

Table of Contents

File 1978-0012

Date 7/27/00

Project Name: The William Building- Proposed R3 to PDB

P **S** A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the
r **c** **ISYS** retrieval system. In some instances, not all entries designated to be scanned are present in the file. There
e **a** are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been
s **n** **included.**
e **n** Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a
n **e** quick guide for the contents of each file.
t **d** Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed
ed 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
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		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
		*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 - Revised Plan - #29-81		
X	X	Review Sheets		
X	X	Outline Development Plan		
X	X	Preliminary Development Plan		
X	X	List of uses allowed for the William Building		
X	X	Letter from Del Beaver to J.P. Brodak – 7/27/78		
X	X	Planning Commission Minutes - ** - 1/25/78, 4/25/78, 7/25/78		
X	X	Application for Building Permit		
X	X	Letter from Karl Metzner to James Brodak – 1/30/78		
X	X	Petition and Application from Rezoning		
X	X	Site Plan		
X	X	Landscaping Plan		
X	X	Building Elevation		
X	X	Grading and Drainage Plan		

PETITION AND APPLICATION FOR REZONING

STATE OF COLORADO)) ss.
COUNTY OF MESA))

TO THE PLANNING COMMISSION OF THE CITY OF GRAND JUNCTION

Gentlemen:

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

Lots 29 thru 34 inclusive, Block 1 City of Grand Junction.

Containing 0.43 acres, more or less, do respectfully petition and request that the Planning Commission amend the zoning ordinance of the City of Grand Junction by changing said above described land from R-3 zone to PDB zone.

Respectfully submitted,

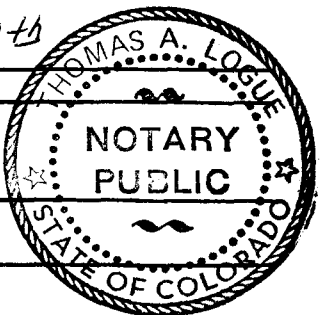
James P Brodak

STATE OF COLORADO)) ss.
COUNTY OF MESA))

The foregoing instrument was acknowledged before me this 4th day of JAN. 1978 By JAMES P. BRODAK for the purposes therein set forth.

My commission expires: AUG. 9th, 1981

Thomas A. Logue
Notary Public



*NOTE: Filing of a petition to rezone requires a deposit of \$270.00 with the Planning Office to defray the cost of the amendment.

CITY W OR COUNTY W

APPLICATION FOR BUILDING PERMIT
BUILDING DEPARTMENT

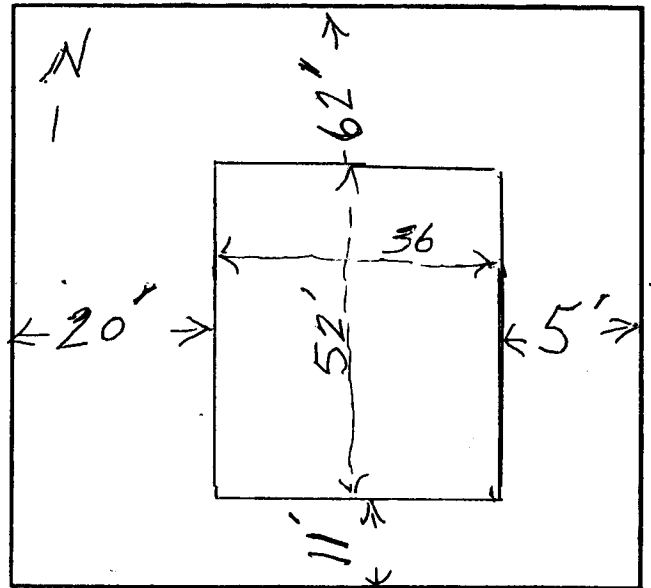
PERMIT NO 8403
DATE _____

TO BE FILLED OUT BY APPLICANT

PLOT PLAN

NOTE: Show Easements, Property Line Dimensions, All Other Structures, Specify North, and Street Name. For Odd Shaped Lots, Provide Separate Plot Plan.

No. of Bldgs now on Parcel _____
Use of Bldgs now on Parcel _____



SHOW ALL SETBACKS FROM PROPERTY LINES

QUANTITY 55000 TOTAL FEE _____

LEGAL DESCRIP. BLDG ADDRESS 1112 BELFORD
SUBDIVISION _____
FILING NO _____ LOT NO _____ BLK NO _____
TAX SCHEDULE NO 2945-141-06-010

OWNER NAME BALWIN, CUCCHETTI, MORRIS
MAIL ADDRESS 655 N. 12TH
CITY GRAND JCT. PHONE 241-1021

ARCH ENGINEER NAME CHRIS GRAY
MAIL ADDRESS 2721 NORTH 12TH
CITY GRAND JCT.

CONTRACTOR NAME Tom Joyner
ADDRESS 998-213 ROAD
CITY GRAND JCT.
LICENSE NO 2810 4 18 PHONE 243-0875

CLASS OF WORK

NEW ALTERATION _____ ADDITION _____
DEMOLISH _____ REPAIR _____ MOVE _____
OTHER _____

Sq Ft of Bldg 1872 Sq Ft of Lot 12,500
No of Floors 1 Height 18 FT.
No of Family Units _____ No of Bedroom _____
Intended Use of Building OFFICE BUILDING
GARAGE _____ CARPORT _____
Single Dble Single _____ Dble _____ FIREPLACE _____

DOCUMENTS ATTACHED

Radon Survey 03649
Driveway Permit _____
Site Plan _____
Building Plans _____
Sanitary Sewer Clearance will by city
On Site Sewage Disposal Permit _____
Fire Flow Survey will by
Health Department _____
Other Documents (Specify) energy sheet (will by)



FRONT PROPERTY LINE

Street Name(s) BELFORD

Check if Corner Lot _____

Description of Work Planned: office bldg

Building 'A' only

I Hereby acknowledge that I have read this application and the above is correct and I agree to comply with all city and county ordinances and state laws regulating building construction.

NOTE TO APPLICANT: Reverse side of this form must be completed.

Tom E Joyner
SIGNATURE

FOR OFFICE USE ONLY

Date Permit Issued 4/3/81 PB
Zoning District Office Bldg
Type of Occupancy _____
Type of Construction _____
Sq Ft of Bldg 1872 Sq Ft of Lot _____
M Height _____ Road Class. _____
Center of R.O.W. Setback 40
Ft Yd Setback from Property Line _____
Side Yd Setback from Property Line _____
Rear Yd Setback from Property Line _____
Off Street Parking Spaces Required _____

Flood Hazard _____ Wildfire Hazard _____
Geologic Hazard _____ Other _____
Special Conditions _____

