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| Fil Da | _ | RVP-1995-189 1/4/99 | | | | | | | | | | | | | |
|------------|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| Da | ıe | 1/4/99 | | | | | | | | | | | | | |
| P r | c | 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 | | | | | | | | | | | | | |
| e | a n | are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been | | | | | | | | | | | | | |
| s e | n | included. | | | | | | | | | | | | | |
| n | e | Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a | | | | | | | | | | | | | |
| t | d | 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 | *Summary Sheet – Table of Contents | | | | | | | | | | | | | |
| ·X | X | Application form | | | | | | | | | | | | | |
| - | | Receipts for fees paid for anything | | | | | | | | | | | | | |
| X | v | *Submittal checklist | | | | | | | | | | | | | |
| ^ | | | | | | | | | | | | | | | |
| _ | | *General project report | | | | | | | | | | | | | |
| - | | Reduced copy of final plans or drawings | | | | | | | | | | | | | |
| X | | Reduction of assessor's map | | | | | | | | | | | | | |
| | | Evidence of title, deeds | | | | | | | | | | | | | |
| Α | Λ | *Mailing list | | | | | | | | | | | | | |
| | | Public notice cards | | | | | | | | | | | | | |
| X 7 | | Record of certified mail | | | | | | | | | | | | | |
| X | | 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 | | | | | | | | | | | | | |
| X | X | *Consolidated review comments list | | | | | | | | | | | | | |
| | | *Petitioner's response to comments | | | | | | | | | | | | | |
| X | X | *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) | | | | | | | | | | | | | |
| | l | DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE: | | | | | | | | | | | | | |
| | | DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE: | | | | | | | | | | | | | |
| X | X | City Council Minutes - ** - 11/15/95 | | | | | | | | | | | | | |
| - 1 | X | U.S. Postal Service Post Office Handicap Accessibility Improvements | | | | | | | | | | | | | |
| X | | Proposed Demolition Plan Proposed Improvements Plan | | | | | | | | | | | | | |
| | $\frac{\Lambda}{X}$ | Accessibility Improvements | | | | | | | | | | | | | |
| | | TAXOSIONING TRIPLOTATIONS | | | | | | | | | | | | | |
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REVOCABLE PERMIT

| Location: <u>24/ W. 4</u> | 11 | | | | | | | F | ^o rc | je | ct | N | am | ne: | P |) /25 | + | | <u>)</u> + | 4 | | £ | */ | 2 | 782 | | 2 | |
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| ITEMS | | | | Project Name: Past Otc. Expenses DISTRIBUTION | | | | | | | | | | | | | | | | | | | | | | | | |
| Date Received Receipt # File # DESCRIPTION | SSID REFERENCE | City Community Development | City Dev. Eng. | City Utility Eng. | City Property Agent | . I . | City Attorney | O City Sanitation | City Downtown Dev. Auth. | City Council | O County Planning | - 1 | | | O US West | | | | | | | | | | | | | TOTA! BEO'D |
| • Application Fee \$50.00 | VII-1 | 1 | | | T | T | | | | | T | 7 | | 1 | + | | | | 1 | 1 | † | 1 | T | | | T | | + |
| Submittal Checklist * | VII-3 | 1 | | I | I | | | | \exists | | 1 | 1 | | I | Ţ | | | | | 1 | I | I | I | | | | 1 | |
| Review Agency Cover Sheet* | VII-3 | 1 | 1 | 1 | 1 | 1 1 | Ш | 1 | 1 | ㅗ | | 1 | 1 | | 1 1 | 1 | 1 | \Box | | | \Box | | | L | | | | |
| Application Form* | VII-1 | 1 | 1 | _ | ┸ | 1 1 | Ш | 1 | _ | _ | _ | 4 | | _ | 1 1 | _1 | 1 | | | \perp | | \perp | | | | | | |
| Reduction of Assessor's Map | VII-1 | 1 | 1 | 1 | 1 | 1 1 | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 1 | 1 | | | | 4 | | | \perp | L | Ц | Ц | _ | |
| Names and Addresses* | VII-2 | 1 | \perp | 1 | ┸ | 1 | Ц | Ц | _ | 1 | 1 | 1 | \perp | 1 | 1 | | Ц | \perp | | 1 | 1 | 1 | \perp | L | | Ц | \perp | ᆚ |
| ● Legal Description* (1) | VII-2 | 1 | \perp | | 1 | | Ц | | | 1 | 1 | | 1 | | 1 | L | Ц | | \perp | 4 | 4 | 1 | \perp | ┖ | | Ц | \perp | ┷ |
| General Project Report Site Plan | X-7 IX-33 | 1 | 2 | _ | | 1 1 1 1 | 1 | 1 | 1 | _ | _ | _ | _ | _ | 1 1 | 1 | | _ | _ | 1 | 1 | 1 | ┺ | 1_ | | Ц | 1 | ┦— |
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APRIL 1995



