Table of Contents

Project Name: _539 28 ½ Rd - Church of Christ Addition of Church - Cond. Use

File_1981-0046

Di	Date 1/3/02									
P	P S A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some									
r	c	instances, not all entries designated to be scanned by the department are present in the file. There are also documents								
e	a	specific to certain files, not found on the standard list. For this reason, a checklist has been provided.								
S	n									
e	n	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick								
n t	e d	guide for the contents of each file.								
•	٦,	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.								
	_	*Summary Sheet – Table of Contents								
	_	Application form								
1		Receipts for fees paid for anything								
	ヿ	*Submittal checklist								
		*General project report								
		Reduced copy of final plans or drawings								
		Reduction of assessor's map								
		Evidence of title, deeds								
X	X	*Mailing list to adjacent property owners								
		Public notice cards								
	\Box	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								
П		*Summary sheet of final conditions								
		ers and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)								
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:								
V	TVI	Astlan Chart								
X		Action Sheet Review Sheet Summary								
X		Review Sheets								
X		Conditional Use Application								
X										
X		Traffic Circulation Plan								
X	v	Grading-Drainage Map (Existing) Site Plan								
X		Planning Commission Minutes - ** - 4/28/81								
X		Development Application								
X		Public Notice Posting								
X		Deed								
X		Development Schedule								
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IMPACT STATEMENT

The proposed addition in question will have no area impact from any standpoint of neighborhood visibility, sewer over-load, traffic imparment, ect.

Exterior appearance will match exsisting structure.

Sene Turley 535 Willow Pd. Grand Junction, Colorado

Cmer P. Gabelran 2173 Eufflo dr. Grand Gunction, Colorado

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yulo 91 James Erven 53% Hormandy Way Grand Junction, Colorado #46-81 0. 1=. Ragsdale 545-Pinyon Grand JCt (0 81501 S Ruth Stewart
2844 Texas
Grand Junction, Colorado

& Marold Sommers

2844£ Texas

Grand Junction, Colorado

*40 ⁸¹ Elizabeth Miller 2°13 Mesa Ave. Grand Junction, Colorado

AVE EXSISTING STRUCTURE C S Me Proposed Add HION 60 OFFICE COPY # 46-81 28支 RD

REVIEW SHEET SUMMARY

FILE#_46-8	<u> </u>	
ITEM Addit	ion to Church	DATE SENT TO REVIEW DEPT.
		DATE DUE
PETITIONER	O.F. Ragsdale, 545	Pinyon, Grd. Jct., CO 81501
LOCATION	539 - 28½ Rd.	
DATE REC.	AGENCY	COMMENTS
4/13/81	City Engineers	No comments.
4/14/81	City Utilities	None.
4/14/81	Fire Dept.	Not enough information. Need plan of proposed addition. Any addition will have to conform to 1979 Building & Fire Codes.
4/14/81	Transportation Engineer	There is not enough information available on which to comment.
4/15/81	Public Service	Electric: No objections. No prints were received. Petitioner to contact Public Service Co As to possible conflict with existing utilities to church. DM 4/7/81. Gas: No objections. See electric note on conflict with existing facilities. CB 4/7/81.
4/17/81	Staff Comments:	Address parking issue. Landscaping, buffering screening (move existing trees, buffer trailer next to addition). Direction parking along North Ave. side.
4/28/81	TO THE CITY COUN CHURCH, INASMUCH	ASSED UNANIMOUSLY A MOTION TO RECOMMEND APPROVAL CIL OF #46-81, CONDITIONAL USE, ADDITION TO A AS STAFF HAD NO NEGATIVE COMMENT, THERE IS NO IT IS A LIKELY CONTINUATION OF THE CHURCH USE.

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mmon Location	539 28/2K	Pd	
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Submitted	Date Mailed Out 4		Date Posted
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Open Space	Dedication (acreage)	5% O. S. Fee Required \$	Paid Receipt #
	ee Required \$	Paid (Date)	Date Recorded

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