## **Table of Contents**

File Dat		1979-0011 10/18/00 Proj	ect	Nan	ne: Brown Chiropractic Office – Conditional Use
r e s e n t	S c a n n e d	A few items are denoted with an asterisk (*), which mean ISYS retrieval system. In some instances, not all entries of are also documents specific to certain files, not found on included.  Remaining items, (not selected for scanning), will be mark 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, Resolution.	des the ked ue	ign sta pr	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			
$\perp$	_	Evidence of title, deeds			
	4	*Mailing list Public notice cards			
$\dashv$		Record of certified mail			
-	-	Legal description			
$\dashv$		Appraisal of raw land			
+	$\dashv$	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			
$\dashv$	$\dashv$	*Planning Commission staff report and exhibits *City Council staff report and exhibits			
		*Summary sheet of final conditions			
$\dashv$		*Letters and correspondence dated after the date of final	anı	ro	val (pertaining to change in conditions or
		expiration date)	-PI		var (per taming to enange in contactions of
	1	DOCUMENTS SPECIFIC TO TH	IS	Dl	EVELOPMENT FILE:
X	X	Follow-Up Form			
X		Review Sheets			
$\dashv$					
$\dashv$	-			-	
+			_	-	
	-				
	-				
- 1					
-	`				
_					

## REVIEW SHEET SUMMARY

FILE # 11-79	
ITEM CONDITIONAL USE - BROWN CH	IROPRACTIC OFFICE
PC MEETING DATE	
MCC/CC MEETING DATE	·
DATE REC. COMMENTS	
2-13-79 MOUNTAIN BELL	No objections.
2-15-79 CITY UTILITIES	No comment.
2-15-79 CITY POLICE	Exterior lighting? Why not maintain a 6 foot fence on east side also?
2-15-79 CITY PARKS	Need landscaping plan showing location and varieties before approval can be made.
2-16-79 GRAND JCT. DRAĪNAGE	Okay. No drains on property.
2-16-79 CITY ENGINEER (MCKEE	There is no curb, gutter and sidewalk existing; driveway may be difficult to define.
2-16-79 CITY ENGINEER (RISH)	<ol> <li>Should obtain power of attorney for curb, gutter and sidewalk on Grand.</li> <li>Should obtain 3 ft. additional right of way on Grand to have 33' half width (collector street).</li> <li>Driveway should be swaled to allow roadside drainage to pass without ponding. (This problem exists on adjacent property to the west).</li> </ol>
2-16-79 PUBLIC SERVICE	Gas: No objections. Electric: Point of service to be relocated at rear of new addition.
2-22-79 CITY FIRE	Water supply and hydtant coverage appears to be adequate.
COMPREHENSIVE PLANNER	No comment.
DESIGN & DEVELOPMENT PLANNER	Recommend approval based on staff and review comments exc. that on all new plantings, petitioner should check with Parks Department for recommended species.
GRAND JUNCTION PLANNING COMMISS	Recommend approval to the City Council, subject to staff and review comments, subject to the petitioner having the final landscape plan checked by the Parks Department prior to City Council review, and subject to the petitioner dedicating an additional 20 feet right of way.

CITY COUNCIL 3-4-79 FACT FINDING.

CITY COUNCIL 4-18-79

MOVED BY COUNCILMAN O'DWYER: THAT THE RESOLUTION BE PASSED AND ADOPTED AS READ. SECONDED BY COUNCILMAN DUNN.

