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File 1979-0078
Date 11/29/00

Project Name: C.R. Brown Monument Oil Co. – Site Plan Review

P	S	<p>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 are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>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.</p>		
X	X	*Summary Sheet – Table of Contents		
		Application form		
		Receipts for fees paid for anything		
		*Submittal checklist		
		*General project report		
		Reduced copy of final plans or drawings		
		Reduction of assessor's map		
		Evidence of title, deeds		
		*Mailing list		
		Public notice cards		
		Record of certified mail		
		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		
		*Consolidated review comments list		
		*Petitioner's response to comments		
		*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)		
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>				
X	X	Action Sheet		
X	X	Review Sheet Summary		
X	X	Letter from Sue Drissel to Monument Oil Co. re: item approved subject to staff and review sheet comments – 11/5/79		
X	X	Planning Commission Minutes - ** - 10/30/79		
X	X	Power of Attorney - **		
X		Development in H.O. Application (Preliminary and Final)		
X		Legal Description		
X	X	Site Plan (to be scanned)		

Acres approx. 1/2 acre
Units _____
Density _____

ACTION SHEET

File # 78-79
Zone H.O.
Tax Area Code _____

Activity Dev. in H.O. - C.R. Brown

Phase N/A

Date Neighbors Notified _____

Date Submitted 1 Oct 79

Date CIC/MCC Legal Ad _____

Date Mailed Out _____

PC Hearing Date 30 Oct 79

Review Agencies

10 Review Period - Return By _____

Send

- _____ COUNTY ROAD DEPARTMENT
- _____ COUNTY HEALTH DEPARTMENT
- _____ COUNTY SURVEYOR
- _____ COMTRONICS
- _____ GRAND VALLEY RURAL POWER
- MOUNTAIN BELL
- PUBLIC SERVICE
- _____ SOIL CONSERVATION SERVICE
- _____ SCHOOL DISTRICT 51
- STATE HIGHWAY
- _____ STATE GEOLOGICAL
- _____ STATE HEALTH - RADIOLOGICAL
- _____ TRANSAMERICA TITLE

Send

- FIRE City
- IRRIGATION O.M.
- _____ DRAINAGE
- _____ WATER (UTE, CLIFTON)
- _____ SEWER
- CITY ENGINEER/UTILITIES
- _____ MACK, LOMA, MESA, COLLBRAN
- _____ FRUITA, PALISADE
- P.D. - Ed Vandertook
- City TRANS. ENGINEER
- City PARKS & Rec.

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>APC</u>	<u>30 Oct 79</u>	<u>Rec. Approval subject to complying w. staff comments</u>
<u>CIC</u>	<u>11/20/79</u>	<u>CONSENT AGENDA: APPROVED</u>

Common Location 2714 Highway 50 - O.M.

Staff Comments

Original Documents

_____ Imp. Agreement \$ _____ Appraisal x .05 = \$ _____ Open Space;
_____ Imp. Guarantee Receipt # _____ Check # _____
_____ Covenants _____ Open Space Dedication
_____ Power of Attorney
_____ Dev. Schedule

REVIEW SHEET SUMMARY

FILE # 78-79

DATE SENT TO REVIEW AGENCIES 10-3-79

ITEM DEVELOPMENT IN H.O. - C.R. BROWN

DATE DUE 10-15-79

PETITIONER: Monument Oil Company

LOCATION: 2714 Highway 50

ENGINEER:

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
10-12-79	O.M. IRRIGATION	Please reject until plans are made available as to irrigation system. Plot plans showed nothing. Not able to evaluate on information given on attached review sheet.
10-16-79	CITY FIRE	Not enough information. Must have utility plan showing water line sizes in area, also proposed locations of new hydrants on a min. 8" line. Hydrant spacing is max. of 300'. ✓
10-11-79	CITY PARKS & REC.	What kind of trees and shrubs are they going to plant?
10-11-79	CITY ENGINEER	Driveways must be at least 25 ft. from corner of streets intersection as per City standard. Power of attorney and appropriate additional right of way should be obtained for street improvements. Landscape "shrubs" at street corner must be kept below 30 inch height for sight conditions.
10-16-79	CITY TRANS. ENG.	No comments.

DESIGN & DEVELOPMENT PLANNER

The site plan submitted for the development in a Highway-Oriented (HO) zone contains most of the necessary information but the following should still be addressed:

1. More detailed landscaping and planting plan with phasing indicated
2. Possible railing or fencing indicated around area where tanks are located.
3. Note some type of screening between site to be developed and adjacent lots.
4. A drive is shown northwest of tanks - this should be eliminated.

STAFF RECOMMENDATIONS

Because of lack of information in the following areas, recommend tabling of item until the following information is obtained and reviewed by the proper agencies:

1. Irrigation system.
2. Utility plan showing water line sizes and proposed location of fire hydrants.
3. Detailed landscape plan and phasing.
4. Driveway must be 25 feet from corner of street intersection.

STAFF RECOMMENDATION CONT.

In addition the following should be addressed:

- * POA and additional right of way should be obtained for improvements.
- * Landscape shrubs at street corner should be below 30" height for site conditions.
- * Address comments of Design and Development planner regarding screening.

GJPC 10-30-79

Recommend approval subject to complying with staff comments.

City
County
Development
Department

CITY OF GRAND JUNCTION—MESA COUNTY—COLORADO 81501
559 WHITE AVE.—ROOM 60—DIAL (303) 243-9200 EXT. 343

November 5, 1979

*Returned
in mail*

Monument Oil Co.
1105 Colorado Avenue
Grand Junction, Colo. 81501

Dear Sir,

On October 30, 1979 your petition for Development in H.O. was approved by the Grand Junction Planning Commission subject to staff and review sheet comments.

These comments must be compiled with before the item is presented to the Grand Junction City Council on November 20, 1979 at 7:30 p.m..

Please be in attendance or have a representative present.

Sincerely,

Sue Drissel

Susan K. Drissel
P.T.I.

cc file # 78-79
enclosure