

RECEIPT OF APPLICATION

DATE BROUGHT IN: 4-30-03
CHECK #: 3177 AMOUNT: 140.00
DATE TO BE CHECKED IN BY: 5-2-03
PROJECT/LOCATION: 745 Winters Ave

Items to be checked for on application form at time of submittal:

- Application type(s)
- Acreage
- Zoning
- Location
- Tax #(s)
- Project description
- Property owner w/ contact person, address & phone #
- Developer w/ contact person, address & phone #
- Representative w/ contact person, address & phone #
- Signatures of property owner(s) & person completing application

212



DEVELOPMENT APPLICATION

Community Development Dept
250 North 5th Street
Grand Junction CO 81501
(970) 244-1430

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do hereby petition this:

Petition for (check all appropriate boxes):

cell-260-7249

- | | | |
|--|--|--|
| <input type="checkbox"/> Subdivision Plat/Plan - Simple | <input checked="" type="checkbox"/> Site Plan Review - Major | <input type="checkbox"/> Concept Plan |
| <input type="checkbox"/> Subdivision Plat/Plan - Major Preliminary | <input type="checkbox"/> Site Plan Review - Minor | <input type="checkbox"/> Minor Change |
| <input type="checkbox"/> Subdivision Plat/Plan - Major Final | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Change of Use |
| <input type="checkbox"/> Planned Development - ODP | <input type="checkbox"/> Vacation, Right-of-Way | <input type="checkbox"/> Revocable Permit |
| <input type="checkbox"/> Planned Development - Preliminary | <input type="checkbox"/> Vacation, Easement | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Planned Development - Final | <input type="checkbox"/> Extension of Time | |
| <input type="checkbox"/> Annexation/Zone of Annexation | <input type="checkbox"/> Rezone | <input type="checkbox"/> Growth Plan Amendment |

From: _____ From: _____ From: _____
 To: _____ To: _____ To: _____

Site Location:

745 WINTERS AVE.

Site Tax No.(s):

2945-231-15-007

Site Acreage/Square footage:

2.216

Site Zoning:

I-2

Project Description:

75x25 = 9375 # 4 trees
32 shrubs

HAREMZA, JAMES C & KRISTINE L.

Property Owner Name

Developer Name

AUSTIN & AUGUSTA

Representative Name

745 WINTERS AVE

Address

Address

2441 BELLA PAGO DR

Address

GRAND JUNCTION CO 81501

City/State/Zip

City/State/Zip

GRAND JUNCTION, CO 81503

City/State/Zip

241-5249 260-7249

Business Phone No.

Business Phone No.

243-1985

Business Phone No.

E-Mail

E-Mail

CHRIS @ AUSTIN & AUGUSTA
COM

E-Mail

Fax Number

Fax Number

243-9622

Fax Number

JIM HAREMZA

Contact Person

Contact Person

CHRIS / STEVE

Contact Person

241-5249

Contact Phone No.

Contact Phone No.

243-1985

Contact 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 may 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

4-22-03

Date

Required Signature of Legal Property Owner(s) - attach additional sheets if necessary

5-5-03

Date

Revised

Planner's Name: Ronnie **SUBMITTAL CHECKLIST** Date: 2/20/03
MAJOR SITE PLAN REVIEW Expiration-6 months from above date

Location: 745 Winters Ave Project Name: CRU Storage Yard

ITEMS	DISTRIBUTION																						Total Required															
	SSID Reference		City Community Development	City Development Engineer	City Utility Engineer	City Real Estate Manager	City Parks/Recreation	City Attorney	City Sanitation	City Fire Dept / Clifton Fire Dept	City Transportation Engineer	City Addressing	City Code Enforcement	City Downtown Dev. Authority	County Planning	Building Department	Persigo WWT	Walker Field Airport	School District #51	Cwest	Excal	GVRP		Water District	Sewer District	Drainage District	Irrigation District	CDOT	RTPO	Corps of Engineers	Urban Trails	Mesa County Health Department	State Environmental Health	Other City Police				
Date Received: <u>5/12/03</u>																																						
Receipt #: <u>18909</u>																																						
File #: <u>SPR-2003.091</u>																																						
DESCRIPTION																																						
Application Fee \$ <u>140.00</u>	VII-1	1																																				
● Development Application Form*	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
● Submittal Checklist*	VII-4	1																																				
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
● Location Map	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
● Planning Clearance*	VII-3	1																																				
○ Names & Addresses* Fee\$	VII-3																																					
● General Project Report - <u>attached</u>	X-08	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
● Site Plan	IX-31	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
○ 11"x17" Reduction of Site Plan	IX-31	1																																				
● Evidence of Title/Lease Agreement	VII-2	1			1		1																															
○ Legal Description*	VII-3	1			1																																	
● Books, ROW and Easements	VII-2,3	1			1		1																															
○ Avigation Easement	VII-1	1			1		1																															
○ DIA/Guarantee*	VII-2	1	1	1			1																															
○ CDOT Access Permit	VII-4	1	1																																			
○ Building Elevations	IX-10	1	1																																			
○ Road Cross-Sections	IX-28	1	2																																			
○ Roadway Plan and Profile	IX-29	1	2																																			
○ Traffic Impact Study	X-15	1																																				
○ Water & Sewer Plan and Profile	IX-35	1	2	1				1																														
○ Industrial Pretreatment Sign-off*	VII-4	1		1																																		
○ Drainage & Irrigation Checklist*	XI-02	1																																				
○ Final Drainage Report	X-5,8	1	2																																			
○ Grading and Drainage Plan	IX-13	1	1																																			
○ Storm Drainage Plan-Drawing/Report	IX-32	1	2																																			
○ Stormwater Management Plan	X-14	1	2																																			
○ Transaction Screen Process/Phase II Environmental	X10,16	1	1																																			
○ Final Geotechnical Report	X-07	1	1																																			
○ Detail Sheet	IX-09	1	2																																			
● Landscape Plan <u>on site plan</u>	IX-19	2	1	1																																		
○ Lighting Plan	IX-20	1	1																																			
● Fire Flow Form*	XI-03	1																																				
○ Boundary Survey	na	1	1		1																																	

Today's work

Notes: * An asterisk in the item description column indicates that a form is supplied by the City.
 May 2002

General Meeting/Pre-Application Conference Checklist

Date 11/21/01

Applicant Jim & Kris Haremza Phone 241-5249 Tax Parcel # 2945-231-15-007

Location 745 Winters Ave Proposal Storage yard in I-1 zone

Meeting Attendees Jim & Kris Haremza, Eric Hahn, Ronnie Edwards

While all factors in a development proposal require careful thought, preparation and design, the following circled items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process. General meetings and pre-application conference notes/standards are valid for only six months following the meeting/conference date shown above. Incomplete submittals will not be accepted. Submittals with insufficient information identified during the review process, which have not been addressed by the applicant will not be scheduled for a public hearing. Failure to meet any deadlines for the review process may result in the project not being scheduled for hearing or being pulled from the agenda. Any changes to the approved plan will require re-review and approval prior to those changes being accepted.

ZONING & LAND USE

- a. Zoning:
b. Future Land Use Designation:
c. Growth Plan, Corridor & Area Plans Applicability:

PLANNER'S NOTES

I-1 zone
curb access off Winters
POA - in future
other fees upon bldg placement in future - separate bldgs
at proposed future S.P.H.
provide at this time - on site plan if desired
show any proposed lighting on site plan
POA for alley improvements
needs curb cut - Eric
fence permit req'd for rear
D/A for landscaping till Spring

OFF-SITE IMPACTS

- a. access/right-of-way required
b. traffic impact
c. street improvements
d. drainage/stormwater management - fee per Eric
e. availability of utilities

SITE DEVELOPMENT

- a. bulk requirements
b. traffic circulation
c. parking (off-street: handicap, bicycle, lighting)
d. landscaping (street frontages, parking areas)
e. screening & buffering
f. lighting & noise
g. signage

MISCELLANEOUS

- a. revocable permit
b. State Highway Access Permit
c. floodplain, wetlands, geologic hazard, soils
d. proximity to airport (clear or critical zone)

OTHER

- a. related files
b. neighborhood meeting N/A

FEES

- a. application fee: \$100 + \$40
Due at submittal. Checks payable to City of GJ
b. Transportation Capacity Payment (TCP):
c. Drainage fee:
d. Parks Impact Fee:
e. Open Space Fee or Dedication:
f. School Impact Fee:
g. Recording Fee:
h. Plant Investment Fee (PIF) (Sewer Impact):

PROCESSING REQUIREMENTS

- a. Documents - ZDC, SSID, UEDS, SWMM
b. Submittal Requirements/Review Process
c. Annexation (Persigo Agreement)

PLEASE RETURN A COPY OF THIS FORM IN THE COMMUNITY DEVELOPMENT DEPT. REVIEW PACKET

CRU Heating
SPR-2003-091
Laura Lamberty
5/20/03

General Meeting done in 11/01 was for outdoor storage with no building. This review is a Major Site Plan Review for a building with outdoor storage. As such submittal requirements are greatly different. **This plan does not contain enough information to do even a cursory review.**

In order to review this plan we will need:

Grading and Drainage Plan indicating lot drainage and point of discharge)

Power of Attorney for Alley Improvements

Final Drainage Report (letter) calculating drainage fee

Site Plan which conforms with SSIDs submittal standards especially

- Type of surfacing (asphalt, gravel, landscaping)
- Dimensions of driveways, aisles, parking spaces
- Parking and maneuver areas
- Building dimensions
- Easements and property lines
- Location of adjacent and opposite access points on Winters
- Utilities, existing and proposed.

APPLICATION COMPLETENESS REVIEW

Use "N/A" for items which are not applicable

Date: 5/19/03

Project Name: _____ (if applicable)

Project Location : 745 Winters (address or cross-streets)

Check-In Staff Community Development: PC initials of check-in
Development Engineer: _____ staff members

APPLICATION TYPE(S): _____

(e.g. Site Plan Review)

FEE PAID: Application: _____

Acreage: _____

Public Works: _____

BALANCE DUE:

Yes amount \$ _____

No

COMPLETENESS REVIEW:

Originals of all forms received w/signatures? Yes No, list is missing items below

- _____
- _____
- _____

Missing drawings, reports, other materials: No Yes, list missing items below

Note: use SSID checklist

- _____
- _____
- _____

Incomplete drawings, reports, other materials? No Yes, list missing items below

Note: Attach SSID checklist(s) w/incomplete information identified

- _____
- _____
- _____

Professional stamp/seal missing from drawings/reports?

No Yes, list missing items below

- _____
- _____
- _____

Other: Please list below

PROJECT ASSIGNMENT AND PROCESSING

Project Manager: _____ *Ronnie*

Special Processing Instructions:

**General Project Report
745 Winters Avenue
Grand Junction, CO 81501**

- A. Commercial building**
1. The location of this site is 745 Winters Avenue Grand Junction, CO 81501
 2. The size of this lot is .216 Acre
 3. The proposed use of this building will be light commercial office space and shop for CRU Heating and Cooling.
- B. Public benefit is that there was a dilapidated residential home at this site that has been removed. Proper use will be made with this property to fit with area zoning.**
- C. The building at this location will comply with all City and County standards. This will be a commercial structure that is compatible with the surrounding structures. No negative impact will be made, the structure complies with area zoning standards.**
1. Land use for the surrounding area is zoned I-1. The purpose and use of the proposed structure will comply with this zoning.
 2. There are two access points for the lot. The first is in the northwest corner accessed from Winters Avenue and the second will be from the rear of the lot via the alley.
 3. Power will be overhead, water/sewer will be underground, and all are on site.
 4. There will be no unusual demands on utilities.
 5. There will be no unusual demands on any public facilities as all are already existing.
 6. There will be no negative impact on site geology or geological hazards
 7. There hours of operation will be 9:00 a.m. to 5:00 p.m. Monday through Friday
 8. There will be two employees
 9. There will be no signs on the property.

2400 A Wds?

Boone

From: "Bob Lee" <BLee@co.mesa.co.us>
To: <CommDev@ci.grandjct.co.us>
Date: Thu, May 15, 2003 1:50 PM
Subject: Agency Review

*AP
5/19/03*

SPR-2003-091 No objections to the application. Project must comply to all local building codes and contractor licensing laws.

AUSTIN & AUGUSTA

Design and Construction Management, Inc.

FACSIMILE TRANSMITTAL

TO: RONNIE EDWARDS

FAX NO: 256 4031

FROM: CHRIS HEINSMANN

FAX NO: 970-243-9622

DATE 5.16.03

REFERENCE: 745 WINTERS AVE

SUBJECT PRE APPLICATION CONFERENCE CHECKLIST

Thank You

SPR-2003-091
745 Winters
CRU Heating/Cool

JANICE WARD
Hesse County Clerk & Recorder
Grand Junction Co

Reception No. 2151248

***** Fees *****

<<Reception No. 2151248>> 2

RECORDING FEE	5.00
DOCUMENT FEE	0.00
DOCUMENT SURCHARGE	1.00

*** Tendered Amount: ***

CASH	6.00
------	------

Total Tendered	6.00
Transactions	6.00

Change	0.00
--------------	------

1138AM 10/01/03
Trans.No. 00072451 Cashier: sh

Rec'd of cash

** THANK YOU **

Pre-application Meeting Development Engineer Notes

Date: 11/21/01
Time: 10:00

Project: SPR - DEMO HOUSES + CREATE OUTDOOR STORAGE

Location: 745 WINTERS AVE. Tax ID no. _____

Applicant, representative: _____

Planner(s): KONNIE E.

Engineer: ERIC H.

Site visit (date:): _____

Issues: water	<u> </u>	sewer	<u> </u>	storm drainage	<u>FEE, SEE NOTES</u>
flood plain	<u> </u>	wetlands	<u> </u>	access	<u>ONE ALLOWED</u>
site circulation	<u> </u>	TCP	<u>YES</u>	CDOT permit	<u> </u>
street class	<u>INDUSTRIAL</u>	street impr.	<u>ALLEY POA</u>	other	<u> </u>

Pre-application meeting notes: ACCESS MUST MEET TEDS SPACING AND WIDTH REQMS. MUST SUBMIT POWER OF ATTORNEY FOR ALLEY IMPROVEMENTS. DRAIN FEE WILL PROBABLY BE \$0 SINCE EXISTING STRUCTURES WILL BE REMOVED AND THE SITE WILL BE GRAVELED. CURB + GUTTER CURRENTLY EXISTS, MUST CONSTRUCT CURB CUT.

Follow-up items: _____

Lawyers Title Insurance Corporation

A LANDAMERICA COMPANY
NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA

ENDORSEMENT 107.11

CODE NAME

NUMBER

HAREMZA

ALTC-15394

Attached to and made a part of Lawyers Title Insurance Corporation OWNER'S POLICY No. A75-0088192

The effective date of said policy is hereby changed from
November 15, 2001 at 12:07 P. M. TO April 8, 2003 at 8:00 A. M.

The total liability of the Company under said policy, binder or commitment and under this and any prior endorsements thereto shall not exceed, in the aggregate, the amount of liability stated on the face of said policy, binder or commitment, as the same may be specifically amended in dollar amount by this or any prior endorsements, and the costs which the Company is obligated to pay under the Conditions and Stipulations of the policy.