Problems with Permit _____

Additional Information Needed _____

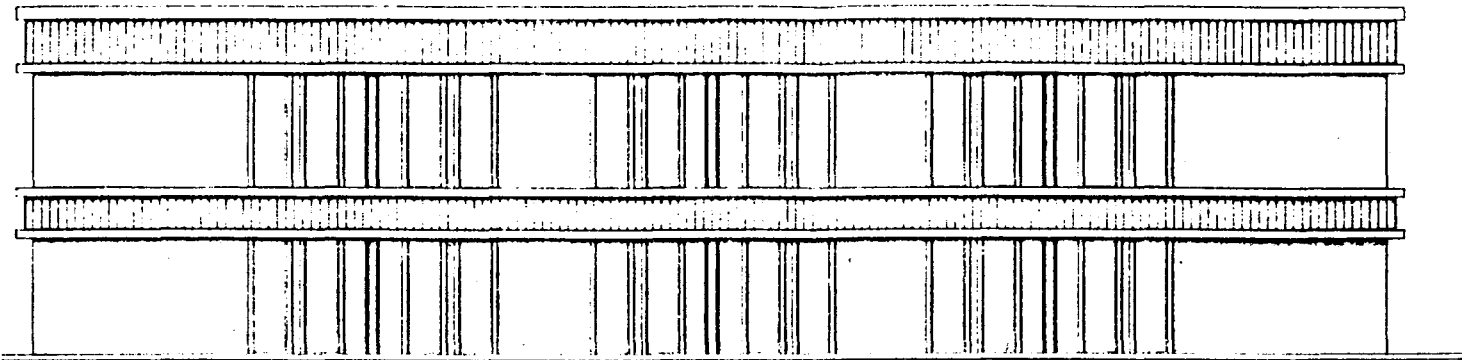
Approval Date 4/3/81 Bldg Dept By [Signature]

Approval Date 4/11/81 Planning By [Signature]

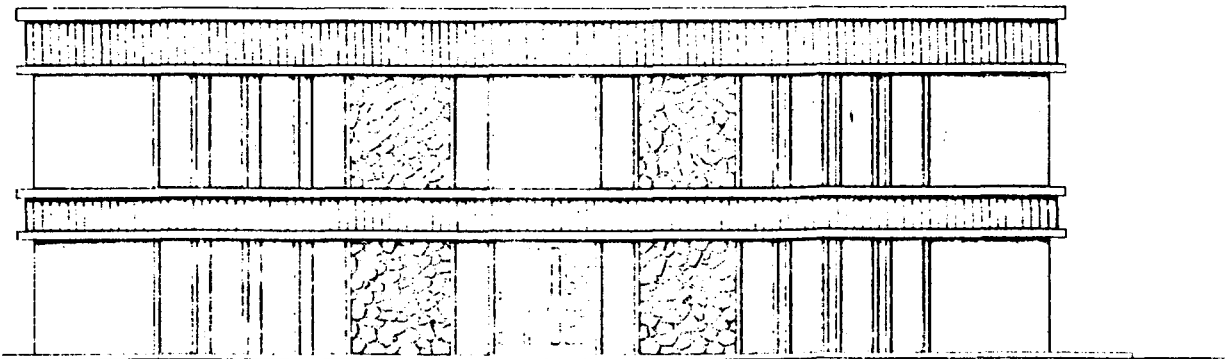
Revised plan
#29-81

THE WILLIAM BUILDING

OWNER and DEVELOPER J. P. Briggs, 327 Toot Drive, Grand Junction Colorado 81501, Phone 243-7647




SIDE ELEVATION



END ELEVATION

BUILDING ELEVATION
THE WILLIAM BUILDING

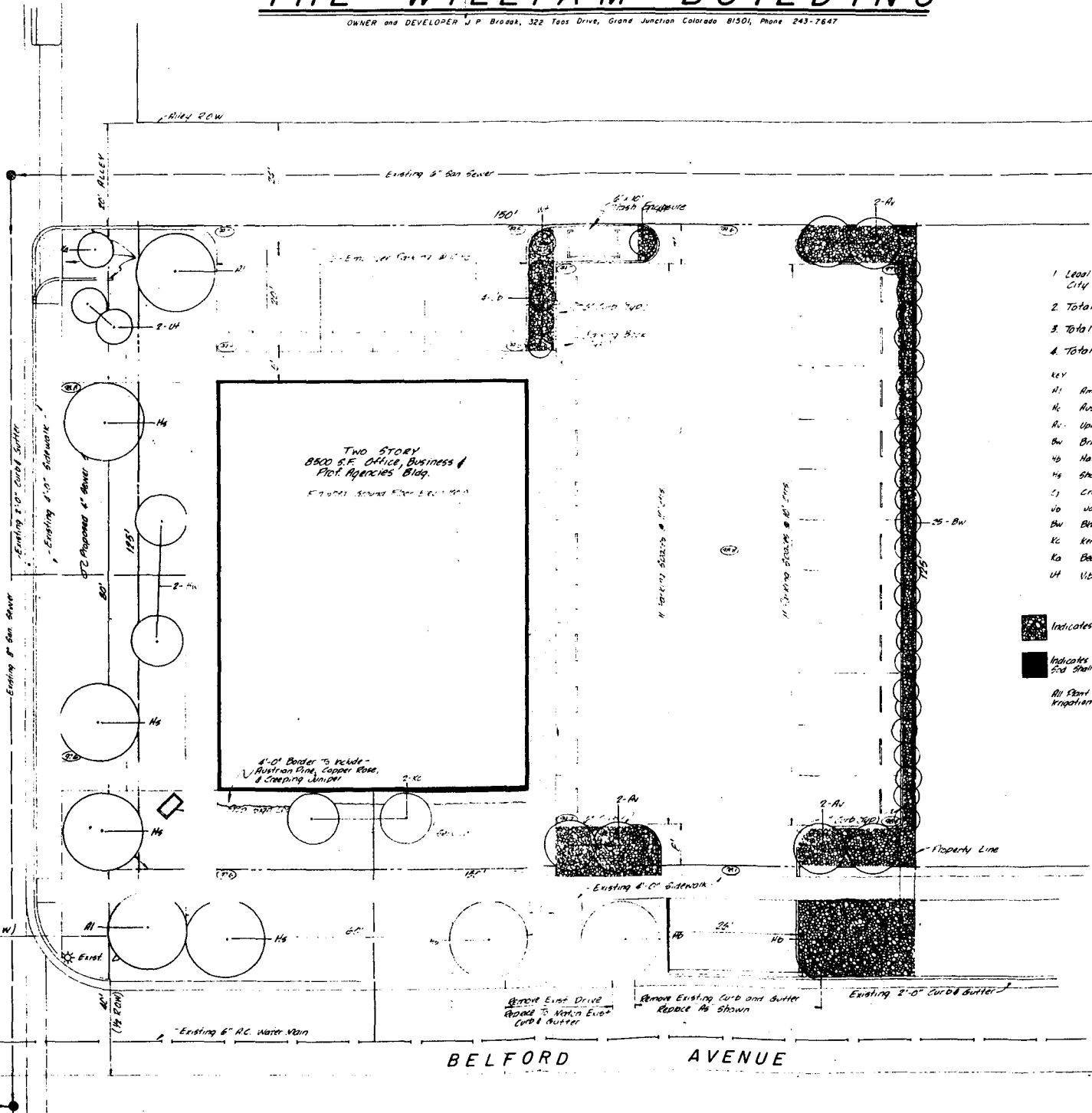


PARAGON ENGINEERING, INC.
1000 1/2 N. 1st St.
Grand Junction, Colorado 81501
Phone 243-7647

THE WILLIAM BUILDING

OWNER and DEVELOPER J.P. Broad, 322 Toos Drive, Grand Junction Colorado 81501, Phone 243-7647

ELEVENTH STREET



GENERAL NOTES

1. Legal Description - Lots 38-40, Block 1 City of Grand Junction.
2. Total Area in Site = 18,750 S.F.
3. Total Area in Building = 8500 S.F.
4. Total Parking Spaces = 28

