

Table of Contents

File 1978-0029

Date 8/3/00

Project Name: Medical Office in R-3

P r e s e n t	S c a n n e d	<p>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.</p> <p>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.</p> <p>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.</p>
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			
X	X	Review Sheets			
X	X	Names of Adjacent Land Owners			
X	X	Letter from Kathy Lofink to John McArthur – 3/29/78			
X	X	Planning Commission Minutes - ** - 3/28/78			
X	X	Conditional Use Application			
X		Elevation Map			
X	X	Site Plan			
X		Floor Plan			
X		Wall Section			

CONDITIONAL USE APPLICATION

- 1) 15 copies of this application required. If question not applicable indicate by NIA.

Name and address of property owners and/or Developers.

<u>John McArthur</u>	<u>G. William Hoover</u>	<u>Joseph T. Messina</u>
Name	Name	Name
<u>915 N. 7th</u>	<u>915 N. 7th</u>	<u>915 N. 7th</u>
Address	Address	Address
<u>243-4022</u>	<u>243-4022</u>	<u>243-4022</u>
Business Phone	Business Phone	Business Phone

HMCM Medical Building

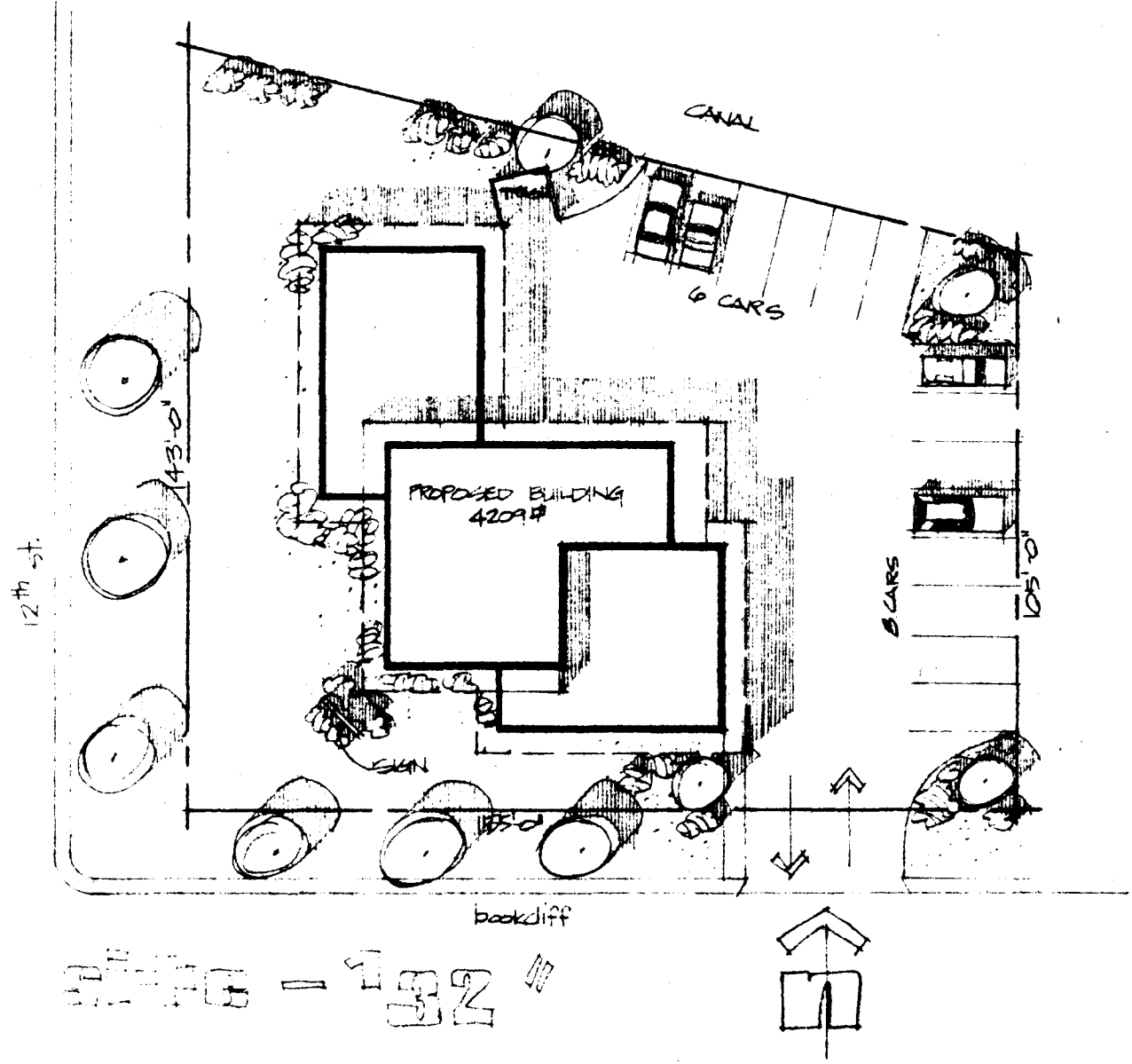
Name of Development

1230 Bookcliff

Common Location of Development

Legal Description:

