

Table of Contents

File 1991-0003

Name: Knoch Annexation – South of Hale Avenue / North of Colorado River

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>
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X	X	Table of Contents
		Review Sheet Summary
		Application Form
		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.
		Evidence of title, deeds, easements
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
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
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)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet			
X	X	Review Sheet Summary			
X		Review Sheets			
		Planning Clearance -			
X		Floodplain Permit – 11/5/90			
X	X	Letter from Katherine Portner to E.E. Lewis re: official notice permit has been approved – 11/19/90			
X		Alphabetical list of product room storage			
X		Elevation – Sections – Concrete Plan – 10/10/90			
X	X	Proposed Site Plan			
X		Landscaping & Plot Plan			
X		Flood Hazard Information Map			



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

November 19, 1990

E.E. Lewis
3242 Lakeside Dr.
Grand Junction, CO 81506

Dear Mr. Lewis:

The Community Development Department staff and City Engineer have reviewed the Floodplain Permit request for 803 Winters Avenue. This letter will serve as official notice that the Permit has been approved.

The 100 year flood level and finish floor grade as shown on the drawing dated 11/4/90 are shown incorrectly as 4667.3 and 4668.3 respectively. The correct flood elevation as shown on the accompanying graph and verified by FIRM Community Panel Number 080117-0009 D is 4567.3. Therefore, we assume the correct finish floor grade is 4568.3. An Elevation Certificate, certifying the elevation of the completed structure, will need to be completed prior to issuance of a Certificate of Occupancy.

Sincerely,

Katherine M. Portner
Senior Planner

xc: Wayne Lizer, P.E.
Norman Friend
✓ File #50-90

ZONE J-1

REAR 10'

SIDE 5'

ORKIN SIGN W/1/2 ELEC. COND.

ASPHALT PAVING

SHRUBS & GRASS

ORKIN
STD. 1050 S.F. BLDG.

55'

GRASS

DOOR

ASPHALT PAVING

ADDITION
1440 S.F.

10x10 WHEEL STP TYP.

10x20x10 CONG. PAD
W/ (2) 6" S.C. BOLLARDS

10x20 STALL TYP.

EXIST. STOR.
BLDG.

8TH AVE

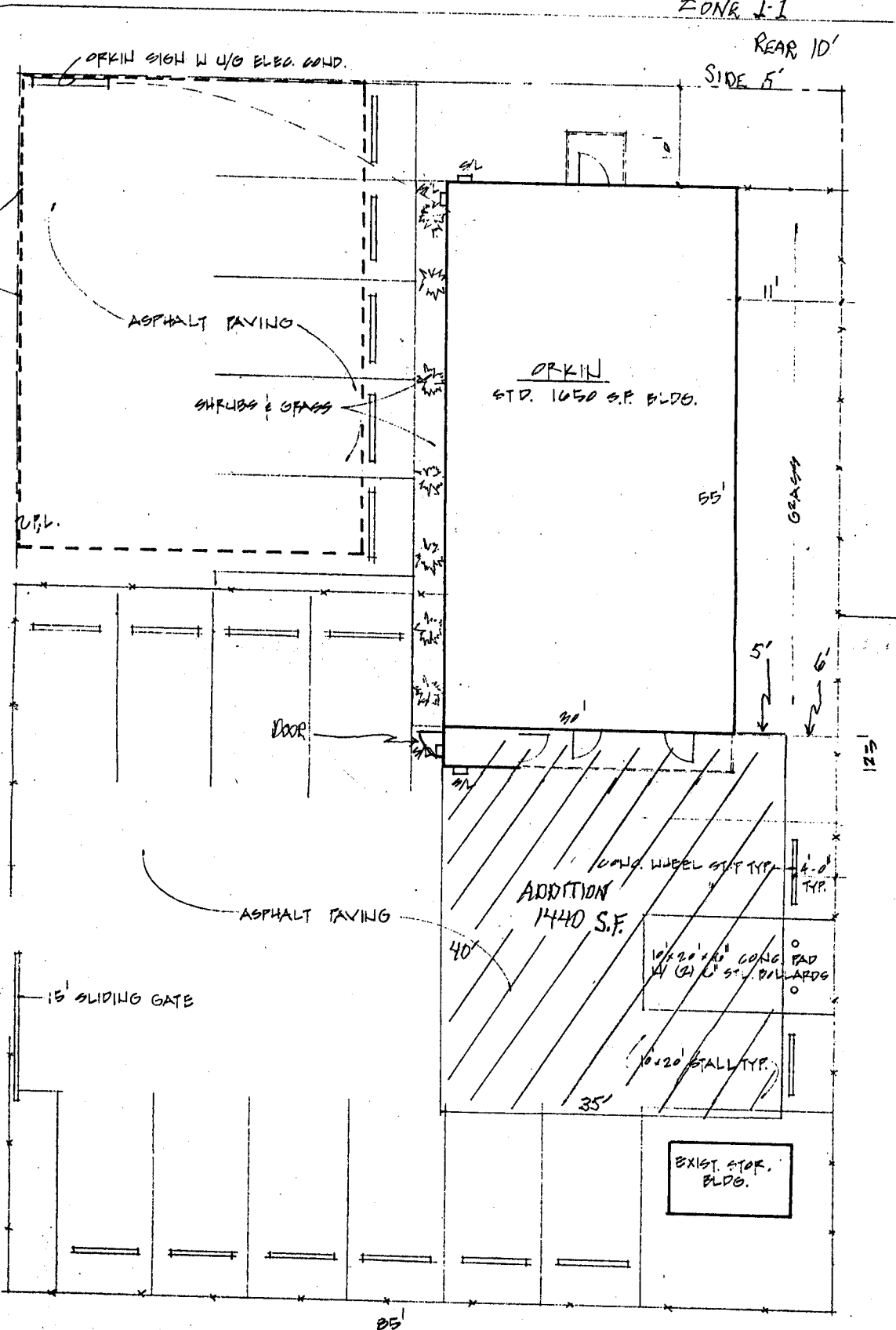
U.P.L.