KEY	COMMON NAME	SIZE	QUANTITY
A1	American Linden	2'-2 1/2' cal	2
A2	Austrian Copper Rose	3 gal	8
A3	Upright Arbor Vitae	6-8 ft	6
Bw	Bridal Wreath	3 gal	25
Hb	Hackberry	2'-2 1/2' cal	2
Hg	Shademaster Honeylocust	1 1/2 - 2" cal	4
J	Creeping Juniper	3 gal	10
Jo	Japanese Quince	3 gal	4
Bw	Black Walnut	1 1/2 - 2 cal	2
Kc	Kentucky Coffee Tree	1 1/2 - 2 cal	2
Ka	Beauty Bush	5 gal	1
U	Viburnum Cranberry Bush	5 gal	2

- Indicates Areas Which Are Rock Ground Cover
- Indicates Areas Which Are Sod Ground Cover Sod Shall Be Merion Kentucky Blue Grass
- All Plant Material Will Be Serviced With Domestic Knaplan Water

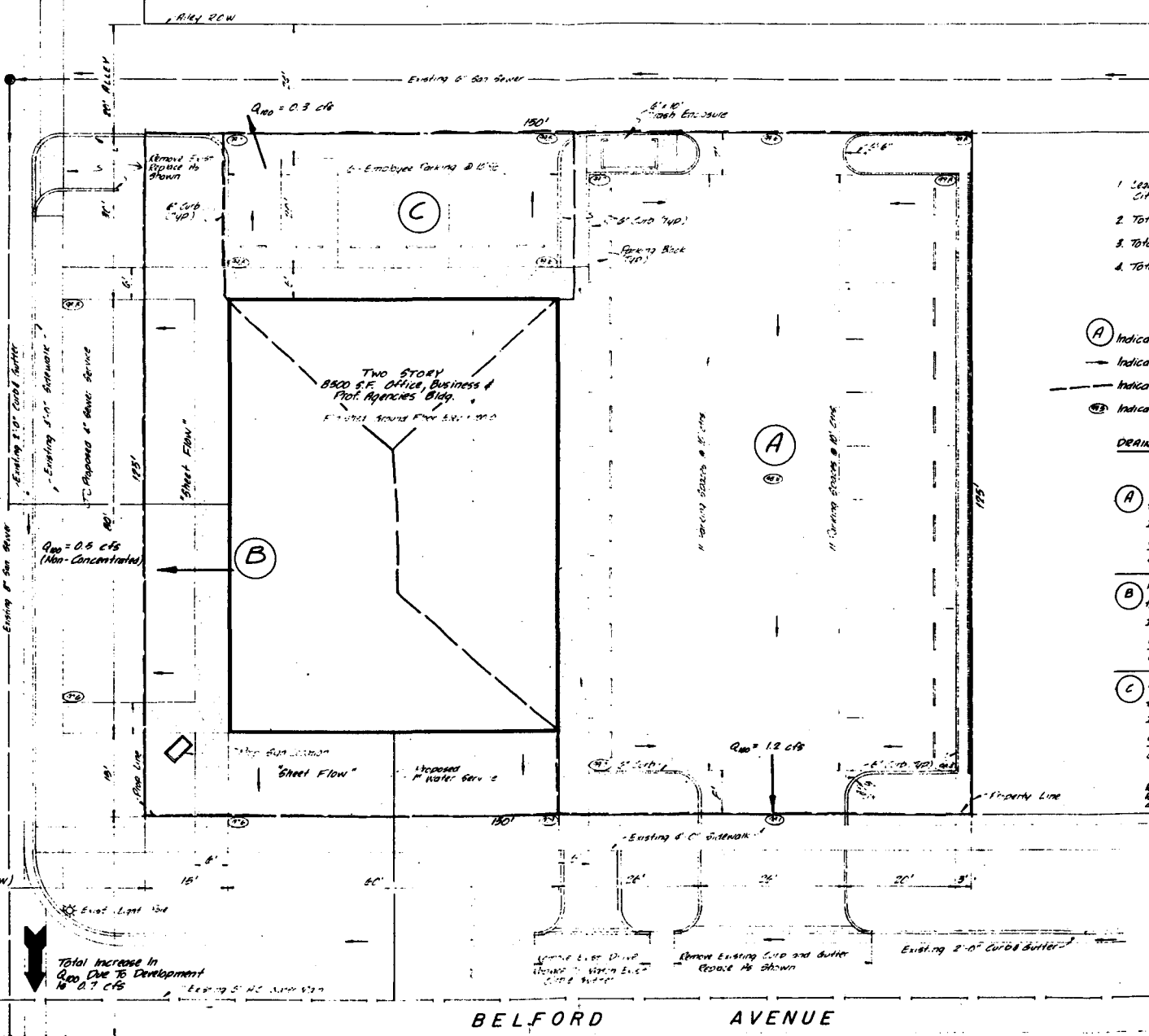


Scale: 1" = 10'
LANDSCAPING PLAN
THE WILLIAM BUILDING

THE WILLIAM BUILDING

OWNER and DEVELOPER J.P. Brooker, 322 Toos Drive, Grand Junction Colorado 81501, Phone 243-7647

ELEVENTH STREET



- GENERAL NOTES**
1. Legal Description - Lots 34-40, Block 1 City of Grand Junction.
 2. Total Area in Site = 18,750 S.F.
 3. Total Area in Building = 8500 S.F.
 4. Total Parking Spaces = 28

- DRAINAGE NOTES**
- (A) Indicates Drainage Basin Designation
 - Indicates Direction of Surface Drainage Flow
 - Indicates Limits of Drainage Basin Area
 - (E) Indicates Proposed Ground Elevation

DRAINAGE CALCULATIONS

	DEVELOPED	UNDEVELOPED
(A) A = 0.249 acres t _c = 5 min I ₃₀ = 4.9 in/hr C = Q ₁₀₀ =	0.60 0.70 cfs	0.95 1.20 cfs
(B) A = 0.171 acres t _c = 5 min I ₃₀ = 4.9 in/hr C = Q ₁₀₀ =	0.60 0.80 cfs	0.80 0.90 cfs
(C) A = 0.063 acres t _c = 5 min I ₃₀ = 4.9 in/hr C = Q ₁₀₀ =	0.60 0.80 cfs	0.98 0.90 cfs

Basin A Discharged Both Through Residential Streets Served by Storm and Combined Storms.

