

Table of Contents

File 1981-0086

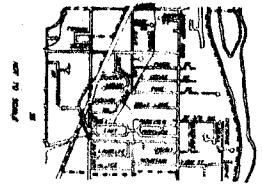
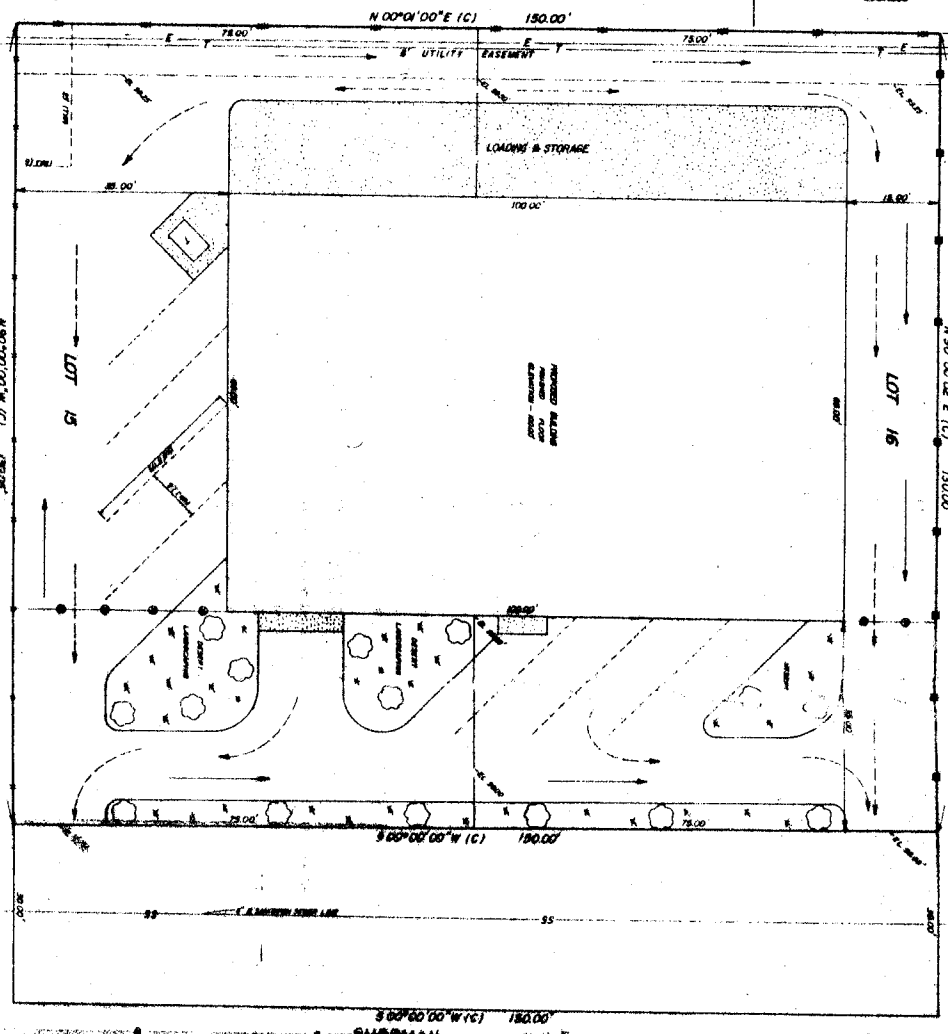
Project Name: The Yeager Bldg. - Final

Date 4/17/02

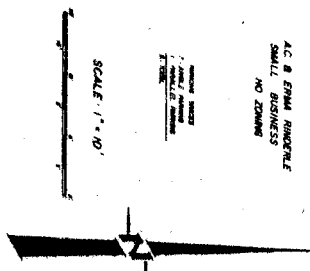
P r e s e n t d	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been provided.</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			
X	X	Review Sheet Summary			
X		Application form			
X		Review Sheets			
		Receipts for fees paid for anything			
		*Submittal checklist			
		*General project report			
		Reduced copy of final plans or drawings			
		Reduction of assessor's map			
X		Evidence of title, deeds			
X	X	*Mailing list to adjacent property owners			
		Public notice cards			
		Record of certified mail			
X		Legal description			
		Appraisal of raw land			
		Reduction of any maps – final copy			
X		*Final reports for drainage and soils (geotechnical reports)			
		Other bound or nonbound reports			
		Traffic studies			
		Individual review comments from agencies			
X	X	*Consolidated review comments list			
X	X	*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	Letter from Stacy Carpenter to Don Warner re: requesting a CUP – 6/11/81
X	X	Review Sheet Summary	X	X	Fire Hydrant Agreement – no date
X		Review Sheets	X	X	Memo from Ralph Sterry to Alex Candelaria re: City should not be held liable from damage to property or other properties in the event that building was to burn in interim period of time for upgrade of this water main – 10/6/81

