

PLANNED UNIT DEVELOPMENT

Final Development Plan Application

(No fee required above that for preliminary application)

1) Name and address of property owners and/or developers.

Harry E. Williams name		
653 Rood Avenue Grand Junction, Colo. address		
242-9951 business phone		

Name of Development: Glenwood Center

Common Location: Northwest corner of 7th and Glenwood Avenue

Legal Description: South 80 feet of North 180 feet of Lot 18 Capitol Hill Subdivision Sec. 11 1S 1W and the North 100 feet of Lot 18 Capitol Hill Subdivision Sec. 11 1S 1W

2) Final Development Plan Requirements: The Developer will provide the Development Department with the original and 18 prints of this application and a proposed final development plan on a 24" x 32" sheet containing the following information.

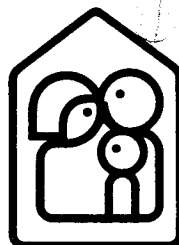
- a) Title of Development.
- b) Zoning of property.
- c) Legal Description.
- d) Locations and dimensions of all structures, proposed and existing.
- e) Screening and landscaping plans identifying the specific type, location and quantity of all proposed and existing landscaping and screening.
- f) A traffic circulation plan showing location and dimensions of drives, parking and loading, walkways, streets and alleys. (Proposed and existing).
- g) A final 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) A composite utility plan as required under subdivision final plat requirements.
- j) Areas proposed to be conveyed, dedicated or reserved for parks, playgrounds, open space or other similar public and semi public uses.

Note: This application is a summary of the requirements in Section 15 of the Grand Junction Zoning Ordinance and Development regulations. It does not relieve an applicant from the responsibility of complying with the requirements of this section but is intended as a guide to aid the applicant and those responsible for reviewing the application.

D. H. White
Name of person completing application

652 WHITE
address

242 3878
phone



design centre
p.o. box 2008
grand junction, colo. 81501

March 28, 1978

SEVENTH AND GLENWOOD

STATEMENT OF INTENT

The proposed building will reflect the residential scale and character of the neighborhood along North Seventh Street and eastward. At maximum, the building will be two stories, with most eave lines descending to one story above the ground. The building itself and surrounding new and existing trees will effectively screen the parking areas from the street and adjacent properties.

Projected uses include all appropriate to the requested PD-B rezoning.

The zoning of this site to PD-B from Residential recognizes the change that has already occurred in the area. Zoning of PD-B rather than some type of a commercial zone will allow the area to develop as an attractive extension of the core area leading to the airport, the hospital, the art center, and the limited commercial area at 7th and Bookcliff.

SEVENTH & GLENWOOD

ADJACENT PROPERTY OWNERS:

F. S. & E. M. Clodfelter
760 Elm Avenue
Grand Junction, CO 81501

Neva M. Hostetler
1236 N. 7th Street
Grand Junction, CO

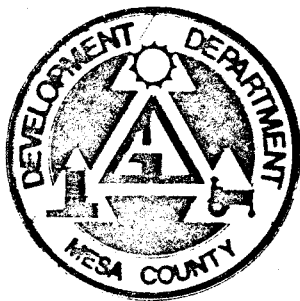
Homer C. & F. A. Crouch
1226 N. 7th Street
Grand Junction, CO

Janell J. & Terrance I. Boggs
1214 N. 7th Street
Grand Junction, CO

Chris P. Jouflas
319 Belaire Drive
Grand Junction, CO

Leland A. Schmidt
% Safeway Stores
P. O. Box 5927 T. A.
Denver, CO 80217

School District 51
(G.J.H.S.)



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

40-78

July 27, 1978

Harry E. Williams
653 Rood Avenue
Grand Junction, Colorado 81501

Dear Mr. Williams:

The Grand Junction Planning Commission at the regularly scheduled meeting on July 25, 1978, approved the Final Development Plan for the Glenwood Center at the location of the northwest corner of 7th and Glenwood Avenue.

The following conditions and requirements were attached to the approval:

1. *Trash location should be located prior to Council meeting.*
2. *Parks and Recreation Department has indicated that petitioner should contact their agency to rectify deficiencies in the landscaping plan.*
3. *City Engineering requests that sidewalk be curvilinear if necessary, straight if unnecessary and designated as such prior to Council action on the final plan.*

This item is scheduled for the City Council meeting of August 16, 1978 at 7:30 p.m. in the City Council Chambers.

If you have any questions concerning this action, please contact us prior to that meeting.

Yours truly,

Del Beaver
Senior City Planner

DB:df

Subdivision 7th & Glenwood PD-B - Preliminary

Date 3 April 78 Item # 40-78

Petitioner Harry Williams
NW CORNER 7th St. & Glenwood Ave

Review Agencies Comments

Review Agencies Comments

Replace Silver Maple with
Green Ash

STAFF - NO PORTION OF Bldg.
may extend beyond property line.

Trash Containers ? Off Alley

SITE NEGATIVE -

4' Sidewalk for Glenwood

City Eng - 4' Sidewalks on Glenwood

Parking should be prohibited on
7th St.

City Utilities - Analysis of fire flow

should be made to meet I.S.O
requirements.

Park + Rec - a change - may
be desirable.

Fire Dept. - install 1
hydrant at 7th & Glenwood.

MTN Bell - Req' easment
over the west 10'.

Action Taken

P.C. Approved 25 April 78

C.C. Approved 17 May 78

Comments

plan

Action Taken

P.C. Final approved 7/25/78

C.C. " " 8/16/78

Comments

ITEMS REQUIRED FROM DEVELOPER

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

Subdivision 7th & Glenwood PD-B - FINAL (Glenwood Court)

Date 5 July 78 Item # 40-28

Petitioner Harry E. Williams
N.W. cor. 7th & Glenwood

Review Agencies Comments

Parks & Rec. - consideration
not given to mature
size of species. Spacing
needs to be reconsidered.
No trash location shown.
Engineering - Question angled
joint in sidewalk, should
be curvilinear.

Review Agencies Comments



Action Taken

P.C. approved July 25, 1978

C.C. approved Aug 16 1978

Comments

Action Taken

P.C.

C.C.

Comments

Multiple horizontal lines for additional comments or notes.



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Additional horizontal lines for developer requirements.