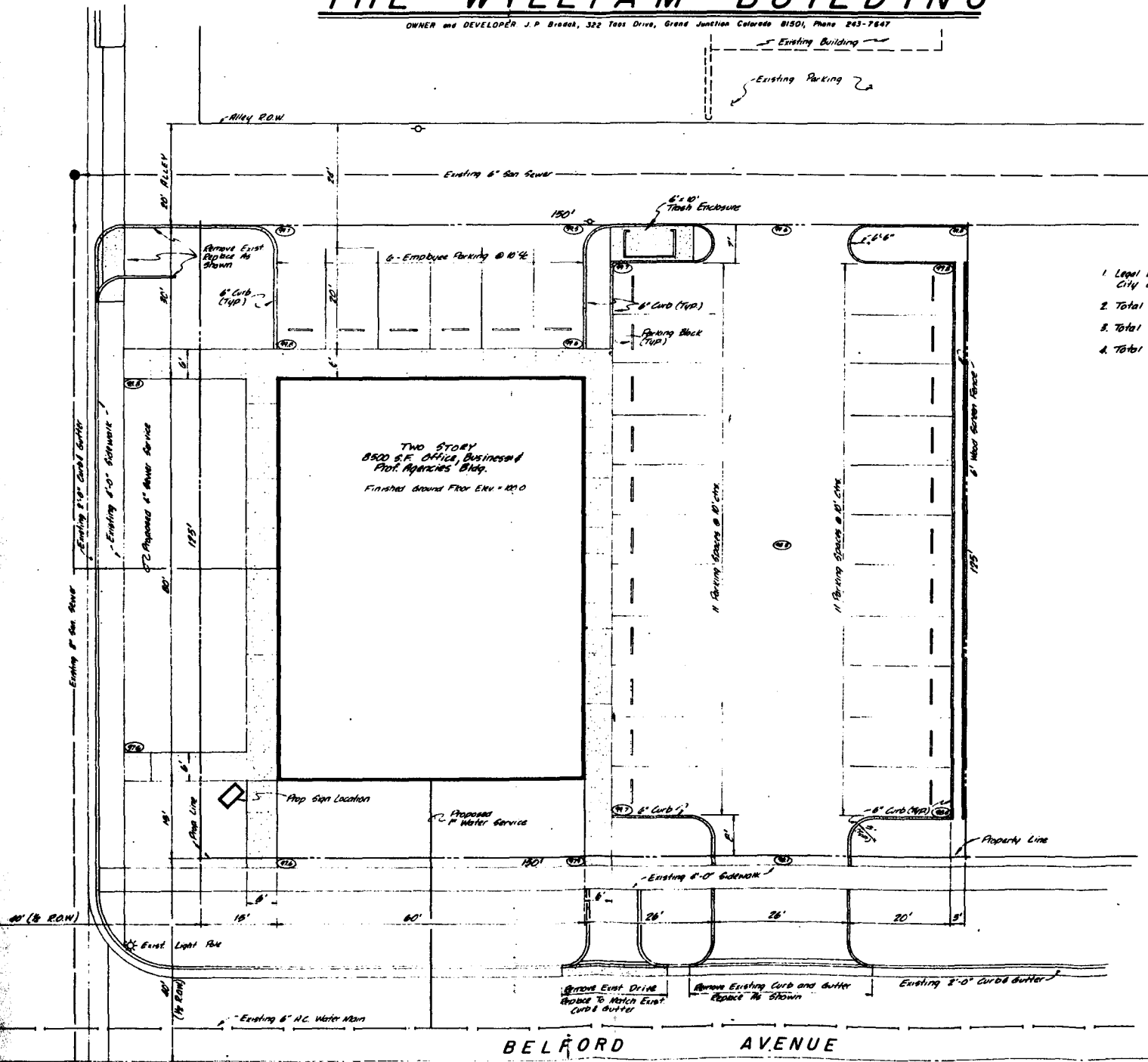
Scale: 1" = 10'
GRADING and DRAINAGE PLAN
THE WILLIAM BUILDING

Total Increase in Q₁₀₀ Due to Development is 0.7 cfs

BELFORD AVENUE

THE WILLIAM BUILDING

OWNER and DEVELOPER J. P. Broad, 322 Toss Drive, Grand Junction Colorado 81501, Phone 243-7647



- GENERAL NOTES**
1. Legal Description - Lots 38-40, Block 1, City of Grand Junction.
 2. Total Area in Site = 18,780 S.F.
 3. Total Area in Building = 5800 S.F.
 4. Total Parking Spaces = 28.

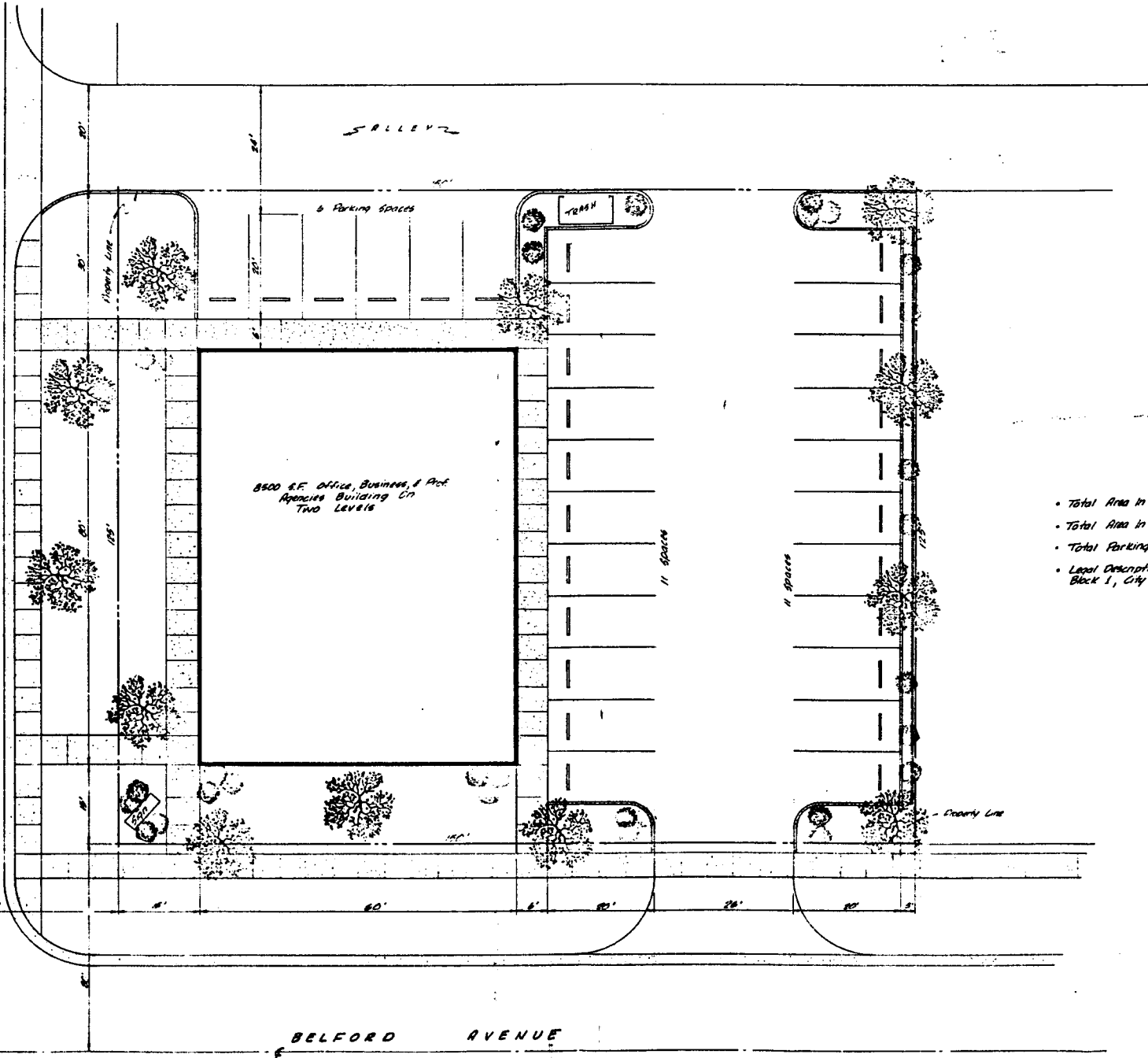
Scale: 1" = 10'

SITE PLAN

THE WILLIAM BUILDING

OUTLINE DEVELOPMENT PLAN FOR
THE WILLIAM BUILDING

OWNER and DEVELOPER: J. P. Slocum, 122 1/2 1/2 St., Grand Junction, Colorado 81501, Phone 243-7647
 ENGINEERS and PLANNERS: Paragon Engineering Inc., PO Box 2872, Grand Junction, Colorado 81501, Phone 243-8966



- Total Area in Site = 18,750 S.F.
- Total Area in Building = 8500 S.F.
- Total Parking Spaces = 28
- Legal Description - Lots 38-40 Block 1, City of Grand Junction.