NO ZONING
CONTACT HELDING
LIGHT MANUFACTURING
BUSINESS

NO ZONING
POWER EQUIPMENT



SCALE: 1" = 10'
AC & ETRNA HINDRLE
SMALL BUSINESS
NO ZONING



- 1. TRAIL SIGNAGE
- 2. UNCLIPPED DIMENSION MARKERS
- 3. UNCLIPPED NAILS AND OTHER
- 4. EXISTING PLANTS
- 5. EXISTING & CONVA LIME FENCE
- 6. EXISTING & CONVA WOOD FENCE
- 7. EXISTING & CONVA WOOD FENCE
- 8. EXISTING & CONVA WOOD FENCE
- 9. EXISTING & CONVA WOOD FENCE
- 10. EXISTING & CONVA WOOD FENCE
- 11. EXISTING & CONVA WOOD FENCE
- 12. EXISTING & CONVA WOOD FENCE
- 13. EXISTING & CONVA WOOD FENCE
- 14. EXISTING & CONVA WOOD FENCE
- 15. EXISTING & CONVA WOOD FENCE
- 16. EXISTING & CONVA WOOD FENCE
- 17. EXISTING & CONVA WOOD FENCE
- 18. EXISTING & CONVA WOOD FENCE
- 19. EXISTING & CONVA WOOD FENCE
- 20. EXISTING & CONVA WOOD FENCE

GROUND COVER TO BE
ECONOMIC GRASS & ROCK

YEAGER BUILDING PLANNED DEVELOPMENT

SECTION
Lots 15 and 16, Block 1, Arctis Heights, County of Mesa, State of Colorado.

SURVEYORS CERTIFICATE

This certificate, made and signed under the jurisdiction of the above described parties, is a true and correct copy of the original survey and plat on file with the Surveyors Office of the State of Colorado. The same was prepared under the supervision of the undersigned and is a true and correct copy of the original survey and plat on file with the Surveyors Office of the State of Colorado.

William J. Pugh
WILLIAM J. PUGH, SURVEYOR, L.S. 7011
OFFICE: 5000 S. WYOMING, COVINGTON, MISSISSIPPI 38931



NOT REVISIED
VERSION

OFFICE COPY
#86-81

COLONNAD WEST COMPETING COMPANY 333 Colorado Avenue Suite 4000, Colorado 303 444-3142	
NO. DATE	REVISION
1	YEAGER BUILDING PLANNED DEVELOPMENT
2	ADDED IN LOTS 15 AND 16, BLOCK 1, ARCTIS HEIGHTS, SECTION 20, T15, R1E, 67E, MERRILL, MESA COUNTY, COLORADO
DES	CR 461 81 1188
DR	DATE 9/31
DR	SHEET 1 OF 1

Stacey R. Carpenter

ATTORNEY-AT-LAW
715 HORIZON DRIVE, SUITE 210
P.O. BOX 146
GRAND JUNCTION, COLORADO 81502
(303) 241-0250

RECEIVED MESA COUNTY
DEVELOPMENT DEPARTMENT

JUN 12 1981

June 11, 1981

Mr. Don Warner
Grand Junction Planning Commission
Mesa County Courthouse
Grand Junction, CO 81501

Re: Zone change HO category scheduled 9-23-81

Dear Mr. Warner:

I represent Peter M. Yeager and Marie L. Yeager, who are the joint tenant owners of lots 15 and 16 in Block 7, Artesia Heights, Mesa County, Colorado.

Mr. and Mrs. Yeager purchased these lots located in an HO zone on the 17th day of October, 1978, for the specific purpose of constructing thereon a cabinet shop.

They have made the necessary financial arrangements and are presently awaiting the final bids from contractors to commence construction.

