



REVIEW SHEET SUMMARY

FILE # 11-79

ITEM CONDITIONAL USE - BROWN CHIROPRACTIC OFFICE

PC MEETING DATE \_\_\_\_\_

MCC/CC MEETING DATE \_\_\_\_\_

| <u>DATE REC.</u> | <u>COMMENTS</u>                    |  |
|------------------|------------------------------------|--|
| 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. DRAINAGE                | 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)               | 1. Should obtain power of attorney for curb, gutter and sidewalk on Grand.<br>2: Should obtain 3 ft. additional right of way on Grand to have 33' half width (collector street).<br>3. Driveway should be swaled to allow roadside drainage to pass without ponding. (This problem exists on adjacent property to the west). |
| 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 hydrant 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 COMMISSION | 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.

Acres .25  
Units \_\_\_\_\_  
Density \_\_\_\_\_

ACTION SHEET

File # 11-79  
Zone R3  
Tax Area Code \_\_\_\_\_

Cond. Use -  
Activity Brown Chiropractic Office

Phase \_\_\_\_\_ Date Neighbors Notified \_\_\_\_\_

Date Submitted 2-1-79 Date CIC/MCC Legal Ad \_\_\_\_\_

Date Mailed Out 2-2-79 PC Hearing Date \_\_\_\_\_

Review Agencies \_\_\_\_\_ Review Period - Return By \_\_\_\_\_

- | <u>Send</u>  | <u>Send</u>   |
|--|---|
| <input type="checkbox"/> COUNTY ROAD DEPARTMENT        | <input checked="" type="checkbox"/> FIRE <u>GJ</u>                      |
| <input type="checkbox"/> COUNTY HEALTH DEPARTMENT      | <input type="checkbox"/> IRRIGATION _____                               |
| <input type="checkbox"/> COUNTY SURVEYOR               | <input checked="" type="checkbox"/> DRAINAGE <u>GJ</u>                  |
| <input type="checkbox"/> COMTRONICS                    | <input type="checkbox"/> WATER (UTE, CLIFTON)                           |
| <input type="checkbox"/> GRAND VALLEY RURAL POWER      | <input checked="" type="checkbox"/> SEWER <u>City Utilities</u>         |
| <input checked="" type="checkbox"/> MOUNTAIN BELL      | <input checked="" type="checkbox"/> CITY ENGINEER/ <del>UTILITIES</del> |
| <input checked="" type="checkbox"/> PUBLIC SERVICE     | <input type="checkbox"/> MACK, LOMA, MESA, COLLEBRAN                    |
| <input type="checkbox"/> SOIL CONSERVATION SERVICE     | <input type="checkbox"/> FRUITA, PALISADE                               |
| <input checked="" type="checkbox"/> SCHOOL DISTRICT 51 | <input checked="" type="checkbox"/> <u>P.D.</u>                         |
| <input type="checkbox"/> STATE HIGHWAY                 | <input checked="" type="checkbox"/> <u>Parks + Rec.</u>                 |
| <input type="checkbox"/> STATE GEOLOGICAL              | <input checked="" type="checkbox"/> <u>Comp. Plan Team</u>              |
| <input type="checkbox"/> STATE HEALTH - RADIOLOGICAL   | _____   |
| <input checked="" type="checkbox"/> TRANSAMERICA TITLE | _____   |

| <u>Board</u>        | <u>Date</u>    | <u>Comments</u>  |
|---------------------|----------------|--|
| <u>City Council</u> | <u>2/27/79</u> | <u>Rec. Approval w/20' R.O.W &amp; Landscape Plan</u>          |
| <u>City Council</u> | <u>3/4/79</u>  | <u>Funding of fact sheet 18<sup>th</sup>. Approved 4-18-79</u> |
| _____               | _____          | _____  |
| _____               | _____          | _____  |
| _____               | _____          | _____  |
| _____               | _____          | _____  |
| _____               | _____          | _____  |
| _____               | _____          | _____  |
| _____               | _____          | _____  |
| _____               | _____          | _____  |

Common Location SW of corner of 27<sup>th</sup> + Grand Ave

Staff Comments

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Original Documents

\_\_\_\_\_  
Imp. Agreement \$ \_\_\_\_\_ Appraisal x .05 = \$ \_\_\_\_\_ Open Space;  
\_\_\_\_\_  
Imp. Guarantee Receipt # \_\_\_\_\_ Check # \_\_\_\_\_  
\_\_\_\_\_  
Covenants \_\_\_\_\_ Open Space Dedication  
\_\_\_\_\_  
Power of Attorney  
\_\_\_\_\_  
Dev. Schedule

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 Requested letter from Dr. Brown  
on deadline for rock & board  
improvements -

11-29-82 Gravel is "in". Dr. Brown  
appears to have made  
an attempt to comply  
with a plan. Will  
file.