itsACT	ION SHEET Zone $R3$
nsity	Tax Area Code
d. Use -	000-
ivity Brown Chiropractic	<u>Office</u>
se	Date Neighbors Notified
e Submitted 2.1-79	Date CIC/MCC Legal Ad
e Mailed Out 2-2-79	PC Hearing Date
iew Agencies	Review Period - Return By
d	Send
— COUNTY ROAD DEPARIMENT	FIRE 65
COUNTY HEALTH DEPARIMENT	TDDTCAmton
COUNTY SURVEYOR	DRAINAGE 6J
COMTRONICS	WATER (UIE, CLIFTON)
GRAND VALLEY RURAL POWER	V SEWER City Utilities
MOUNTAIN BELL	CITY ENGINEER/UITLITIES
PUBLIC SERVICE	MACK, LOMA, MESA, COLLBRAN
SOIL CONSERVATION SERVICE	FRUITA, PALISADE
SCHOOL DISTRICT 51	V PD
STATE HIGHWAY	V Parks + Rec.
STATE GEOLOGICAL	- Comp. Plan Team
STATE HEALTH - RADIOLOGICAL	Chip I will I was
	alw/20' R.O.W & Confscape Foll 18th. Approved 4-18-7
urd Date Comments	al w/20' R.O.W & Londscape & Al 18th. Approved 4-18-70
rd Date Comments	alw/20' R.O.W & Londscape & Al 18th. Approved 4-18-70
rd Date Comments	alw/20' R.O.W & Londscape & Al 18th. Approved 4-18-70
rd Date Comments	alw/20' R.O.W & Londscape & Al 18th. Approved 4-18-70
rd Date Comments	alw/20' R.O.W & Londscape Approved 4-18-70
rd Date Comments	alw/20' R.O.W & Londscape Approved 4-18-70
Date Comments  C 2/27/79  Council 3/4/79  Funding of Face	Approved 4-18-7
Date Comments  C 2/27/79  Council 3/4/79  Funding of Face	of 27th + Grand Que
Date Comments  C 2/27/79  Council 3/4/79  Funding of Face  mon Location SW of Corner	Approved 4-18-7
Date Comments  C 2/27/79  Council 3/4/79  Funding of Face  mon Location SW of Corner	Approved 4-18-7
Date Comments  C 2/27/79  Council 3/4/79  Funding of Face  mon Location SW of Corner	Approved 4-18-7
Date Comments  C 2/27/79  Council 3/4/79  Funding of Face  mon Location SW of Corner	Approved 4-18-7
Date Comments  C 2/27/79  Council 3/4/79  Funding of Face  mon Location SW of Corner	Approved 4-18-7
Date Comments  C 2/27/79  Council 3/4/79  Funding of Face  mon Location SW of Corner	Approved 4-18-7
Date Comments C 2/27/79 Council 3/4/79  Funding of Face  mon Location SW of Corner  ff Comments	Approved 4-18-7
Date Comments C 2/27/79 Council 3/4/79  Turding of Face  mon Location SW of Corner  ff Comments	Approved 4-18-7
Date Comments  C 2/27/79  Curil 3/4/79  Funding of Face  mon Location SW of Corner  ff Comments	Approved 4-18-7
The comments of Pace Comments of Pace Council 3/4/79 Punding of Pace The Conner of Corner of Conner of Con	of 27 th Grand Que
mon Location Sw of Corner  ff Comments  ginal Documents  Imp. Agreement \$_Ap	of 27 th 4 Grand Que
mon Location Sw of Corner  ff Comments  ginal Documents  Imp. Agreement \$_Ap  Imp. Guarantee Re	of 27 th Grand Que

Albert Guptill 2701 Grand Ave Grand Junction, Co. 81501

Charles Roth 302 Gunnison Ave Grand Junction, Co. 81501 Jack Erwin 690 Myrtle Lane Grand Junction, Co. 81501

Elvis Brown 2606 Grand Ave. Grand Junction, Co. 81501 Gary Pierson 2634 Grand Ave. Grand Junction, Co. 81501



Dr. G. A. Brown CHIROPRACTOR **2615 GRAND GRAND JUNCTION, CO 81501** 

Office 245-8121 Residence 835-3920

11-16-82 Requeted letter Ju. Dr. Boun om deadline for vock & board inprovements. 11-29-82 Gravel is "in". Dr. Brown appears to have made an attempt to with a plan Will be.

From the desk of ...

Dr. Gerald A. Brown

Dec. 6, 1982

City/County Development Dept. 559 White Ave. Grand Junction, Co. 81501

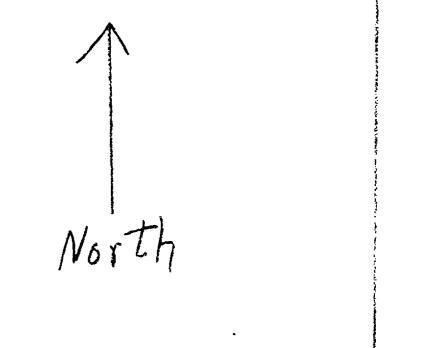
Mark Curran,

I have secured the bumper blocks with spikes and put the rock on the lawn.

