

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 minor subdivision to divide the existing property into 2 lots. Presently, the property includes an existing laundromat 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 and laundry, and 2 - 3 cars/day accessing the rental storage 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 W. Johnson
Professional Land Surveyor

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Grd. Jct. Walker Electronics,
Inc.
537 No. 1st Street
Grand Junction, CO 81501

Vera F. Pearce
1714 N. 21st Street
Grand Junction, CO 81501

Gas & Wash of Grd. Jct., Inc.
517 N. 1st Street
Grand Junction, CO 81501

Lyda Mae Jamison
P.O. Box 1213
Grand Junction, CO 81502

Carl J. Eaton II
5095 Boabab Court
Salt Lake City, UT 84117

Ted J. Treece Jr.
17419 125th Avenue
Sun City, AZ 85375

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

Laso Corporation
P.O. Box 22845
Oklahoma City, OK 73123

Robert B. Anstine
121 Chipeta Avenue
Grand Junction, CO 81501

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

Richard T. Baker
P.O. Box 52084
Phoenix, AZ 85072-2084

Michael W. Gregg
2332 E Road
Grand Junction, CO 81503

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

Thomas W. Smalta
119 Ouray Avenue
Grand Junction, CO 81501

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

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

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

Mary A. Green
2120 Barbara
Grand Jct, CO 81506

I T S. Inc.
Dennis Johnson
1260 Motor St.
Grand Jct, CO 81505

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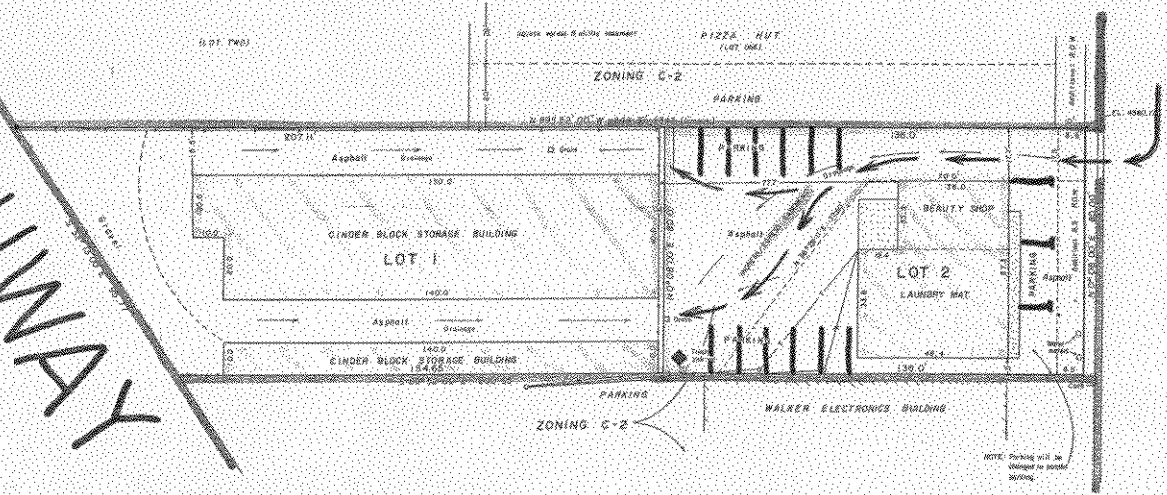
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SITE PLAN
MARY FUOCO SUBDIVISION

U.S. HIGHWAY

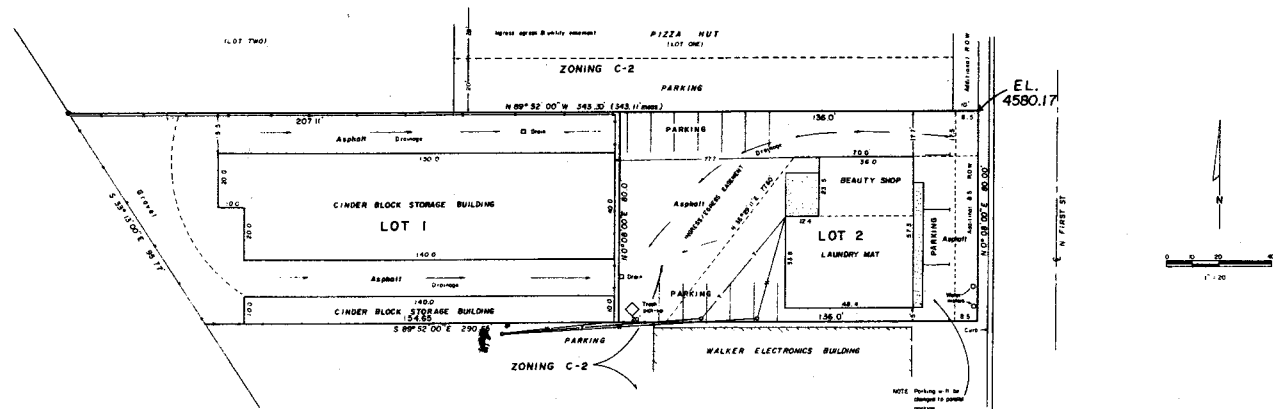
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NORTH FIRST STREET



#18-86

SITE PLAN MARY FUOCO SUBDIVISION



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Job no. 0616

539 & 541 NORTH FIRST STREET

REVISIONS			
NO.	DATE	REMARKS	BY

DRAWN BY S.K.W. DATE 4-24-85
 CHECKED BY _____ DATE _____
 APPROVED BY _____ DATE _____

#18 86