2125 SF = 25%
 413500
 850165000
 8500

Following is a specific list of uses allowed for the William Building, located at 11th Street and Belford Avenue in the City of Grand Junction. Uses are as follows:

1. Office Use
2. Business Office Uses
3. Limited Retail Sales - Maximum square footage allowed for this use is 600 square feet. Specific uses are as follows:

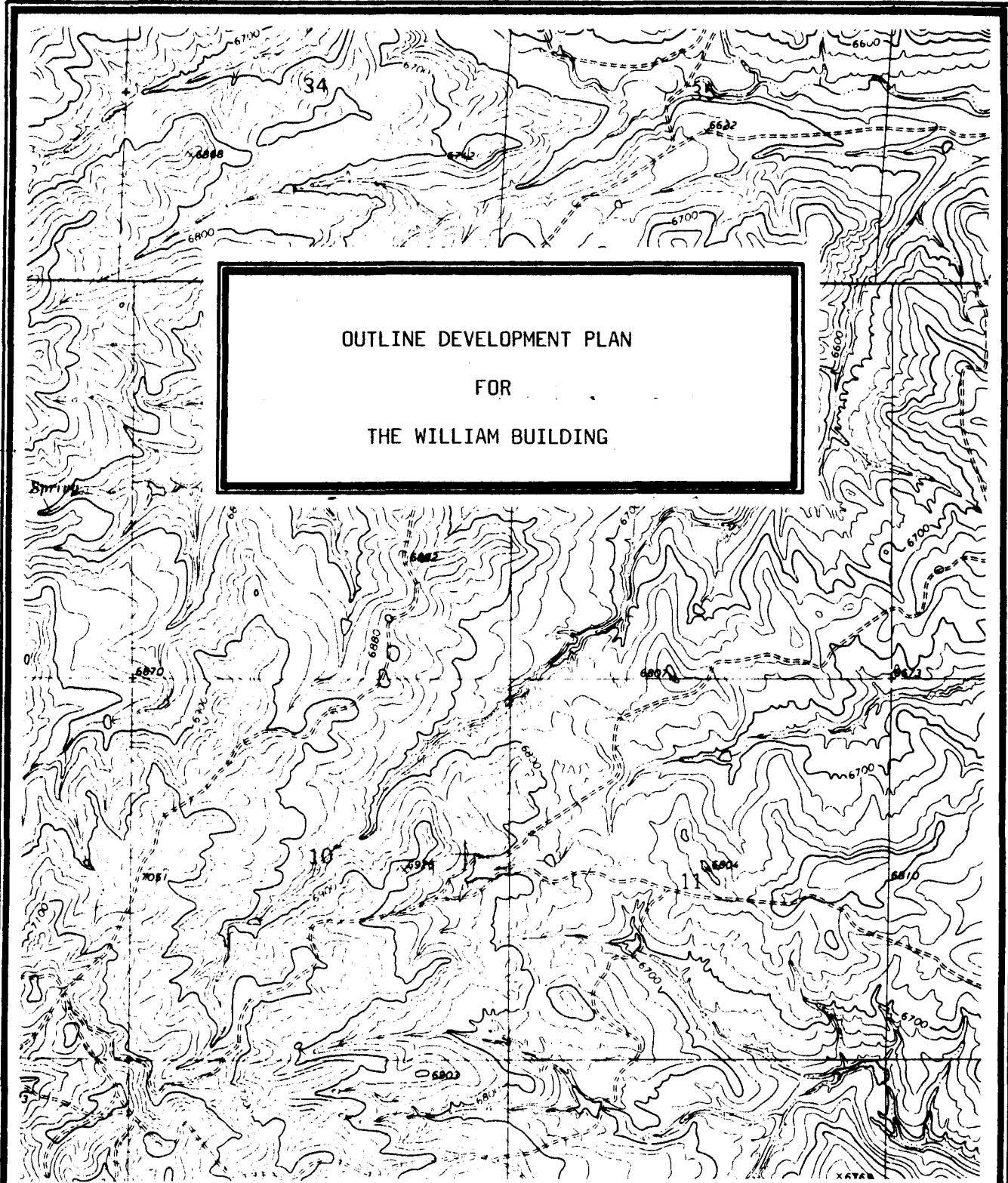
650
 5500
 651850
 65
 200
 650
 2500

- | | |
|---|--|
| <ul style="list-style-type: none"> Antique Store Art Galleries & Dealers Art & Craft Supply Store Athletic Equipment Sales Band Instrument Sales Banks, Industrial and Commercial Barber Shop Beauty Shop Beauty Equipment and Supply Store Book Store Business Equipment and Supply Ceramic Store Childrens and Infants Wear Outlet Cleaners Clocks and Clock Repairing Computer Service Copy and Duplicating Service Cosmetic and Perfumes Outlet Craft Store Data Processing Service Dress Store Drug Store Electronic Equipment and Supplies Employment Agencies and Consultants Engineering Equipment and Supplies Fabric Shops Fishing Tackle Dealers Floors Formal Wear Rental Furniture Outlet Game and Game Supply Outlet | <ul style="list-style-type: none"> Gift Shops Hair Dressing Supplies Health Food Store Hearing Aid Outlet Hosiery Store House Cleaning Equipment and Supply Jewelers Knitting Supplies Lapidary Leather Goods Outlet Lighting Fixtures Lingerie Store Macrame Equipment and Supplies Map Supply Music Dealers Optical Goods Pet Supply Store Pharmacies Photographers Photographic Equipment and Supplies Plant Shops Sewing Supplies Shoe Store Skiing Equipment Outlet Sporting Goods Stamps for Collectors Stereophonic Equipment Outlet Tobacco Store (Tobacco & related only) Toy Store Trophy Shops Vacuum Dealer |
|---|--|

4. Limited Restaurant Uses - Maximum seating allowed for this use is 12 seats. Specific restaurant uses are as follows:

- | | |
|--|--|
| <ul style="list-style-type: none"> Sandwich Shop Donut/Bakery Shop Ice Cream Parlor | <ul style="list-style-type: none"> Delicatessen Cheese Shops Frozen Yogurt Parlor |
|--|--|

no carryout



OUTLINE DEVELOPMENT PLAN
FOR
THE WILLIAM BUILDING



PARAGON ENGINEERING, INC.
P O Box 2872
825 Rood Avenue
Grand Junction, Colorado 81501 (303) 243-8966

OUTLINE DEVELOPMENT PLAN
FOR
THE WILLIAM BUILDING

OWNER AND DEVELOPER: J. P. Brodak

ENGINEERS AND PLANNERS: Paragon Engineering, Inc.



PARAGON ENGINEERING, INC.

