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Fil	e	1978-0117			
Da	te	9/25/00 Project Name: Junction Bell Federal Credit Union			
P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the			
r e	c a	1515 retrieval system. In some instances, not an entries designated to be scanned are present in the me. There			
s	n	$_{n}$ are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been			
e	n included.				
$\begin{bmatrix} n \\ t \end{bmatrix}$ e Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve quick guide for the contents of each file.					
v	v	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			
		*General project report			
	Reduced copy of final plans or drawings				
		Reduction of assessor's map			
		Evidence of title, deeds			
X	X				
		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)					
X	Χ	Follow-Up Form			
X		Review Sheets			
X	X	Review Sheet Summary			
x	X	Conditional Use Application			
x		Elevation Map			
X		Concrete Sections Map			
X	X	Site Plan			

## CONDITIONAL USE APPLICATION - DRIVE UP who ou

Rec. 03076

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

Name and address of property owners and/or Developers.

Name
Address
Business Phone

Common Location of Development

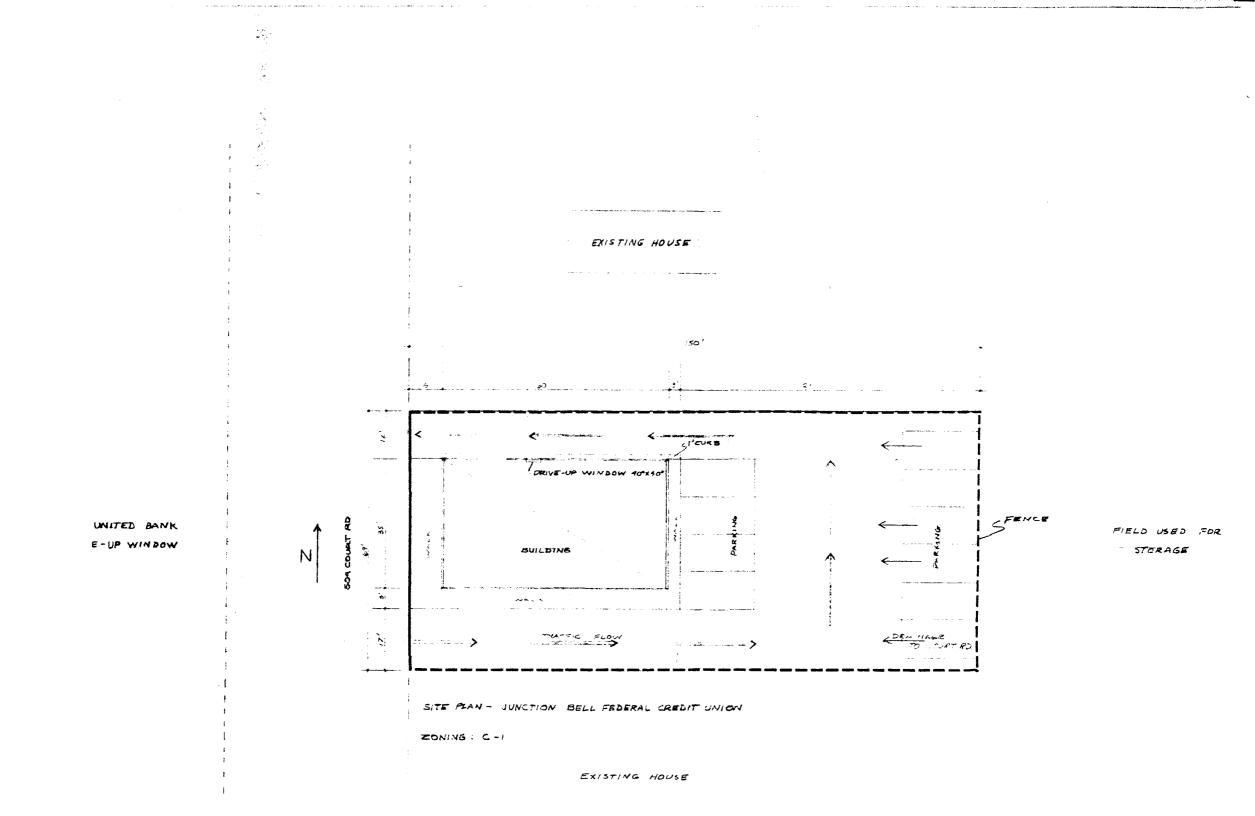
Legal Description: Beginning 361 feet North of the Southeast Corner of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter, Section 7, Township 1 South, Range 1 East of the Ute Meridian, thence West 150 feet, thence North 2) Site Plan Requirements - 15 copies of a proposed site plan at (over)

