Table of Contents

Fil	e	1977-0047				
Da	te	6/30/00 Project Name: 1021 Main Street – PB-D				
P	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	n	are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been				
e	n	included.				
n t	e d	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. 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				
		Application form				
\exists		Receipts for fees paid for anything				
		*Submittal checklist				
	\dashv	*General project report				
\dashv	\dashv	Reduced copy of final plans or drawings				
-†		Reduction of assessor's map				
	T	Evidence of title, deeds				
		*Mailing list				
		Public notice cards				
		Record of certified mail				
		Legal description				
		Appraisal of raw land				
		Reduction of any maps – final copy				
		*Final reports for drainage and soils (geotechnical reports)				
		Other bound or nonbound reports Traffic studies				
		Individual review comments from agencies				
	\dashv	*Consolidated review comments list				
		*Petitioner's response to comments				
		*Staff Reports				
		*Planning Commission staff report and exhibits				
		*City Council staff report and exhibits				
		*Summary sheet of final conditions				
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or				
		expiration date)				
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:				
X	X	Follow-Up Form				
X		Review Sheets				
X	X	Bulk Development Application				
X	X	Letter from Stephen Peters – 6/6/77				
_	X	Illustration of Building				
_	X	Letter from Karl Metzner to Tom Harshman – 7/1/77				
-						
_						
	\dashv					

Subdivision PD-B	•
Date 6/6/27 Item	m # 47-77
Petitioner Tom HARSHMAN	
·	
Preliminary Powier Agencies Companie	Final
Review Agencies Comments	Review Agencies Comments
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Action Taken P.C. Grouwed 29 Lune 77	Action Taken P.C.
C.C. approved 29 July 27	C.C.
Comments	Comments
(STAFF to review Alternative	
methods of preservation \$	
NEMOVATION)	
= 20 (40 (40 (40 (40 (40 (40 (40 (40 (40 (4	1) (1857) (1857) (1857) (1857) (1857) (1857) (1857) (1857) (1857) (1857) (1857) (1857) (1857) (1857) (1857) (1857)
Check ITEMS REQUI	RED FROM DEVELOPER
Drainage Landscaping	Covenants Approvation Other (Gracifu)
Improvements Guarantee	Annexation Other (Specify)

ame and address of owne	ers and/or developers.	•
TOM HARSHMAN		
name	. n ame	name
1021 MAIN STREET, GRAND JCT	•	,
address	address	address
243–7887 [°]		
business phone	business phone	business phone
HARSHMAN LAW OFFICES		
•	Name of Development	
e. Traffic Circulate f. Screening and la g. Construction tim h. Appropriate cert i. Topography (DRAIN j. Adjacent land us k. Location and siz water lines	andscaping ne schedule cification blocks	X X X N/A X X X
•	es and addresses from all vners	×
Subdivision Summary	Form	N/A
This application com	npleted by:	
TOM HARSHMAN	•••	
Name		Name
	TION, CO	
1021 MAIN STREET, GRAND JUNCT		Address
1021 MAIN STREET, GRAND JUNCT		

Fee Paid

Amount \$250-00 Date_

, BULK DEVELOPMENT APPLICATION

MR. DON WARNER, SENIOR CITY PLANNER CITY-COUNTY DEVELOPMENT DEPARTMENT P.O. BOX 897 GRAND JUNCTION, CO 81501

PROJECT: PRELIMINARY DEVELOPMENT PLAN SUBMITTAL
PLANNED BUSINESS DEVELOPMENT/1021 MAIN STREET

DEAR DON,

THE FOLLOWING INFORMATION SUPPLEMENTS OR REITERATES REQUIRED DATA INDICATED ON THE ENCLOSED COPIES OF THE PROPOSED SITE PLAN FOR THE SUBJECT PROPERTY.

- 1. CURRENT ZONING OF PROPERTY: B-3, RETAIL BUSINESS.
- 2. LOCATION OF PROPERTY: LOTS 5 & 6, BLOCK 112, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO.
- 3. LOCATIONS AND DIMENSIONS OF STRUCTURES: AS INDICATED ON THE SITE PLAN.
- 4. TRAFFIC CIRCULATION PLAN:

 PEDESTRIAN THE MAIN PEDESTRIAN ACCESS INTO THE BUILDING IS THROUGH A
 LANDSCAPED COURTYARD FROM THE CITY SIDEWALK ON THE MAIN STREET SIDE OF
 THE PROPERTY. SECONDARY ACCESS IS PROVIDED FROM THE PARKING AREA VIA
 A SIDEWALK ON THE WEST OF THE PROPERTY TO THE ENTRY COURTYARD, AND A
 RAMP (1-IN-10 SLOPE) ON THE EAST SIDE OF THE STRUCTURE.