This endorsement is made a part of said policy, binder or commitment and is subject to all the terms and provisions thereof, except as modified by the provisions hereof.

Nothing herein contained shall be construed as extending or changing the effective date of the aforesaid policy, binder or commitment unless otherwise expressly stated.

IN WITNESS WHEREOF, the Company has caused this Endorsement to be signed and sealed as of the 7th day of May 19-2003, to be valid when countersigned by an authorized officer or agent of the Company, all in accordance with its By-Laws.

Lawyers Title Insurance Corporation
A LANDAMERICA COMPANY

By:

Janet A. Albert

President

Attest:

John D. Webb

Secretary

Issued at Grand Junction, CO

COUNTERSIGNED:

[Signature]
Authorized Officer or Agent



Lawyers Title Insurance Corporation

A LANDAMERICA COMPANY

NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA

LOAN POLICY

CASE NO. ALTC-15394

Exhibit "A"

POLICY NO. G47-0991911

Lots Nine (9), Ten (10) and Eleven (11) in Block Seven (7) of BENTON CANON'S FIRST SUBDIVISION, according to the official plat thereof recorded in Plat Book No. 2 at Page 24, Official Records of Mesa County, Colorado.

Policy 135
035-0-135-0500

Schedule A - Continued
ALTC Loan Policy(10-17-92)

Lawyers Title Insurance Corporation

A LANDAMERICA COMPANY

NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA

LOAN POLICY

CASE NO: ALTC-15394

SCHEDULE B
PART 1

POLICY NO. G47-0991911

This policy does not insure against loss or damage by reason of the following:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Unpatented mining claims; reservations or exceptions in Patents or in Acts authorizing the issuance thereof; water rights, claims and/or title to water, whether or not these matters are shown by public records.
6. General Taxes for the year 2001, which are liens; not yet due and payable.
7. Special assessments, liens for water and sewer service, and installation charges, if any, none now show of record.
8. Easements, reservations, restrictions and dedications, if any as shown on the official plat of said subdivision.

Exceptions numbered NONE are hereby omitted.

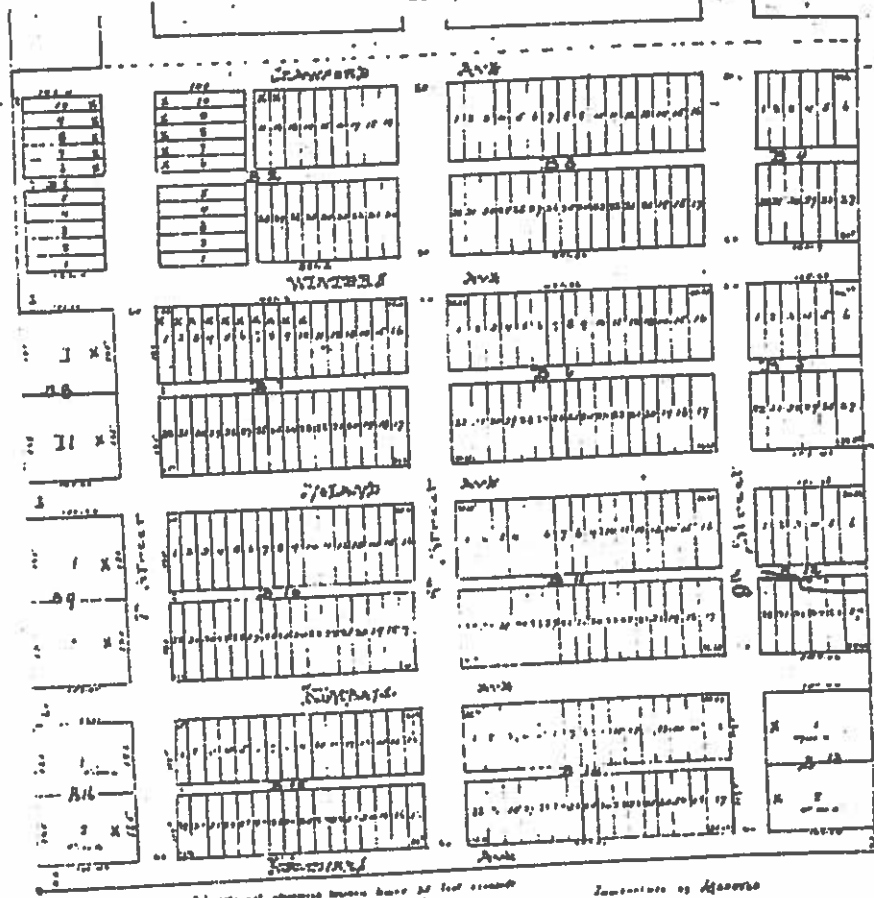
NOTE: Unless Schedule B Part II is attached there are no subordinate matters that affect the title to the estate or interest referred to in Schedule A.

Policy 135 ROCKY MT. This Policy is invalid unless the Cover Sheet and Schedule A are attached.
035-0-135-0500 ALTA Loan Policy(10-17-92

Appendix Plot of Benton Canon's First Subdivision

Book 2, Page 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Book 2, Page 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



All lots are shown under hand seal of said county on the 20th day of April A.D. 1910.

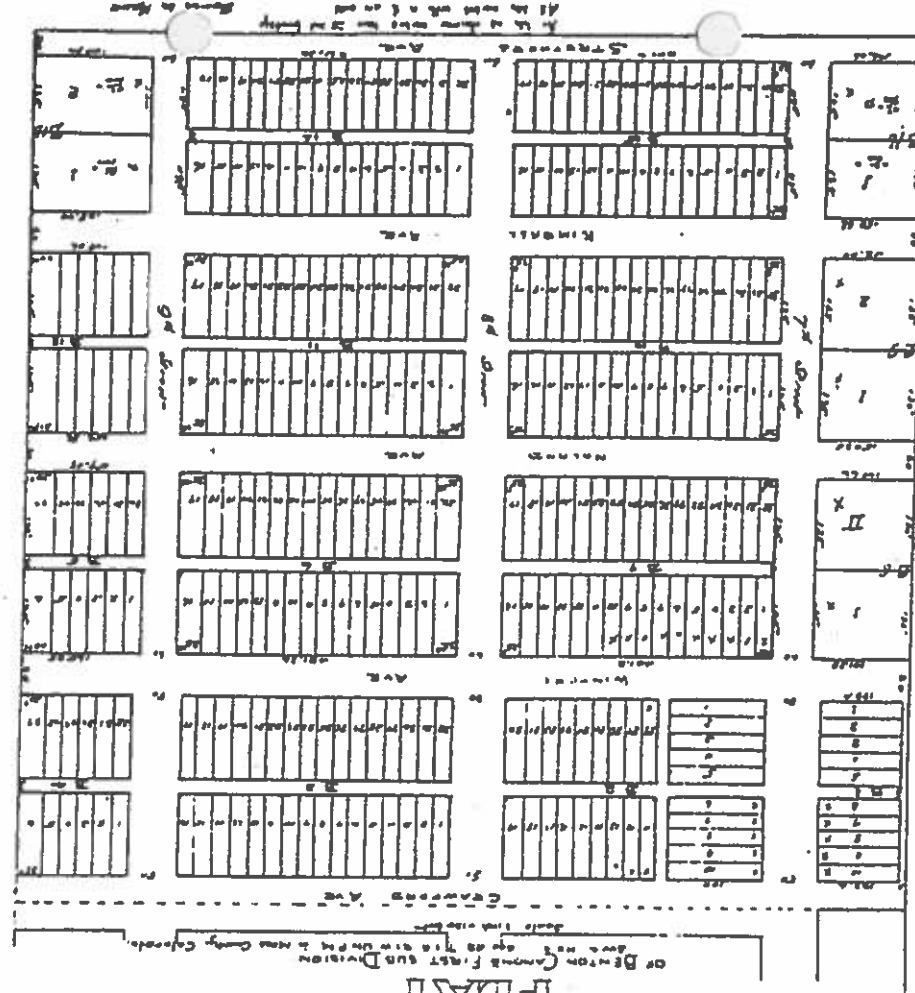
Witness all men by their hands that we George H. Winters, owner of lot one to five inclusive in block one; lot one to five and six to ten inclusive in block two; all of block three, four, five, six, seven, eight, nine, ten, eleven, twelve, thirteen, fourteen, fifteen, sixteen, seventeen, eighteen, nineteen, twenty, twenty-one, twenty-two, twenty-three, twenty-four, twenty-five, twenty-six, twenty-seven, twenty-eight, twenty-nine, thirty, thirty-one, thirty-two, thirty-three, thirty-four, thirty-five, thirty-six, thirty-seven, thirty-eight, thirty-nine, forty, forty-one, forty-two, forty-three, forty-four, forty-five, forty-six, forty-seven, forty-eight, forty-nine, fifty, fifty-one, fifty-two, fifty-three, fifty-four, fifty-five, fifty-six, fifty-seven, fifty-eight, fifty-nine, sixty, sixty-one, sixty-two, sixty-three, sixty-four, sixty-five, sixty-six, sixty-seven, sixty-eight, sixty-nine, seventy, seventy-one, seventy-two, seventy-three, seventy-four, seventy-five, seventy-six, seventy-seven, seventy-eight, seventy-nine, eighty, eighty-one, eighty-two, eighty-three, eighty-four, eighty-five, eighty-six, eighty-seven, eighty-eight, eighty-nine, ninety, ninety-one, ninety-two, ninety-three, ninety-four, ninety-five, ninety-six, ninety-seven, ninety-eight, ninety-nine, one hundred.

George H. Winters
by Benton Canon, his attorney in fact
R. B. Messer

I, Henry Hinkle, County Clerk of Benton County, Missouri, do hereby certify that the above described plat and dedication as thereon are true and voluntary acts and deeds for the purpose of subdividing the above described land and dedicating the same to public use, and that the same have been acknowledged before me and my official seal this 20th day of April A.D. 1910.

Henry Hinkle
County Clerk of Benton

1910



AMENDED PLAT
 OF SECTION (CAMPBELL) SUB DIVISION
 160000 170000 180000 190000
 100 200 300 400 500 600 700 800 900 1000



STATE OF COLORADO)
 County of Arapahoe)
 I, J. M. McKee, County Clerk and Ex-Officio Recorder in and for said County do hereby certify that the above and foregoing plat was duly approved by the Board of Commissioners of said County on the 21st day of August 1907.

Witness my hand and the seal of said County on the 21st day of August 1907.

J. M. McKee
 County Clerk and Ex-Officio Recorder

George H. McKee
 Attorney at Law

George H. McKee
 Attorney at Law

City of Grand Junction
Community Development Department
250 North 5th Street
Grand Junction CO 81501

Telephone: (970) 244-1430
Fax: (970) 256-4031
Email: CommDev@ci.grandjct.co.us



Review Agency Comment Sheet

(Petitioner: Please fill in blanks in this section only unless otherwise indicated)

Date: 4-22-03 To Review Agency: CITY COMMUNITY DEVELOPMENT

File No: SPR-2003-091 Staff Planner: Ronnie Edwards
(To be filled in by City Staff) *(To be filled in by City Staff)*

Project Name: C-R-U-HEATING & COOLING

Location: 745 WINTERS AVENUE

Development Review Meeting Date: 6/3/03
(To be filled in by City Staff)

COMMENTS *(For Review Agency Use)*

Outside Review Agencies: Please email comments to: CommDev@ci.grandjct.co.us, FAX comments to (970) 256-4031 or mail written comments to the above address. **NOTE:** If this form is not returned, additional review information will not be provided.

City Review Agencies: Please type your comments in Impact AP.

**All comments must be returned to the
Community Development Department no later than**

(To be filled in by City Staff)

6/2/03

NOTE: Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

Reviewed By _____ Date _____

Email Address _____ Telephone _____

REVIEW COMMENTS

Page 1 of 3
June 10, 2003

FILE #SPR-2003-091

TITLE HEADING: CRU Heating & Cooling

LOCATION: 745 Winters Avenue

PETITIONER: James Haremza

PETITIONER'S ADDRESS/TELEPHONE: 745 Winters Avenue
241-5249

PETITIONER'S REPRESENTATIVE: Austin & Augusta
243-1985

STAFF REPRESENTATIVE: Ronnie Edwards

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT AND LABEL A RESPONSE TO COMMENT FOR EACH AGENCY OR INDIVIDUAL WHO HAS REQUESTED ADDITIONAL INFORMATION OR REVISED PLANS, INCLUDING THE CITY, ON OR BEFORE 5:00 P.M., SEPTEMBER 10, 2003.

CITY COMMUNITY DEVELOPMENT

6/3/03

Ronnie Edwards

256-4038

1. Plans submitted do not meet the drawing standards given to applicant at the general meeting. Provide revised drawings and include site dimensions in relation to property lines, dimensions between trees as they need adequate room at maturity, planting details, parking area with stall dimensions, lighting, signage, etc. (See attached standards checklist)
2. All new fences will require separate permits.
3. Gravel surfaces are allowed only for separate outdoor storage areas. Parking and traffic circulation areas are to be paved surfaces. Define area uses on revised drawings.
4. Provide square footage of interior area uses to assist Staff in parking calculations (i.e. office versus storage).
5. The 14' City multi-purpose easement is within the front yard setback of the parcel, which should be included in the 125' lot length. Provide correction on revised drawings.
6. Right-of-way landscaping is also required per Section 6.5.B.16 of the Zoning and Development Code. This may be in the form of ground cover, bark chips or decorative rock. This is the area between the property line and the asphalt.
7. Call Jodi Romero at 244-1520 for any sewer impact fees.

Note: The original general meetings with applicant were for outdoor storage with building improvements at a later phase. Drawing standards checklists have been provided to assist applicant, as more detailed accurate drawings are required with building/site improvements.

REVIEW COMMENTS / SPR-2003-091 / PAGE 2 of 3

COMMUNITY DEVELOPMENT ENGINEER

5/20/03

Laura Lamberty

256-4155

General Meeting done in 11/01 was for outdoor storage with no building. This review is a Major Site Plan Review for a building with outdoor storage. As such submittal requirements are greatly different. This plan does not contain enough information to do even a cursory review.

In order to review this plan we will need:

Grading and Drainage Plan indicating lot drainage and point of discharge)

Power of Attorney for Alley Improvements

Final Drainage Report (letter) calculating drainage fee -

Site Plan which conforms with SSIDs submittal standards especially

- Type of surfacing (asphalt, gravel, landscaping)
- Dimensions of driveways, aisles, parking spaces
- Parking and maneuver areas
- Building dimensions
- Easements and property lines
- Location of adjacent and opposite access points on Winters
- Utilities, existing and proposed.

CITY CODE ENFORCEMENT

5/19/03

Randy Keller

256-4102

1. Landscape to comply with Section 6.5.B.11.
2. Any new signs to comply with Section 4.2.
3. Any new fences to comply with Section 4.1.J.
4. Illumination to comply with Sections 6.6.A.8 and 7.2.F.
5. Construction trash and dust to comply with Municipal Code Sections 16-81 and 16-126.

CITY TRANSPORTATION ENGINEER

6/1/03

George Miller

256-4123

Proposal is to develop a heating and air conditioning business building on the site.

Comments:

1. Site access may be in conflict with TEDS access spacing requirement of 50' from adjacent accesses. If an access site cannot be shared with an adjacent property, a TEDS Exception application will need to be filed. Call 256-4123 for instructions.
2. Due to low area volumes and adjacent land use, an access at the front and an access at the rear of the site will work fine.

