

Subdivision PD-B

Date 6/6/77

Item # 47-77

Petitioner TOM HARSHMAN

Preliminary
Review Agencies Comments

Final
Review Agencies Comments

Action Taken

P.C. Approved 29 June 77

C.C. Approved 20 July 77

Comments

(STAFF to review ALTERNATIVE
methods of preservation &
renovation)

Action Taken

P.C. _____

C.C. _____

Comments

ITEMS REQUIRED FROM DEVELOPER

<input checked="" type="checkbox"/> Check	____ Utility Agreement	____ Title Investigation
____ Drainage	____ Landscaping	____ Covenants
____ Improvements	____ Guarantee	____ Annexation
		____ Other (Specify)

1. Fifteen (15) 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.

<u>TOM HARSHMAN</u>	_____	_____
name	name	name
<u>1021 MAIN STREET, GRAND JCT.</u>	_____	_____
address	address	address
<u>243-7887</u>	_____	_____
business phone	business phone	business phone
<u>HARSHMAN LAW OFFICES</u>	_____	_____

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 X
 - c. Location of property (legal description) X
 - d. Locations and dimensions of structures X
 - e. Traffic Circulation Plan X
 - f. Screening and landscaping X
 - g. Construction time schedule X
 - h. Appropriate certification blocks N/A
 - i. Topography (DRAINAGE) X
 - j. Adjacent land uses and locations X
 - k. Location and size of existing sewer and water lines X
 - l. Location and size of proposed water and sewer taps X
- 6. One (1) copy of names and addresses from all adjacent property owners X
- Subdivision Summary Form N/A

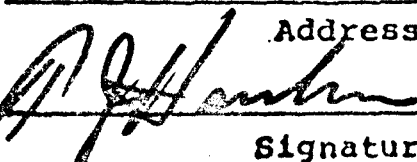
This application completed by:

TOM HARSHMAN

Name

1021 MAIN STREET, GRAND JUNCTION, CO

Address



Signature

Name

Address

Signature

6 JUNE, 1977

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.

VEHICULAR: 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 LANDSCAPING 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. CONSTRUCTION TIME SCHEDULE: CONSTRUCTION IS EXPECTED TO COMMENCE IMMEDIATELY UPON FINAL APPROVAL, AND BE COMPLETED IN A SINGLE PHASE WITHIN APPROXIMATELY SIXTY (60) DAYS.

7. DRAINAGE: 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, COLORADO
LOTS 5 AND 6 (SUBJECT PROPERTY)

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

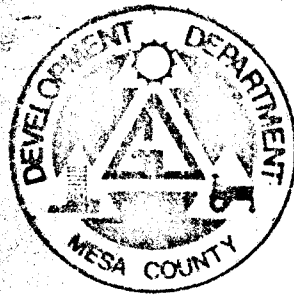
TO MY KNOWLEDGE THIS DATA COVERS THAT REQUIRED BY THE DEVELOPMENT REGULATIONS. SHOULD YOU NEED ANY CLARIFICATION OR ADDITIONAL INFORMATION, PLEASE LET ME KNOW.

SINCERELY,

STEPHEN D. PETERS

SDP/JW
CC: MR. TOM HARSHMAN

ENCLOSURES



CITY - COUNTY
DEVELOPMENT DEPT.

P.O. BOX 897 - GRAND JUNCTION COLORADO 81501
DIAL 303 243-9200 ext. 343

Grand Junction Planning - Mesa County Planning - Building Department

July 1, 1977

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

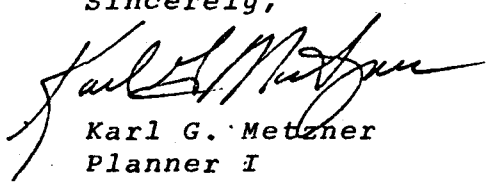
Re: City File #47-77, PD-B for law offices, 1021 Main Street

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.

