

Table of Contents

File 1980-0035
Date 5/2/01

Project Name: Fritz Warehouse (final)

P r e s e n t	S c a n n e d	<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
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
		*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)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet			
X	X	Review Sheet Summary			
X		Review Sheets			
X	X	Planning Commission Minutes - ** - 5/27/80			
X		Letter from Sue Drissel to Robert Fritz re: approval of petition and CC scheduling – 5/20/80			
X		Development in H.O. Application			
X		Power of Attorney			
X	X	Handwritten Note – Lance W.			
X	X	Site Plan (to be scanned)			

Acres _____
Units _____
Density _____

ACTION SHEET

File # 35-80
Zone _____
Tax Area Code _____

Activity DEVELOPMENT IN H.O.

Phase FRITZ WAREHOUSE (final)

Date Neighbors Notified _____

Date Submitted 5.1.80

Date CIC/MCC Legal Ad _____

Date Mailed Out 5.16.80

PC Hearing Date 5.27.80

Review Agencies

10 day Review Period - Return By 5.16.80

Send

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

- FIRE City
- _____ IRRIGATION
- DRAINAGE ORCHARD MESA
- _____ WATER (UTE, CLIFTON)
- _____ SEWER
- CITY ENGINEER/UTILITIES Patterson
Dist
- _____ MACK, LOMA, MESA, COLBRAN
- _____ FRUITA, PALISADE
- P.D. - Ed Vandertook
- Tech. Review
- Parks & Rec
- Energy etc.
- TRANSPORTATION ENGR.

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>GPC</u>	<u>5/27/80</u>	<u>REC APP SENT to Staff Comments, addressed before City Council (might view at workshop)</u>
<u>CIC</u>	<u>6/18/80</u>	<u>Approved - Subject to P.C.</u>

Common Location S.W. Corner of Sherman Drive & Dorothy Ave.

Staff Comments
legal ok

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# 35-80

ITEM DEVELOPMENT IN H.O. FRITZ WAREHOUSE-
FINAL

DATE SENT TO REVIEW DEPT. 5-06-80

DATE DUE 5-16-80

PETITIONER _____

LOCATION S.W. Corner of Sherman Drive & Dorothy Ave.

DATE REC.	AGENCY	COMMENTS
5-08-80	TECH REVIEW	Neither the Army Corps of Engineers Flood Hazard Study nor the flood hazard boundary maps issued by the Federal Insurance Administration indicates this area as having potential for flooding during a 100 year high water event. (Please note the common location should indicate this project as being in T. 1 S. <u>R. 1 W.</u> (Not R. 1 E.)
5-09-80	CITY ENGINEER	The driveway to Dorothy Avenue should be reduced to the 35 ft. maximum width which is allowed for commercial drives. Power of attorney for full street improvements should be submitted <u>prior</u> to issuance of a building permit. A 20 ft. radius should be provided on the right-of-way at the street intersection of Sherman Drive and Dorothy Avenue, and 2½ ft. of additional right-of-way should be deeded from the west side of Dorothy Avenue as indicated on their plan. These deeds should be submitted <u>prior</u> to issuance of a building permit.
5-13-80	O.M. DRAINAGE	No exceptions
5-14-80	TRANSP. ENG.	Parking stall arrangement and 89' driveway poses a problem with vehicles backing out onto Dorothy Ave. The 15' drive off of Sherman Dr. is too narrow for two-way traffic.
5-14-80	PUBLIC SERVICE	Gas & Electric: No Objections
5-19-80	PARKS & REC.	None.

DESIGN & DEVELOPMENT PLANNER

1. May need a site plan revision to accommodate changes generated by limiting driveway to 35 feet.
2. Need ground cover indicated, as well as landscaping timetable.
3. Trash container locations should be indicated on plan.
4. Size and type of signage should be indicated. Because single-family residential is directly across the street, a small sign is desirable to fit in with the proposed landscaping.
5. Dimensions of parking spaces and any aisles should be indicated on plan.
6. Driveways should be gravelled to allow for drainage.

STAFF RECOMMENDATIONS

1. Right-of-way on Dorothy Drive (additional 2½ feet from the west side), plus a 20-foot radius provided on the right-of-way at the intersection of Dorothy and Sherman. (City Engineer)
2. Parking stall and driveway arrangement. (Transportation Engineer)
3. Site plan details and drainage plan. (Design & Development Planner, Engineering Staff) This should be done before the item is scheduled for City Council hearing.

- 5-21-80 CITY FIRE Fire protection water is supplied by a 4 inch line, with 400 G.P.M. available. Which is inadequate for this building, which requires approx. 1200 G.P.M.
The 4 inch line needs to be up-graded to an 8 inch looped system. Fire hydrant installed to city requirement of 300 foot spacing between hydrants.
- 5-27-80 GJPC - RIDER/FRANK PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF # 35-80 DEVELOPMENT IN H.O., FRITZ WAREHOUSE, SUBJECT TO STAFF COMMENTS BEING TAKEN CARE OF PRIOR TO THE TIME OF PRESENTATION OF THE PROPOSAL TO THE CITY COUNCIL.

As of 3/10/82, this warehouse hasn't
been built, but according to Mrs.
Fritz, they still plan on doing it.

Lance W.