DEVELOPMENT APPLICATION

Community Development Department 250 North 5th Street, Grand Junction, CO 81501 (303) 244-1430

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| | situated in Me | | dersigned, being the o e of Colorado, as desc | | | ion this: | |
|-----------------------------------------------------------------------------------------------------------------|--------------------------------------------|---------------------------------------|-------------------------------------------------------|-------------------------------------|---------------------------------------|--------------------------------|---------------------------------------------------------|
| PETITION | PHASE | SIZE | LOCATION | | ZONE | | LAND USE |
| ☐ Subdivision Plat/Plan | ☐ Minor ☐ Major ☐ Resub | | | | | | |
| Rezone | | | | From: | То: | | |
| ☐ Planned Development | □ ODP □ Prelim □ Final | | | | | | |
| ☐ Conditional Use | | | | | | | |
| ☐ Zone of Annex | | | | | | | |
| ☐ Variance | | | | | | | |
| ☐ Special Use | 350 | | | | | | |
| ☐ Vacation | | | | | | | ☐ Right-of Way ☐ Easement |
| XX Revocable Permit | | | 241 N. 4th St. | | | | |
| R PROPERTY OWNER | ₹ | | Grand Junction DEVELOPER | | | ⊠ krepri | ESENTATIVE |
| United States Pos | stal Servic | | | | | | lin Architects |
| Name | | Nar | ne | | | Name | |
| 241 North 4th Str Address | reet | Δd | dress | | | 437 Mai Address | n Street |
| | 20 01501 | Au | di 033 | | | | on 01501 |
| Grand Junction, C | 0 61301 | Cit | y/State/Zip | | | City/State/Z | ct., CO 81501 |
| R. Hecker - 244-5 | 3420 | | - | | | 970/242 | -6804 |
| Business Phone No. | <i>(</i>) | Bus | siness Phone No. | | | Business Ph | |
| NOTE: Legal property ow | ner is owner of i | ecord on date o | f submittal. | | | | |
| We hereby acknowledge that information is true and compcomments. We recognize that will be dropped from the age | olete to the best of it we or our repre | of our knowledge sentative(s) musi | , and that we assume the be present at all require | e responsibility ed hearings. In | to monitor the : the event that th | status of the ne petitioner | application and the review is not represented, the item |
| Signature | ing Application | | | 10/20 | Date | | |
| Signature of Person Complet | | | | | Date | | |
| | 7 | | | | | | |

Signature of Property Owner(s) - attach additional sheets if necessary 10-20-95 Date

First National Bank of Grand Junction 601 2nd Avenue South Minneapolis, MN 55402-4303 Colorado National Bank c/o FBS Properties Mgmt. 601 2nd Avenue South Minneapolis, MN 55402–4303 Hasco Western, Inc. 3032 I–70 Business Loop Grand Junction, CO 81504–5722

Federal Building U.S. Courthouse 4th and Rood Avenue Grand Junction, CO 81501

The Bishop of Pueblo 1001 N. Grand Avenue Pueblo, CO 81003-2915

Home Loan & Investments Company 145 N. 4th Street Grand Junction, CO 81501-2541

Robert W. Mayer K L Mayer and Kenneth A. Mayer 609 Starlight Drive Grand Junction, CO 81504 St. Joseph's Catholic Church 314 White Avenue Grand Junction, CO 81501–2454

