

REVIEW SHEET SUMMARY

FILE # 62-79

DATE SENT TO REVIEW AGENCIES 7-3-79

ITEM 1 CONDITIONAL USE - OFFICE IN R-3
 (NE CORNER OF LITTLE BOOKCLIFF DR. & WELLINGTON)
 PC REFILING DATE _____

DATE DUE 7-16-79

LOC/OC REFILING DATE _____

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
7-17-79	POLICE DEPT. (VANDERTOOK)	Okay
7-17-79	MOUNTAIN BELL	No objections.
7-10-79	CITY FIRE	Approved.
7-17-79	CITY ENG. (RISH)	1) What street improvements will be provided by developer of "Little Bookcliff Subdivision"? I assume full street improvements will be provided on Wellington. 2) This plan shows the parking lot on Little Bookcliff with access from Little Bookcliff. For this to function as shown, curb, gutter, sidewalk and a minimum of 22 ft. mat should be constructed on their Little Bookcliff frontage. 3) Their plan is confusing at the Little Bookcliff - Wellington intersection. A corner radius as per City Std. should be provided on the curb, gutter and sidewalk.
7-10-79	CITY UTILITIES (PATTERSON)	Need site for trash tank. Site and design should be reviewed by Utilities Dept. prior to construction.
7-23-79	MOUNTAIN BELL	No objections.

DESIGN & DEVELOPMENT PLANNER

Recommend approval subject to review sheet comments and the following conditions:
 * Indicate landscaping treatment between sidewalk and curb on Wellington.
 * Resolve problem of some confusing turn-around areas.

GJPC 7-31-79

RIDER/PICKENS/PASSED 6-0/A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL SUBJECT TO STAFF COMMENTS.

C. Neal Carpenter,
President
N. Kent Baker
Eugene R. Brauer
Gordon W. Bruchner
Patrick C. Dwyer
Robert J. Shreve
Dale J. Steichen
Robert D. Thomas
Gary R. Windolph

ARIX

A Professional Corporation

Engineers - Architects - Planners

July 16, 1980

Ron Rish
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

File

SUBJECT: Little Bookcliff Subdivision

Dear Mr. Rish:

Your letter of September 17, 1979, relative to the extension of Little Bookcliff and the cul-de-sac needs some clarification at this point. I spoke with Dr. Shenkel today and all he presently wants in that area is to provide a temporary facility for turning around at the end of the new paved section of Little Bookcliff. The north piece of land (north of the Shenkel, Smith and Mohler Medical Clinic site), will probably be sold to another party. The present Little Bookcliff dedication is necessary in this area in order to leave open all of the options possible. When the property is sold, then the disposition of Little Bookcliff in that area will require negotiations with the new owners on both sides of Little Bookcliff. In other words, Shenkel, Smith and Mohler want to leave their options open for future development of that particular parcel of land.

If you have any questions, please contact me.

Respectfully,

ARIX, A PROFESSIONAL CORPORATION

FAWagner

Frank A. Wagner, Architect

FAW:mmt

cc: Dr. Shenkel
John Elmer

cc: Patterson
Metzner RPR 7-18-80

Note: John Elmer told me they will be submitting construction plans to me for full street improvements from Wellington to the "proposed" cul-de-sac on Little Bookcliff. According to John they plan to bid that work separately from ST80 ID Phase B or negotiate with the ST80 ID Phase B contractor. Therefore, I am just waiting for someone to submit plans to me. I think ^{is called the "mushroom" treatment}