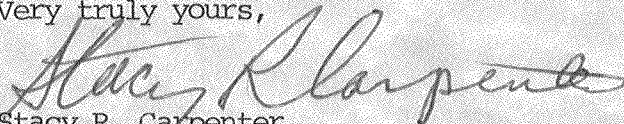
They have just learned of a schedule change in the HO zone set to be considered by the Commission on or about June 23, 1981. It is their understanding that the changes proposed would eliminate cabinet shops within the HO zone, which were heretofore permitted.

Considering the substantial investment and potential financial hardship on the Yeagers, together with the fact that they have consistently been very careful to see to it that the property that they had planned to use for a construction site was properly zoned, it would seem to cause an undue hardship to permit this change to occur.

It would be our proposal and request that the Commission consider and include within the HO zone either an allowed use or a conditional use of a cabinet shop within that zone.

I will do anything possible to work with you toward this end. I will very much look forward to hearing from you, and if there is anything further that I can do to assure that the result of this hearing is to the benefit of my clients, please advise.

Very truly yours,


Stacy R. Carpenter
Attorney at Law

SRC:ekh

Lok Wood KS 407

STARDUST CUSTOM CABINETS, INC.
2734½ B½ Road
Grand Junction, Colo. 81503

June 4, 1981

Grand Junction Planning & Zoning Commission
250 N 5th Ave.
Grand Junction, Colo. 81501

Dear Sir:

In October of 1978 we purchased two lots on Sherman Drive with the intention of building a cabinet shop. The property was zoned H. O. and would allow a shop on the property. Today we learned that H. O. zoning will no longer allow a cabinet shop on that land.

The price of property has gone up so much now that we would ^{not} be able to build if we have to buy land elsewhere. We have bids in now for a building and had planned to build within the month.

We have nine employees now and would employ more when our new building would be ready. This is an asset to the community and the city in providing work. We would also like to be able to return to the city a spirit of cooperation, but this change will really be hard for us to make. Is there any consideration you can make so we can still build our building?

We appreciate any help we can get from you.

Sincerely,

Marie Yeager
Marie Yeager
Peter Yeager
Peter M Yeager
Peter J. Yeager
Peter J Yeager

September 29, 1981

Public Works and Utilities
250 North 5th Street
Grand Junction, Colorado 81501

ATTN: Mr. Jim Patterson
Director of Public Works & Utilities

RE: Yeager building, waterline extension
(#352.3)

Dear Mr. Patterson,

We understand that there have been negotiations between the City Fire Department and the Utilities Department to reach some agreement for eventual upgrading of the waterline in Sherman Drive, to provide adequate fire protection for our proposed building at 401 Sherman Drive.

We understand that the City has plans to extend a 6" waterline from 27 Road, east along Sherman Drive, to the wash which presently crosses and divides Sherman Drive.

This letter is a statement of our intent to extend that 6" line from the wash, east along Sherman Drive, and connect it to the existing fire hydrant located at approximately 414 Sherman Drive. We understand that this work is to be in accordance with City construction standards, with similar pipe size and type, and at our expense.

We assume that the entire project can be done at the same time and that the City will indicate line locations.

It is also our intent to sign a "hydrant agreement", as requested by the Fire Department, wherein we will agree to connect the existing hydrant to the newly extended 6" waterline.

We understand that the City will, upon receipt of this letter of intent and the executed hydrant agreement, grant approval for the proposed building project.

Mr. Jim Patterson

Page Two

We also understand that until such time that this line extension is made, fire flow available from the existing adjacent hydrant is not considered adequate for normal fire protection, nor is the pressure and flow available adequate for operation of the building's intended sprinkler system.

Peter M Yeager
Peter Yeager, owner/Petitioner

Marie L. Yeager
Marie Yeager, owner/Petitioner

STATE OF COLORADO)
) ss
COUNTY OF MESA)

On the 29th day of September, 1981, the foregoing Letter of Intent was acknowledged before me by:

Peter M. and Marie L. Yeager

My Commission Expires July 22, 1984

Witness my hand and official seal.

Rebecca J. Schreiner
Notary Public

CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

Reply Requested

Yes No

Date

10-6-81

To: (From:) Mr. Alex Candeleria From: (To:) Ralph Sterry
City/County Development City Utilities Superintendent

Subject: Yeager Building, Waterline Extension

I did go out on Orchard Mesa and look at the existing fire protection for the purposed building to be located at 401 Sherman Drive with Wes Painter of the Fire Department. The existing fire hydrant flow is not adequate for the required fire protection on the purposed building.