POLICE DEPARTMENT

5/15/03

Amy Clymer

244-3571

None

MESA COUNTY BUILDING DEPT

5/19/03

Bob Lee

244-1656

No objections to the application. Project must comply to all local building codes and contractor licensing laws.

Comments not available as of 6/10/03:

City Attorney

City Utility Engineer

Qwest

Xcel

City of Grand Junction
Fire Department
New Development Fire Flow

Instructions: To process the application, the developer/applicant's engineer should first fill out all items in Section A, and then deliver/mail this form to the appropriate water purveyor.¹ Once the water supplier has signed and given the required information, deliver/mail the completed and fully signed form to the Fire Department.²

SECTION A

Date: _____
Project Name: _____
Project street address: 745 WINTERS AVE.
Assessor's Tax Parcel Number: 2945-231-15-007
Property Owner name: JAMES C. & KRISTINE L HALONZA
City's project file #: _____
Name of Water Purveyor: _____

1. If the project includes one or more one or two-family dwelling(s):
 - a. The maximum fire area¹ for each one or two family dwelling will be _____ square feet.
 - b. All dwelling units will , will not include an approved automatic sprinkler system.Comments: _____
2. If the project includes a building other than one and two-family dwelling(s):
 - a. List the fire area and type of construction for all buildings used to determine the minimum fire flow requirements: 2400 SQ. FEET - CONCRETE WALLS (EXTERIOR) / WOOD FRAME (INTERIOR)
 - b. List each building that will be provided with an approved fire sprinkler system: 745 WINTERS AVE
3. List the minimum fire flow required for this project (based on Appendix B and C): _____

Comments: _____

Note: Fire Flow Rule: The City's Fire Code¹ sets minimum fire flows for all structures and new development. In general, for single family dwellings, at least 1000 g.p.m at 20 p.s.i. residual pressure must be continuously available at each structure. Duplex, other residential and all non-residential uses must have more fire flows in order to fight fires. Inadequate fire flows are normally due to water supply pipes that are too small or too little water pressure, or a combination of both.

Note for the Applicant/Project engineer: Refer to Appendix B and C, IFC 2000, to determine the minimum fire flow required for this project, based on the Water Purveyor's information (i.e., location, looping and size of water lines; water pressure at the site, etc.) and the type, density and location of all structures. Base your professional judgment on the City approved utility plans and Water Provider information shown on this Form. Each time the utility plans/other information relating to treated water changes, resubmit this form just as you did the first time.

[End of Section A. Section B continues on the reverse side of this page]

¹ Fire area is defined on page 357 of the IFC.

City of Grand Junction
Fire Hydrant Flow Summary

Hydrant Number	Route Number	Number	Street	Type & Year	Main Size	Color	Average Maximum Flow	1997-2002 Average Flow @	2002 Maximum Flow	2002 Max Flow	2002 Flow at 20 psi	2001 Max Flow	2001 Flow at 20 psi	2000 Max Flow	2000 Flow at 20 psi	1999 Max Flow	1999 Flow at 20 psi	1998 Max Flow	1998 Flow at 20 psi
W	1505	256	ALLYCE	M97	8"PVC	G	650	1374	1374	650	1374		No Test		No Test		No Test		No Test
-272-007	1510	266	ALLYCE	M97	8"PVC	G	650	1293	1293	650	1293		No Test		No Test		No Test		No Test
W	1515	270 1/2	ALLYCE	M97	8"PVC	G	650	1786	1786	650	1786		No Test		No Test		No Test		No Test
-272-006	1520	B 1/2	LAURALEE	C95	6"PVC	B	692	1807	2330		No Test	731	1966		No Test	672	2330	672	1126
-272-005	1525	261	LAURALEE	M97	6"PVC	G	751	1875	1875	751	1875		No Test		No Test		No Test		No Test
-272-004	1530	273	LAURALEE	M97	6"PVC	G	605	1592	1592	605	1592		No Test		No Test		No Test		No Test
-272-001	1535	7 1/2 RD	SUNSHINE	M97	6"PVC	G	751	2020	2020	751	2020		No Test		No Test		No Test		No Test
W	1540	7 1/2 RD	REDWOOD	M97	6"PVC	G	581	2597	2597	581	2597		No Test		No Test		No Test		No Test
W	1545	2756	REDWOOD CT	C95	6"PVC	G	#DIV/0!	0	0		0		No Test		No Test		No Test		No Test
-272-001	1546	288 1/2	27 1/2 RD	M84		G	605	1279	1279	605	1279		No Test		No Test		No Test		No Test
-271-011	1550	2749	UNAWEEP	M97		B	811	2548	2985		No Test		No Test	672	2112	950	2985		No Test
-272-002	1555	260	27 1/2 RD	M96	6"PVC	G	650	2205	2205	650	2205		No Test		No Test		No Test		No Test
-271-012	1565	B 1/2 RD	Parkview	C95	6"PVC	B	750	1449	1930		No Test		No Test	629	1532	950	1930	672	885
-271-013	1570	253	E Parkview	M74	6"PVC	B	684	1862	2410		No Test	672	1483	629	1692	751	2410		No Test
-271-022	1575	272	E. PARKVIEW	M93	6"PVC	B	672	1846	1846		No Test	672	1846		No Test		No Test		No Test
-271-025	1580	277	E Parkview	M93	6"PVC	G	661	1599	1998	650	1998		No Test		No Test		No Test	672	1199
-271-024	1585	290	E Parkview	M94		G	845	2198	2237		No Test		No Test	712	2237	978	2159		No Test
-271-023	1590	NAWEEP	E. PARKVIEW	M93	6"PVC	B	622	1518	2240		No Test		No Test	713	2240		No Test	531	795
-271-020	1595	293	W Parkview	M93		G	669	1298	1314		No Test		No Test	581	1283	757	1314		No Test
-271-019	1600	NAWEEP	W. PARKVIEW	M96	6"PVC	G	581	1179	1283		No Test	581	1075	581	1283		No Test		No Test
-271-021	1605	278	W. PARKVIEW	M93	6"PVC	G	#DIV/0!	#DIV/0!	0		No Test		No Test		No Test		No Test		No Test
-271-011	1606	269	W Parkview	C87		G	660	1684	2218	556	892	672	1943		No Test	751	2218		No Test
-271-003	1610	B 1/2 RD	SHERMAN	C97	8"PVC	G	629	1068	1068		No Test		No Test		No Test		No Test	629	1068
-271-010	1615	424	Sherman	C82	8"AC	G	823	1963	1963		No Test		No Test		No Test	823	1963		No Test
-271-007	1620	315	Sherman			G	751	2064	2064		No Test	751	2064		No Test		No Test		No Test
-271-008	1625	263	FISCHER	C92	8"AC	G	650	2487	2487	650	2487		No Test		No Test		No Test		No Test
-271-009	1630	B 1/2 RD	FISCHER	M76	8"AC	G	#DIV/0!	#DIV/0!	0		No Test		No Test		No Test		No Test		No Test
-271-001	1640	104	Sherman	C81	6"PVC	G	#DIV/0!	#DIV/0!	0		No Test		No Test		No Test		No Test		No Test
EW	1645	551	JAMES ST	M97	6"PVC	G	#DIV/0!	#DIV/0!	0		No Test		No Test		No Test		No Test		No Test
EW	1650	HWY 50	ASPEN	M97	6"PVC	G	#DIV/0!	#DIV/0!	0		No Test		No Test		No Test		No Test		No Test
EW	1655	HWY 50	ASPEN	M97	6"PVC	G	1006	2156	3392		No Test		No Test		No Test	1008	No Test	920	920
3-261-002	1660	HWY 50	TRAILOR CT.	M74		G	1011	3092	4873	556	1590		No Test	950	3899	1062	4873	1278	1133
3-261-003	2000	502	Struthers	C89	20"CI	B	1034	5386	12062		No Test	950	842		No Test	1089	4140	1300+	4500
3-262-005	2005	702	Struthers	M67	12"PVC	B	898	4981	6114	823	6114	950	3848	920					No Test
3-262-009	2010	902	Struthers	M84	24"ST	B	1130	2987	4059		No Test	889	3601		No Test	1188	3012	1188	1277
	2012	898	Kimball	M97			1006	5171	5518		No Test	950	5518	978	4997	1089	4997		No Test
3-262-007	2015	798	KIMBALL	M97	6"PE	B	977	4265	6834	920	6834		No Test	920	6744	1008	3389	1088	1166
3-262-003	2020	702	Kimball	C86	12"PVC	B	936	3933	4661		No Test	978	4221	978	3766	1036	4661	751	3082
3-261-007	2025	610	NOLAND	C87	6"PVC	B	1120	3395	5090		No Test	920	3676		No Test		No Test	1300	1419
3-261-004	2035	502	Noland	C88	6"PVC	B	1008	4321	4505		No Test		No Test	1008	4137	1008	4505		No Test
3-261-003	2040	1018	S 5th ST		16"DI	B	790	878	1665		No Test		No Test		No Test	1036	No Test	1235	1665
3-262-004	2045	702	Noland	M68	12"PVC	B	1120	4242	4582		No Test	978	3645		No Test	1062	No Test	1300	4500
3-262-008	2055	898	WINTERS	AD78	6"CI	B	981	3312	4474		No Test		No Test	978	3961	1188	4147	751	666
3-262-006	2060	798	WINTERS	C87	6"CI	B	886	2373	3907		No Test	978	3907	950	3338		0	731	2247
3-262-002	2065	702	Winters	C86	12"PVC	B	1130	5358	7274		No Test		No Test	1008	5150	1089	5600	1235	5407
3-262-001	2070	701	4th Ave.	M76	12"PVC	B	1085	6369	7334		No Test		No Test		No Test	1008	4505	1036	7334
3-261-006	2075	601	4th Ave.	M59	6"PVC	G	1040	4171	5588	857	3830	823	3025		No Test	1008	3731	1300	4679
3-261-004	2080	712	5th St Underbridg	C82	16"DI	B	1057	3791	4272		No Test	920	3726		No Test	1062	4272		No Test
3-262-013	2090	902	4th Ave.	C81	20"DI	B	1047	4222	5230		No Test		No Test		No Test	920	3382	920	4056
3-262-012	2095	901	3rd Ave.	C81	18"DI	B	1139	4263	5070		No Test		No Test	1008	3542	1036	3616	1278	5070
3-262-011	2100	901	D rd.	M88	12"PVC	B	1040	4349	4661		No Test		No Test	1036	4661	1114	4512	823	3678
3-262-008	2105	801	3rd Ave.	C86	12"PVC	B	594	1426	3495		No Test		No Test	1008	3495		No Test	605	605
3-262-007	2110	734	S 8TH ST	C83	6"CI	B	884	1624	2692	787	2692	787	2353		No Test	336	336	1256	1113

From: Trenton Prall
To: David Donohue; Eric Hahn; Faye Gibson; Kathy Portner; Nishi Aragon; Rhonda Edwards; Rick Dorris; Ron Key; Terry Franklin
Date: Tuesday, July 10, 2001 5:53PM
Subject: Fire Flow form / revised distribution

The Fire Department has implemented a new fire flow form that requires the appropriate water purveyor (Clifton, Ute or City) to fill in some pertinent information about their system's ability to meet required fire flows.

For the City water system, please send the forms to Ron Key's, Water Services Supervisor, office located at 2553 River Road, 81505. Actually anyone with access to the City GIS system can look up and see what recent flow testing results were at just about any hydrant on system. By holding your cursor over the hydrant, fire flow information will come up in gpm at 20 psi.

Thanks. TCP

CC: Grace Hendricks; Hank Masterson; Norman Noble

City of Grand Junction
Fire Department
New Development Fire Flow

Instructions: To process the application, the developer/applicant's engineer should first fill out all items in Section A, and then deliver/mail this form to the appropriate water purveyor.¹ Once the water supplier has signed and given the required information, deliver/mail the completed and fully signed form to the Fire Department.²

SECTION A

Date: _____
Project Name: _____
Project street address: 745 WINTERS AVE.
Assessor's Tax Parcel Number: 2945-231-15-007
Property Owner name: JAMES C. & KRISTINE L HARGANZA
City's project file #: _____
Name of Water Purveyor: _____

1. If the project includes one or more one or two-family dwelling(s):
 - a. The maximum fire area¹ for each one or two family dwelling will be _____ square feet.
 - b. All dwelling units will , will not include an approved automatic sprinkler system.Comments: _____
2. If the project includes a building other than one and two-family dwelling(s):
 - a. List the fire area and type of construction for all buildings used to determine the minimum fire flow requirements: 2400 SQ. FEET - CONCRETE WALLS (EXTERIOR) / WOOD FRAME (INTERIOR)
 - b. List each building that will be provided with an approved fire sprinkler system: 745 WINTERS AVE
3. List the minimum fire flow required for this project (based on Appendix B and C): _____
Comments: _____

Note: Fire Flow Rule: The City's Fire Code³ sets minimum fire flows for all structures and new development. In general, for single family dwellings, at least 1000 g.p.m at 20 p.s.i. residual pressure must be continuously available at each structure. Duplex, other residential and all non-residential uses must have more fire flows in order to fight fires. Inadequate fire flows are normally due to water supply pipes that are too small or too little water pressure, or a combination of both.

Note for the Applicant/Project engineer: Refer to Appendix B and C, IFC 2000, to determine the minimum fire flow required for this project, based on the Water Purveyor's information (i.e., location, looping and size of water lines; water pressure at the site, etc.) and the type, density and location of all structures. Base your professional judgment on the City approved utility plans and Water Provider information shown on this Form. Each time the utility plans/other information relating to treated water changes, resubmit this form just as you did the first time.

[End of Section A. Section B continues on the reverse side of this page]

¹ Fire area is defined on page 357 of the IFC.

City of Grand Junction
Fire Flow Form.

SECTION B
[To be completed by the Water Supplier]

1. Circle the name of the water supplier: Ute Clifton Grand Junction
2. List the approximate location, type and size of supply lines for this project, or attach a map with the same information:
3. List the g.p.m. at 20 p.s.i. residual pressure at the point that the development/project will be connected to the existing water system: _____
3. Attach fire flow test data for the fire hydrants nearest to the development/project that must be used to determine available fire flow: _____
[Or: 1. attach a map or diagram with the same information, or 2. attach a map/diagram with flow modeling information.]
4. If new lines are needed (or if existing lines must be looped) to supply the required fire flows, or if more information is needed to state the available minimum gpm @ 20 psi residual pressure, please list what the applicant/developer must do or obtain:

Print Name and Title of Water Supplier Employee completing this Form:

Date _____

Note: Based on the facts and circumstances, the Fire Chief may require the applicant/developer to engage an engineer⁴ to verify/certify that the proposed water system improvements, as reflected in the approved utility plans submitted in support of the application/development, will provide the minimum fire flows to all structures in this project. If so, the engineer's signature below means that the City's Fire Flow requirements will be met by this development, if constructed as approved.

Print Name and License No. of P.E.:

Signature of P.E.:

Dated: _____

¹ There are three drinking water suppliers: Ute Water, Clifton Water, and City water.
² Address, Grand Junction, CO 81501
³ International Fire Code, 2000 Edition
⁴ City Code defines engineer as one who is licensed as a P.E. by the state of Colorado.

