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Fi	ile_1	980-0065 Project Name: <u>858 Grand Avenue – Conditional Use-Addition of Sign</u>						
D	ate_	9/10/07						
<u> </u>	- <u>-</u>							
P r	S c	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the IIn some						
r e	c a	instances, not all entries designated to be scanned by the department are present in the file. There are also documents						
S	n	specific to certain files, not found on the standard list. For this reason, a checklist has been provided.						
e	n	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick						
n	e	guide for the contents of each file.						
t	d	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.						
X		*Summary Sheet – Table of Contents						
		Application form						
		Receipts for fees paid for anything						
-		*Submittal checklist						
	┝─┤	*General project report						
	$\left - \right $	Reduced copy of final plans or drawings						
\vdash		Reduction of assessor's map						
		Evidence of title, deeds						
x	X	*Mailing list to adjacent property owners						
H		Public notice cards						
-	\vdash	Record of certified mail						
		Legal description						
		Appraisal of raw land						
	ļ	Reduction of any maps – final copy						
*Final reports for drainage and soils (geotechnical reports)								
	ļ	Other bound or nonbound reports						
	1	Traffic studies						
Individual review comments from agencies								
*Consolidated review comments list								
*Petitioner's response to comments								
*Staff Reports								
*Planning Commission staff report and exhibits								
	T	*City Council staff report and exhibits						
	1	*Summary sheet of final conditions						
,	1	*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							
X		Review Sheet Summary						
X	_	Planning Commission Minutes - ** - 9/30/80						
	-	Conditional Use Application Public Notice Posting						
		Map (to be scanned)						
X		Sign diagram						
<u> </u>								
F	_							
	7-							
—	+							

	REVIEW SHEET SUMMARY
FILE#65-80	
ITEM SIGN	DATE SENT TO REVIEW DEPT.
	DATE DUE
PETITIONER	
LOCATION	
DATE REC. AGENCY	COMMENTS
9-22-80 STAFF PLANNER	Conditional Use approved August, 1979. Existing sign approved January, 1980. Proposed sign meets code requirements. NOTE: Planning Commission recommended denial of free standing sign at meeting of 12-18-79, due to location in a residential neighborhood.

TAFF COMMENTS

. At previous hearing on sign, the Planning Commission felt that a free standing sign would be inappropriate at this location. The proposed sign is more modest in character than that discussed previously and considerably smaller in scale.

PC did recommend approval of existing wall sign.

taff recommends that petitioner consider incorporating proposed signage nto existing wall sign scheme.

GJPC 9/13/80 Approved - subject to moving sign 5 and removing hedge on property.

GJPC 9/30/80 FLAGER/FRANK PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #65-80 CONDITIONAL USE, ADDITION OF A SIGN; THAT THE SIGN BE MOVED FIVE FEET CLOSER TO THE HOUSE; THAT REMOVAL OF THE HEDGE ON THE PROPERTY BE ALLOWED.

REVIEW SHEET SUMMARY

FILE# 65-8	0			
ITEM SIGN		······································	DATE SENT TO REV	/IEW DEPT
·	· · · · · · · · · · · · · · · · · · ·		DATE DUE	
PETITIONER		·····	·	
LOCATION	r 	· · · · · · · · · · · · · · · · · · ·		
DATE REC.	AGENCY	COMMENTS		
9-22-80	STAFF PLANNER	Conditional Use approved August, 1979. Existing sign approved January, 1980. Proposed sign meets code requirements. NOTE: Planning Commission recommended denial of free standing sign at meeting of 12-18-79, due to location in a residential neighborhood. PC did recommend approval of existing wall sign.		

STAFF COMMENTS

 At previous hearing on sign, the Planning Commission felt that a free standing sign would be inappropriate at this location. The proposed sign is more modest in character than that discussed previously and considerably smaller in scale.
 Staff recommends that petitioner consider incorporating proposed signage

Staff recommends that petitioner consider incorporating proposed signage into existing wall sign scheme.



P.O. BOX E97 - GRAND JUNCTION COLORADO - 81501 DIAL 303: 243-9200 ext. 343

Grand Junction Planning - Mesa County Planning - Building Department

Please type the names and addresses of adjacent property owners within the blocks provided on the enclosed form and return with your entire submittal. (See example below). If you need more forms they may be picked up in our office.

Use the side for Xerox 3100 and 3100 LDC.

EXAMPLE

Amy Wilson	Patricia Ryan	Rose Sharland
431 Grove Road	100 Lake Front	102 Apple Grove Rd
Batavia, NY 14720	Hilton, NY 14734	Brockport, NY 14568