We did talk about a fire tap to the Ute line off of B $\frac{1}{2}$ Road and were told that they (Ute) were not desirous of allowing a tap for fire protection at this location.

The conversation then went to the City extending and upgrading the existing line in Sherman Drive. The present line starts at 27 Road as a 4 inch main and drops to a 2 inch line at Miriam Drive and does not run east of the drain ditch which cuts Sherman Drive between Miriam Drive and Fletcher Drive. This line is purposed for upgrade in 1982. However, the funds for this project have not been approved by the City Council at this time and will not be until the Budget for 1982 is approved.

While Peter and Marie Yeager have agreed to set the required fire hydrant and to extend their fire line to the west side of the drain ditch which cuts Sherman Drive at their expense and the City crews will then make the final connection at this point.

I do feel that the City should not be held liable for damage to this property or other properties in the event that the purposed Yeager Building was to burn in the interum period of time for upgrade of this water main. I, otherwise, have no objection to their purposed agreement with the City.

c.c. Gerald Ashby
Jim Patterson
File

Stacey R. Carpenter

ATTORNEY-AT-LAW
715 HORIZON DRIVE, SUITE 210
P.O. BOX 146
GRAND JUNCTION, COLORADO 81502
(303) 241-0250

October 16, 1981

Mesa County Planning Department
Mesa County Courthouse
6th and Rood
Grand Junction, CO 81501

Re: New Construction--401 Sherman Drive

Gentlemen:


I represent Peter M. and Marie L. Yeager who are the joint tenant owners of Lots 15 and 16 in Block 7, Artesia Heights, Mesa County, Colorado.

As you are no doubt aware my clients are in the process of constructing a building on these premises to function as a cabinet shop. My clients have undertaken this project with full knowledge that the water available to the property is insufficient to adequately provide fire protection.

Therefore, my clients agree that they will hold harmless the City of Grand Junction and the County of Mesa from any legal responsibility related to inadequate water pressure for fire protection.

It is, of course, hoped that with improved facilities in the future this problem will be alleviated.

Very truly yours,

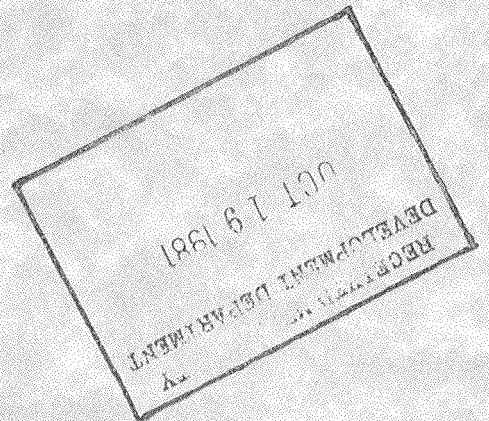

Stacy R. Carpenter
Attorney at Law

SRC:lcw

Read and approved by:


Peter M. Yeager


Marie L. Yeager





City of Grand Junction, Colorado 81501

FIRE HYDRANT PLACEMENT AGREEMENT

TO: County Commissioners
Mesa County, Colorado

TO: City Council
City of Grand Junction, Colorado

I (we) agree to place Eight fire hydrant(s) on minimum 8 inch sized line on lot or parcel of land located at 400 Sherman known as the Yeager building

Hydrant(s) and supply lines to be located as shown below:

The Fire Department will allow this building to be constructed with the understanding the owner will extend a 6" or 8" line from the existing hydrant in front of the building west along Sherman Drive and across the wash that separates Sherman Drive and intercepts with the new City line (6" or 8") which will be extended from 27 Road down Sherman Drive to the east side of the wash that separates Sherman Drive.

This line to be installed at the time the new City line is installed. We are aware there is inadequate fire protection water at this time.

The undersigned attest that they are the agent for, or are the owner of record of above described property and that they agree not to occupy this building until such time as required hydrants are installed and such installation is accepted by the Grand Junction Fire Department.