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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,



Dr. G. A. Brown  
2615 Grand Ave.  
Grand Junction, Co. 81501

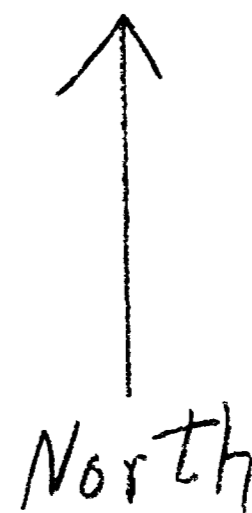
Property owners- Gerald A. Brown & Marlene M. Brown  
RR#1 Box 60B, Austin, Co. 81416  
835-3920 or 874-9427

Name of Development- Brown Chiropractic Office

Location- 2615 Grand Ave., Grand Junction, Co. 81501

Legal Description- Beginning at a point 150 feet West and 30 feet South of the E<sub>4</sub> corner of section 13, Township 1 South, Range 1 West, Ute Meridian, thence south 112.5 feet, thence West 120 feet thence North 112.5 feet, thence east 120 feet to point of beginning.

Zoning of property - R 1

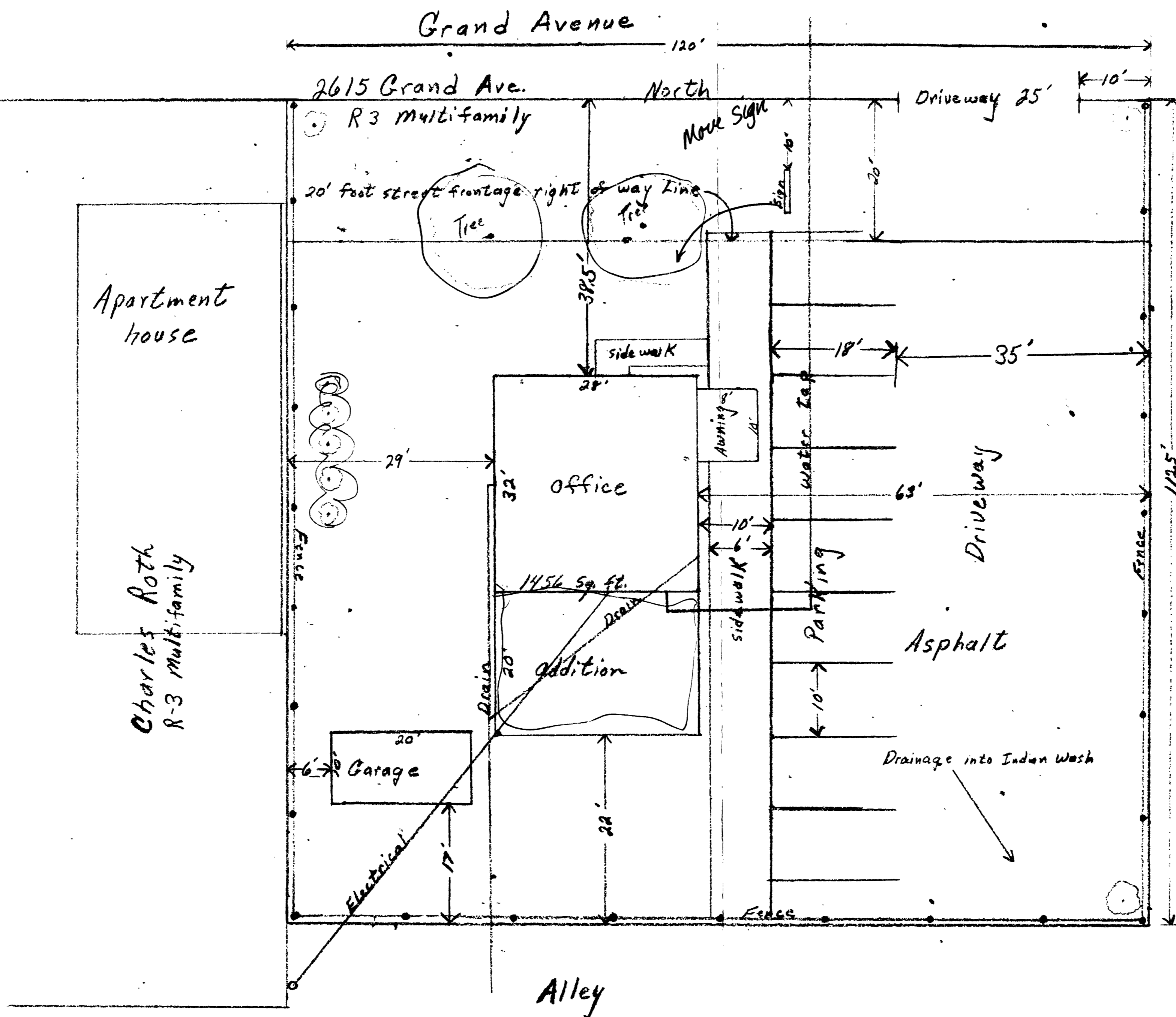


UTAH DEPT

File # 11-79

26<sup>th</sup> Street

27<sup>th</sup> Street



Apartment house

Charles Roth  
R-3 Multi-family

House

Albert Gupbill  
C-2 Heavy Commerce

Automotive Service Garage

Jack Erwin  
C-2 Heavy Commerce

Mobile Home Sales

Albert Gupbill  
C-2 Heavy Commerce

Note: Drainage into Indian Wash.  
Wood fence on west + south side 6 foot high  
wood fence on east side 4 foot high