



DEVELOPMENT APPLICATION

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

Receipt _____

Date _____

Rec'd By _____

File No. _____

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input checked="" type="checkbox"/> Revocable Permit			241 N. 4th St. Grand Junction		

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

United States Postal Service

Chamberlin Architects

Name

Name

Name

241 North 4th Street

437 Main Street

Address

Address

Address

Grand Junction, CO 81501

Grand Jct., CO 81501

City/State/Zip

City/State/Zip

City/State/Zip

R. Hecker - 244-3420

970/242-6804

Business Phone No.

Business Phone No.

Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing Application

10/20/95

Date

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

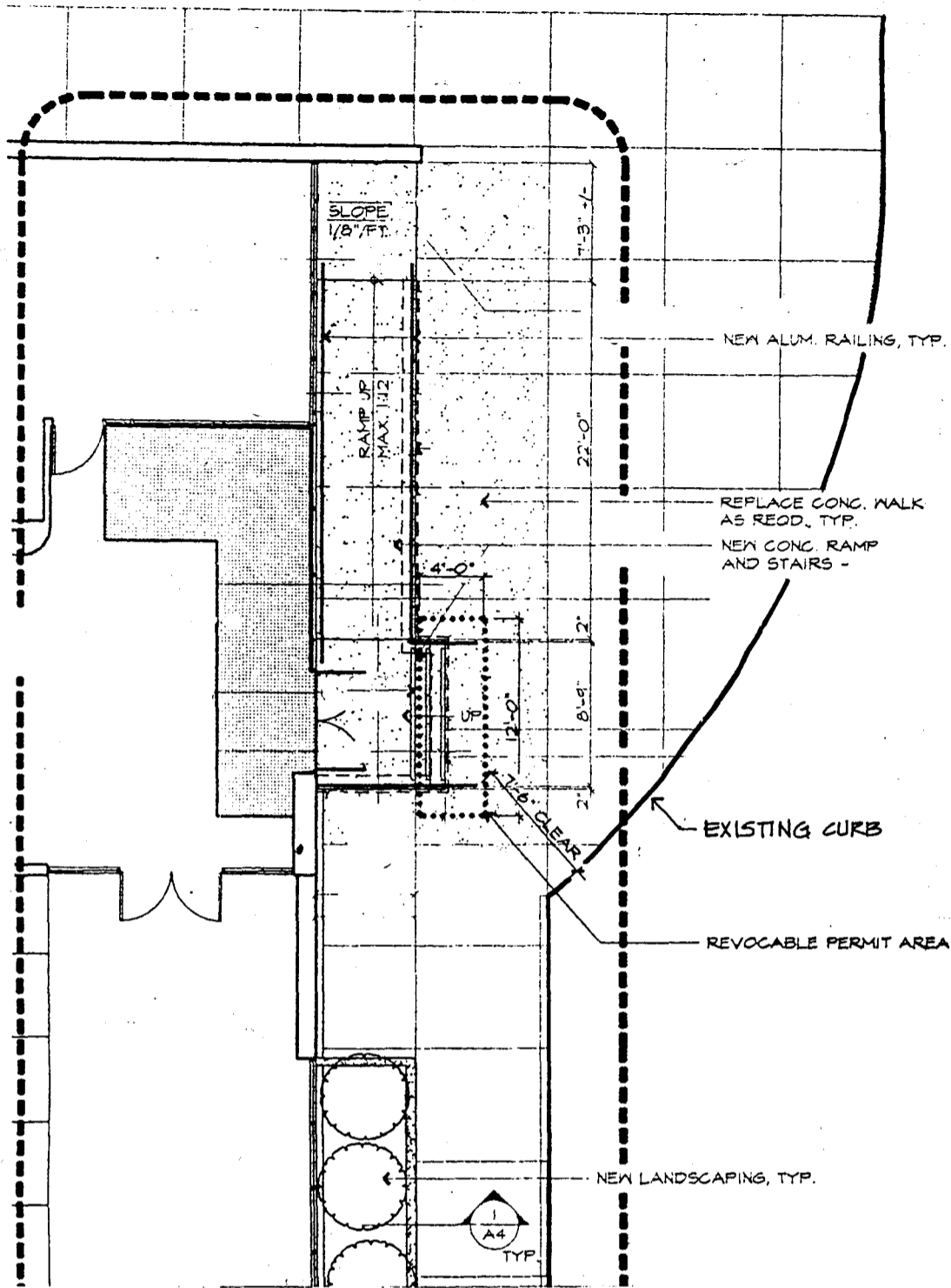
UNITED STATES POSTAL SERVICE
GRAND JUNCTION MAIN POST OFFICE
HANDICAP ACCESSIBILITY IMPROVEMENTS

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.

