

FEE \$ <u>Pd w/ SPR</u>
TCP \$ <u>None</u>
DRAINAGE FEE \$ <u>None</u>

BLDG PERMIT NO. <u>53972</u>
FILE # <u>SPR 95-175</u>

Please send C.O. to City Planning
PLANNING CLEARANCE 4pc
4cp

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

2449 ~~2446~~ Hwy 40 #150
 \$ 24 1/2 Road

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS \$ 24 1/2 Road TAX SCHEDULE NO. 2945-092-00-102

SUBDIVISION Tract B BK 1982 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 37000
PP 778, 779

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 37000

(1) OWNER Equi Ventures, Inc. NO. OF DWELLING UNITS
 BEFORE: NA AFTER: NA CONSTRUCTION

(1) ADDRESS 1775 Sherman #1450 NO. OF BLDGS ON PARCEL
Denver CO 80203 BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE (303) 830 6644 USE OF ALL EXISTING BLDGS unoccupied

(2) APPLICANT Richard T. Will DESCRIPTION OF WORK & INTENDED USE: Retail
Sales of office products

(2) ADDRESS Same as above

(2) TELEPHONE " " " "

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-1 Landscaping / Screening Required: YES NO _____

SETBACKS: Front _____ from Property Line (PL) Parking Req'mt Per plan
 or _____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL Special Conditions: NO C.O. Until
issues on attached letters resolved

Maximum Height _____ CENS.T. _____ T.ZONE _____ ANNEX # _____
 Maximum coverage of lot by structures _____

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 G.J. 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 Jd Date 10/27/95

Department Approval Winters / Alameda Date 10/27/95

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 3021-3580-05-9

Utility Accounting Richardson Date 10-27-95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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



October 26, 1995

City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

Mr. Jim Carney
SEM Architects Inc.
The Quorum at DTC
7935 E. Prentice Avenue Suite 102
Englewood, Colorado 80111

RE: Office Depot #2450
2449 Highway 6 & 50, Grand Junction

Dear Jim,

City staff has reviewed your response to comments on the project referenced above and have the following outstanding requirement prior to issuing a Planning Clearance for a Building Permit:

- 1) submit one (1) full size copy of a revised site plan that includes revised notes with notes regarding landscape and irrigation system restoration and revised signage information.

Once construction is complete, a Certificate of Occupancy for the building shall not be issued until the following requirements have been met:

- 1) provide a recordable letter of agreement regarding sewer service per comments by Mr. Trent Prall, Utilities Engineer (see attached letter).
- 2) landscaping and irrigation system have been restored per the plan or an Improvements Agreement and Guarantee for the completion of this work has been executed; and
- 3) removal of three feet of fencing on either side of the fire hydrant.

Please do not hesitate to contact me if you have questions regarding these requirements.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kristen", followed by a horizontal line.

Kristen Ashbeck
Planner

October 26, 1995

Rick Will
1700 Broadway #300
Denver, CO 80290
(303)-764-6116
Fax (303)-830-7576



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (970)244-1599

Project: **Office Depot (SPR-95-175)**
Subject: Sewer Requirements

Dear Mr. Will,

Per your request, I, along with the advice of fellow staff, have reviewed your request to reconsider the requirement that a separate service line be constructed pursuant to City of Grand Junction Municipal Code 38-39.

Section 38-39 was written to alleviate disputes between property owners over maintenance of common service lines.

After further consideration, there are two alternatives for the Office Depot site:

1. A recordable maintenance agreement addressing the responsibilities for maintenance of the joint service line. Said agreement shall be reviewed by the City of Grand Junction Utility staff prior to a Certificate of Occupancy being issued.
2. Construct separate service line per Municipal Code 38-39. This has the added advantage of explicit ownership of the service line as well as the maintenance responsibilities for the service line.

It should be understood that regardless of which alternative is chosen, the City of Grand Junction will NOT accept any responsibility for the maintenance of the line.

A Certificate of Occupancy will not be issued prior to this issue being addressed. If you have any questions regarding the above, please call me at 244-1590.

Sincerely,

A handwritten signature in black ink, appearing to read "Trent Prall".

Trent Prall, P.E.
Utility Engineer
City of Grand Junction

cc: Jim Shanks, Public Works and Utilities Director
Greg Trainor, Utilities Manager
John Shaver, Asst. City Attorney
Kristen Ashbeck, City Community Development Dept.

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