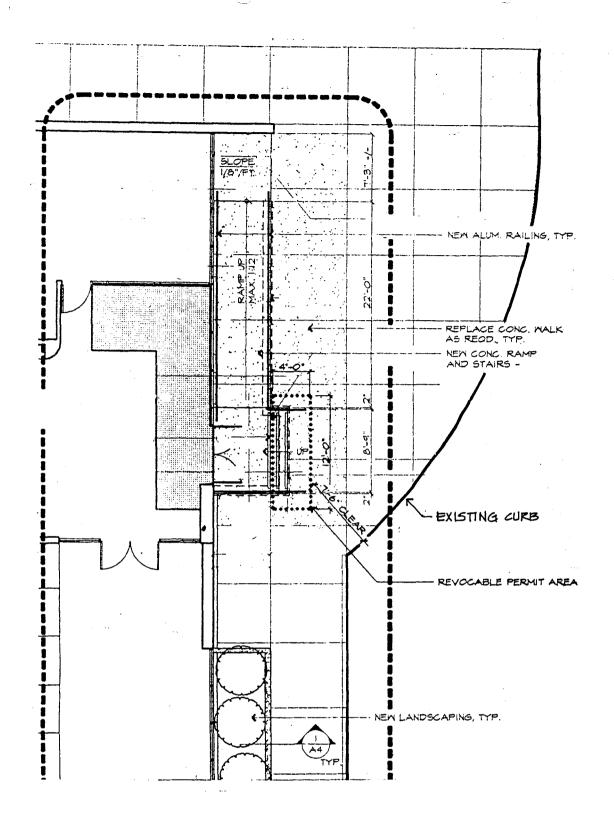
UNITED STATES POSTAL SERVICE GRAND JUNCTION MAIN POST OFFICE HANDICAP ACCESSIBILITY IMPROVEMENTS

The U.S. Postal Service intends to remodel the entry to the Grand Junction Main Post Office to achieve two objectives:

- 1. To meet U.S.P.S. accessibility requirements which are stricter than those in place when the existing ramp was installed.
- 2. To close the south entry and redirect all public access to the north door which will be open after hours.

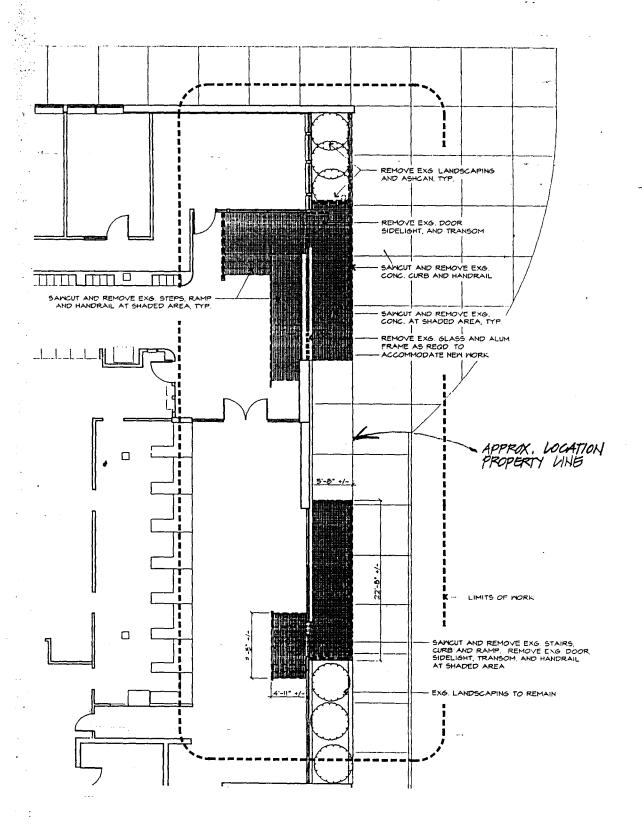
As the drawings show, a new ramp and stair will be constructed at the north door. The east wall is recessed approximately six fee which will allow the ramp to be constructed on site but the stair and rails will need to project into the public right-of-way. The sidewalk is eight (8) feet wide for most of its length and the new clearance between the projecting handrail and the curb will be about 7'-6".