P.O. Box 2872
825 Rood Avenue
Grand Junction, Colorado 81501 (303) 243-8966

January 4, 1978

City of Grand Junction Planning Commission
City Hall
Grand Junction, Co. 81501

Enclosed herein is the Outline Development Plan and Zone Change Request for The William Building.

The enclosed maps and statements have been prepared in accordance with the requirements of the Planned Development Regulations for The City of Grand Junction.

A member of our firm and the developer will be at the next regular meeting of the Planning Commission to discuss this plan in greater detail.

Thank you for your consideration.

Very truly yours,

Thomas A. Logue
Thomas A. Logue

OUTLINE DEVELOPMENT PLAN
FOR
THE WILLIAM BUILDING

GENERAL

The enclosed maps and statements are provided as a requirement of the City of Grand Junction Planned Development requirements. The information is intended to provide the Planning Commission with sufficient background data to assess the Outline Development Plan for The William Building.

CHARACTER OF THE WILLIAM BUILDING

The site of the proposed development is approximately 18,750 square feet and is located in the City of Grand Junction at the N.E. Corner of 11th and Belford Avenue. The proposed site is essentially level with a present slope of less than 1.0% to the Southwest and is presently occupied by a single family residence, which is intended to be removed upon approval of the Final Development Plan. This site is presently zoned R-3. The property is bordered by a C-1 zone with commercial and retail outlets facing to North Avenue, one half block north of the Development. R-3 zoning surrounds the development on the East, West and South sides, a large apartment building lies adjacent to the site to the Southwest. Existing PD-B zones lie within one block of the site to the East and West.

Continued business and residential growth in Grand Junction have given rise to an increasing demand for business and small retail units. Further, considering adjacent expansion of retail and commercial interests, it is felt the proposed plan would be in harmony with both the Business and Residential factions which would not influence the immediate area.

The proposed development plan for The William Building calls for a 8500 square foot office, business and professional agencies on two levels. It is anticipated that the total building height will be less than 30 feet for the existing street grades. Vehicular access to the site gained by two driveways on 11th Street, the second on the existing alley lying North of the site. Two areas on the site are reserved for parking, one lot consisting of 22 spaces the other consisting of 6 spaces immediately off the alley, resulting in a total of 28 spaces.

Sewer, water, electrical and gas lines are presently installed adjacent to three exposures on the site. It is anticipated the City of Grand Junction will supply domestic water and sanitary sewer collection for existing lines in 11th and Belford Avenue.

All roadways adjoining the proposed development are existing. Both 11th & Belford Avenue are asphalt surfaced with gutters, curbs and walks. An existing paved alley adjoins the site on the North. All drives and parking areas within the development will be asphalt surfaced.

LAND OWNERSHIP

The land within The William Building is currently owned by the developer, J. P. Brodak, who resides in Grand Junction.

DEVELOPMENT SCHEDULE

It is anticipated the total development of the property will occur over a six month period and will begin immediately after approval of the final development plan, however, it must be realized that the rate of development is dependent upon the communities needs and growth.

PETITION AND APPLICATION FOR REZONING

STATE OF COLORADO))
COUNTY OF MESA) ss.

TO THE PLANNING COMMISSION OF THE CITY OF GRAND JUNCTION

Gentlemen:

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

Lots 29 thru 34 inclusive, Block 1 City of Grand Junction.

Containing 0.43 acres, more or less, do respectfully petition and request that the Planning Commission amend the zoning ordinance of the City of Grand Junction by changing said above described land from R-3 zone to PDB zone.

Respectfully submitted,

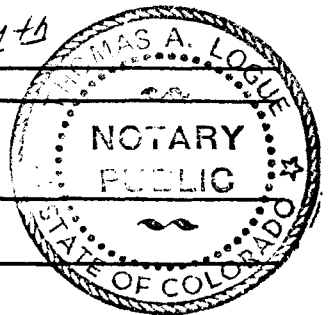
James P. Brodak

STATE OF COLORADO))
COUNTY OF MESA) ss.

The foregoing instrument was acknowledged before me this 4th day of JAN. 1978 BY JAMES P. BRODAK for the purposes therein set forth.

My commission expires: AUG. 9th, 1981

Thomas A. Logue
Notary Public



*NOTE: Filing of a petition to rezone requires a deposit of \$270.00 with the Planning Office to defray the cost of the amendment.

Adjoining Property Owners

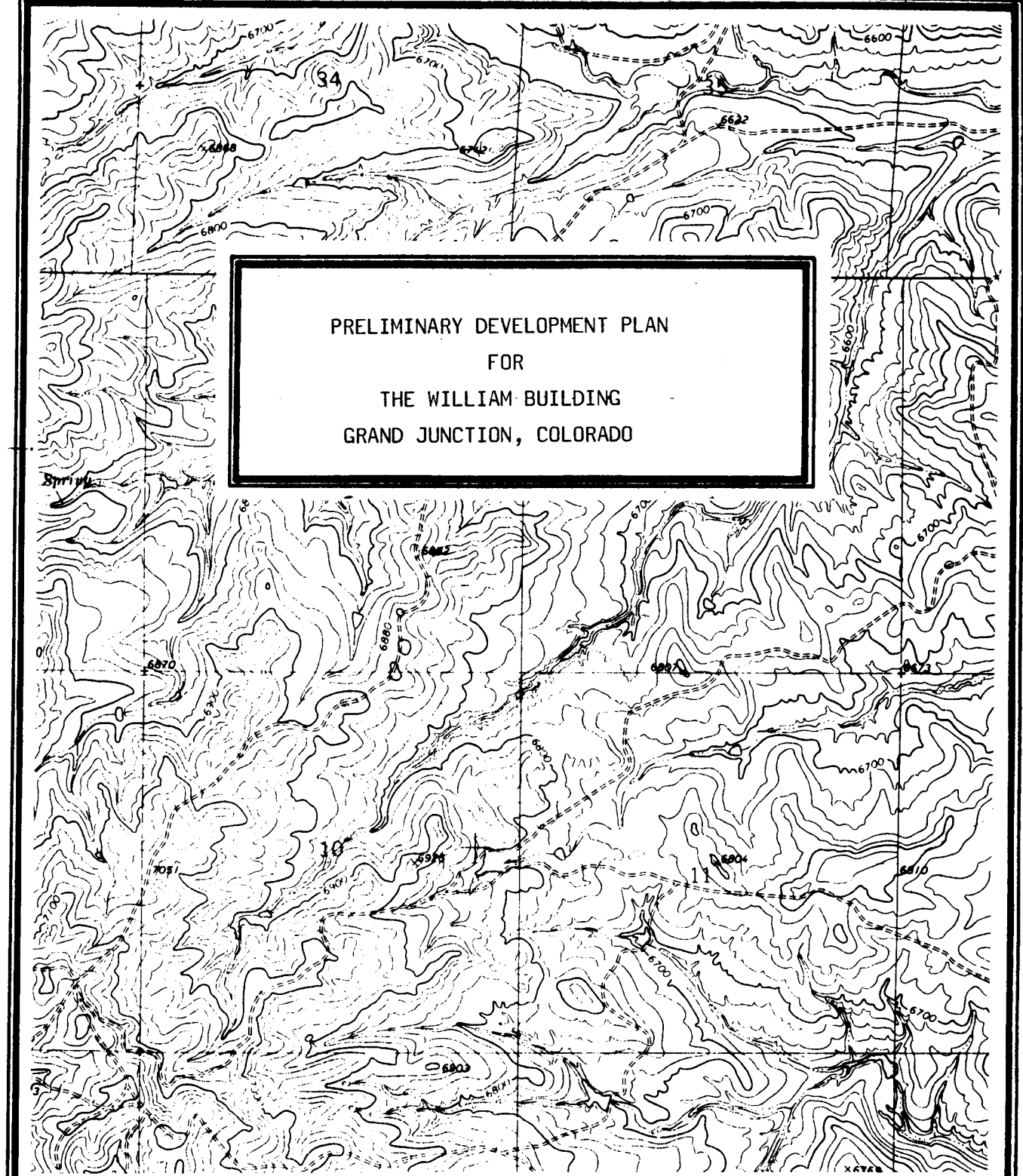
2945-141-06-011 Arthur F. Brockman
1047 Colorado Ave.
City