Memorandum

DATE: September 10, 2003

TO: Laura Lamberty, Community Development Engineer
George Miller, Transportation Engineer
Randy Keller, Code Enforcement Officer

FROM: Ronnie Edwards, Associate Planner

SUBJECT: Response to Comments – CRU Heating &
Cooling (SPR-2003-091).

Attached is the Response to Comments for this project. Please review and return any further comments you have to me by Wednesday, September 24, 2003.

If you have any questions please contact me at:

Phone #: 256-4038

Fax #: 256-4031

E-mail: rhondae@grandjct.co.us

Utilities

Response to Review Comments
Ronnie Edwards

1. Comments acknowledged
2. Comments acknowledged
3. Comments acknowledged
4. Comments acknowledged
5. Comments acknowledged
6. Comments acknowledged
7. Comments acknowledged

RECEIVED
SEP 10 2003
COMMUNITY DEVELOPMENT
DEPT.

Planning \$ <u>Paid</u>	Drain <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>N/A</u>

3 PERMIT NO.
FILE # <u>SPP-2103-091</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

33352-255

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 745 WINTERS AVE

TAX SCHEDULE NO. 2945-231-15-007

SUBDIVISION BENTON LANSON 1ST

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2400 #

FILING - BLK 7 LOT 9, 10, 11

SQ. FT OF EXISTING BLDG(S) demolished SFR

OWNER JAMES & KRISTINE HOREMZA

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

ADDRESS 745 WINTERS AVE

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
CONSTRUCTION

TELEPHONE 241-5249

USE OF ALL EXISTING BLDGS None Commercial

APPLICANT AUSTIN & AUGUSTA

DESCRIPTION OF WORK & INTENDED USE: NEW

ADDRESS 2441 BELLA PAUL DR

CONSTRUCTION

TELEPHONE 243-1985

2 employees (9-5)

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

C. Edwards
il

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE I-1

LANDSCAPING/SCREENING REQUIRED: YES X NO

SETBACKS: FRONT: 15' from Property Line (PL) or
from center of ROW, whichever is greater
SIDE: 5' from PL REAR: 10' from PL

PARKING REQUIREMENT:

MAXIMUM HEIGHT 40'

SPECIAL CONDITIONS:

MAXIMUM COVERAGE OF LOT BY STRUCTURES 2.0 FAR

CENSUS TRACT TRAFFIC ZONE N/A ANNEX

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature [Signature]

Date 4.30.03

Department Approval Ronnie Edwards APA

Date 9/30/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No <u>no change fee</u>
Utility Accounting <u>[Signature]</u>			Date <u>9-30-03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

CITY OF GRAND JUNCTION
POWER OF ATTORNEY FOR ALLEY IMPROVEMENT

OWNERS James & Kristine Haremza

ADDRESS OF PROPERTY 745 Winters Avenue

TAX PARCEL # 2945-231-15-007

LEGAL DESCRIPTION OF PROPERTY: * East/West alley adjacent to lots 9, 10 & 11 of Block 7 of Benton Canon 1st Subdivision, Mesa County, CO

DESCRIPTION OF ALLEY: BOOK 3497 PAGE 79

2151248 10/01/03 1138AM
JANICE WARD CLK&REC MESA COUNTY CO
REC FEE \$5.00 SURCHG \$1.00

BE IT KNOWN THAT:

I, (WE), James & Kristine Haremza as owner(s) of the real property described above, located in the City of Grand Junction Colorado, agree that, as a condition of City approval of development of the property, the alley(s) which adjoin(s) the above described property is (are) required to be improved or reconstructed to City standards and specifications. The required improvement or reconstruction has, with the consent of the City Manager, been deferred to such time, if any, as an alley improvement district, or equivalent legal mechanism, is formed for that certain alley described above. The estimated cost to the owners, or their heirs, successors and assigns, in 2003 dollars is \$ 31,504. The actual cost which I will pay will be determined in accordance with rates and policies established by the City at the time of formation of the improvement district.

I, (WE) as owners of the above described real property do hereby agree to participate in an improvement district, if one is formed, for the improvement or reconstruction of said alley(s) either as a part of a larger scope of work or otherwise, to the then existing standards and do hereby designate and appoint the City Clerk of the City of Grand Junction as my (our) Attorney in Fact, to execute any and all petitions, documents and instruments to effectuate my (our) intention to participate in said improvement district for such purpose, or to otherwise act in conformity with said general direction. The City Clerk is empowered by me (us) to do and perform any and all acts which the City Clerk shall deem necessary, convenient or expedient to accomplish such improvements or reconstruction as fully as I (we) might do if personally present.

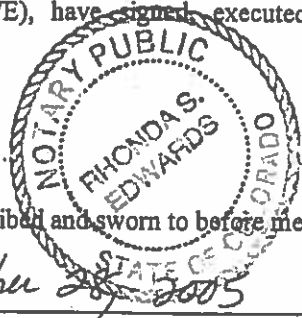
This instrument shall be recorded and shall be deemed to be a covenant which runs with the land. This authority and the covenant created thereby shall be binding upon any and all successors in interest to the above described property and shall not cease upon my death (the death of either or both of us) or the dissolution of marriage, partnership, corporation or other form of association which may hold title, or claim an interest to the property described herein.

As a further covenant to run with the land, I (we) agree that in the event a counter-petition to any proposed improvements or improvement district is prepared, any signature on such petition purporting to affect the land herein described may be ignored as of no force and effect by the City.

This power of attorney is not terminable; it shall terminate only upon the formation of an improvement district as herein described.

IN WITNESS WHEREOF, I, (WE), have signed, executed and acknowledged this instrument on this 30th day of September, 2003.

STATE OF COLORADO
COUNTY OF MESA.



The foregoing instrument was subscribed and sworn to before me this 30th day of September, 2003.

My commission expires November 20, 2005 Rhonda S Edwards
Notary Public

* If the legal description is lengthy, attach as Exhibit "POA"

JANICE WARD
Hess County Clerk & Recorder
Grand Junction Co
Reception No. 2151248

***** Fees *****

Reception No. 2151248
RECORDING FEE 5.00
DOCUMENT FEE 0.00
DOCUMENT SURCHARGE 1.00

*** Tendered Amounts ***

CASH 6.00

Total Tendered 6.00

Transactions 6.00

Change 0.00

1173AM 10/01/03
Trans.No. 00072451 Cashier: sn

Rec'd of cash

*** THANK YOU ***

RECORD OF DECISION / FINDINGS OF FACT

DATE: September 30, 2003

FILE: SPR-2003-091

LOCATION: 745 Winters Avenue

PETITIONER: James & Kristine Haremza
745 Winters Avenue
Grand Junction, CO 81501
241-5249

REPRESENTATIVE: Austin & Augusta
2441 Bella Pago Drive
Grand Junction, CO 81503
243-1985

PLANNER: Ronnie Edwards

PROJECT IS: **Approved**

The Grand Junction Community Development Department, in accordance with Section 2.2.D.4.b of the Zoning and Development Code, approves the construction of a 2,400 s.f. commercial office space and shop at 745 Winters Avenue per the approved site plan dated 8/14/03. The planning clearance can be issued upon the receipt of an additional three sets of drawings for our signatures for the Building Department and yourself. A Power of Attorney needs to be notarized and returned to our office.

All landscaping shall be installed as shown on the "Approved" plans. Any vegetation substituted in the field requires prior approval from staff. A final Certificate of Occupancy cannot be issued until all on-site improvements are complete. This approval shall only be valid for 180 days. If a building permit is obtained within said 180 calendar days, the major site plan approval shall be valid for as long as the building permit remains valid.

Sincerely,



Ronnie Edwards
Associate Planner
256-4038

745 Winters

*Row
Row
over
for
for*

Airport Zones

- AIRPORT ROAD
- CLEAR ZONE
- CRITICAL ZONE
- RUNWAY 22
- RUNWAY 29
- TAXI WAY

City Limits Boundary

- Grand Junction

Air Photos

- 2002 Photos
- Streets 2



SCALE 1 : 822

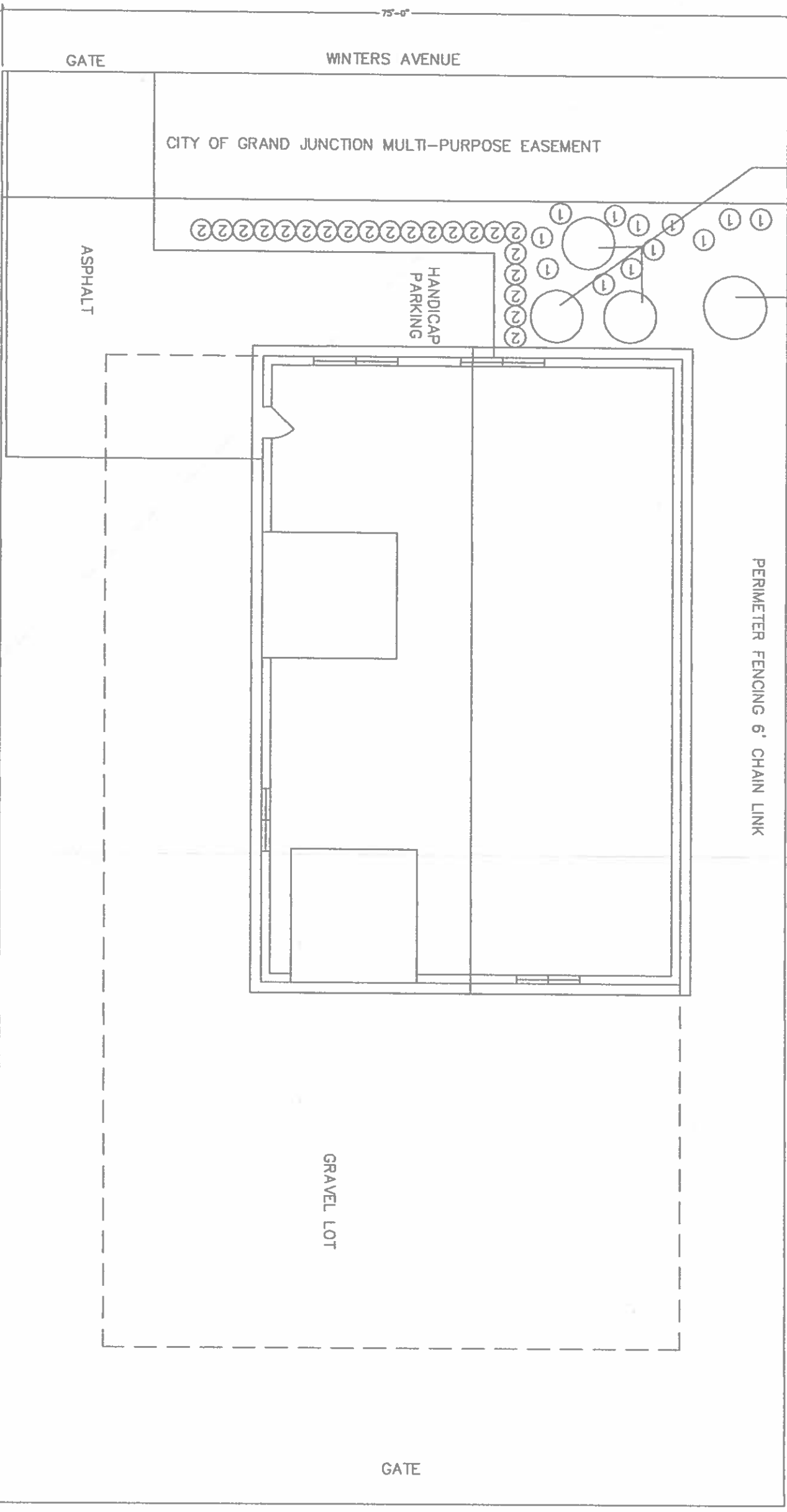




SCALE 1 : 983



Tuesday, April 22, 2003 3:07 PM



- 3 JAPANESE MAPLES
1 - 1 1/2" CALIPER
- 2 - 5 GAL. BOXWOOD
(21EA)
- 1 - 5 GAL. JUNIPER
BLUE RUG (12EA)
- 5' DIA PINYON

LANDSCAPE PLAN

SCALE: 1/4" = 1'

DATE: 01/29/03

REVISION DATES

DATE:

DISCLAIMER

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CRU HEATING AND COOLING

745 WINTERS AVENUE
GRAND JUNCTION, CO

AUSTIN & AUGUSTA DESIGN AND CONSTRUCTION MANAGEMENT, INC.

2441 BELLA PAGO DRIVE GRAND JUNCTION, CO
www.austinandaugusta.com 970-243-1985

LANDSCAPE PLAN



LEGEND

CITY WATER LINE 4" AND UNDER	=====	WATER VALVE	⊗
CITY WATER LINE 6" TO 10"	=====	FIRE HYDRANT	⊕
CITY WATER LINE 12" AND ABOVE	=====	SAMPLE STATION	★
UTE WATER LINE	-----		
ABANDONED WATER LINE	-----		

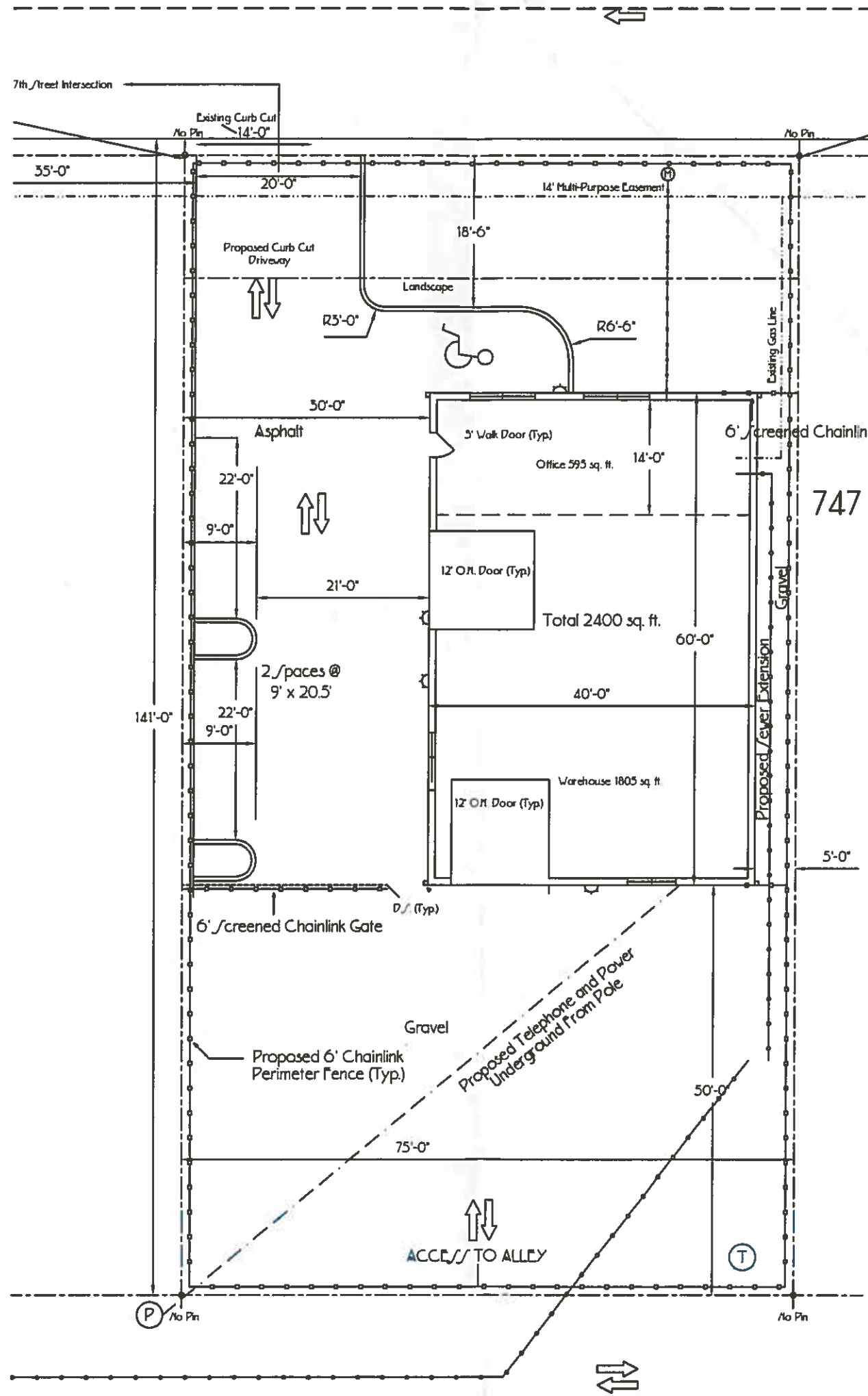
SCALE
 1" = 200'
 REVISED
 April 27, 2000