Agreed:

[Signature]
Owner

[Signature]
Owner

Accepted:

[Signature]
Grand Junction Fire Department

There is no irrigation water available to this property. Desert landscaping is being proposed, as shown on the site plan, thus requiring minimum of potable water. Due to non-availability of irrigation water, the developer is asking for less than the 75% of the front yard be landscaped.

The approval of this plan will be in keeping with the surrounding area. Access is readily available from two major arterial roads, services are available adjacent to the property. Schools will not be affected. New jobs will be created with the expansion of an already established business.

Respectfully submitted,

Marie L. Yeager

Marie L. Yeager

Peter M. Yeager

Peter M. Yeager

REVIEW SHEET SUMMARY

FILE NO. 86-81 DUE DATE 9/14/81
 ACTIVITY The Yeager Building - Development in H0
 PHASE Final ACRES _____
 LOCATION Approx. 400' N. or B.5 Rd. - Lots 15 & 16 on Sherman Drive
 PETITIONER Peter M. & Marie L. Yeager
 PETITIONER ADDRESS 2734 B½ Rd., Grand Junction, CO 81501
 ENGINEER Colorado West Surveying

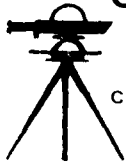
OVERALL CONSIDERATIONS

- OVERALL COMPATABILITY** Seems compatible with surrounding area.
Not a high impact proposal.
- CONSISTENCY**
- ADJACENT PROPERTY**
- CHANGE IN THE AREA**
- TRAFFIC IMPACT**

HAS NOT BEEN ADDRESSED
 HAS NOT BEEN ADDRESSED
 HAS NOT BEEN ADDRESSED

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
9/14/81	Mountain Bell	We have no requests.
9/14/81	G.J. Fire	Water supply in area is inadequate with 300 to 400 GPM available. Water line size must be increased to the area to provide adequate water. This building would be considered to be an H-3 occupancy, and an H-3 occupancy over 3000 sq. ft. must be sprinklered. The available water is not adequate to supply a sprinkler system. We recommend you contact Jim Patterson, Public works Director, City of Grand Junction and Charles Stockton, Ute Water District. Plans must be submitted to compute required fire flow. Adequate line size, minimum 8 inch and Fire hydrants must be provided.
9/14/81	City Engineer	A power of attorney to the <u>City Clerk</u> for street improvements to Sherman Drive should be provided.
9/15/81	City Utilities LATE	None.
9/15/81	Transportation Engineer LATE	Drive entrance should be at least 5' from the property line to allow for adequate curbing in the future. Parking dimensions on the four spaces next to Sherman Dr. appear to be a couple of feet too short.
9/15/81	Public Service LATE	Electric: No objections to final plat. DM 9/4/81 Gas: No objections to final plat. HT 9/8/81

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
9/15/81	Staff Comments	<ol style="list-style-type: none"> 1. Is the elevation of the building 100'. 2. Power of Attorney has been submitted. 3. Petitioner is requesting less than 75% front yard landscaping. H.O. zone requires 75% is required. Final outcome should be determined by Grand Junction Planning Commission. 4. 6' solid wood fence will be done at time of development. 5. Lighting detail needed. 6. Trash pick-up should be coordinated with Bill Reeves. 7. Loading area needs more detail. 8. Space in front is undersized, recommend that it be utilized as landscaping area or designated as no parking. 9. Parking should be paved and striped. 10. Fire access through the security gate needs to be checked with Fire Dept. before approval. 11. Sign detail needed. 12. Begin construction clause - 1 year. 13. Aisle width in front in question and should be designated as one way! 14. Revised plan should be submitted prior to City Council public hearing. 15. Square footing needed. <p>Project must obtain Building Permit within 1 year of approval or be scheduled for a rehearing.</p>
9/21/81	Additional Staff Comments	<ol style="list-style-type: none"> 1. Does petitioner intend to have two curb cuts on Sherman Drive? 2. At present Sherman Drive is a gravel road, is the petitioner intending to improve their half that front Sherman Drive or are they intending to provide a Power of Attorney? 3. Although there is vacant land to the north, but also there is residential use to the northwest, north of Sherman Drive and east of this proposal. It should be screen and buffered to the resident uses. 4. There is commercial use to the west and south of this proposal. 5. Are utilities intended to be overhead or underground.
9/29/81		<p>DUNIVENT/TRANSMEIER PASSED 5-0 A MOTION TO SUBMIT #86-81, DEVELOPMENT IN H.O., THE YEAGER BUILDING, TO CITY COUNCIL FOR CONSIDERATION, WITH A RECOMMENDATION OF APPROVAL, SUBJECT TO STAFF COMMENTS.</p>