001 Boyce Enterprises
P. O. Box 1349
Farmington, N. M. 87401

002 Above

003 Adolph J. Fisher
547 Wasatch
City

004 Above



PRELIMINARY DEVELOPMENT PLAN
FOR
THE WILLIAM BUILDING
GRAND JUNCTION, COLORADO



PARAGON ENGINEERING, INC.

P. O. Box 2872
825 Rood Avenue
Grand Junction, Colorado 81501 (303) 243-8966



PARAGON ENGINEERING, INC.

P.O. Box 2872
825 Rood Avenue
Grand Junction, Colorado 81501 (303) 243-8966

April 3, 1978

City of Grand Junction Planning Commission
City Hall
Grand Junction, Co. 81501

Enclosed herein is the Preliminary Development Plan for The William Building,
located at 11th & Belford.

The enclosed maps and statements have been prepared in accordance with the
requirements of the Planned Development Regulations for The City of Grand
Junction.

A member of our firm and the developer will be at the next regular meeting of
the Planning Commission to discuss this plan in greater detail.

Thank you for your consideration.

Sincerely,

Thomas A. Logue
Thomas A. Logue

PRELIMINARY DEVELOPMENT PLAN

FOR
THE WILLIAM BUILDING

APRIL, 1978

OWNER AND DEVELOPER: J. P. Brodak

ENGINEERS AND PLANNERS: Paragon Engineering, Inc.

PRELIMINARY DEVELOPMENT PLAN

FOR

THE WILLIAM BUILDING

INTRODUCTION

The enclosed maps and statements are provided as a requirement of the City of Grand Junction Planned Development requirements. The information is intended to provide the Planning Commission with sufficient background data to assess the Preliminary Development for The William Building.

GENERAL

The site of the proposed development is approximately 18,750 square feet and is located in the City of Grand Junction at the N.E. Corner of 11th and Belford Avenue. The proposed site is essentially level with a present slope of approximately 1.0% to the South and is presently occupied by two single family residences, which are intended to be removed upon approval of the Final Development Plan. The property is bordered by a C-1 zone with commercial and retail outlets facing to North Avenue, which is one half block north of the Development. R-3 zoning surrounds the development on the East, West and South sides, a large apartment building lies adjacent to the site to the Southwest. Other existing PD-B zones lie within one block of the site to the East and West.

Continued business and residential growth in Grand Junction have given rise to an increasing demand for business and small retail units. Further, considering adjacent expansion of retail and commercial interests, it is felt the proposed plan would be in harmony with both the Business and Residential factions located in the immediate area.

CHARACTER OF THE WILLIAM BUILDING

The proposed development plan for The William Building calls for a 8500 square foot office, business and professional agencies on two levels. It is anticipated that the total building height will be less than 30 feet from the existing street grades. Vehicular access to the site gained by two driveways, one on Belford Ave., the second from the existing alley lying North of the site. Two areas on the site are reserved for parking, one lot consisting of 22 spaces, the other consisting of 6 employee spaces immediately off the alley, resulting in a total of 28 parking spaces.

Building construction materials will be primarily steel frame with masonry and wood exterior. Entrance to the building will be gained from 11th street and the parking lot located on the east of the building. A building elevation depicting the character of the proposed building as viewed from 11th Street and Belford Avenue is included at the end of this booklet.

ALLOWED USES FOR "THE WILLIAM BUILDING"

The following uses will be allowed for The William Building. Due to the nature of the proposed building it should be noted that the uses listed below are only intended to be a guide line.

- a. Business Offices
- b. Professional Agencies & Clinics
- c. Barber Shops and Beauty Shops
- d. Limited Retail Outlets
- E. Limited Restaurant i.e., Bakery Outlet, Ice Cream Outlet, Sandwich shop. etc.

UTILITY SERVICES

Sewer, water, electrical and gas lines are presently installed adjacent to three exposures on the site. It is anticipated the City of Grand Junction will supply domestic water and sanitary sewer collection facilities. Water service to the proposed site will be through a 1 inch line connected to an existing 6" water main located in Belford. A 4" sewer service will serve the proposed building from an 8" sanitary sewer main in 11th Street.

GRADING AND DRAINAGE

A drawing is included at the end of this booklet which demonstrates the proposed grading plan. The site will be graded in order to provide drainage away from the building towards Belford, 11th and the existing alley. Drainage flow and quantities are indicated on the aforementioned drawing.

LANDSCAPING

A landscaping plan is included at the end of this booklet which indicates the proposed planting for the site. All landscaping cost will be at the developers expense. The plan calls for numerous trees and shrubs. A 6 foot natural wood screening fence is adjacent to the East property line.

LAND OWNERSHIP

The land within The William Building is currently owned by the developer, J. P. Brodak, who resided in Grand Junction.

DEVELOPMENT SCHEDULE

It is anticipated the total development of the property will occur over a six month period and will begin immediately after approval of the final development plan, however, it must be realized that the rate of development is dependent upon the communities needs and growth.

APPENDIX

1. Preliminary Plan Application
2. Development Summary Form

A. (18) copies of this application required. Numbering system corresponds with Grand Junction Development Regulations. Layouts and designs initiate for this application should incorporate the Design Standards reviewed in Section III of the regulation. If question not applicable, indicate by n/a.

B. The William Building
name of subdivision

C. Owners and/or subdividers.

<u>J. P. Brodak</u>	_____	_____
name	name	name
<u>322 Taos Drive, Grand Junction, Co. 81501</u>	_____	_____
address	address	address
<u>243-7647</u>	_____	_____
business phone	business phone	business phone

Designer:

<u>Paragon Engineering Inc.</u>	<u>243-8966</u>
name	business phone
<u>P. O. Box 2872, Grand Junction, Co. 81501</u>	<u>9402</u>
address	registration and number

D. Legal description. (Attach additional sheets as necessary). _____

Lot 34-40, Block 1, City of Grand Junction

Total acreage 0.43.

E. Eighteen (18) copies of map submitted yes x no _____
If "no", explain.

The following check list shall be completed to insure that the map contains the essential information required by the subdivision regulations (see regulations for detailed information).

