

CONDITIONAL USE APPLICATION - DRIVE UP WINDOW

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

Name and address of property owners and/or Developers.

Junction Bell Federal Credit Union		
Name	Name	Name
504 Court Rd, Box 2688		
Address	Address	Address
242-3100		
Business Phone	Business Phone	Business Phone

Junction Bell Federal Credit Union
Name of Development

504 Court Road
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 10th Meridian, thence West 150 feet, thence North

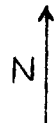
2) Site Plan Requirements - 15 copies of a proposed site plan at (over) a scale of 1" = 20' and on a 24" x 32" sheet containing the following information.

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

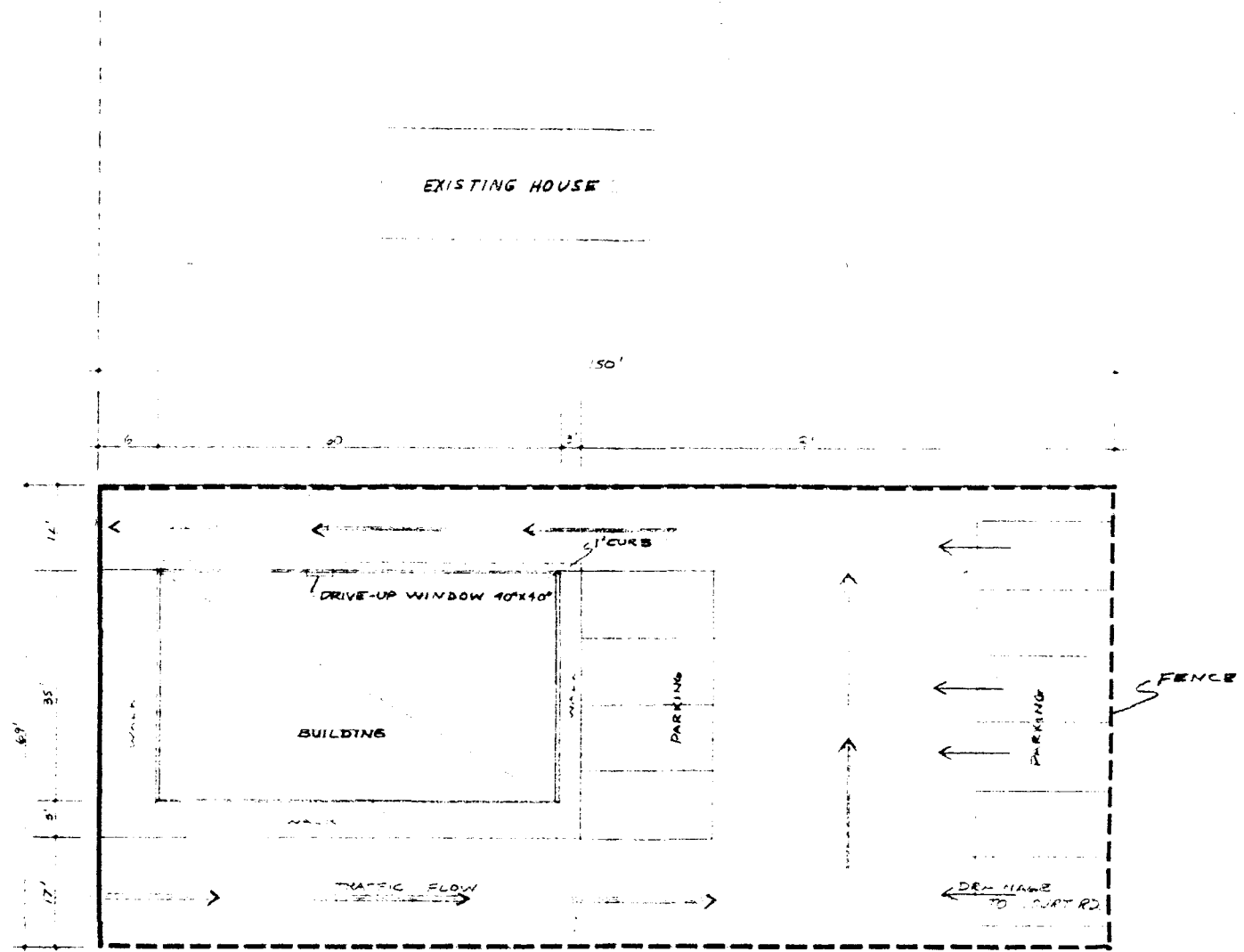
Legal description: (continued from page 1)

