# **Table of Contents**

File		1978-0040					
Da	te	8/8/00	Project Name: PD-B 7th Street & Glenwood				
P r e s e n t	S c a n n e d	ISYS retrieval sy are also documer included. Remaining items quick guide for th Files denoted wit in full, as well as	denoted with an asterisk (*), which means they are to be scanned for permanent record on the stem. In some instances, not all entries designated to be scanned are present in the file. There at specific to certain files, not found on the standard list. For this reason, a checklist has been (not selected for scanning), will be marked present on the checklist. This index can serve as a ne contents of each file.  (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed other entries such as Ordinances, Resolutions, Board of Appeals, and etc.				
X	X		- Table of Contents				
		Application form					
	}	-	paid for anything				
		*Submittal check					
		*General project					
			final plans or drawings				
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-	$\rightarrow$	Evidence of title, *Mailing list	deeds				
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		Appraisal of raw					
			maps – final copy				
			r drainage and soils (geotechnical reports)				
_		Other bound or n	onbound reports				
	_	Traffic studies	From San				
			v comments from agencies				
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		*Staff Reports	VIII.0 10 00 III.0				
			ission staff report and exhibits				
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			of final conditions				
			respondence dated after the date of final approval (pertaining to change in conditions or				
		expiration date)	DOCUMENTS SDECIFIC TO THIS DEVEL ODMENT BUTE.				
		<u>-</u>	DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:				
X	X	Follow-Up Form					
X		Review Sheets					
X	X	Final Development Pla	an Application				
X	X	Site Plan					
X	X	Letter from Del Beave	r to Harry Williams – 7/27/78				
X	X	Statement of Intent					
X		Deeds					
X	X	Adjacent Property Ow	ners .				
X	X	Planning Commission	Minutes - ** - 4/25/78, 7/25/78				
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### PLANNED UNIT DEVELO ENT

# 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	name	name
6	53 Rood Avenue Grand Junctio	on, Colo.	
_	address	address	address
	242-9951		
	business phone	business phone	business phone
Name	of Development: Gle	enwood Center	
Commo	n Location: Northwest	corner of 7th and Glenwood	d Avenue
້ Sເ		) feet of North 180 feet of ad the North 100 feet of Lot	

- 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 <u>all</u> 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.

Name of person completing application

652 WHITE address

242 3878 phone



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-Bfrom Residential recognizes the change that has already occured 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 Stteet 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.

COUNTY COUNTY

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

rand 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

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