Most of the pedestrian traffic on this block is to the Post Office and will use this access. It is the U.S.P.S. position that the large volume of people using these doors precludes the option of a stair constructed on site to the south of the landing.



PROPOSED IMPROVEMENTS PLAN

HANDICAPPED ACCESSIBILITY IMPROVEMENTS FOR 10-10-95 PERAND JUNCTION - MAIN POST OFFICE



PROPOSED DEMOUTION PLAN

HANDICAPPED ACCESSIBILITY IMPROVEMENTS FOR 10/10/95 PERAND JUNCTION - MAIN POST OFFICE

REVIEW COMMENTS

Page 1 of 1

FILE #RVP-95-189

TITLE HEADING:

Revocable Permit - Handicap Ramp

LOCATION:

241 N 4th Street

PETITIONER:

Grand Junction Post Office

PETITIONER'S ADDRESS/TELEPHONE:

c/o Chamberlin Architects, P.C.

437 Main Street

Grand Junction, CO 81501

242-6804

PETITIONER'S REPRESENTATIVE:

Edward Chamberlin, AIA

STAFF REPRESENTATIVE:

Kristen Ashbeck

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.

CITY DEVELOPMENT ENGINEER

10/30/95

<u>lody Kliska</u>

244-1591

A permit from City Engineering is required for all work in the right-of-way and must be obtained by the contractor prior to commencement of work. This includes closure of sidewalks and parking spaces. A traffic control plan is required with the permit.

CITY ATTORNEY

10/30/95

Dan Wilson

244-1505

No comment.

COMMUNITY DEVELOPMENT DEPT.

10/31/95

Kristen Ashbeck

244-1437

Provide revised Proposed Improvements Plan that has approximate dimensions of stair/rail encroachment and remaining width of sidewalk between stair and curb. If revised plan is received by November 7th - item can be scheduled for 11/15/95 City Council meeting.

CITY UTILITY ENGINEER

11/2/95

Trent Prall

244-1590

No comment.

DOWNTOWN DEVELOPMENT AUTHORITY

11/1/95

Barbara Creasman

245-2926

This looks OK to me. If you have any concerns, please give me a call.

STAFF REVIEW

FILE: RVP-95-189

DATE: November 8, 1995

STAFF: Kristen Ashbeck

REQUEST: Revocable Permit for Entrance Stairway and Rails

LOCATION: 241 North 4th Street

APPLICANT: United States Postal Service

EXISTING LAND USE: U.S. Postal Service Office

SURROUNDING LAND USE:

NORTH: Bank and Church SOUTH: Office and Parking Lot

EAST: Parking Lot WEST: Office

EXECUTIVE SUMMARY: Resolution authorizing the issuance of a Revocable Permit to allow encroachment into the 4th Street right-of-way by construction of a new stairway and railing, and accessible ramp at the Grand Junction Main Post Office.

STAFF ANALYSIS: The U.S. Postal Service is proposing to remodel the entry to the Grand Junction Main Office for two reasons: 1) to meet U.S. Postal Service accessibility requirements; and 2) to close the south entry and redirect all public access to the north entry of the building. As proposed, this remodel construction will require that the stairway and rails project into the 4th Street right-of-way approximately four feet (4'). This would leave the sidewalk width between the stair and the curb at a minimum of approximately seven feet, six inches (7'-6"). Typically, the City requires that there be at least six feet (6') of unobstructed walkway, which this project will still meet.

City Charter gives Council authority to allow private use of public property provided such use is substantiated by resolution. The Revocable Permit essentially gives the adjacent landowners a license to use the public property. The City may revoke the permit and require the landowner to restore the property to its original condition by giving 30 days written notice.

STAFF RECOMMENDATION: Review and adopt proposed resolution