Table of Contents

File Date			Project Name: SSM Investments, Inc Conditional Use				
s e n t	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included. Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file. Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.						
X	X	X *Summary Sheet – Table of Contents					
		Application form					
		Receipts for fees paid for anything					
-		*Submittal checklist					
	\dashv	*General project report					
\dashv	一	Reduced copy of final plans or drawings					
\dashv	一	Reduction of assessor's map					
		Evidence of title, deeds					
	\dashv	*Mailing list					
	\neg	Public notice cards					
	\dashv	Record of certified mail					
		Legal description					
		Appraisal of raw land					
		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					
		*Planning Commission staff report and exhibits					
		*City Council staff report and exhibits					
	_	*Summary sheet of final conditions					
		*Letters and correspondence dated after the date of final approval (pertaining t	o change in conditions or				
		expiration date)	NICE TOTAL				
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT	NI FILE:				
X	x	X Action Sheet					
X	X						
X	X						
X							
	v						
X	X	X Site Plan – (to be scanned)					
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Acres	File # 62-79
Units	ACTION SHEET Zone R-3
Density	Tax Area Code
Activity Cond. Use Office	in R-3
Phase	Date Neighbors Notified
Date Submitted 7-2-79	
Date Mailed Out 7-3-79	PC Hearing Date
Review Agencies	10 Review Period - Return By 7-16-79
Send	Send
COUNTY ROAD DEPARIMENT	FIRE CILY
COUNTY HEALTH DEPARTMENT	IRRIGATION
COUNTY SURVEYOR	DRAINAGE
COMTRONICS	WATER (UTE, CLIFTON)
GRAND VALLEY RURAL POWER	SEWER
MOUNTAIN BELL	CITY ENGINEER/UTILITIES
PUBLIC SERVICE	MACK, LOMA, MESA, COLLBRAN
SOIL CONSERVATION SERVICE	FRUITA, PALISADE
SCHOOL DISTRICT 51	P.D. Ed Vander Jook
STATE HIGHWAY	
STATE GEOLOGICAL	
STATE HEALTH - RADIOLOGICAL	
TRANSAMERICA TITLE	
Board Date Comments GIPC 7-31-79 Rec.	Approval subject To Stoff convers
CC 8-15-79 Approved	subject to P.C. conditions
Common Location NE Cm.	Little Bookeliff Dr. and
Wellington Ave.	The succession was a succession of the successio
C .	,
Staff Comments	
Ket tinal plat of I	9He
Booksliff Sub.	
10	
Original Documents	
Imp. Agreement \$	Appraisal x .05 = \$Open Space;
Imp. Agreement \$Imp. Guarantee	Appraisal x .05 = \$ Open Space; Receipt # Check #
Imp. Guarantee	
Imp. Guarantee	Receipt # Check #

PEVALU SHERE SU CANY

FITE \$ 62-79	DADD SINE TO REVIEW ASSICIES 7-3-79
ITE CONDITIONAL USE - OFFICE IN R-3	PACE DUE 7-16-79

五 改定 7-16-79

(NE CORNER OF LITTLE BOOKCLIFF DR. & WELLINGTON) PC 1999/1145 DATE

TOCKOC FEEDER DATE.

		-
DATE PDC. 7-17-79 7-17-79 7-10-79	POLICE DEPT. (VANDERTOOK) MOUNTAIN BELL CITY FIRE	ONITEES Okay No objections. 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 M	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.

A Protograppai Corporation Emilia Continues Planner

July 16, 1980

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

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 facilty 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

Frank A. Wagner, Architect

AWAGUA

FAW:mmt

Dr. Shenkel cc: John Elmer

cc: fatterson Metzner RPR 7-18-80

> Note: John Elmer told me they will be submitting constriction plans to me for full street improvements from Wellington to the "proposed" cul-de-sec on Little Bookeliff. According to John they plan to bid that work separately from STBOID Phase B or negotiate with the ST80 I DPhase B contractor. Therefore, I am just y ing fore someone to subject plays to me I think to