Table of Contents

File	è	1978-0122			
Da	te	<u>9/25/00</u> Proje	ect N	lame	e: Fire Station #4
P r e s e n	S a n n e d	A few items are denoted with an asterisk (*), which mea ISYS retrieval system. In some instances, not all entries are also documents specific to certain files, not found on included. Remaining items, (not selected for scanning), will be mar quick guide for the contents of each file. Files denoted with (**) are to be located using the ISYS Q in full, as well as other entries such as Ordinances, Resolutions.	des the ked	sign e sta l pr ry S	ated to be scanned are present in the file. There and ard list. For this reason, a checklist has been resent on the checklist. This index can serve as a system. Planning Clearance will need to be typed
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			
		*Mailing list			
		Public notice cards			
		Record of certified mail			
		Legal description			
		Appraisal of raw land			
\dashv	_	Reduction of any maps – final copy			
-	\dashv	*Final reports for drainage and soils (geotechnical reports Other bound or nonbound reports	<u>;) </u>		
-		Traffic studies			
\dashv	_	Individual review comments from agencies			
-		*Consolidated review comments list			7.00
_	-	*Petitioner's response to comments			
	\dashv	*Staff Reports			
	\dashv	*Planning Commission staff report and exhibits			
\neg		*City Council staff report and exhibits	•		
		*Summary sheet of final conditions			77-20-01
		*Letters and correspondence dated after the date of final	app	pro	val (pertaining to change in conditions or
		expiration date)			
		DOCUMENTS SPECIFIC TO TH	IS	DI	EVELOPMENT FILE:
X	X	Review Sheet Summary - no comments			
X	X	Follow-up Form			
x	x	Letter from G. Douglas Holling re: asking for right-of-way running west from 27 Rd. north of the fire station and south of the Orchard Mesa Ban k into the development – 11/27/78			
X		Landscaping Plan			
X	X	Site Plan - ** - on CD ROM			
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November 27, 1978

Grand Junction Planning Commission City Hall Grand Junction, Colorado 81501

Gentlemen:

This letter is written on behalf of Grand Junction Housing Partners, a limited partnership. It recently acquired twenty acres on the South side of Highway 6 & 50, immediately west of the Bank of Orchard Mesa. At the moment, there are two forms of access to this property: From the north side (Highway 6 & 50) and from the south (B½ Road).

It is the plan of Grand Junction Housing Partners to down-grade the zoning on a portion of this property so that the front portion abutting the highway will be developed for commercial purposes and the rear portion developed for high-density residential purposes.

We understand that the fire department intends to build a fire station north of the Orchard Mesa Bank, fronting on 27 Road.

Unless an easement for vehicle and pedestrian traffic is left between the fire station and the bank, access to the residential and commercial properties will be impeded with the likelihood that access to the commercial property will flow through the residential property and vice versa.

We ask that you make provision for a road right-of-way running west from 27 Road north of the fire station and south of the Orchard Mesa Bank into this development.

Grand Junction Planning Commission November 27, 1978 Page Two

We have spoken with both the officials of the bank and representatives of the fire station. They indicate to us that this access will not interfere with their property and, to the contrary, would enhance traffic circulation in the neighborhood.

Very truly yours,

GRAND JUNCTION HOUSING PARTNERS

Ву

G. Douglas Holling

REVIEW SHEET SOMMARY

± ± #122-78

H.O. zone Development Fire Station #4

IING DATE November 30, 1978

MENTS:

none received

PMENT CERASINENT FEWER PROPERTY

recommend approval

LATIVING COMMISSION RECOMMENDATION

recommend approval with the stipulation that additional access may be $\widehat{\mathbb{Q}}$ necessary across the north end of the property

OVERNING BODY DECISION

\$3900 605 3500 \$3500 \$136,500

\$10\$150

etitioner City of Grand Junct	tion
	Review Agencies Comments
Review Agencies Comments	Action Agencies Commences
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Action Taken	Action Taken
.C. recommend approval 11/30/78	置 P.C.
.c. approved 12/6/78	C.C.
Comments	Comments
	■
	□
ITEMS R Check Utility	EQUIRED FROM DEVELOPER Agreement Title Investigation
Drainage Landsca	ping Covenants
Improvements Guarantee	Annexation Other (Specify