27-2.2 f. Scale and Size

- (1) Proposed Name _____ x
- (2) Location and boundaries _____ x
- (3) Names and Addresses of subdivider and engineer or surveyor _____ x
- (4) Date of preparation _____ x
- (5) Total acreage _____ x
- (6) Location and dimensions for existing streets, alleys, easements and water courses _____ x

- | | | |
|--|-------|----|
| (7) Location dimensions and names of proposed streets, alleys, easements, lot lines and public sites | _____ | x |
| (8) Topography | _____ | x |
| (9) Floodplain designation | _____ | NA |
| (10) Land Use breakdown - number and size of lots | _____ | x |
| (11) Sites for multi-family residential, business, or non-public uses | _____ | x |
| (12) Adjacent zoning | _____ | x |
| (13) Names and Locations of adjoining subdivisions, names and dimensions of existing streets and other relevant data on adjoining properties | _____ | x |
| (14) Location and size of existing sewer and water lines and proposed utility easements | _____ | x |
| (15) Location and size of proposed water and sewer taps | _____ | x |

Text

Eighteen (18) copies of text material in report form submitted yes x no _____
 If "no", explain:

27-2.2 ~ f

- (4) Copy of certificate of title with a list of all mortgages, judgments, liens, etc. of record.

Subdivision summary form _____ x _____

This application completed by:

Paragon Engineering, Inc.

 name
 P. O. Box 2872, Grand Junction, Co. 81501

 address
Thomas A. Logue

 signature

 name

 address
 4-3-78

 date

Thomas A. Logue

DEVELOPMENT SUMMARY FORM

CITY OF GRAND JUNCTION

Date: April 3, 1978

Development Name: The William Building

Filing _____

Location of Development: TOWNSHIP 1S RANGE 1W SEC 14 1/4 N.E.

Owner(s) NAME J. P. Brodak

ADDRESS 322 Taos Drive, Grand Junction, Co. 81501

Developer (s) NAME Paragon Engineering, Inc.

ADDRESS P. O. Box 2872, Grand Junction, Co. 81501

Type of Development	Number of Dwelling Units	Area* (Acres)	% of * Total Area
<input type="checkbox"/> Single Family	_____	_____	_____
<input type="checkbox"/> Apartments	_____	_____	_____
<input type="checkbox"/> Condominiums	_____	_____	_____
<input type="checkbox"/> Mobile Homes	_____	_____	_____
<input type="checkbox"/> Commercial	N. A.	_____	_____
<input type="checkbox"/> Industrial	N. A.	_____	_____
<input checked="" type="checkbox"/> Other (specify) Planned Development Business	_____	0.43	100%
Street	_____	_____	_____
Walkways	_____	_____	_____
Dedicated School Sites	_____	_____	_____
Reserved School Sites	_____	_____	_____
Dedicated Park Sites	_____	_____	_____
Reserved Park Sites	_____	_____	_____
Private Open Areas	_____	_____	_____
Easements	_____	_____	_____
Other (Specify)	_____	_____	_____

TOTAL

*By Map Measure

0.43

100%

Estimated Water Requirements 275 gallons/day.

Proposed Water Source(s) City of Grand Junction

Estimated Sewage Disposal Requirement 250 gallons/day.

ACTION:

Planning Commission Recommendation

Approval ()

Disapproval ()

Remarks _____

Date _____, 19____.

City Council

Approval ()

Disapproval ()

Remarks _____

Date _____, 19____.

Note: This form is required by C.R.S. 106-3-37 (4) but is not a part of the regulations of the City of Grand Junction.

January 30, 1978

Mr. James P. Brodak
322 Taos Drive
Grand Junction, CO 81501

RE: File #12-78 - Proposed Rezone and Outline Development
Plan PD-B - The William Building

Dear Mr. Brodak:

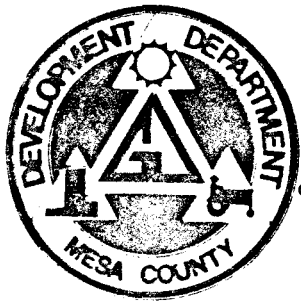
The Grand Junction Planning Commission, on January 26, 1978, approved your PD-B submittal for the William Building at 11th and Belford. Approval was of the plan as submitted. This item will be heard before the Grand Junction City Council on February 15, 1978 at 7:30 p.m. in the City Council Chambers.

Sincerely,

Karl G. Metzner
Planner I

KGM:dlw

CC: Tom Logue
Paragon Engineering



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

#12-78

July 27, 1978

J. P. Brodak
322 Taos Drive
Grand Junction, Colorado 81501

Dear Sir:

The Grand Junction Planning Commission at the regularly scheduled meeting on July 25, 1978, approved the Final Planned Development Plan of the William Building at the corner of 11th and Belford.

The following conditions and requirements were attached to the approval:

1. *The petitioner is directed to meet with Parks and Recreation Department and City Planning on changing some species as recommended in the preliminary planting plan.*
2. *Public Service may require relocation of poles in the alley to enable clear access.*
3. *The recommended list of commercial and retail type uses were restricted as follows:*
 - a. *barber and beauty shop*
 - b. *bookstore*
 - c. *cleaners*
 - d. *laundromat*
 - e. *pharmacy/drugstore*

(These uses are consistent with the policy the Planning Commission currently is using for the North Avenue corridor in this area. Additional use requests will be measured against this policy and where differences of opinion occur between Staff and Petitioner, the Planning Commission will intercede.)

This item is scheduled for the City Council meeting on August 16, 1978, at 7:30 p.m. in the City Council Chambers. If you have any questions concerning this approval, please contact us prior to that meeting.

Yours truly,

Del Beaver
Del Beaver
Senior City Planner

DB:df

cc: Paragon Engineering

Subdivision Proposed R-3 To PD-B - The William Building

Date 4 JAN 78 Item # 12-78

Petitioner James P. Brodak
N.E. Cor. 11th & Belford

Outline

Review Agencies Comments

Engineering - larger parking lot should not have access to the alley. Alley is presently over loaded.

Utilities - trash tank to be set at an angle for frontal pickup.

Preliminary

Review Agencies Comments

Angle Trash Encl. to facilitate Front End Pickup

Put grass on S.E. corner of prop adj. to S.F. area between S. & Street

Recheck genus & species w/ Park City Utilities. trash enclosure as shown will not work

City Cng. Park lot appon must meet city standards. Handicapped parking should be provided

Fire Dept - okay

Action Taken

P.C. 1/26/78 Approval

C.C. Approved 15 Feb 78

Comments

Approval as submitted

Action Taken

P.C. Approved April 25

C.C. Sent back to P.C. May 17, 1978

P.C. - approved May 30, 1978
C.C. - approved June 21, 1978
Petitioner & P.C. to work out an "allowed uses" list prior to final submittal.

P.C. to work out list of allowed uses prior to final Platting

ITEMS REQUIRED FROM DEVELOPER

- Check Utility Agreement Title Investigation
- Drainage Landscaping Covenants
- Improvements Guarantee Annexation Other (Specify)

Revised Plan #29-81

Subdivision William Buildings - FINAL

Date 5 JULY 78 Item # 12-28

Petitioner _____

FINAL

Review Agencies Comments

Review Agencies Comments

City Eng. - all previous
rev. comments stand
Parks & Rec. - change
species as rec. in
petition.

Parking Lot access is not
advisable due to heavy
alley traffic.

Site can adequately handle
2 way traffic, alley access
is not needed. SM.

Public Service - Poles in alley
may require relocation to
clear parkway access.

Action Taken

Action Taken

P.C. Approved July 25, 1978

P.C. _____

C.C. Approved Aug. 16, 1978

C.C. _____

Comments

Comments

ITEMS REQUIRED FROM DEVELOPER

- Check
- Drainage
- Improvements
- Utility Agreement
- Landscaping
- Guarantee
- Title Investigation
- Covenants
- Annexation
- Other (Specify)