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

UNITED BANK
E-UP WINDOW



604 COURT RD



FIELD USED FOR
STORAGE

SITE PLAN - JUNCTION BELL FEDERAL CREDIT UNION

ZONING: C-1

EXISTING HOUSE

* Joan H. McArthur
913 N. 7th Street
Grand Junction, CO 81501

Ray & Doris Cole
Route 1, Box 283 A
Palisade, CO 81526

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

Paul L. Donovan
2812 North Avenue
Grand Junction, CO 81501

Leo Warren
1002 Bookcliff Avenue
Grand Junction, CO 81501

Hurbert & E. Miracle
510 Court Road
Grand Junction, CO 81501

P.L. & S. Donovan
C/O Mesa United Bank
28th & North Avenue
Grand Junction, CO 81501

Helen M. Warren
1002 Bookcliff
Grand Junction, CO 81501

Sheldon J. Mandell
1231 W. 42nd Street
Chicago, IL 60609

Raymond R. Angell Jr. & Betty
D. Angell
615½ East 5th
Delta, CO 81416

Village Land Company
5670 E. Evans
Denver, CO 80222

Guy T. Derita
2816 North Avenue
Grand Junction, CO 81501

Earl A. & Floy E. Young
2303 N. 1st Street
Grand Junction, CO 81501

* Eugene R. & Alice E. Wimer
1321 Main Street
Grand Junction, CO 81501

Ray & Doris Cole
Route 1 Box 283 A
Palisade, CO 81526

Colorado West Tires
2820 North Avenue
Grand Junction, CO 81501

Irwin & Theola Meders
1235 Colorado Avenue
Grand Junction, CO 81501

Maurice H. & Dovie McCoy
2939 Sunset Drive
Grand Junction, CO 81501

Village Land Company
5670 E. Evans Avenue
Denver, CO 80222

Robert R. Sisac
2822 North Avenue
Grand Junction, CO 81501

* United Banks of Colorado Inc.
17th & Broadway
Denver, CO 80202

C.B. Herbertson
C/O Central Bank
P. O. Box 7202
Colorado Springs, CO 80933

Schiesswohl Oil Company
P. O. Box 1003
Grand Junction, CO 81501

Raymond C. & Doris Cole
Rt. #1, Box 283 A
Palisade, CO 81526

* George O. & N.M. Coleman
506 Court Road
Grand Junction, CO 81501

* ADJACENT PROPERTY OWNERS

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 in front 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 DEPARTMENT

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

Landscaping Policy

Subdivision Cond. Use - Drive up window, Jct. Bell

Date 11-6-78

Item # 117-78

Fed. Credit Union

Petitioner Jct Bell Credit Union

Comm. Loc. - North of ERd,
+ East of 28 Rd.

Review Agencies Comments

Review Agencies Comments

Multiple horizontal lines for reviewing agency comments, separated by a central vertical column of small squares.

Action Taken

P.C. rec approval

C.C. approved 12/6/78 w/staff
Comments Comments

Action Taken

P.C. _____

C.C. _____

Comments

stipulation for land-
scaping, subject to
staff comments.

ITEMS REQUIRED FROM DEVELOPER

- | | | |
|---------------------------------------|--|--|
| <input type="checkbox"/> Check | <input type="checkbox"/> Utility Agreement | <input type="checkbox"/> Title Investigation |
| <input type="checkbox"/> Drainage | <input type="checkbox"/> Landscaping | <input type="checkbox"/> Covenants |
| <input type="checkbox"/> Improvements | <input type="checkbox"/> Guarantee | <input type="checkbox"/> Annexation |
| | | <input type="checkbox"/> Other (Specify) |