**COLORADO WEST
SURVEYING COMPANY**

comprehensive land planning
complete surveying service

Bob GOLDEN

835 COLORADO AVENUE • 303 245-2767 • GRAND JUNCTION, COLORADO 81501

September 22, 1981

Grand Junction Planning Department
Grand Junction, Colorado 81501

Re: Yeager Building
File No. 86-81

Dear Planning Staff:

This is in response to the review comments for the Yeager Building. Each agency will be responded to separately.

Mountain Bell, City Utilities, Public Service, gas and electric -
No comment or no objections.

Grand Junction Fire -

Colorado West Engineering and petitioner will meet with Fire Department to iron out details. Colorado West Engineering will make separate response to Fire Department.

City Engineer -

Power of attorney has already been submitted for Sherman Street improvements.

Transportation Engineer -

Plan has been revised to show the 5.0 foot from property line to driveway. The four parking spaces at the front of the building have been eliminated.

Staff comments -

1. The finished floor elevation (100.0 feet) is a relative number used to show drainage patterns. The elevation 100 was relative to 18" above the existing centerline of Sherman Drive. The building height is only 25.0 feet more or less.
2. Power of attorney as you say has been submitted.
3. Since this proposal is being submitted under the old regulations, we are requesting the planning commission let the petitioner landscape less than 75% of the front yard. The revised plan shows 63% landscaping.

Yeager Building - review comments - sheet 2

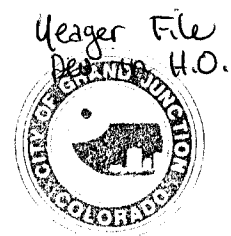
4. 6.0 foot wood fencing is proposed on the plan. There is an existing 6.0 foot chain link fence on the South with screening slats. There is an existing 6.0 foot wood fence on the ~~North~~ ^{West}. A solid 6.0 foot wood fence will be constructed at the time of development.
5. Lighting details shown on revised plat.
6. Trash container is for private carrier and placed as per their request. Since the City cannot or will not provide the proper container for the developer, the developer has no choice but to use a private contractor.
7. The loading zone is only a concrete slab, thus providing a smooth surface for the operation of fork lifts.
8. The front yard has been designed and landscaped as shown on revised plan.
9. Paving around the building would be unwise at this time, since there is no engineering design on Sherman Drive. Paving at this time could create drainage problems. The developer however, agrees to provide dust control measures.
10. Fire access through the security gate will be no problem as the gates will be open completely to allow maximum drive width. A minimum of 15.0 feet on the North side and 25.0 feet on the South.
11. The only sign will be attached flush to the building.
12. The developer wishes to start construction immediately after approval.
13. The aisle is designated on plan as one way by arrow.
14. Revised plat accompanys this letter.
15. Square footage of building and lot are on revised plan.

If there are any further questions, please do not hesitate to contact us.

Respectfully submitted,



William G. Ryden



RECEIVED MESA COUNTY
DEVELOPMENT DEPARTMENT

JAN 14 1982

City of Grand Junction, Colorado 81501
250 North Fifth St. 303 243-2633

January 13, 1982.

Mr. Jeff Smith
Colorado West Engineering
835 Colorado Avenue
Grand Junction, CO 81501

Dear Jeff:

Re: Sherman Drive Waterline

As requested, I have reviewed the detailed construction plans for the above as submitted January 4, 1982, and have the following comments:

1. Add the following notes to the plan:

"All construction shall be in accordance with City of Grand Junction Standard Waterline Details Drawing W-1 and General Contract Conditions for Public Works and Utilities Construction GC-37, GC-50 and GC-65."

"The contractor shall contact the City Utilities Superintendent, Mr. Ralph Sterry, (244-1568) prior to any disturbance of existing sanitary sewers or waterlines."