- 2) Site Plan Requirements - 15 copies of a proposed site plan at a scale of 1" = 20' and on a 24" x 32" sheet containing the following information.
- a) Title of development.
 - b) Zoning of property.
 - c) Location of property.
 - d) Locations and dimensions of all structures, proposed and existing.
 - e) Screening and landscaping ² plans identifying the type, location and quantity of all proposed and existing landscaping and screening.
 - f) A Traffic circulation plan showing location and dimensions of drives, parking and loading, walkways, streets, and alleys. (Proposed and existing).
 - g) A drainage plan showing proposed on site drainage system and ultimate off site disposal.
 - ✓ h) Location and type of any site limitations such as existing easements, ditches, extreme slopes etc.
 - i) Adjacent land uses and locations.
 - j) Names and addresses of all adjacent property owners.
 - k) Appropriate space for certification of approval by the president of Council and City Planner.



Wynn & Co. Mechanical Toledo

Hiltree Corporation
Grand Junction, Colorado

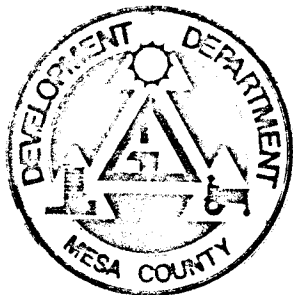
Biltec Corporation

builders & designers

POST OFFICE BOX 1332 913 NORTH SEVENTH STREET GRAND JUNCTION, COLORADO 81501 303 - 243-4022

NAMES & ADDRESSES OF ADJACENT LAND OWNERS

1. Raymond G. Sullivan
etal
2335 n. 12th Street
Grand Junction, Colorado 81501
2. G.R. & L. M. Christlieb
2303 N. 12th Street
Grand Junction, Colorado 81501
3. Federal Land Bank Association of Grand Junction
P.O. Box 1087
Grand Junction, Colorado 81501
4. Charles E. Emmons
etal
827 26 Road
Grand Junction, Colorado 81501
5. John D. Crozier
m.s. Crozier
13 Vista Drive
Brookfield, Conn. 06804
6. Edward Spomer
m.e. Spomer
2623 G. Road
Grand Junction, Colorado 81501
7. Edward Spomer
etal
2623 G. Road
Grand Junction, Colorado 81501



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

March 29, 1978

John McArthur
915 North 17th Street
Grand Junction, CO 81501

RE: FILE #29-78 CONDITIONAL USE - MEDICAL OFFICE IN R-3

Dear Mr. McArthur:

The Grand Junction City Planning Commission at their regularly scheduled meeting, March 28, 1978 recommended approval of this item subject to:

1. Moving the entire building site 10 feet to west of the proposed site.
2. Work with City Parks and Recreation Department on landscaping.
3. Deeding the right-of-way on 12th Street to the City of Grand Junction so that the right-of-way is 50 feet from center line of 12th Street.

Please submit, no later than April 12, 1978, a revised site plan so there is sufficient time for review and comment. This item will be on the Grand Junction City Council agenda on April 19, 1978 at 7:30 p.m.

Sincerely,

Kathy F. Lofink
Planner I

KFL;bc

Subdivision

Conditional Use - Med. Office in R-3.

Date 1 Mar 1978

Item # 29-78

Petitioner

John M^cArthur

Review Agencies Comments

Review Agencies Comments

Landscape in R.O.W.

Give speci & Genus name

& sizes of plantings

City Utilities - Trash containers

should be more accessible in

present area. Locate handi-

capped stalls closer to entrance

Eng suggest that handicapped

stalls be wider width

Action Taken

P.C. Approval 3/28/78

C.C. Approved 19 April 78

Comments

1. Move entire bldg side 10' W of

proposed site 2) Work w/ P & Rec.

on landscaping. 3) Deeding

the R.O.W on 12th St so that

there is a total 30' ROW from

center line. Grass in

gravel areas outside of

planting islands.

Action Taken

P.C.

C.C.

Comments

ITEMS REQUIRED FROM DEVELOPER

Check

Utility Agreement

Title Investigation

Drainage

Landscaping

Covenants

Improvements Guarantee

Annexation

Other (Specify)