- a scale of 1" = 20' and on a  $24" \times 32"$  sheet containing the following information.
  - a) Title of development. Junction Bell Federal Credit Union C-1
  - b) Zoning of property.
  - Location of property. 504 Court Road c)
  - Locations and dimensions of all structures, proposed and d) existing. (attached)
  - Screening and landscaping plans identifying the type, locae) tion and quantity of all proposed and existing landscaping and screening. parking and drives = asphalt A Traffic circulation plan showing location and dimensions
  - f) of drives, parking and loading, walkways, streets, and alleys. (Proposed and existing). attached
  - A drainage plan showing proposed on site drainage system g)
  - and ultimate off site disposal. attachet Location and type of any site limitations such as existing h) easements, ditches, extreme slopes etc. attached
  - i) Adjacent land uses and locations. attached
  - Names and addresses of all adjacent property owners. attached j)
  - k) Appropriate space for certification of approval by the president of Council and City Planner.

CONDIFIONAL USE A. PLICATION

Legal description: (continued from page 1)

69 feet thence East 150 feet thence South to the point of beginning.



Joan H. McArthur # 913 N. 7th Street Grand Junction, CO 8150 Palisade, CO 81526

P.L. & S. DonovanHelen M. WarrenSheldon J. MandellC/O Mesa United Bank1002 Bookcliff1231 W. 42nd Street28th & North AvenueGrand Junction, CO 81501Chicago, IL 60609Grand Junction, CO 8150160609

Raymond R. Angell Jr. & Betty Village Land Company D. Angell 5670 E. Evans  $\therefore$  Angell 615 $\frac{1}{2}$  East 5th Denver, CO 80222 Delta, CO 81416

Guy T. DeritaEarl A. & Floy E. Young2816 North Avenue2303 N. 1st StreetGrand Junction, CO \$1501Grand Junction, CO \$1501

Eugene R. & Alice E. Wimer Ray & Doris Cole 1321 Main Street Route 1 Box 283 A Grand Junction, CO 81501 Palisade, CO 81526

Colorado West TiresIrwin & Theola Meders2820 North Avenue1235 Colorado AvenueGrand Junction, CO81501Grand Junction, CO81501

Maurice H. & Dovie McCoyVillage Land Company2939 Sunset Drive5670 E. Evans AvenueGrand Junction, CO 81501Denver, CO 80222

Robert R. Sisac 2822 North Avenue United Banks of Colorado Inc. Grand Junction, CO 81501 Denver, CO 80202

C.B. HerbertsonSchiesswohl OilC/O Central BankP. O. Box 1003P. O. Box 7202Grand Junction, Colorado Springs, CO 80933

Raymond C. & Doris Cole George C. ----506 Court Road Palisade, CO 81526

Grand Junction, CO 81501

Schiesswohl Oil Company

George O. & N.M. Coleman Grand Junction, CO 81501

Nina B. West 508 Court Koaa Grand Junction, CO 81501

Paul L. DonovanLeo WarrenHurbert & E. Miracle2812 North Avenue1002 Bookcliff Avenue510 Court RoadGrand Junction, CO81501Grand Junction, CO81501

\* ADJACENT PROPERTY GUINERS REVIEW SHEET SUMMARY

FILE # 117-78

ITEM CONDITIONAL USE - DRIVE-UP WINDOW - JCT BELL FEDERAL CREDIT UNION

MEETING DATE

COMMENTS:

CITY ENGINEER/RISH

- (1) Existing drive-cuts (2) which are infront of building must be replaced with curb & gutter. (2) New curb cuts must be minimum of 1 foot from property lines.
- (3) Sidewalk should be installed on frontage by petitioner (to City standards).
- (4) Court Road was improved (except sidewalk on east side) by Mesa Federal Bank.

CITY ENGINEER/JENSEN

Not enough room to pick up trash on back of lot. Can only pick up trash at the front of the building and cannot service a container on the back portion of the lot.

FIRE DEPT.

No problem, except that Court Road will have to eventually tie into development to the north.

POLICE DEPARIMENT Did not comment

PLANNING STAFF RECOMMENDATIONS Recommend approval based on review comments.

## PLANNING COMMISSION RECOMMENDATION

Recommend approval with stipulation for landscaping in front of building and subject to staff comment

Lundscaping Policy

	Prive up window, Jct. Be em # //7-78 Fed. Cred Un
Petitioner Jct Bell Cred. n. Loc North of E.Rd,	IT Union
+ East of 28 Rd.	
+ East of 28 Rol.	
Review Agencies Comments	Review Agencies Comments
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Action Taken P.C. <u>rec</u> <u>Approval</u>	P.C.
c.c. approved 12/6/78 w/gd	C.C
Comments Commente.	Comments
Gommon es Grimmen (197	
stipulation for land-	 [0]
scaping, subject to	
staff comments.	
	UIRED FROM DEVELOPER
Check Utility A	greement Title Investigation
Drainage Landscapin	ngCovenantsAnnexationOther (Specif