr. Blaylock on November 24, 1976. This construction by the City's contractor was completed by September 15, 1977, at a cost to the City of \$5329.60.

On September 15, 1977, I hand-delivered the November 23, 1976, design plan sheet and a copy of my November 24, 1976, letter to Mr. Blaylock to your office and notified the receptionist that the gutter pan and drainage outlet system was completed and that I would appreciate knowing when arrangements would be made to construct the curb, gutter and pavement on the Hillcrest Dental Offices frontage of Walnut Avenue. I also discussed this matter with you when we met at the First Street and Lorey Drive site to arrange for adding a pavement widening to the northwest corner there to facilitate vehicle turns into Lorey Drive. As you know, we also did install that pavement widening.

## MEMORANDUM

Reply Requested

Yes  No 

Date

Apr. 25, 1979

To: (From:) Karl Metzner From: (To:) Ron Rish *RRR*

SUBJECT: Curb, Gutter and Pavement Widening at Hillcrest Dental

As detailed in the attached letter of October 30, 1978, the developer responsibilities have not been fulfilled to date. Since the weather was their stated problem at my last contact on December 7, 1978, perhaps they can arrange for the construction now that good weather has arrived.

I feel I have nagged these people for over 2 years and I have expended \$5,329.60 from my operational budget to assist the situation. Would you please contact them and attempt to get a firm commitment on when they will clean up this "old business"? Your help would be appreciated.

Enclosure

cc: Jerry Ashby  
Jim Patterson

The winter of 1978 is rapidly approaching and I would appreciate knowing if you will construct the curb, gutter and pavement widening on your frontage before the winter arrives. Your attention to this matter is appreciated.

Very truly yours,

Ronald P. Rish, P.E.  
City Engineer-Public Works

RPR/hm

cc - Jerry Ashby  
Del Beaver  
Jim Patterson

*Note: Dec. 7, 1978 called by woman (secretary?) rep. of Dental Clinic & promised they would do const. as soon as weather will allow. They have asked Corin for a quote. Ron*

City  
County  
Development  
Department

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

June 19, 1979

Dr. D.G. Summers, Dr. Andy Christensen,  
Dr. Wilford Mases, Dr. S.W. Kelly  
Hillcrest Dental  
132 Walnut Avenue  
Grand Junction, CO 81501

Dear Sirs,

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.

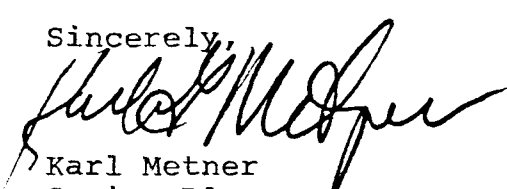
A review of the conditions established at the time of the approval of your project indicates the following deficiency:

1. Curb gutter, and pavement widening on Walnut Avenue.  
(Reference letter from Ron Rish to Dr. Summers on October 30, 1978 and phone contact on December 7, 1978.) Construction to be coordinated through the office of the City Engineer.

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 Metner  
Senior Planner

KM/nh



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

October 1, 1976

Statement of Intent To Amend Planned Unit Development-  
Business:

Doctors Summers, Moses, Kelly and Christensen, owners of First and Walnut Subdivision wish to amend Planned Unit Development- at said property in two areas:

First, we would like to add lot 30 of the Hillcrest Manor Sub- Division to the First and Walnut Subdivision to provide needed parking for Doctors, their staff and patient overflow of existing parking area.

Second, we would like to change the Planned Unit Development from four offices to six offices so that we may utilize the basement area of the office building.

(10)

1. Fifteen ~~10~~ copies of this application required. Numbering system corresponds with Grand Junction Development Regulations. If question not applicable, indicate by N/A.

Name and address of owners and/or developers.

OFFICE COPY

Dr. D.G. Summeus, Dr. Andy Christensen, Dr. Wilford Moses, Dr. S.W. Kelly

name

name

name

626 Walnut

2237 N 7th

618 Walnut

405 N 10th

address

address

address

242-2717

243-5552

242-0288

243-2067

business phone

business phone

business phone

First and Walnut Subdivision

Name of Development

The following checklist shall be completed to insure that the map contains the essential information required by the development regulations: (see regulations for detailed information.)

5.

- b. Zoning of property
- c. Location of property (legal description)
- d. Locations and dimensions of structures
- e. Traffic Circulation Plan
- f. Screening and landscaping
- g. Construction time schedule
- h. Appropriate certification blocks
- i. Topography
- j. Adjacent land uses and locations
- k. Location and size of existing sewer and water lines
- l. Location and size of proposed water and sewer taps

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6. One (1) copy of names and addresses from all adjacent property owners

Subdivision Summary Form

\_\_\_\_\_

\_\_\_\_\_

This application completed by:

Dr David G Summeus

Name

Name

626 Walnut Gr. Tcf. Colo

Address

Address

Dr David G Summeus

Signature

Signature