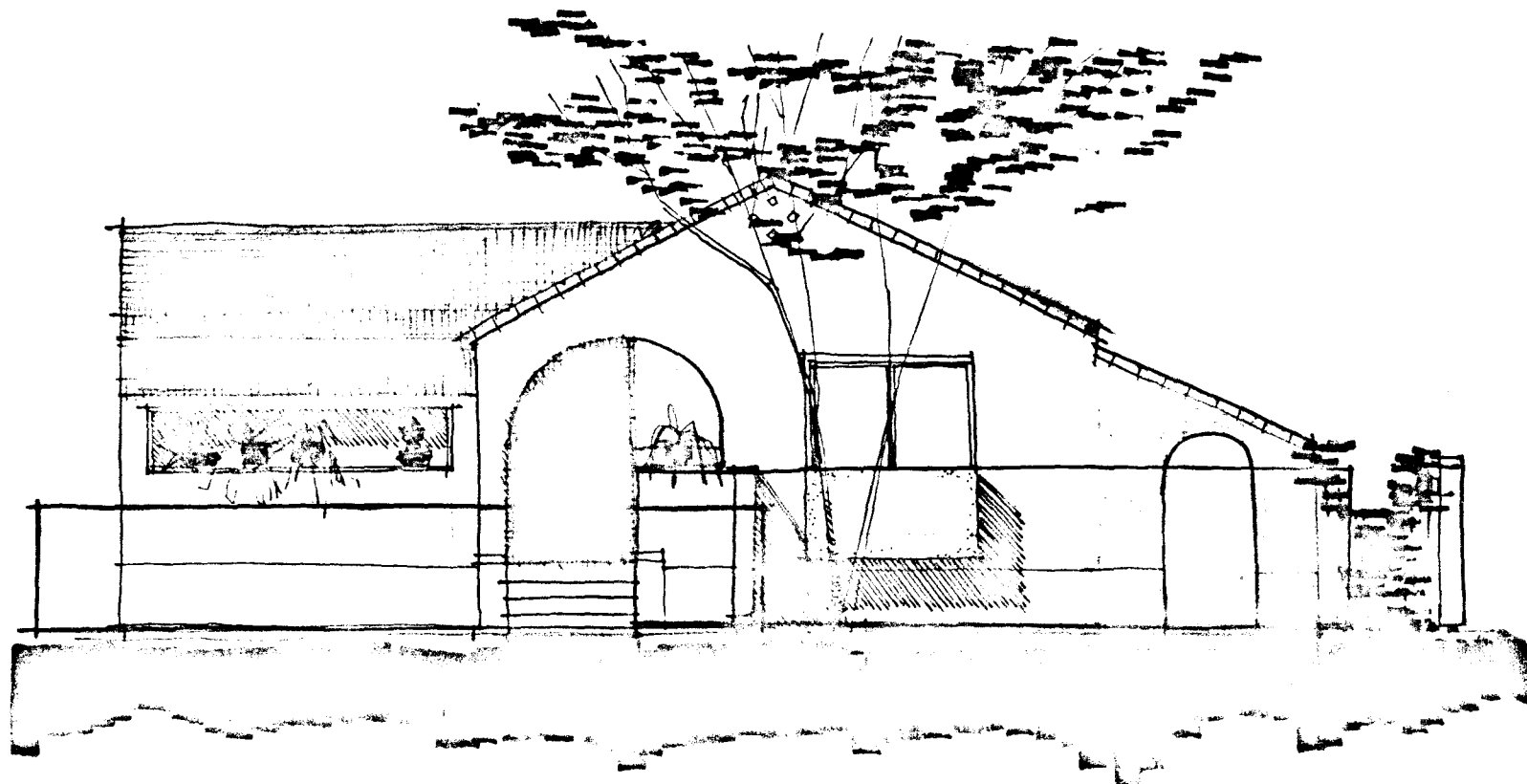
This item is scheduled for the City Council meeting on July 20, 1977. If you have any questions concerning this approval please contact our office prior to this meeting.

Sincerely,



Karl G. Metzner
Planner I

KGM/tsb



NORTH (COURTYARD WALLS SHOWN IN OUTLINE)