

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 Bacheldor</u> Name	<u>Dan Neuschwanger</u> Name	<u>NIA</u> Name
<u>2439 Belford</u> Address	<u>2439 Belford</u> Address	<u></u> Address
<u>243-8939</u> Business Phone	<u>243-8939</u> Business Phone	<u></u> Business Phone

1035 Grand Office Building
Name of Development

1035 Grand Avenue - Grand Junction, Colorado 81501
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.
- Title of development.
 - Zoning of property.
 - Location of property.
 - Locations and dimensions of all structures, proposed and existing.
 - Screening and landscaping plans identifying the type, location and quantity of all proposed and existing landscaping and screening.
 - A Traffic circulation plan showing location and dimensions of drives, parking and loading, walkways, streets, and alleys. (Proposed and existing).
 - A drainage plan showing proposed on site drainage system and ultimate off site disposal.
 - Location and type of any site limitations such as existing easements, ditches, extreme slopes etc.
 - Adjacent land uses and locations.
 - Names and addresses of all adjacent property owners.
 - Appropriate space for certification of approval by the president of Council and City Planner.

June 29, 1978

Mr. John Bacheldor
2439 Belford Avenue
Grand Junction, Colorado 81501

Re: FILE #57-78 CONDITIONAL USE FOR OFFICE IN P-3 ZONE

Dear Mr. Bacheldor:

The Grand Junction Planning Commission at the regularly scheduled meeting of June 27, 1978, denied your application for conditional use at 1035 Grand Avenue. Denial was based on undesirable "leap-frogging" of business use into an existing residential neighborhood.

You may request that this item be heard before the Grand Junction City Council. It will require a 5-2 vote of the City Council to overturn a Planning Commission recommendation. If you request such a hearing, we will require notice in writing on or before July 6, 1978.

Sincerely,

ols

Karl G. Metzner
Planner I

KGM:cjr

Subdivision Conduction Use

Date 5 June 78

Item # 57-78

Petitioner John Bacheldor and Dan Neuschwanzer

Review Agencies Comments

Review Agencies Comments

City Eng. - Existing drive
cut is maintained it should
be widened to 20'. alley
is gravel. Increased traffic
may be a nuisance for
neighbors.

Action Taken

P.C. Denied 27 June 78

C.C. _____

Comments

~~Denial~~ Denial based on intrusion
of bus. use in a res.
neighborhood & "leapfrogging"
of bus. uses.

Action Taken

P.C. _____

C.C. _____

Comments

ITEMS REQUIRED FROM DEVELOPER

Check

Utility Agreement

Title Investigation

Drainage

Landscaping

Covenants

Improvements

Guarantee

Annexation

Other (Specify)