15' SLIDING GATE

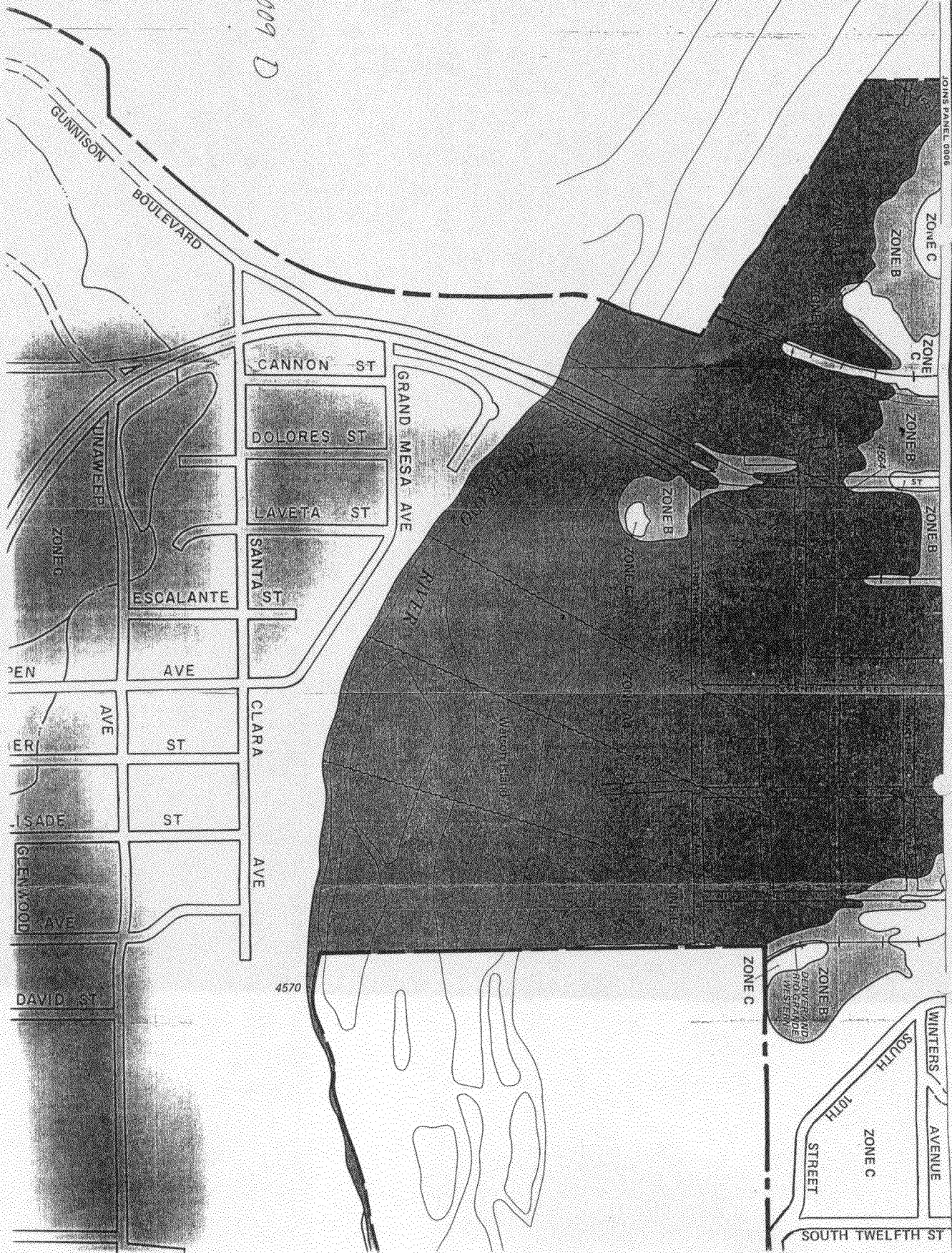
85'

