# **Table of Contents**

File\_1986-0018

Project Name: Mary Fuoco Subdivision -541 North 1st Street - Minor Subdivision

P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some
r	c	instances, not all entries designated to be scanned by the department are present in the file. There are also documents
e	a	specific to certain files, not found on the standard list. For this reason, a checklist has been provided.
s e	n n	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick
n	e	guide for the contents of each file.
t	d	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	Table of Contents
X	X	Review Sheet Summary
×		Application form
*		
		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map
X		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
<u> </u>		Public notice cards
$\vdash$		Record of certified mail
x		Legal description
		Appraisal of raw land
<u> </u>		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
		Individual review comments from agencies
		*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 to change in conditions or expiration date)
DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:		
X	X	Action Sheet
X	X	Review Sheet Summary
X	-	Review Sheets
X		Development Application – 4/26/86
X		Record of Final Plat & Plan Recording -6/12/86 Certification of Plat - 6/12/86
X		Open Space Fee - \$3,035.00
X	-	Public Notice Posting – 5/7/86
X		Subdivision Summary Form
X		1985 Tax Report
X		Development Summary - 5/15/86
X		Appraisal prepared by Stephen T. Bruce – 4/30/86   Notice of Public Hearing – 5/21/86
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# Project Narrative

Mary Fuoco Minor Subdivision

# Project Location:

539 and 541 North 1st Street Grand Junction, Colorado

#### Project Owner:

Mary A. Green

2120 Barberry

Grand Junction, Colorado 81506

## Project Representative:

Intermountain Technical Services, Inc. Dennis W. Johnson - PLS 1360 Motor Street Grand Junction, Colorado 81505

## Project Description:

Mary Fuoco Minor Subdivision

The owner wishes to petition for approval of a inor subdivision to divide the existing property int 2 lots. Presently, the property includes an existing la indromat and beauty shop located in one building which fronts on North 1st Street, (located on Lot 2.) Located in the rear of the property are 43 rental storage units which are accessed off of North 1st Street past the north side of the beauty shop, (on Lot 2.) Located north and adjoining said parcel is 601 Subdivision, (a 2 lot minor subdivision). The south boundary of the property is adjoined by Walker Electronics Company.

#### Zoning:

Present zoning is C-2, no zoning changes are necessary. Adjacent parcels are zoned C-2.

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## Landscaping:

Presently there is no landscaping on the parcel and none is proposed.

#### Parking:

The property has 17 existing marked parking spaces, 6 in front of the laundry on 1st Street and 10 spaces in the rear. At the request of the City Engineer, the owner agrees to change the parking on 1st Street to parallel parking and to post signs indicating such.

## Traffic Analysis:

No changes are planned in the operation of the existing businesses located on the property. Customer traffic should remain at the current level of 5 - 7 cars maximum at one time for the beauty shop any laundry, and 2 - 3 cars/day accessing the rental stor ge area.

# Easements:

A public ingress/egress easement will be created across Lot 2 to provide access to the rental storage area, and for trash pick-up in back of Lot 2.

Respectfully submitted Intermountain Technical Services, Inc.

Dennis We those

Dennis W. Johnson Professional Land Surveyor

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Grd. Jct. Walker Electronics, Inc. 537 No. 1st Street Grand Junction, CO 81501 Lyda Mae Jamison P.O. Box 1213 Grand Junction, CO 81502

FMD Company P.Ò. Box 446 Grand Junction, CO 81502

Clyde L. Baker 122 Chipeta Avenue Grand Junction, CO 81501

Charles C. Kniffen Rt No. 1 Whitewater, CO 81527

LeRoy Blackshear 524 N. 1st Street Grand Junction, CO 81501

Mary A. Green 2120 Barbar & Grand Let, CO 81506 Vera F. Pearce 1714 N. 21st Street Grand Junction, CO 81501

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LeRoy Blackshear 534 N. 1st Street Grand Junction, CO 81501

TTS, INC. DENNIS JOHNSM 12000 Motor St. Grand Let, CO 81505 Gas & Wash of Grd. Jct., Inc. 517 N. 1st Street Grand Junction, CO 81501

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Katherine L. Blackshear 1936 N. 3rd Court Grand Junction, CO 81501

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