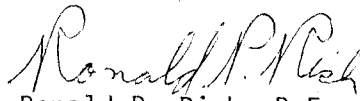
2. Specify a restrained plug at the south end of the line since it is unknown how many years it may be until the line is extended southward.
3. Label the bend angles. (degrees)
4. Show control stationing on both the plan and profile views. Show control ties used to establish the stationing callout stations on plan view on all valves, hydrant, tees, bends, and pipe ends.
5. Show all existing underground utilities in Sherman Drive including the existing 4 inch waterline. We have 1"=20' topographic maps which you may use. If you need them, contact Joe Beilman.
6. Fisher Drive is plotted incorrectly. The centerline should intersect your waterline. Station 7+72.89 based on the sanitary manhole next to the ditch being at 9+42.8 as shown on your plan.
7. Move the tee and valve at Fisher Drive to 7+84.64 in order to accommodate the future waterline extension in Fisher Drive.

8. End the work at 9+31 and delete all proposed work west of that station from your drawing. The City will do that work and we will detail everything west of 9+31.

When the above comments have been addressed, submit the revised plans for approval prior to construction.

Please remind your client, the Yeagers, that pressure test results certified by a Professional Engineer who witnesses the testing and a mylar-type as-built drawing must be submitted to the City prior to acceptance of the facilities.

Very truly yours,


Ronald P. Rish, P.E.
City Engineer

RPR/hm

cc - Joe Beilman
Bob Goldin
Jim Patterson
Ralph Sterry
File

City-County Development Dept.
Grand Junction, Colo.
Att: Bob Golden

February 3, 1983

Dear Bob,

We have sold the property on Sherman Drive where ^{we} were planning to build the Yeager Building. We could not justify building with financing so high. We did not feel we could go before the board again after our option had run out. We inquired about the industrial bonds the city was helping others with but were told they were such a hassel we would be better seeking financing elsewhere.

With the city forcing us to put in a 1200 to 1400 ft. of water line to supply the sub division with water it made the building costs more than we wanted to take on.

We are grateful to the people of Grand Junction and the Mesa County area for their support and patronage. The City and County fathers do not seem to be favorable to small business.

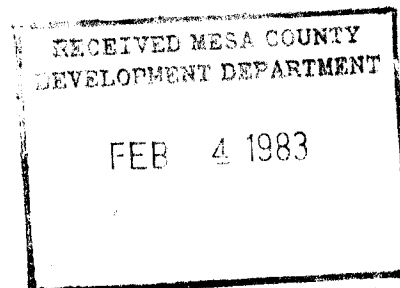
Bob we do appreciate all you have done for us on this project and the project we tried to do a few years ago, for housing for wheel chair and Senior citizens, which did not go through either. We will keep on trying and one day we will make it. This does not seem to be the time.

Thanks for your concern.

Sincerely,

Marie L. Yeager

Marie L. Yeager





CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

MEMORANDUM

TO: Participants in February 8, 1983, Public Hearing
FROM: Grand Junction Planning Commission and Planning Department
DATE: April 12, 1983
RE: Follow-up to Public Hearing

The Grand Junction Planning Commission would like to thank you for your cooperation and participation in the public hearing February 8. Copies of the minutes are enclosed for your records.

The information you provided will be used by the City in its capital improvements programming and annual budgeting of expenses for the expansion of public services and facilities. Through this hearing process you have shown that your projects are still active and being pursued, while, at the same time, seven projects are being recommended for reversion to the City Council. The net reduction of units/spaces on file are:

	<u>Residential</u>		<u>Commercial</u>	
	<u>Units</u>	<u>Acres</u>	<u>Sq. Ft.</u>	<u>Acres</u>
Total of all files reviewed	1015	96.94	277,398	59.82
Projects recommended for reversion	15	3.59	154,975	5.95
New net total	1000	93.35	122,423	53.87

Based on this information, the City will be able to better provide public services and facilities for your projects as the development occurs.

The Commission feels this dialogue with the development community is valuable. Because our concerns and interests overlap, this exchange should be mutually beneficial.

As follow-up from the February 8 public hearing, the Grand Junction Planning Commission clarified areas of concern for the petitioners and their representatives as to what constitutes start of a project.

Memorandum
April 12, 1983
Page 2

A project must obtain a building permit in order to qualify as starting construction. Destruction or demolition does not constitute beginning the project, nor does site work. Only that work applied for and approved by means of a building permit will suffice for starting a project.

If you have other questions or concerns, please feel free to contact this office. Your cooperation has been appreciated.

BG/vw