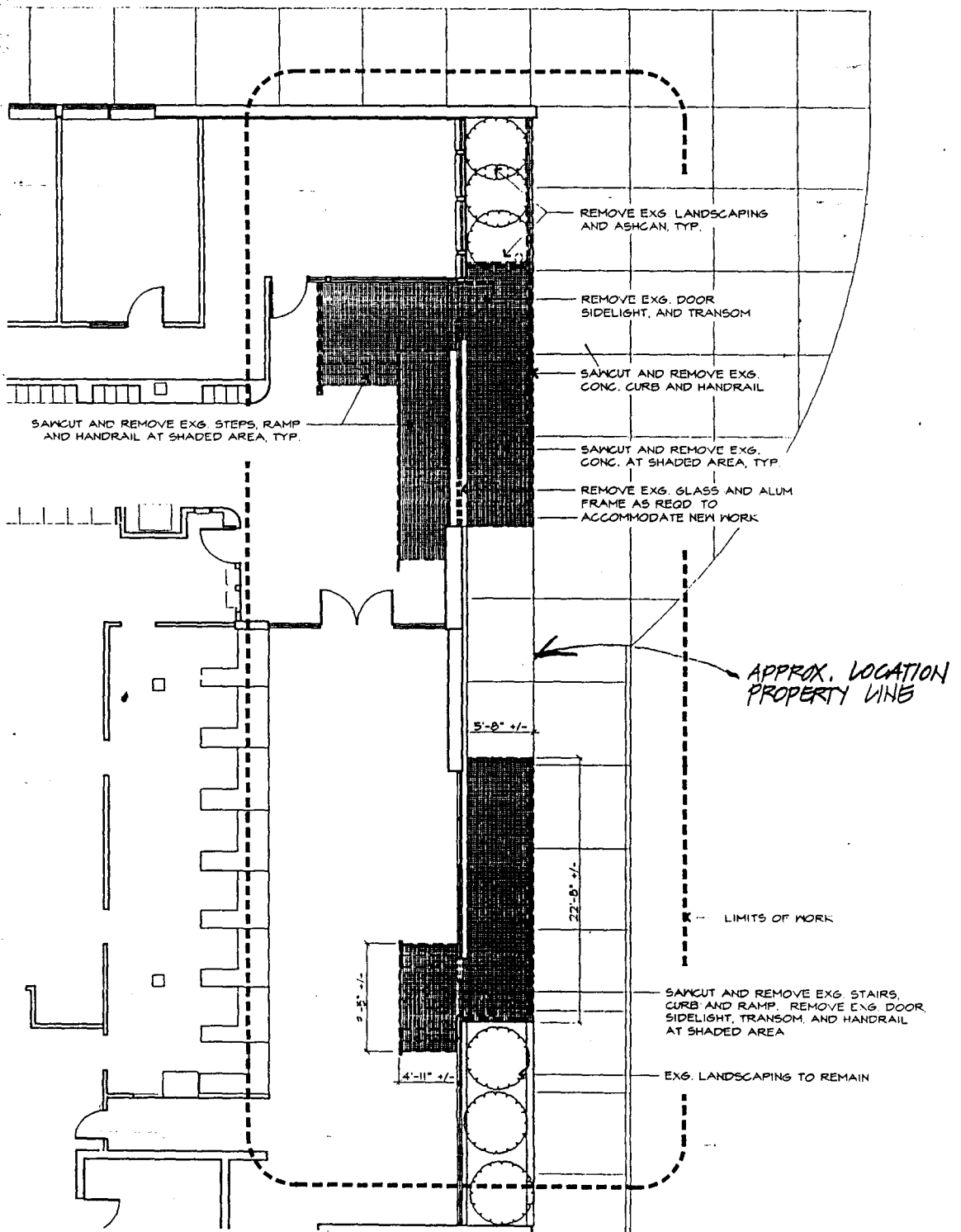
As the drawings show, a new ramp and stair will be constructed at the north door. The east wall is recessed approximately six feet which will allow the ramp to be constructed on site but the stair and rails will need to project into the public right-of-way. The sidewalk is eight (8) feet wide for most 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
GRAND JUNCTION - MAIN POST OFFICE 10-10-95 



PROPOSED DEMOLITION PLAN

HANDICAPPED ACCESSIBILITY IMPROVEMENTS for GRAND JUNCTION - MAIN POST OFFICE 10/10/95



REVIEW COMMENTS

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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**
Jody Kliska **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