CITY OF GRAND JUNCTION WATER SYSTEM MAP



C4-261	C4-262	C4-271
C3-261	C3-262	C3-271
C2-261	C2-262	C2-271

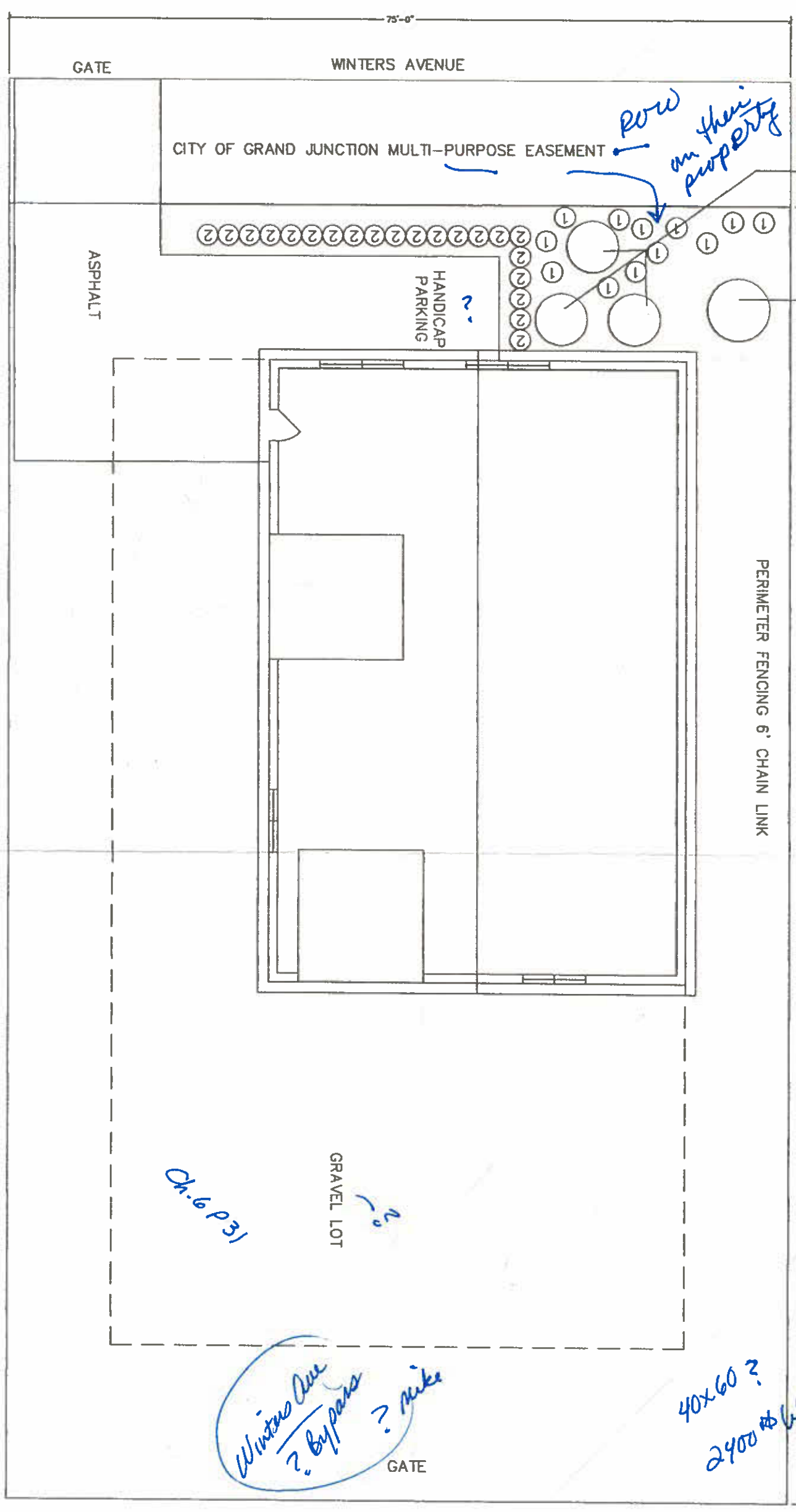
SHEET NUMBER
24
C3-262



ACCEPTED *Ronnie 2/2/04*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

SPR-2003-091

*revised site plan 2/2/04
 moved wdg 5' to east.
 RSK*



req'd
4 trees
32 shrubs

- 3 JAPANESE MAPLES
- 1 - 1 1/2" CALIPER
- 2 - 5 GAL. BOXWOOD (21EA)
- 1 - 5 GAL. JUNIPER BLUE RUG (12EA)
- 5' DIA PINYON

- lighting?
- paving vs gravel?
- (striped)
- on site customers or all @ jobsites
- signage
- new fencing?

- wrong
- site plan needs more dimensions
- Row land scaping? Ch. 6 p. 18
- distance between trees? for proper growth
- sq. footage of office VS storage area for parking requirements
- 1/300 # H.I./employee

- site plan should be 24x36
- landscape details missing

Ch. 6 P. 31

Winters Ave
? Bypass
? Mike

40x60?
2400 # bldg

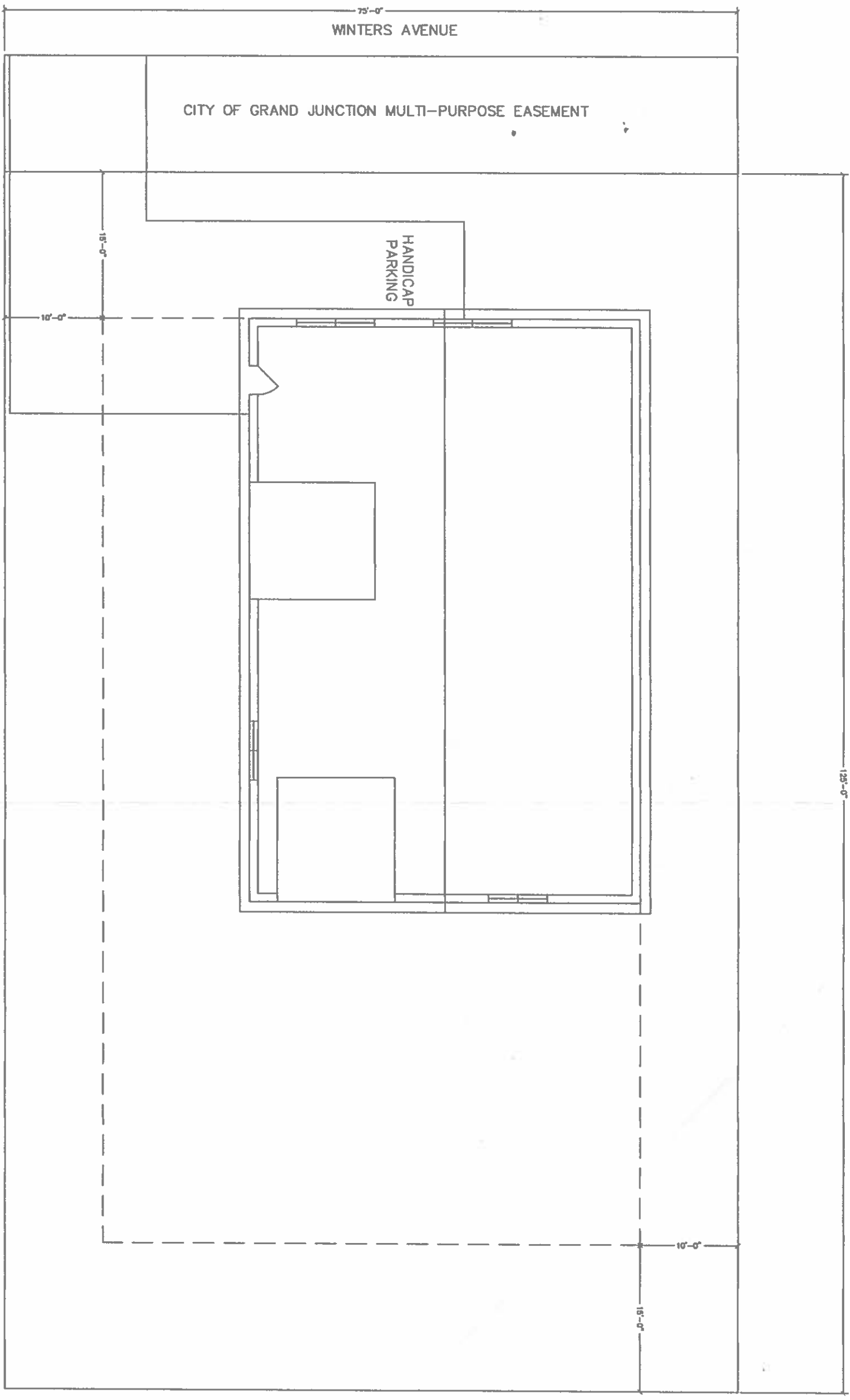
LANDSCAPE PLAN
SCALE: 1/4" = 1'
DATE: 01/29/03
REVISION DATES
DATE:

CONSENT NOTICE
This landscape plan is an instrument of service and shall be subject to the provisions of the Colorado Revised Statutes, Title 17, Article 17, Section 17-101, et seq. and the Colorado Revised Statutes, Title 17, Article 17, Section 17-102, et seq. The client hereby agrees to hold the designer harmless from and against all claims, damages, and expenses, including reasonable attorney's fees, that may be asserted against or incurred by the designer in connection with the performance of the designer's professional services under this agreement.

CRU HEATING AND COOLING
745 WINTERS AVENUE
GRAND JUNCTION, CO

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LANDSCAPE PLAN



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SITE PLAN

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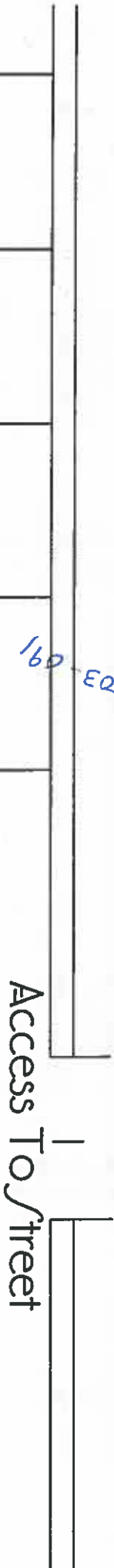
SCALE: 1/4" = 1'
 DATE: 01/29/03

REVISION DATES
 DATE:

SITE PLAN

745 WINTERS AVENUE

Access To Street



SPR-2003-091

No Access To

Existing 2' Conc. Curb & Gu

14' Multi-Purpose Easement

No Pn

No Pn

1 Intersection

0'-0"

Existing Curb Cur
14'-0"

20'-0"

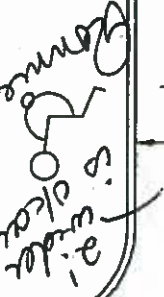
Proposed Curb Cur
Driveway



R3'-0"

Landscape

18'-6"



R6'-6"

Existing Gas Line

6' screened Chairlink



5' Walk Door (Typ)

Office 595 sq. ft.

14'-0"

12' O.H. Door (Typ)

Total 2400 sq. ft.

Gravel

Proposed Sewer Extension

10'-0"

12' O.H. Door (Typ)

Warehouse 1805 sq. ft.

2 spaces @
9' x 20.5'

141'-0"

6' screened Chairlink Gate

D.V. (Typ)

Proposed 6' Chairlink
Perimeter Fence (Typ)

Gravel

Proposed Telephone and Power
Underground From Pole

75'-0"

50'-0"

ACCESS TO ALLEY



P No Pn

No Pn

T

747 WINTERS AVENUE
Existing Structure
Zone I-1

ACCEPTED *Ronnie - APA 2/24/04*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE PLANNING
DEPARTMENT. THE APPLICANT IS
RESPONSIBLE FOR VERIFYING
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

03.091

75'-0"
WINTERS AVENUE

CITY OF GRAND JUNCTION MULTI-PURPOSE EASEMENT

HANDICAP
PARKING

18'-0"

10'-0"

125'-0"

10'-0"

15'-0"

EXHIBIT NOTES
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CRU HEATING & COOLING
745 WINTERS AVENUE
GRAND JUNCTION, CO

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SITE PLAN

SITE PLAN

SCALE: 1/4" = 1'
DATE: 01/29/03
REVISION DATES
DATE:

03-091

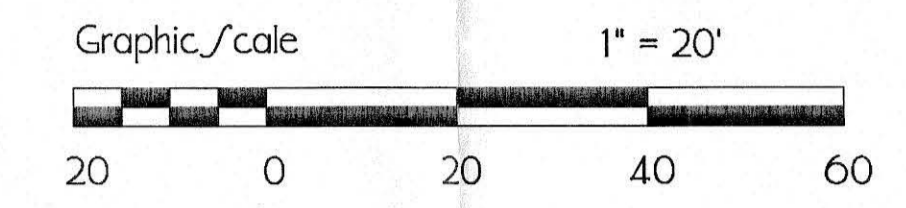
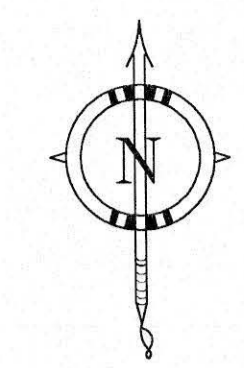
All construction and materials shall comply with City of Grand Junction specifications and standards detail.
The contractor shall have a signed copy of the plans and a copy of the City of Grand Junction specifications and standards on the job site.

UTILITY VENDOR	
Water	Ute Water
Sewer	City of Grand Junction
Electric	Xcel Energy
Telephone	Qwest
Gas	Xcel Energy

LAND USE BREAKDOWN	
Proposed Building	- 2,400/sq. ft.
Asphalt	- 1975/sq. ft.
Gravel	- 3135/sq. ft.
Landscape	- 1869/sq. ft.
Total	- 9575/sq. ft.