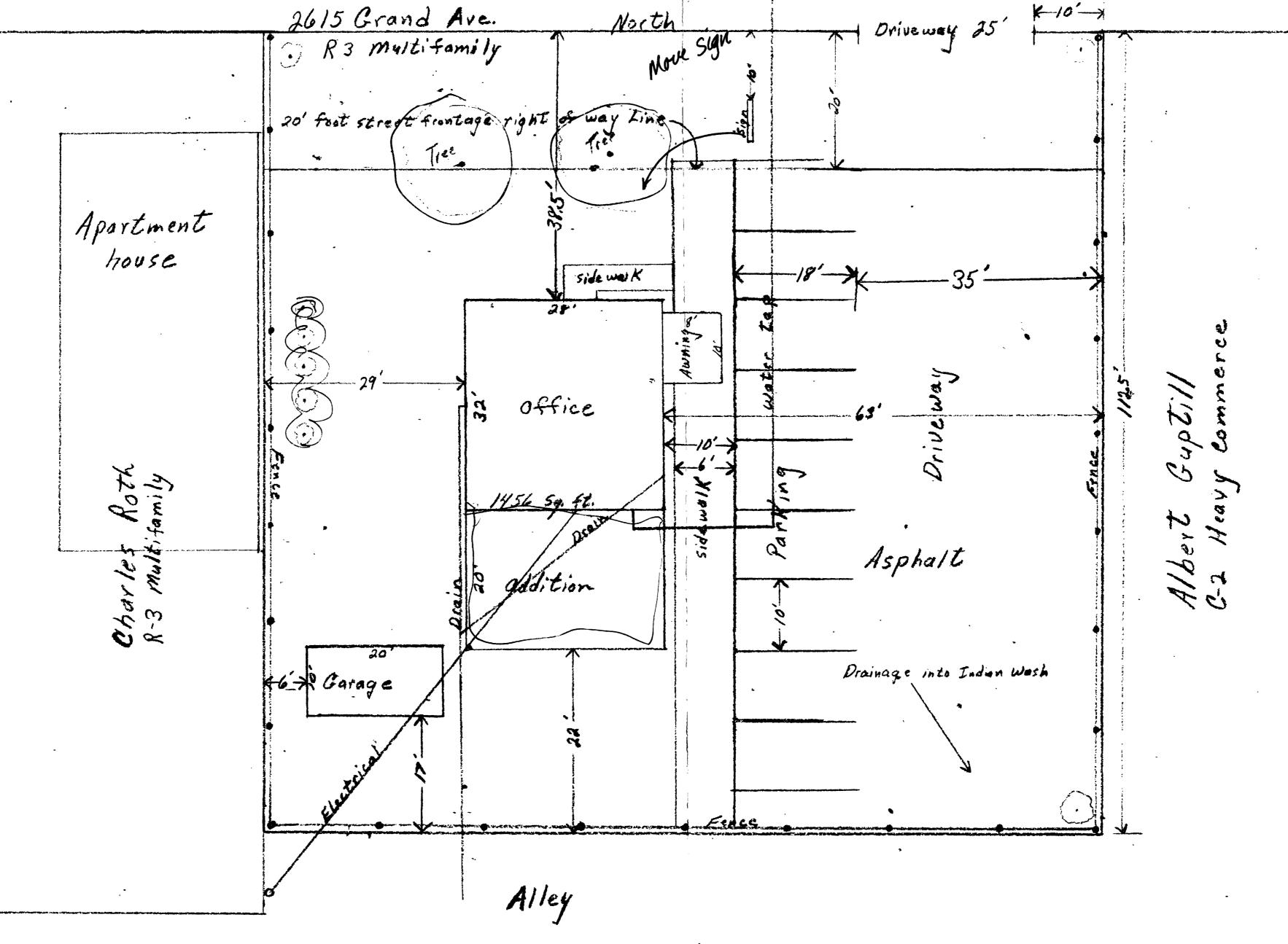
Sincerely,

2615 Grand Ave.

Grand Junction, Co. 81501



9 House Automotive Service Garage



Grand Avenue

Jack Erwin

C-2 Heavy Commerce Mobile Home Sales

Albert Guptill C-2 Heavy Commerce

Note: Droinage into Indian wash.

Wood fence on west + south side 6 foot high wood fence on east side 4 foot high