Table of Contents

File	e	1978-0057				
Da	te	8/17/00 Project Name: 1035 Grand Avenue – Office Bldg.				
P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the				
r	c	SYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There				
e s	a n	are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been				
e	'n	included.				
n	e	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a				
t	d					
		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.				
X	X	*Summary Sheet - Table of Contents				
		Application form				
		Receipts for fees paid for anything				
	-	*Submittal checklist				
_	\dashv	*General project report				
	_	Reduced copy of final plans or drawings				
	\dashv	Reduction of assessor's map				
-	•	Evidence of title, deeds				
		*Mailing list				
		Public notice cards Provide of contified mail				
\dashv		Record of certified mail				
	\dashv	Legal description				
	_	Appraisal of raw land				
		Reduction of any maps – final copy				
_	\dashv	*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:				
10	V					
X	X	Follow-Up Form				
X		Review Sheets				
X	X	Conditional Use Application				
X	X	Letter from Karl Metzner to John Bacheldor – 6/29/78				
X	X	Planning Commission Minutes - ** - 6/27/78				

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.

John Bacheldor	Dan Neuschwanger	.NIA
Name	Name	Name
2439 Belford	2439 Belford	
Address	Address	Address
243-8939	243-8939	:
Business Phone	Business Phone	Business Phone
		-
1035 Grand Office Build	ing	
Name of Development		
1035 Grand Avenue - Gra	nd Junction, Colorado 81501	l
Common Location of D	evelopment	

Legal Description:

- 2) Site Plan Requirements 15 copies of a proposed site plan at a scale of l" = 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 <u>all</u> structures, proposed and existing.
 - e) Screening and landscaping 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.

June 29, 1978

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

Pe: 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,

ds

Karl G. Metzner Planner I

KGM:cjr

	em # 57-78
Petitioner John Bacheldor	and Day Neuschwarzee
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Review Agencies Comments	
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Denial based on intrusion	
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CIGHBORHOOD & Leaptrogging	
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ITEMS REQUI	IRED FROM DEVELOPER
CheckUtility Agr DrainageLandscaping	reementTitle Investigation Covenants