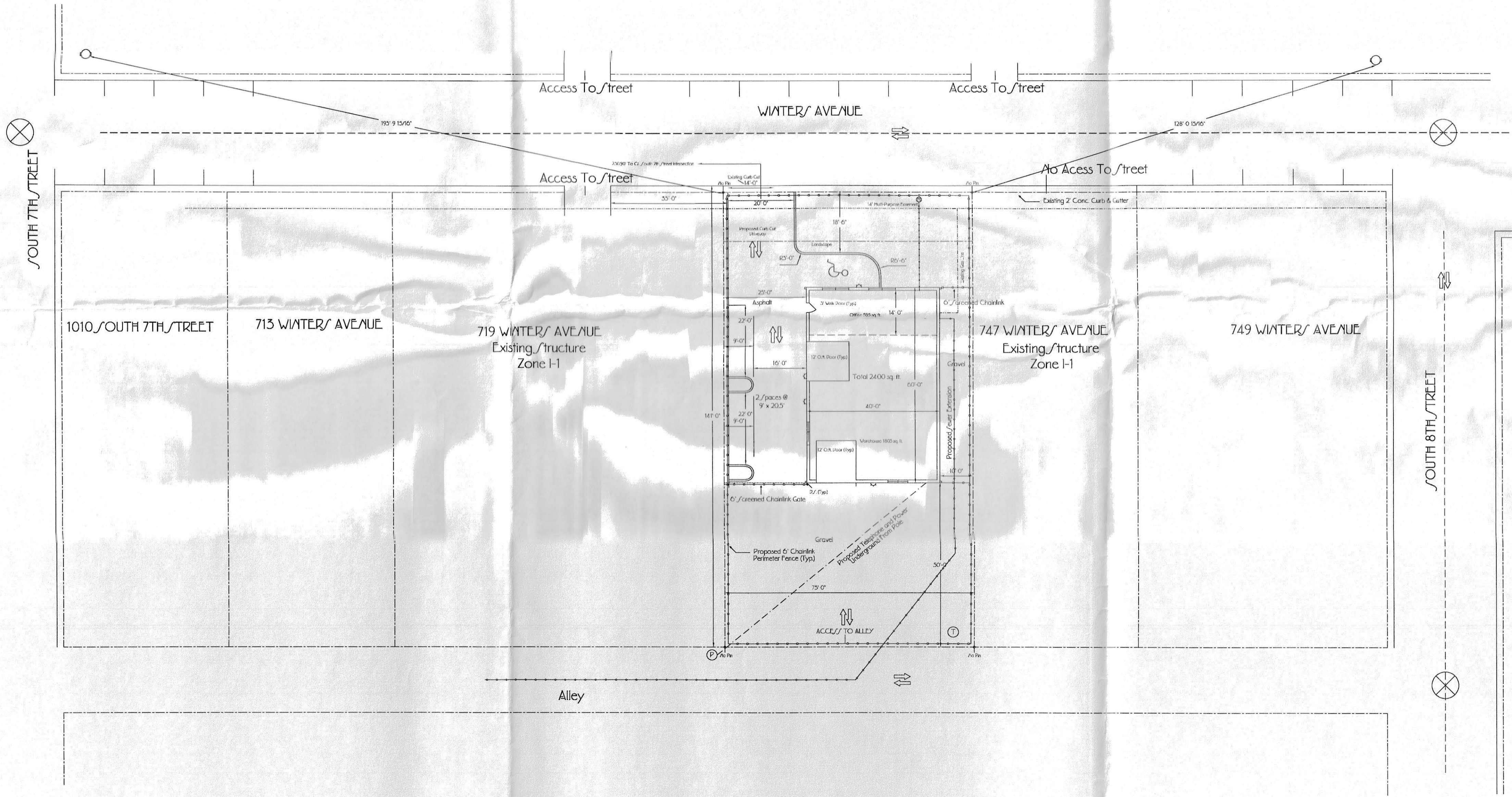
SHEET INDEX	
Sheet 1 (EP-1)	Elevation Plan
Sheet 2 (FP-1)	Floorplan
Sheet 3 (SP-1)	Site Plan
Sheet 4 (DP-1)	Drainage Plan
Sheet 5 (LP-1)	Landscape Plan

Note: All utility locations are approximate.
Call for utility locate prior to excavation.



SHEET NUMBER
SP-1

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SITE PLAN

745 Winters Avenue
Parcel # 2945-231-15-007
Site Zoning I-1
.216 Acres

LEGEND

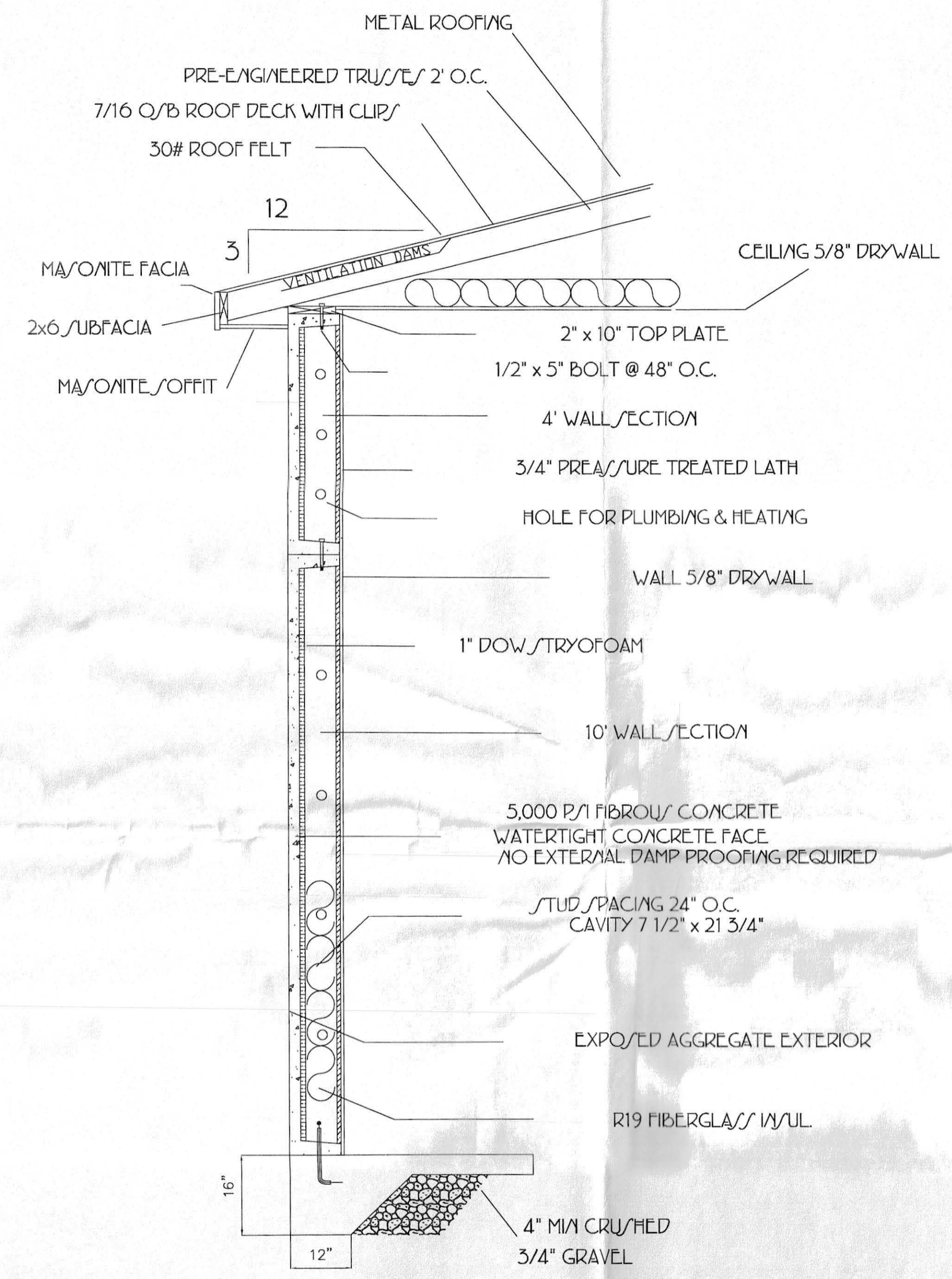
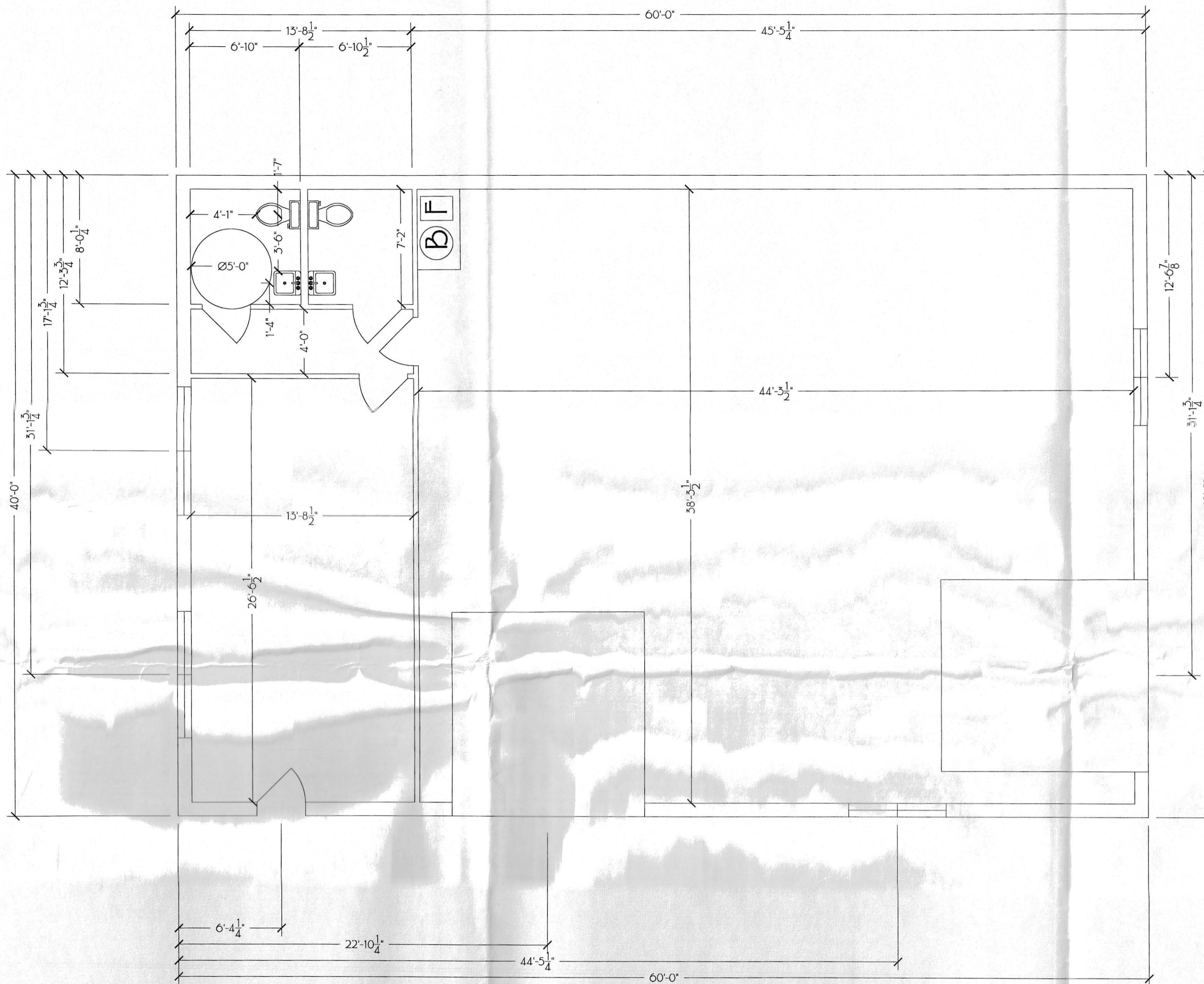
- Property Boundary
- Centerline of Road
- Edge of Asphalt
- Easement
- Edge of Gravel
- Fence Line
- Water Line
- Sewer Line
- Power
- Gas
- Hydrant
- Building Mount Light
- Traffic Circulation
- Existing Water Meter
- City Trash Container
- Power Pole
- Manhole

CRU HEATING & COOLING
745 WINTERS AVENUE
GRAND JUNCTION, CO

SCALE: 1" = 20'
DATE: 01/29/03
REVISIONS
08/14/03

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03-091



TYPICAL WALL DETAIL
NOT TO SCALE

SHEET NUMBER
FP-1

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745 WINTERS AVENUE
GRAND JUNCTION, CO