125'

Proposed
SITE PLAN
1" = 10'

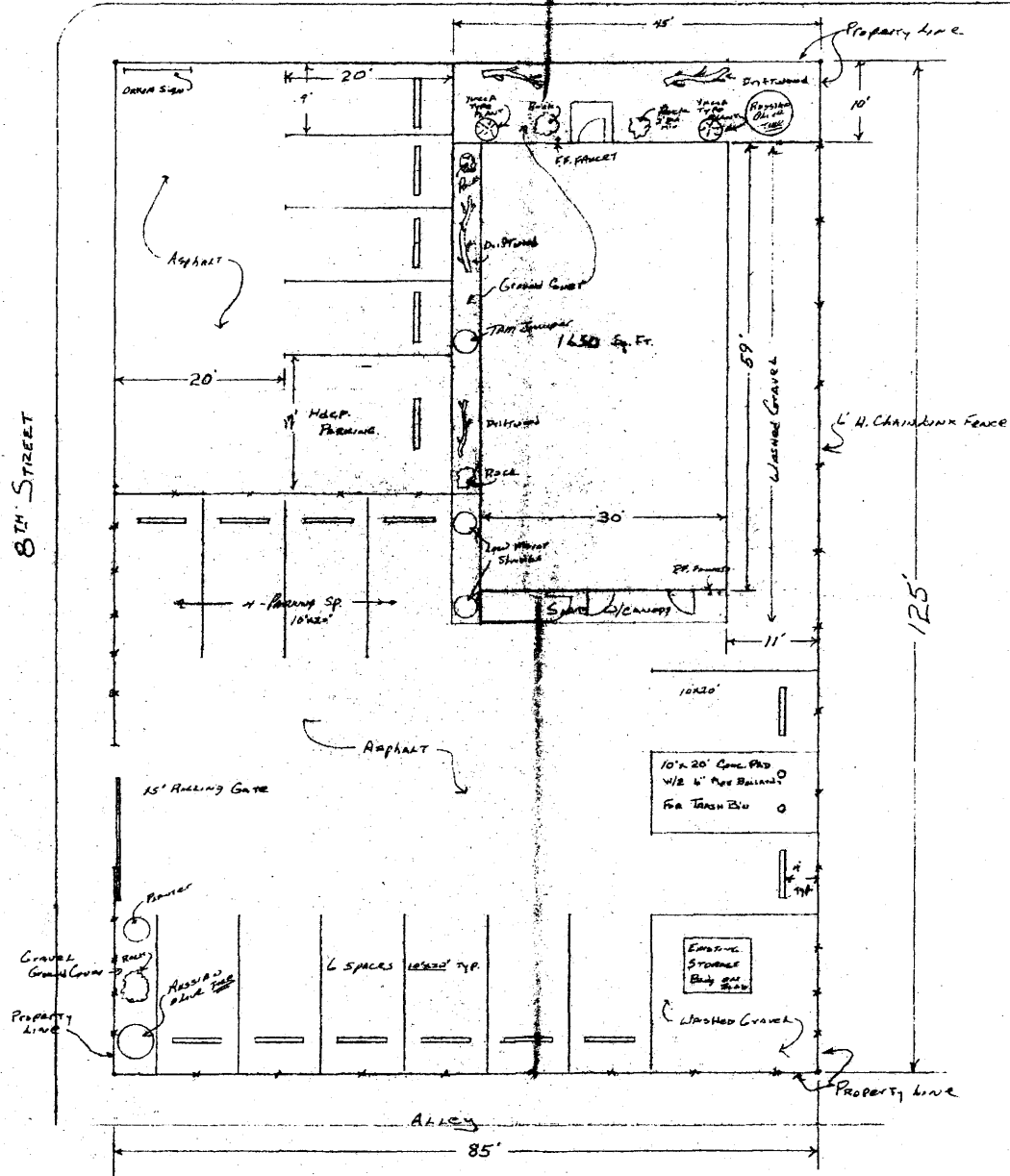


FIRM
080117 0009 D





WINTERS AVE



- LANDSCAPING -

NORTH - 45' x 10' = 450 SF
 WEST SIDE - 59' x 4' = 236 SF
 S.W. CH - 20' x 5' = 100 SF
 TOTAL 786 SF

- Desert Type Landscape -

Ornamental
 Russian Olive Trees
 Yucca Plants
 Large Rocks
 Juniper Shrubs
 Ground Cover - Bark or Washed Rock 1/2"

E. E. LEWIS, OWNER	
ORKIN EXTERMINATING, TENANT	
803 WINTERS AVENUE	
GRAND JUNCTION, COLORADO	
PLOT PLAN - LANDSCAPING PLAN	
CONSTRUCTION SERVICES Norman L. Friend 226 30 Road Grand Junction, CO 81503	SCALE 1" = 10' DATE 10-10-90
DESIGNED BY N. FRIEND	PLANNED BY J. P. B. SUTHERLAND