<u>VEHICULAR</u>: ACCESS TO REQUIRED OFF-STREET PARKING AND SERVICE OR DELIVERY ENTRANCE IS VIA THE ALLEY BETWEEN MAIN STREET AND COLORADO AVENUE.

- 5. SCREENING AND LANDSCAPING: THE SCALE AND CONSTRUCTION OF THE STRUCTURE WILL BE RETAINED AND IS CURRENTLY COMPATIBLE WITH ADJACENT MULTI-FAMILY RESIDENTIAL USE. AN EXTENSIVELY LANDSCAPED COURTYARD PARTIALLY ENCLOSED BY STUCCO WALLS WILL BE MAINTAINED TO THE NORTH OF THE PROPERTY. LOW SCALE PLANTING WILL BE EXTENDED SOUTH FROM THE COURTYARD, ON THE WEST SIDE OF THE PROPERTY AND INTO THE PARKING AREA. SOME ADDITIONAL LAND-SCAPING WILL BE PROVIDED JUST SOUTH OF THE STRUCTURE, AND ADDITIONAL PLANT MATERIAL AND SCREENING IS PROPOSED TO THE EAST OF THE STRUCTURE. REFER TO THE PLAN FOR LOCATIONS AND PROPOSED MATERIALS.
- 6. <u>CONSTRUCTION TIME SCHEDULE</u>: CONSTRUCTION IS EXPECTED TO COMMENCE IMMEDIATELY UPON FINAL APPROVAL, AND BE COMPLETED IN A SINGLE PHASE WITHIN APPROXIMATELY SIXTY (60) DAYS.

- 7. <u>DRAINAGE</u>: SURFACE DRAINAGE FROM PARKING AREA WILL BE DIRECTED INTO THE CITY STORM SYSTEM THROUGH THE PAVED ALLEY TO THE SOUTH OF THE PROPERTY.
- 8. ADJACENT LAND USES AND LOCATIONS: THE NORTH SIDE OF MAIN STREET IS ZONED B-2, AND HOSTS LARGELY RESIDENTIAL USE OF FRAME STRUCTURES. A MULTI-STORY FRAME STRUCTURE SUB-DIVIDED INTO APARTMENTS IS LOCATED ON THE PROPERTY TO THE WEST; IT IS ZONED B-3. A SINGLE-STORY MASONRY BLOCK STRUCTURE LOCATED ON THE ADJACENT PROPERTY TO THE EAST (ZONED B-3) IS RENTED TO VARIOUS BUSINESS USES.
- 9. UTILITIES: EXISTING SEWER AND WATER SERVICE WILL BE CONTINUED.
- 10. ADJACENT PROPERTY OWNERS:

NORMAN B. JONES & MILTON A. WALLS 105 RED MESA HEIGHTS GRAND JUNCTION, COLORADO LOTS 1, 2, 3 AND 4

TOM HARSHMAN

1021 MAIN STREET
GRAND JUNCTION; COLORAOD
LOTS 5 AND 6 (SUBJECT PROPERTY)

HAROLD D. HARRIS 519 29 ROAD GRAND JUNCTION, COLORADO LOTS 7 & 8

TO MY KNOWLEDGE THIS DATA COVERS THAT REQUIRED BY THE DEVELOPMENT REGULATIONS. SHOULD YOU NEED ANY CLARIFICATION OR ADDITIONAL INFORMATION, PLEASE LET ME KNOW.

SINCERELY,

STEPHEN D. PETERS

SDP/JW

CC: MR. TOM HARSHMAN

ENCLOSURES

DEVELOPMENT DEPT.



P.O. BOX 897 - GRAND JUNCTION COLORADO 81501 DIAL 3031 243-9200 ext. 343

Grand Junction Planning - Mesa County Planning - Building Department

July 1, 1977

Mr. Tom Harshman 1021 Main Street Grand Junction, CO 81501

Re: City File #47-77, PD-B for law offices, 1021 Main Street

Dear Mr. Harshman:

The Grand Junction Planning Commission at their regularly scheduled meeting of June 29, 1977 approved your request for PD-B zoning at 1021 Main Street. The development plan was approved as submitted and no additional conditions were placed on this approval.

This item is scheduled for the City Council meeting on July 20, 1977. If you have any questions concerning this approval please contact our office prior to this meeting.

Sincerely,

Karl G. Metzner

Planner I

KGM/tsb