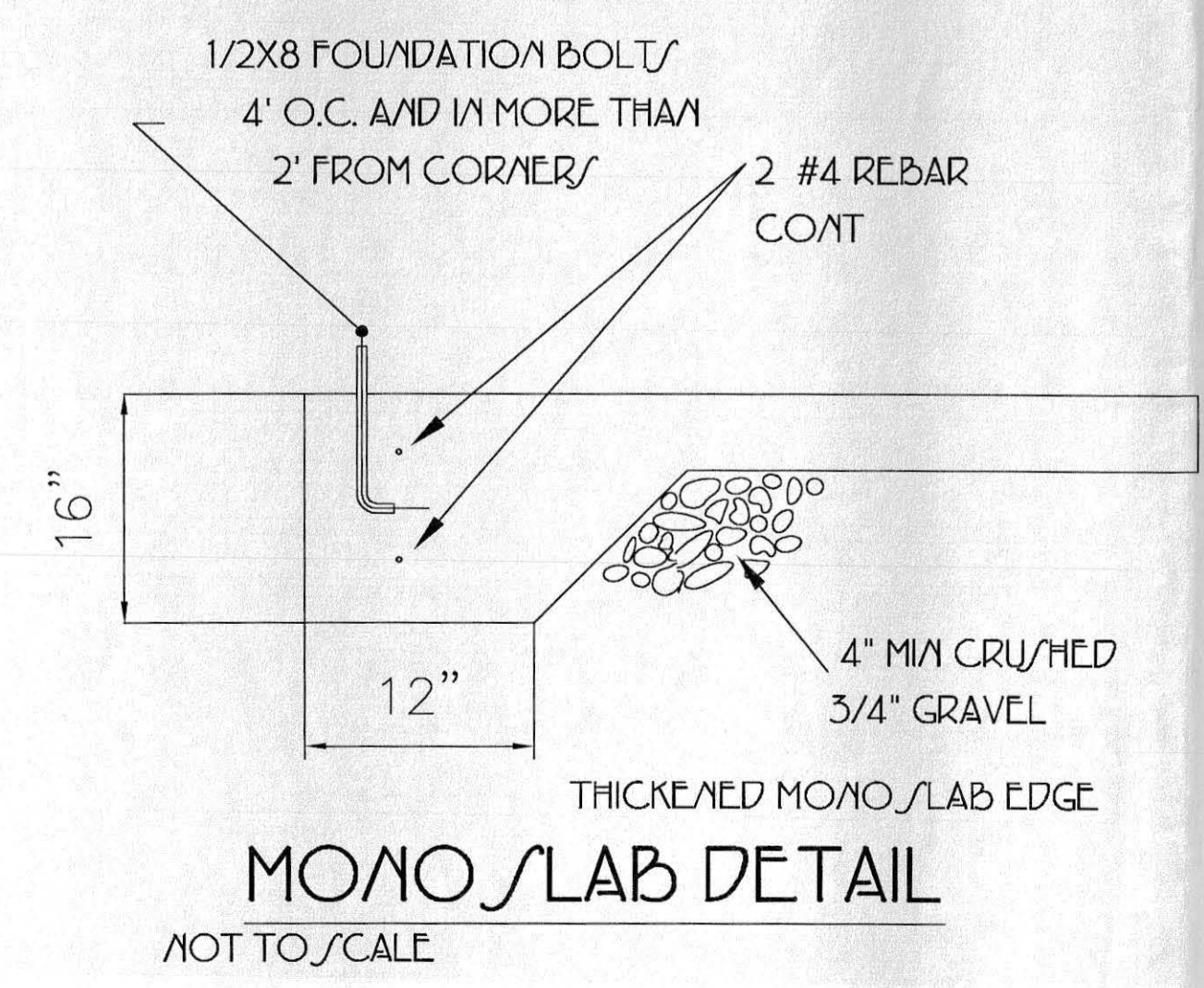
SCALE: 1/4" = 1'
DATE: 01/29/03

REVISIONS
08/14/03

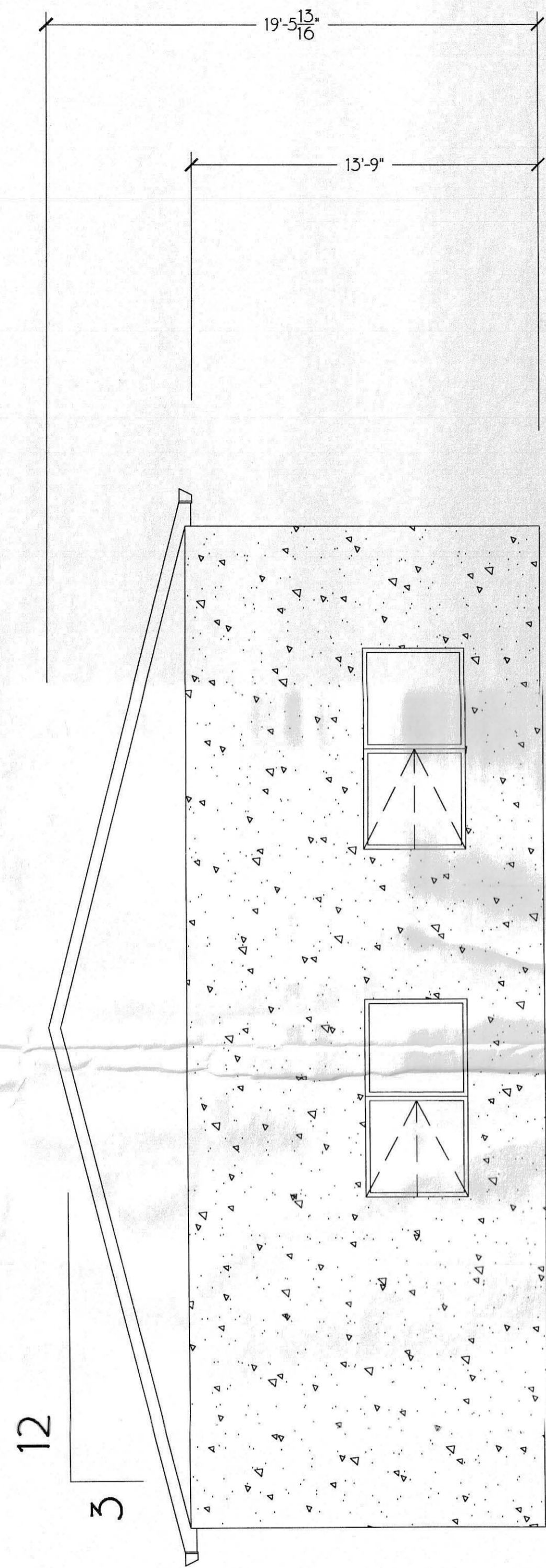
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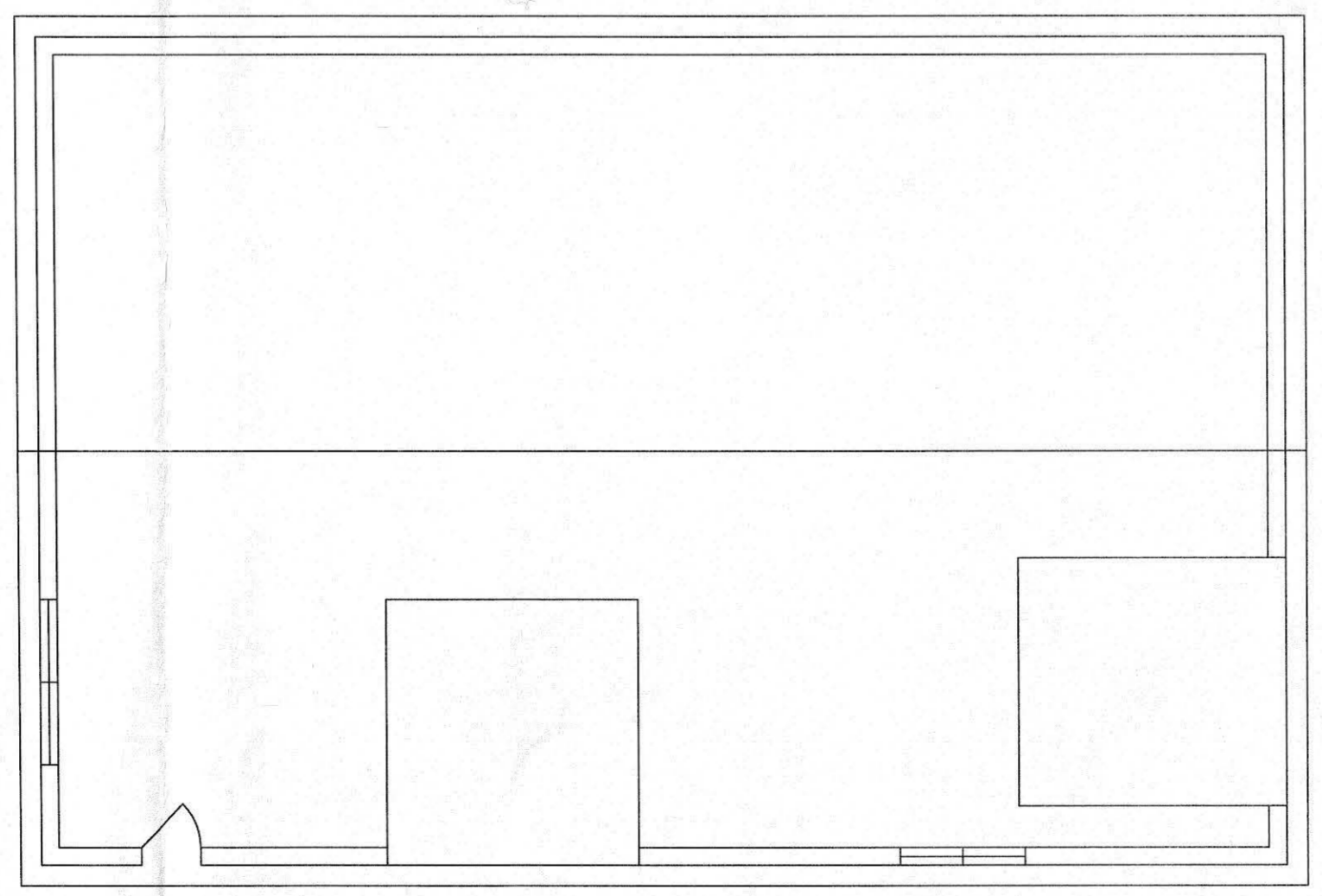


03-091

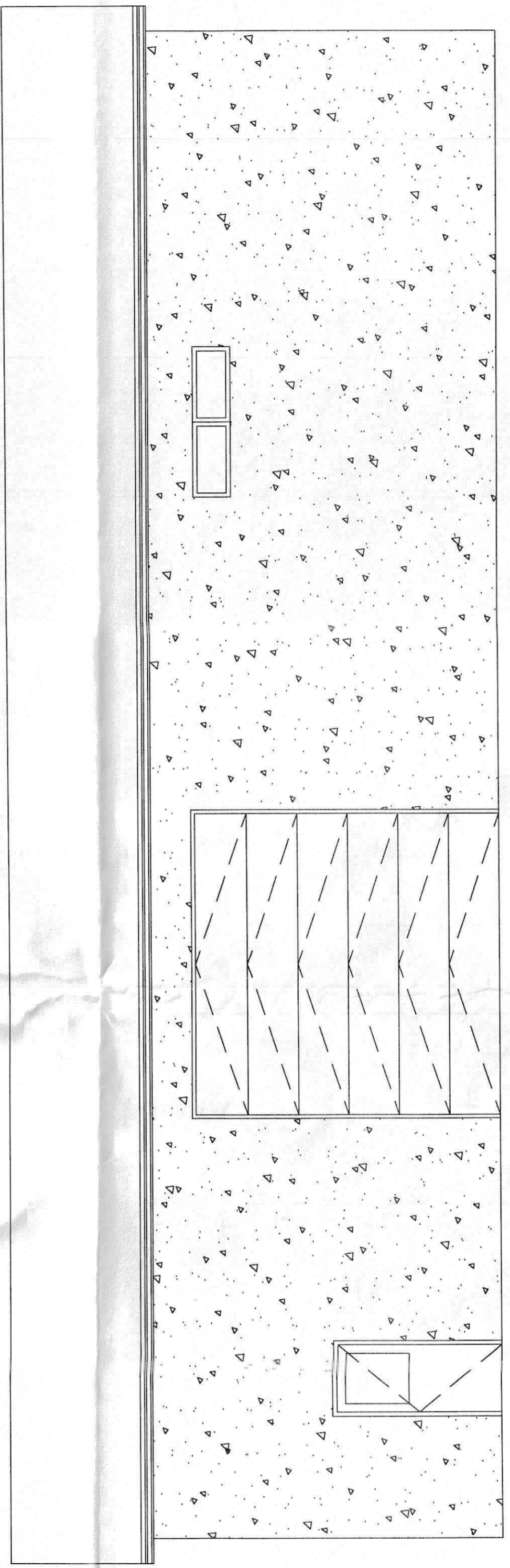


ROOF PLAN
NOT TO SCALE

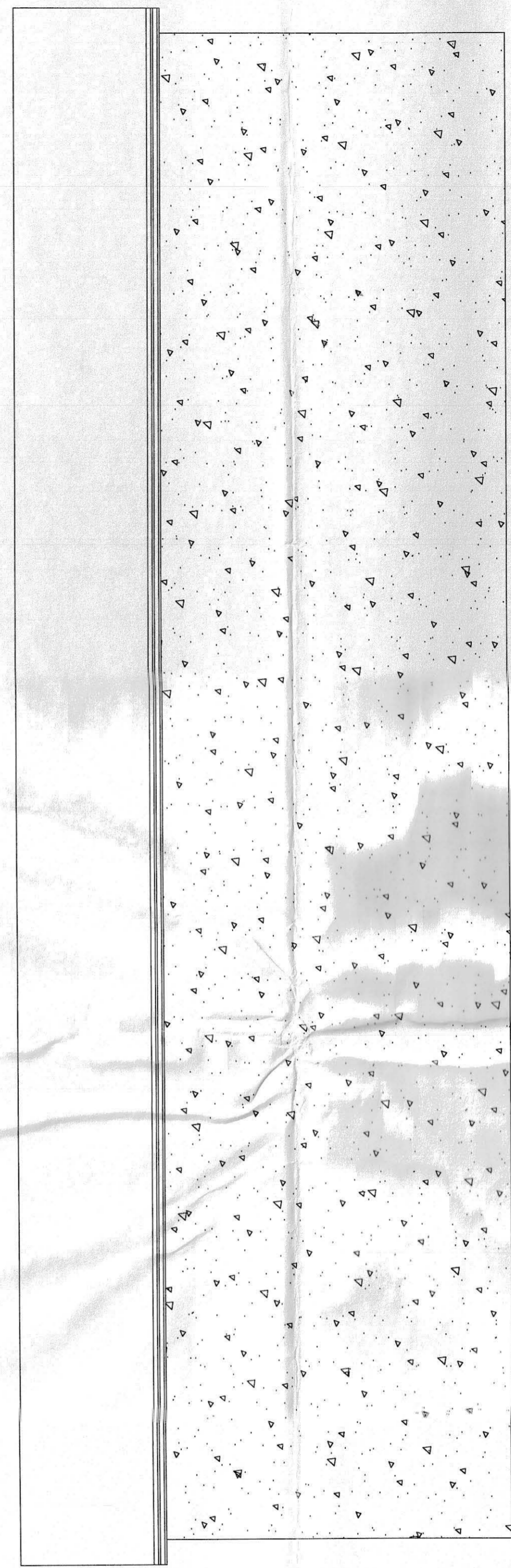
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

RECEIVED
SEP 10 2003
COMMUNITY DEVELOPMENT
DEPT.

SHEET NUMBER
EP-1

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745 WINTERS AVENUE
GRAND JUNCTION, CO

SCALE: 1/4" = 1'
DATE: 01/29/03

REVISION
08/14/03

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All construction and materials shall comply with City of Grand Junction specifications and standards detail.
The contractor shall have a signed copy of the plans and a copy of the City of Grand Junction specifications and standards on the job site.

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Sheet 3 (LP-1) Site Plan	
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Sheet 5 (LP-1) Landscape Plan	

LAND USE BREAKDOWN	
Proposed Building	- 2,400/sq. ft.
Asphalt	- 1973/sq. ft.
Gravel	- 3133/sq. ft.
Landscape	- 1869/sq. ft.
Total	- 9375/sq. ft.

Note: All utility locations are approximate. Call for utility locate prior to excavation.

LANDSCAPE NOTES

TREE: 1.5 Caliper Minimum Purchase/size - deciduous
6 ft. Minimum Purchase/size - Conifer

SHRUB: 5 Gal. Minimum Purchase/size
Mulch Trees & shrubs with shredded bark

Ground cover shall be decorative rock or shredded bark over landscape fabric.

All landscaping materials and installation shall conform with City of Grand Junction Zoning and Development Code

All plants selected for low water usage.

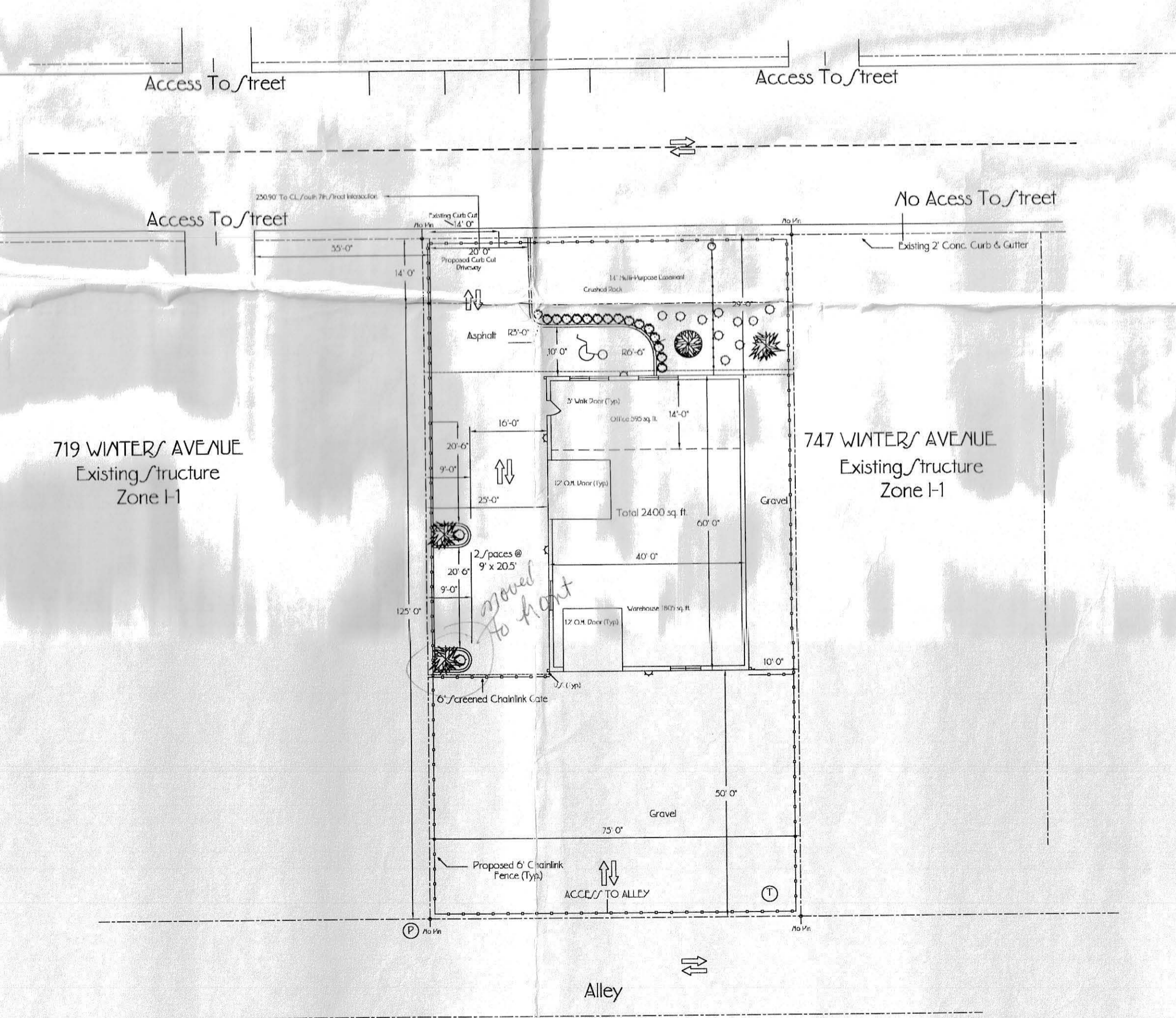
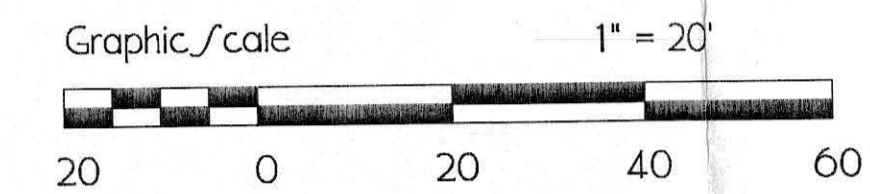
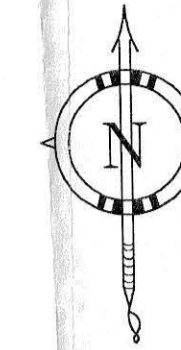
An underground pressurized irrigation system shall be installed to serve all landscaped areas.

Soil in landscape areas must be amended.

All shrubs within sight triangle must be maintained at a height of 30" or less.

All landscaping shall be maintained in a healthy condition. Plants that die or are unhealthy shall be replaced.

Note: All trees within the sight zone must be clear of branches up to 8 ft. above ground, and all shrubs must be maintained less than 30 inches tall as measured from the flowline of the gutter, per City of Grand Junction TED manual dated October 2001.



LEGEND

- Property Border
- Centerline of Road
- Edge of Asphalt
- Easement
- Edge of Gravel
- Fence Line
- Water Line
- Power Line
- Gas
- Hydrant
- Building Mount Light
- Traffic Circulation
- Existing Water Meter
- City Trash Container
- Power Pole

LANDSCAPE LEGEND

- TREE - Japanese Maple
Height 12-14ft. at Maturity/precad 6-8ft.
Quantity - 5
- TREE - OA Pinyon
Height 12-15ft. at Maturity/precad 6-8ft.
Quantity - 1
- Total Trees = 4
- SHRUB - Blue Chip Juniper
Height 0.5-0.8m. at Maturity/precad 4-6ft.
Quantity - 12
- SHRUB - Snowball
Height 2ft. at Maturity/precad 2ft.
Quantity - 16
- Total Shrubs = 28

LANDSCAPE PLAN

745 Winters Avenue
Parcel # 2945-231-15-007
Site Zoning I-1
.216 Acres

SHEET NUMBER
LP-1

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745 WINTERS AVENUE
GRAND JUNCTION, CO

SCALE: 1" = 20'
DATE: 01/29/03

REVISIONS
08/14/03

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160-50

SR-2003-011

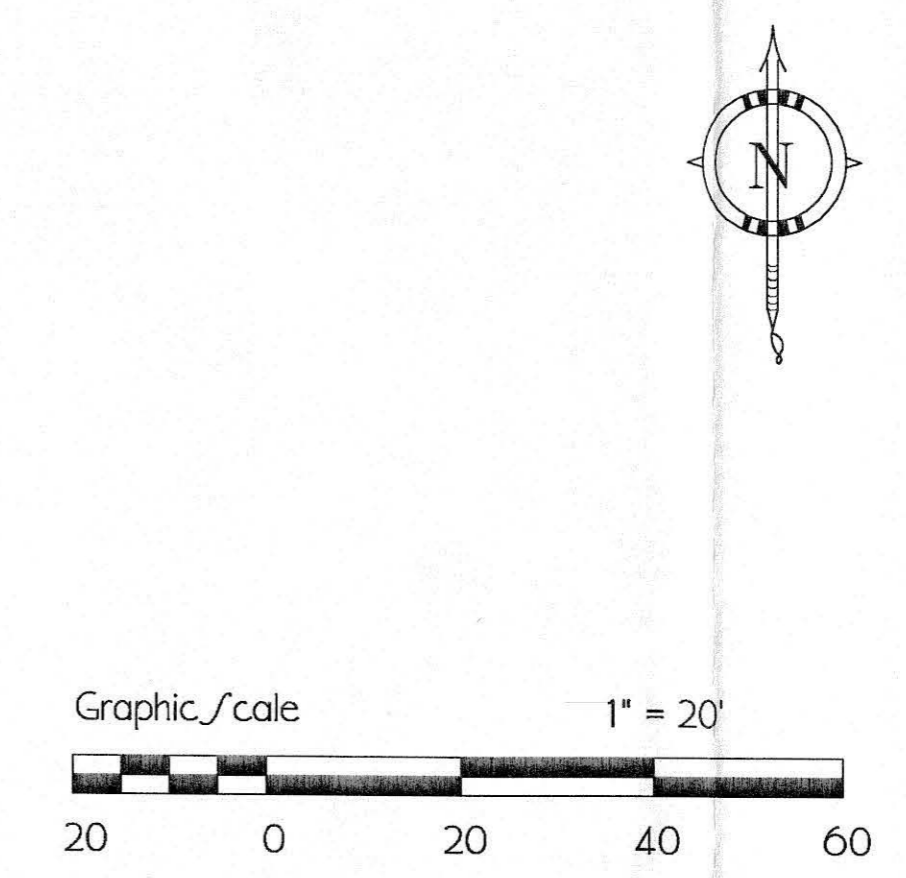
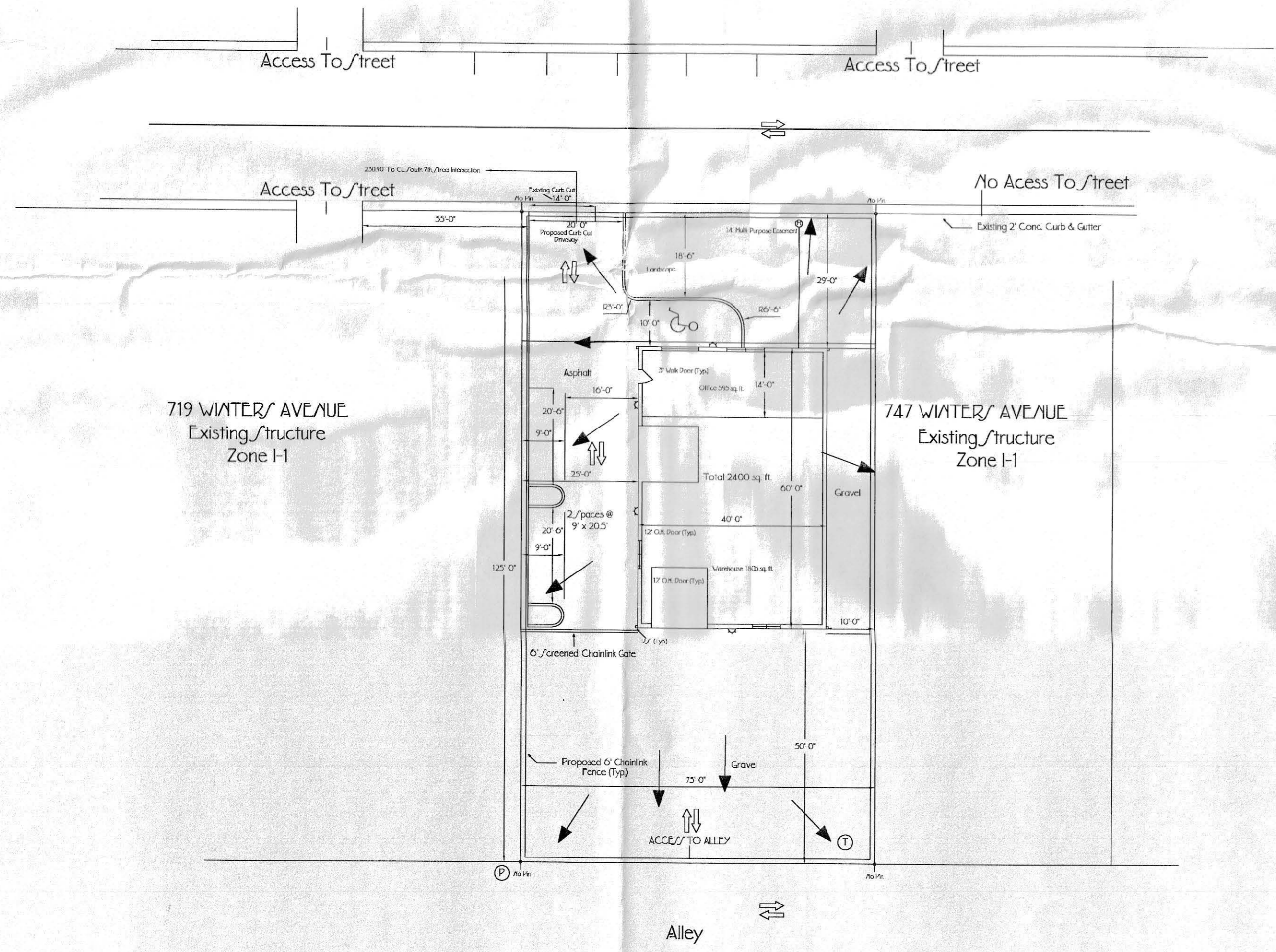
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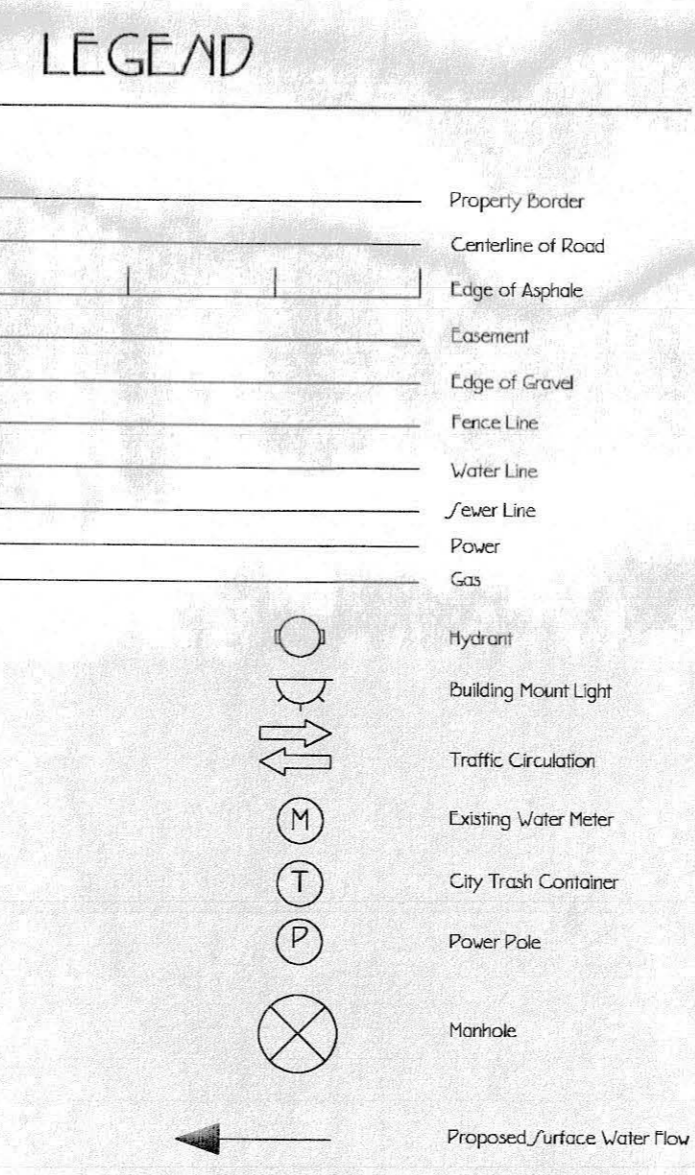
LAND USE BREAKDOWN	
Proposed Building	- 2,400/sq. Ft.
Asphalt	- 1,975/sq. Ft.
Gravel	- 3,133/sq. Ft.
Landscape	- 1,869/sq. Ft.
Total	- 9,375/sq. Ft.

Note: All utility locations are approximate.
 Call for utility locate prior to excavation.

Note: Existing elevation for entire lot is 4568 ft.



DRAINAGE PLAN
 745 Winters Avenue
 Parcel # 2945-231-15-007
 Site Zoning I-1
 .216 Acres



SHEET NUMBER
DP-1

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SCALE: 1" = 20'
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REVISION
 08/14/03

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